Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

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 : 31-Aug-2022 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

**EXPENSE** 

Block : 16 Lot : 215 BIN : 1084587

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$52,800	\$52,400
Electrical		\$317,300
Mechanical		\$972,300
Total	\$52,800	\$1,341,900
Importance Code A	\$52,800	\$52,400
Importance Code B		\$1,289,600
Total	\$52,800	\$1,341,900

Total	\$32,900	\$35,600	\$10,200	\$37,900
Site Pavements	\$26,100			
Mechanical	\$4,500	\$3,400	\$6,600	\$30,000
Electrical	\$2,300	\$2,500	\$2,700	\$2,300
Interior Architecture		\$28,800	\$900	
Exterior Architecture		\$900		\$5,600

**FY 2027** 

Total	\$32,900	\$35,600	\$10,200	\$37,900
Importance Code C	\$26,100			
Importance Code B	\$6,800	\$34,700	\$10,200	\$32,200
Importance Code A		\$900		\$5,600



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

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

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

Asset #: 2098

Architecture		Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
xterior	•			•				
Exterior Walls								
Masonry: Brick Cavity	88%			LIFE	* *	5	\$26,400	
Metal Coiling Doors	2%			2047	* *	5	\$1,900	
Window Wall	10%			2054	* *	5	\$11,200	
Windows							-	
Metal Louvers	100%			2043	* *	10	\$52,400	
Parapets								
Masonry: Brick Cavity	95%			LIFE	* *	5		
Pre-Cast Concrete	5%			LIFE	* *	5		
Roof								
Modified Bitumen	75%			2039	* *	10	\$52,800	
Panel/Paver: Cer/Brk	15%			2044	* *	10	\$14,100	
Skylight, Metal/Glass	10%			2054	* *	10	\$23,500	
Soffits							+ - )	
Metal Panel	100%			2054	* *	5-10		
nterior								
Floors								
Carpet	45%			2030	\$272,400	3	\$23,700	
Cast in Place Concrete	5%			LIFE	**	5	\$3,800	
Ceramic Tile	5%			2043	* *	5	\$1,800	
Quarry Tile	30%			2047	* *	5	\$15,800	
Vinyl Tile	10%			2039	* *	3	\$1,300	
Wood	5%			2062	* *	5	\$3,300	
Interior Walls							\$2,200	
Gypsum Board	45%			LIFE	* *	5	\$6,700	
Masonry: Brick	15%			LIFE	* *	J	ψο, το σ	
Plaster	20%			LIFE	* *	5	\$1,500	
Wood	20%			LIFE	* *	5	\$19,800	
			tent : Moderate, A		cted : 60%	3	Ψ12,000	
		ı : Main Theo						
	Explana	tion : Wood I	Laminate					
Ceilings								
AcousTileConcealSpLn	50%			2047	* *	5	\$21,900	
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	
ite Enclosure	1070						Ψ2,200	
Fence/Gates								
Chain Link	75%			2054	* *			
			tent : N/A, Area A		100%			
			e Of Building	,,,				
			Material Is Meta	l Decora	tive Panel			
Iron Picket	25%			2069	**			
Favements	23/0			2009				

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

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

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

Asset #: 2098

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

Site Pavements

On-Site Walkways

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

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

Location: 1st Floor Entrance

Electrical	Curren	t Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Raceway							
Conduit	100%		2044	* *	1		
Panelboards							
Fused Disc Sw	5%		2042	* *	5		
Molded Case Bkrs	95%		2042	* *	5	\$600	
Wiring							
Thermoplastic	100%		2044	* *	1		
Motor Controllers							
Locally Mounted	100%		2039	* *	5	\$200	
Lighting							
Interior Lighting	<b>-</b> 0./		•••	040 =	4.0	04.4	
Fluorescent	5%		2034	\$12,700	10	\$1,100	
	Compact Fluoresce Location : Hallwo	nt Light, Extent : Lig ays	tht, Area	Affected: 100%			
Fluorescent	15%		2034	\$38,200	10	\$3,200	
	T-8 Lamps And Fix Location : Throug	tures, Extent : Light, shout	Area Aff	ected : 100%			
Incandescent	70%		2034	\$207,600	2	\$400	
LED	10%		2042	* *			
Egress Lighting							
Emergency, Battery	50%		2034	\$19,100	10	\$2,800	
Exit, Battery	50%		2034	\$13,200	10	\$800	
Exterior Lighting							
HID	20%		2034	\$21,300	10		
No Component	80%						
Alarm							
Security System							
Generic	100%		2034	\$42,800	1	\$8,700	
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Exterio						
<del></del>	Explanation : CC	TV Surveillance Can	ieras				
Fire/Smoke Detection	1000/		2021	<b>450.000</b>		014400	
Generic, Digital	100%	n	2034	\$58,800	1-3	\$14,400	
	Other Observation, Extent: Light, Area Affected: 100%						
	Location : Throughout The Building Explanation : Strobe Lights, Manual Pull Station, Horns, Alarm Bells And Smoke Detectors						
	Explanation : Stre	be Lights, Manual F	'ull Statio	on, Horns, Alarm E	Bells And	Smoke Detectors	

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

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

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

Asset #: 2098

Mechanical	Current Repair	r Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Distribution Central Plant Steam Piping/Pmp	100%	2044	* *	4	\$1,200	
Terminal Devices	1000/	2024	Ф <b>42</b> 0 000	1	Ф1.4.400	
Air Handler	100%  On Extended Life, Extent:  Location: Various Locati		\$428,900 ted : 100%	1	\$14,400	
Air Conditioning						
Distribution CW & CHW Wtr	1000/	2044	* *	4	¢1 200	
Pipe/Pump	100%	2044		4	\$1,200	
Terminal Devices Air Handler/Cool/Ht	100%	2034	\$442,300	1	\$14,400	
Ventilation			•			
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$13,000	
Exhaust Fans	10070				<b>\$12,000</b>	
Interior	100%	2034	\$101,100	2	\$700	
Plumbing			· , , , , , , , , , , , , , , , , , , ,		·	
H/C Water Piping Brass/Copper	100%	2044	* *	1		
Water Heater With Tanks						
Electric	100%	2029	\$23,100	4		
Sanitary Piping Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sewage Ejector(s) Electric	100%	2034	\$11,900	4	\$1,400	
Fixtures			-		-	
Generic	100%					
Hot Water Storage Tank Generic	100%	2034	\$15,000	1		
Fire Suppression	10070	2034	Ψ15,000	1		
Standpipe						
Generic	100%	2044	* *	1-5	\$12,200	
Sprinkler	**				, 0	
No Component	80%					
Generic	20%	2044	* *	1-2	\$1,300	

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

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

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

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : BOR. OF MANHATTAN COMM. COLLEGE CHAMBERS ST BLDG. (MAIN CAMPUS)

Address : 199 CHAMBERS STREET @ WEST ST.

Area Sq Ft : 662,615 Project Type : CITY UNIVERSITY OF NEW YORK

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

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

Block : 16 Lot : 215 BIN : 1066406

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$4,627,900	\$1,411,600
Interior Architecture	\$6,091,700	\$1,490,600
Electrical	\$1,786,900	\$9,529,400
Mechanical	\$5,101,100	\$23,056,800
Site Pavements	\$105,200	
Total	\$17,712,800	\$35,488,400
Importance Code A	\$4,627,900	\$1,411,600
Importance Code B	\$12,826,500	\$33,671,700
Importance Code C	\$258,300	\$405,100
Total	\$17,712,800	\$35,488,400

Total	\$790,000	\$666,100	\$810,600	\$668,500
Importance Code C	\$54,500		\$21,500	
Importance Code B	\$676,100	\$624,200	\$769,300	\$667,300
Importance Code A	\$59,300	\$41,900	\$19,700	\$1,200
Total	\$790,000	\$666,100	\$810,600	\$668,500
Elevators/Escalators	\$224,600	\$224,600	\$224,600	\$224,600
Site Pavements	\$17,500			
Site Enclosure	\$37,700			
Mechanical	\$380,000	\$200,700	\$430,100	\$242,200
Electrical	\$70,800	\$122,000	\$108,700	\$137,600
Interior Architecture		\$76,800	\$47,200	\$64,000
Exterior Architecture	\$59,300	\$41,900		
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029



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

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

Asset #: 2097

rchitecture	Current	Repair	Futur	e Replacement	M	aintenance		
stem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
terior								
Exterior Walls								
Cast in Place Concrete	5%		LIFE	* *	5	\$71,300		
Masonry: Brick Cavity	60% Now	\$291,100	LIFE	* *	5	\$171,100		
	Efflorescence, Exter	0 00	ted : 10%	6				
	Location : Throug							
	Misaligned/Bulging							
		oundaion Base Nort						
Metal Panel	14%		2054	* *	5-10	\$274,500		
	Corrosion/Rusting,	-	Affected	: 5%				
	Location: Pentho							
	Deteriorated Finish	-	a Affected	d: 10%				
	Location : Pentho	use Enclosure						
Metal Coiling Doors	1%		2047	* *	5	\$8,900		
Window Wall	20%		2054	* *	5	\$213,900		
Windows	0.50/ 3.5	** ***	2012		_	4.0.00		
Aluminum	95% Now	\$3,892,000	2042	**	5	\$60,600		
	Air Infiltration, Exte			: 60%				
	-	hout All Operable W		4-1.500/				
	Caulking Deteriora	tea, Extent : Severe, hout All Operable W		ectea : 50%				
36 - 17		noui Aii Operaoie n		* *	10	Ф20,000		
Metal Louvers	5%		2043		10	\$39,900		
Parapets  Maganery Briefs Cavity	65%		LIFE	* *	5	¢11 100		
Masonry: Brick Cavity	Efflorescence, Exter	rt : Light Arag Affac			3	\$11,100		
	Location : Throug		ieu . 107	o				
M-4-1 D -:1		noui	2047	* *	5 10	¢(1.700		
Metal Rail	20% 15%		2047 LIFE	* *	5-10 5	\$61,700 \$16,100		
Pre-Cast Concrete Roof	1370		LIFE			\$10,100		
IRMA/Protected	10% Now	\$12,600	2034	\$632,500				
Membrane	1070 1 <b>10</b> W	\$12,000	2034	\$032,300				
Wiemorane	Gravel/Stone Ballas	t. Extent : Light. Are	ea Affecte	ed: 10%				
	Gravel/Stone Ballast, Extent : Light, Area Affected : 10% Location : Below Cooling Tower And Child Care Area							
	Paver Block Ballasi	-						
	Location : Throug	-	55					
Modified Bitumen	90% Now	\$263,000	2039	* *				
modified Dituition	Ponding, Extent: L	·						
	_	hout Out Upper Roo						
	Water Penetration,	**		eted : 15%				
		ymnasium, Library .						

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

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

Asset #: 2097

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Soffits								
Metal Panel	100%		\$46,700	2054	* *	5	\$169,600	
		-	ents, Extent : Seve		Affected : 10%			
			Exit And Loading		<b>-</b> 0./			
	-		tent : Light, Area		5%			
			Exit And Loading		1 250/			
			Extent : Light, Ared	i Affected	a : 25%			
		: Through		1664	J. 250/			
		iscoioring, : Through	Extent : Light, Are	га Ајјест	2a : 25%			
nterior Floors								
Carpet	15%			2033	\$2,654,900	3	\$230,500	
Cast in Place Concrete	15%	Now	\$255,400	LIFE	**	5	\$336,200	
Cust in Tiuce Concrete			Extent : Moderate		fected · 10%	3	ψ330,200	
			t Mechanical Area		, , , , , , , , , , , , , , , , , , , ,			
Ceramic Tile	5%			2043	* *	5	\$51,200	
Quarry Tile	5%	4+	\$73,600	2047	* *	5	\$38,400	
Quality The			Extent : Light, Are		ed : 10%	5	ψ50,100	
			· Vestibules Throug					
Sheet Vinyl/Rubber	10%			2039	* *	5	\$153,700	
Vinyl Tile	50%	2-4	\$276,500	2039	* *	3	\$192,100	
,			Extent : Moderate		fected : 5%		<del>+,</del>	
	_	_	out Cafateria And					
	Patching E	Evident, Ex	tent : Light, Area A	ffected :	10%			
	Location	: Through	out					
	Worn/Erod	ed, Extent	: Moderate, Area A	Iffected :	100%			
	Location	: Through	out					
Interior Walls								
Ceramic Tile	5%			2043	* *	5	\$43,100	
Concrete Masonry Unit	10%			LIFE	* *	5	\$34,500	
Glass: Single Pane	3%			LIFE	* *	5	\$19,400	
Gypsum Board		Now	\$153,100	LIFE	* *	5	\$336,200	
		-	ents, Extent : Mod t Mechanical Cont		**			
Masonry: Brick	15%			LIFE	* *			
Wood	2%			LIFE	* *	5	\$69,000	

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

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

Asset #: 2097

Architecture		Current I	Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cos</b>	t Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings							****	
AcousTileConcealSpLn	Broken/M Location Cracking/	n : Main En Crumbling,	\$483,100  Lents, Extent: Mod  try Lobby, Corrido  Extent: Moderate  Locations Through	ors, Outsi 2, Area A <u>j</u>	de Gymnasium	5	\$96,100	
	Patching Location	Evident, Ex 1 : Various I	tent : Light, Area A Locations Through	lffected : out				
	_	_	Extent : Moderate Gymnasium And Vo	-		out		
AcousTileSusp.Lay-In	50%		Symmastum 11ma 7	2039	*		\$512,300	
Acous The Susp. Lay-III	Staining/L	Discoloring	Extent : Light, Ard And Book Store		ed : 5%	3	\$312,300	
Exposed Struc: Steel	Corrosion	_	\$1,202,600 extent : Moderate, A oor Mechanical Spo			*		
Gypsum Board	15%			LIFE	*	* 5	\$192,100	
Metal Panel	Location	oed Elemen 1 : Corridoi	\$3,314,400 ts, Extent : Severe, rs Throughout, Elec	LIFE Area Affa vator Lob	pby		\$128,100	
		-	ents, Extent : Ligh rs Throughout	t, Area A	ffected : 15%			
ite Enclosure								
Fence/Gates Chain Link		/Rusting, E	\$29,900 xtent : Moderate, A e Along Property L		* cted : 100%	*		
Iron Picket		ted Finish,	Extent : Light, Area est Parking Lot	2069 a Affected	* d : 50%	*		
Free Standing Walls								
Masonry: Brick	_	Crumbling,	\$7,100 Extent : Moderate de Exterior Stair	2054 e, Area A <u>j</u>	* fected : 10%	*		
Masonry: Fieldstone			od, Extent : Light, trance	2054 Area Affa	* ected : 5%	*		
	Location	n : Main En	Extent : N/A, Area A trance al Material Is Gran					
Retaining Walls	ълршии	on . 11Cill	a maioriai is Oran	c i unel	•			
Cast in Place Concrete	_	Crumbling,	\$700 Extent : Light, Are st Parking Lot	2054 ea Affecte	* ed : 10%	*		
Concrete Masonry Unit	90%			2054	*	*		
Site Pavements								

#### Site Pavements

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

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

Asset #: 2097

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

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

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

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

Electrical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts	•		•				
Switchgear / Switchboard							
Fused Disc Sw	100%		2034	\$1,111,300	5	\$2,800	
Raceway							
Conduit	100%		2034	\$1,150,300	1		
Panelboards	100/		2022	Ф1 <b>2</b> 0. 600	-	<b>#1.700</b>	
Fused Disc Sw	10%		2033	\$128,600 * *	5	\$1,500	
Molded Case Bkrs	80% 10%		2042 2050	* *	5	\$14,000	
Molded Case Bkrs	10%		2030		5	\$1,700	
Wiring Thermoplastic	10%		2054	* *	1		
Thermoplastic	90%		2034	\$1,382,100	1		
Motor Controllers	7070		2034	ψ1,302,100	-		
Locally Mounted	20%		2032	\$122,900	5	\$900	
Motor Control Center	30%		2032	\$738,900	5	\$5,400	
	Other Observation,	Extent : Moderate, A			-	4-,	
	Location : Mechan	iical Rooms					
	Explanation : The Parts Are Not Easy	Motor Control Cent To Find.	ers Are (	Operational But Ar	e Obsole	te And Spare	
Motor Control Center	30%		2047	* *	5	\$5,400	
Variable Frequency Drive	20%		2047	* *			
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$9,700	
Stand-by Power							
Transfer Switches	100%		2051	* *	1	\$202,000	
Automatic	100%		2031		1	\$203,900	
Generators Diesel	100%		2047	* *	1	\$256,600	
Diesei	Other Observation, Location: Roof	Extent : Light, Area		: 100%	1	Ψ230,000	
		New 750 Kilovolt A	mpere, 6	00 Kilowatt Gener	ators Are	e Installed On	
Batteries							
Lead/Acid	100%		2029	\$2,400	5	\$24,500	
Fuel Storage							
Day Tank	50%		2056	**	5		
	Other Observation, Location: Roof	Extent : Light, Area	Affected	: 100%			
		Generators With De			ity		
Main Tank	50%		2037	* *	5		
	Other Observation, Extent : Light, Area Affected : 100% Location : 1st Floor						
	Explanation: 5,00	0 Gallons Rated Ca	pacity				

Lighting

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

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

Asset #: 2097

Electrical	Current Repair	e Replacement	t Maintenance						
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Lighting									
Interior Lighting Fluorescent	10%	2034	\$964,700	10	\$60,800				
	Other Observation, Extent : Light, Are Location : Throughout The Building Explanation : T-8 Lamps	a Affected	: 100%						
Fluorescent	10%	2034	\$964,700	10	\$60,800				
	T-5 Lamps And Fixtures, Extent : Light Location : Throughout The Building	t, Area Aff	ected : 100%						
Fluorescent	10%	2034	\$964,700	10	\$60,800				
	Compact Fluorescent Light, Extent : L Location : Lobby And Hallways	ight, Area	Affected : 100%						
LED	70%	2042	* *						
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%						
	Location: Gymnasium And Other Ar								
	Explanation: New LED Fixtures Ha	ve Been In	stalled In The Gyn	ınasium 2	And All				
Egress Lighting	Classrooms.								
Emergency, Service	5%	2029	\$19,900	1					
Emergency, Service	55%	2039	**	1					
Exit, Service	35%	2029	\$97,700	1					
Exit, Service	5%	2039	**	1					
Exterior Lighting									
HID	20%	2034	\$603,900	10	\$400				
No Component	80%								
Alarm									
Security System									
Generic	100%	2034	\$1,214,800	1	\$247,500				
	Other Observation, Extent: Moderate,	Area Affe	ected : 100%						
	Location: Exterior And Interior								
	Explanation: CCTV Surveillance Ca	meras							
Fire/Smoke Detection									
Generic, Digital	100% 0-2 \$1,669,300	2044	* *	1-3	\$371,200				
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location: Throughout The Building								
	Explanation : Fire Alarm Is Obsolete	e, It Is Free	quently Having Pro	oblems.					

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

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

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

Asset #: 2097

Mechanical	Current Repair		Futur	Future Replacement		aintenance		
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating								
Conversion Equipment Pres. Reducing Valve/LP	100%			2043	* *	5	\$39,400	
Steam	10070			2013		5	ψ39,100	
Distribution								
Central Plant Steam	70%			2054	* *	4	\$34,300	
Piping/Pmp Steam Piping/Pump	30%	0-2	\$77,700	2054	* *			
Steam I Iping I amp			: Moderate, Area		5%			
	Location	: Basemer	nt. Steam Leaking A	It Baseme	ent			
Terminal Devices								
Air Handler	40%	0-2	\$974,300	2039	* *	1	\$147,500	
			lerate, Area Affecte		. 1 II4i W4il4	: A 1	M-4 WLi	
		: Basemer	nt. Air Handlers 7,					
Air Handler	30%			2029	\$3,653,500	1	\$122,900	
Fan Coil Unit/Heat Controls	30%			2034	\$4,813,500	1	\$64,200	
Pneumatic	100%			2035	\$12,507,200			
r Conditioning					, , , , , , , , , ,			
Energy Source								
Plant Campus Steam /	85%			2044	* *	1		
PRV	1.50/			20.42	* *			
Electricity	15%			2042	* *	1		
Conversion Equipment Absorption	85%			2042	* *	1	\$609,500	
Chiller/Direct Fire	0370			2042		1	\$007,500	
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 90%			
	Location	: First Flo	oor Mechanical Eq	uipment l	Room			
	Explana	tion : Two l	Steam Turbine Dri	ven Chille	ers Using R500 Rej	frigerant		
Centrifugal, Elec Chiller				2047	* *	1	\$107,600	
			Extent : Light, Ared	a Affectea	! : 10%			
		: Penthou		100 1	100/			
		tallation, E : Penthou	Extent : N/A, Area 2 se	Affectea :	10%			
Distribution								
CW & CHW Wtr	100%			2054	* *	4	\$49,000	
Pipe/Pump								
Terminal Devices	0.00/			20.42	ate ate		Ф227 000	
Air Handler/Cool/Ht	80%			2042	**	1	\$327,800	
Fan Coil - 4 Pipe	20%			2034	\$4,923,200	1	\$42,800	
Heat Rejection Air Cooled Condenser	10%			2044	* *	2	\$46,200	
Unit	10/0			4U44		<i>_</i>	φ40,200	
Air Cooled Condenser	5%			2034	\$93,700	2	\$23,100	
Unit				-	,. , ,		,	
Water Cooling Tower	85%			2038	* *	2	\$566,800	

Ventilation

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

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

Mechanical **Current Repair Future Replacement** Maintenance System **Estimated Cost** | **Priority** % of Fail Date Estimated Cost **Estimated Cost** Cycle Year Component **Total** (Years) FY (Yrs) **Type** Ventilation Distribution Ductwork/Diffusers 100% **LIFE** \$369,500 2 - 5**Exhaust Fans** 2039 Interior 100% 2 \$20,300 Plumbing H/C Water Piping 100% Brass/Copper 2044 1 **HW Heat Exchanger** Steam Fired 100% 2044 4 \$65,500 Sanitary Piping Cast Iron 100% LIFE Other Observation, Extent: Light, Area Affected: 70% Location: All Floors Explanation: New Risers And Bathrooms Storm Drain Piping Cast Iron 100% LIFE Pool Filter/Treatment **Under Construction** 100% Sewage Ejector(s) Electric 2034 \$338,800 \$39,600 Other Observation, Extent: Light, Area Affected: 100% Location: Various Locations Explanation: 5 Duplex Units Backflow Preventer No Component 80% 20% Generic 2034 \$57,800 1 \$8,100 Fixtures Generic 100% Hot Water Storage Tank Generic 100% 2034 \$15,000 Vertical Transport Elevators Geared Traction 100% LIFE Other Observation, Extent: Light, Area Affected: 100% Location: One Unit From 1st To 8th Floor, Three Units From 1st To 7th Floor Explanation: 4 Units **Escalators** Under 20' Rise LIFE Other Observation, Extent: Light, Area Affected: 100% Location: 2nd Floor To 7th Floor Explanation: 20 Units Fire Suppression Standpipe Generic 100% 2044 1-5 \$346,500 Sprinkler 80% No Component 1-2 Generic 20% 2044 \$37,100

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

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

Asset #: 2097

Mechanical	Current Repair	<b>Future Replacement</b>	Maintenance					
System Component Type	% of Fail Date Estimated Co Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority				
Fire Suppression								
Fire Pump								
Generic	100% 0-2 \$308,90	2037 **	1 \$111,400					
	Other Observation, Extent: Moderat	e, Area Affected : 100%						
	Location: Basement							
	Explanation: On Extended Life							
Chemical System								
Generic	100%	2032 \$71,700	1-3 \$364,000					
	Other Observation, Extent : Light, Area Affected : 10%							
	Location: Kitchen							
	Explanation: 1 Set Fire Suppression	n System Covers 90 Square F	eet (18x5).					

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

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

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Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

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

Address : 245 GREENWICH STREET @ PARK PL.

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

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

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

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

Block : 127 Lot : 1 BIN : 1001414

CAPITAL	FY 2026 - 2029	FY 2030 - 2035		
Exterior Architecture	\$137,700	\$1,247,100		
Interior Architecture	\$402,200	\$647,200		
Electrical	\$328,100			
Mechanical	\$3,470,000	\$135,400		
Total	\$4,338,000	\$2,029,800		
Importance Code A	\$137,700	\$1,247,100		
Importance Code B	\$4,077,100	\$460,600		
Importance Code C	\$123,200	\$322,100		
Total	\$4,338,000	\$2,029,800		

Total	\$1,665,700	\$442,200	\$514,800	\$502,200
Importance Code C			\$16,800	
Importance Code B	\$1,660,400	\$420,900	\$498,100	\$448,600
Importance Code A	\$5,300	\$21,300		\$53,600
Total	\$1,665,700	\$442,200	\$514,800	\$502,200
Elevators/Escalators	\$192,000	\$192,000	\$192,000	\$192,000
Mechanical	\$132,400	\$115,400	\$235,500	\$111,400
Electrical	\$58,300	\$65,600	\$58,300	\$109,100
Interior Architecture	\$1,277,800	\$58,600	\$29,100	\$37,000
Exterior Architecture	\$5,300	\$10,600		\$52,700
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029



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

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

Asset #: 4131

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type		ail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
Masonry: Brick	50%			LIFE	* *	5	\$63,100	
Metal Panel	10%			2054	* *	5-10	\$86,800	
Metal Coiling Doors	2%	4+	\$5,300	2047	* *	5	\$3,900	
	-		tent : Light, Area A Dock At Dumpster		3%			
		Loaaing	Dock At Dumpster		* *		Φ2 000	
Granite Panels	3%			LIFE	* *	5	\$2,800	
Window Wall Windows	35%			2054		5	\$165,700	
Aluminum	10%			2050	* *	5	\$18,500	
Alummum		vation. E	xtent : Moderate, A		cted : 100%	3	\$10,500	
	Location:			1.00.11990	. 10070			
	Explanatio	_						
Metal Louvers	90%			2043	* *	10	\$1,038,000	
Parapets	, , , ,						+-,,	
Masonry: Brick	20%			LIFE	* *	5	\$1,300	
Metal Rail	75%			2047	* *	5-10	\$90,400	
Pre-Cast Concrete	5%			LIFE	* *	5	\$2,100	
Roof								
Green, Roof Inaccessib				LIFE	* *			
			Extent : Light, Are 114th Floor Roofs	ea Affecte	ed : 100%			
IRMA/Protected Membrane	50%			2039	* *	10	\$29,000	
wemorane	Gravel/Stone Ballast, Extent : Light, Area Affected : 25% Location : Throughout							
	Paver Block Location :		Extent : Light, Ared out	a Affected	d : 75%			
Metal Panel	10%			2047	* *	10	\$10,600	
Skylight, Metal/Glass	5%			2054	* *	10	\$9,700	
Soffits							•	
Cement - Fiber Panel	100%			2039	* *	10		
Interior								
Floors								
Carpet	15%		\$1,277,800	2036	* *	3	\$111,000	
			: Severe, Area Affe ! 14th Floor	cted : 75	%			
Cast in Place Concrete	5%			LIFE	* *	5	\$53,900	
Ceramic Tile	5%			2043	* *	5	\$24,700	
Granite Panels	5%			LIFE	* *	5	\$18,500	
Quarry Tile	5%			2047	* *	5	\$37,000	
Vinyl Tile	65%			2039	* *	3	\$120,200	

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

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

Asset #: 4131

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2043	* *	5	\$33,500	
Concrete Masonry Unit	10%	Now	\$123,200	LIFE	* *	5	\$26,800	
			xtent : Moderate, A Dock Area	rea Affed	cted : 5%			
Glass: Single Pane	5%			LIFE	* *	5	\$25,200	
Gypsum Board	80%			LIFE	* *	5	\$322,100	
Ceilings								
AcousTileSusp.Lay-In	85%			2047	* *	5	\$419,200	
Exposed Struc: Steel	3%	Now	\$69,500	LIFE	* *			
-	Water Pen	etration, E.	xtent : Moderate, A	rea Affe	cted : 10%			
		: Basemen reen Roof	t Pump Room Fron	n Loadin	g Dock Above And	l Penthou	ise Roof Drain	
Exposed Struc: Steel	2%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	\$61,600	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Masonry: Granite	100%			LIFE	* *			

ectrical	Current Repair	Future Rep	lacement	Maintenance			
tem Component Type	% of Fail Date Estim Total (Years)	ated Cost   Year Estin	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
er 600 Volts							
Service Equipment							
Air Circuit Breaker	100%	2054	* *	5	\$1,900		
	Other Observation, Extent :	Moderate, Area Affected :	100%				
	Location : Electrical Room						
	Explanation: Four 4,000 A	mpere Main Disconnect S	witches				
Transformers							
Dry Type	100%	2047	* *	5	\$1,300		
	Other Observation, Extent :	Light, Area Affected : 1009	%				
	Location : Electrical Room						
	Explanation: Four 1,500 K	Tilovolt Ampere, 208 Pri 4	80/277 Volts				
Switchgear / Switchboard							
Fused Disc Sw	100%	2054	* *	5	\$1,500		
Raceway							
Conduit	100%	2054	* *	1			
Panelboards							
Fused Disc Sw	10%	2050	* *	5	\$800		
Molded Case Bkrs	90%	2050	* *	5	\$8,500		
Wiring							
Thermoplastic	100%	2054	* *	1			

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

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

Asset #: 4131

Electrical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts Motor Controllers						
Variable Frequency Drive	100%	2047	* *			
	Not in Service, Extent : Moderate, Area Location : Basement Mechanical Roc		: 30%			
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$5,300	
Stand-by Power						
Transfer Switches	100%	2051	* *	1	¢110 100	
Automatic Generators	100%	2031		1	\$110,100	
Diesel	100%	2047	* *	1	\$138,600	
Dieser	Other Observation, Extent : Moderate,		cted : 100%	1	Ψ130,000	
	Location: Roof					
	Explanation : Emergency Generator	Rated At 1	,250 Kilovolt Amp	ere; 1,00	00 Kilowatts	
Batteries						
Nickel Cadmium	100%	2029	\$2,400	5	\$79,700	
Fuel Storage						
Day Tank	50%	2056	* *	5		
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%			
	Location: Roof					
M . T. 1	Explanation : 248 Gallons Capacity	20.60	* *			
Main Tank	50%	2069		5		
	Other Observation, Extent : Moderate, Location : Basement	Area Ajje	ctea : 100%			
	Explanation: 600 Gallons Capacity					
Lighting	Explanation : 000 Gattons Capacity					
Interior Lighting						
Fluorescent	85%	2039	* *	10	\$278,900	
	T-8 Lamps And Fixtures, Extent: Mode	erate, Ared	Affected : 100%			
	Location: Throughout The Building					
Fluorescent	15%	2039	* *	10	\$49,200	
	Compact Fluorescent Light, Extent : M Location : Hallways	loderate, A	1rea Affected : 100	%		
Egress Lighting						
Emergency, Service	50%	2039	* *	1		
Exit, Service	50%	2039	* *	1		
Exterior Lighting						
Fluorescent	20%	2039	**	10	\$6,600	
	Compact Fluorescent Light, Extent : M Location : Roof	ioderate, A	irea Affected : 100	%		
No Component	80%					
Lightning Protection						
Arresters/Cabling						
Generic	100%	2069	* *	5	\$600	
Alarm						

#### Alarm

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

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

Asset #: 4131

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

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

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

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

Asset #: 4131

<b>Mechanical</b>	Current Repair		Futur	e Replacement	M		
System Component Type		il Date Estimated Cost Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
ir Conditioning Conversion Equipment Centrifugal, Elec Chille		0-2 \$1,424,900	2043	* *	1	\$348,500	
	Location: A Malfunctioning Location: G Broken Other Observ Location: A	Extent: Moderate, Area Penthouse. Leaking Chille ng, Extent: Moderate, Are Chilled Water Pump 3 Bro Pation, Extent: Light, Area Penthouse n: 3 Units. Refrigerant: R	r No. 2 An ea Affected krn Seal, ( a Affected	d No. 3 l : 20% Chiller Filter And I	Hot Wate	er Pump Beatring	
Distribution	Explanation	i . 5 Omis. Rejrigeram. R	123				
CW & CHW Wtr Pipe/Pump	100%		2060	* *	4	\$17,600	
Terminal Devices Air Handler/Cool/Ht	100%		2042	**	1	\$221,200	
Heat Rejection  Water Cooling Tower	100%		2038	* *	2	\$360,100	
entilation entile							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$199,500	
Exhaust Fans	10070		LIIL		2-3	\$177,500	
Interior		e, Extent : Moderate, Arec Return Fan Not In Service		* *	2	\$11,000	
lumbing							
H/C Water Piping							
Brass/Copper	100%		2060	* *	1		
HW Heat Exchanger							
Steam Fired	100%		2060	* *	4	\$35,400	
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%		2042	* *	4	\$11,300	
Sewage Ejector(s) Electric	100%		2042	* *	4	\$21,400	
Backflow Preventer Generic	100%		2042	* *	1	\$21,900	
Fixtures	1000/						
Generic	100%						
Hot Water Storage Tank Generic	100%		2039	* *	1		

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

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

Asset #: 4131

Mechanical	Current Repair	Future	Future Replacement		Maintenance					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority				
Vertical Transport										
Elevators										
Geared Traction	98%	LIFE	* *							
	Controller Not Working, Extent : Moderate, Area Affected : 10%									
	Location: Elevator 1, 3 And 4 Not In Service Due To Defective Locking Mechanism									
	Other Observation, Extent: N/A, Area Affected: 100%									
	Location: 1 Unit From Basement To 14th Floor, 11 Units From 1st To 14th Floor									
	Explanation: 12 Units									
Hydraulic	2%	LIFE	* *							
	Other Observation, Extent: N/A, Area Affected: 2%									
	Location: Basement To 1st Floor									
	Explanation: 2 Units									
Escalators										
Under 20' Rise	20%	LIFE	* *							
	Other Observation, Extent : Light, Area Affected : 20%									
	Location: 1st To 9th Floor									
	Explanation: 8 Units									
No Component	80%									
Fire Suppression										
Standpipe										
Generic	100% 0-2 \$321,800	2054	* *	1-5	\$126,900					
	Not in Service, Extent : Moderate, Area Affected : 100%									
	Location : Stair B									
Sprinkler										
Generic	100%	2060	* *	1-2	\$100,200					
Fire Pump										
Generic	100%	2043	* *	1	\$66,800					
	Leak Evident, Extent : Moderate, Area Affected : 20%									
	Location : Leaking Fire Pump At Par	king								

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

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

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#### Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$336,600	
Interior Architecture	\$1,084,400	
Electrical		\$82,300
Mechanical		\$233,300
Site Enclosure	\$73,800	
Site Pavements	\$70,100	
Total	\$1,564,900	\$315,600
Importance Code A	\$336,600	\$78,300
Importance Code B	\$1,158,200	\$237,300
Importance Code C	\$70,100	
Total	\$1,564,900	\$315,600

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$65,500		\$700	
Interior Architecture	\$36,800			\$1,200
Electrical	\$4,900	\$800	\$23,400	\$700
Mechanical	\$113,800	\$600	\$23,700	\$600
Site Enclosure	\$19,400			
Site Pavements	\$37,800			
Total	\$278,200	\$1,400	\$47,900	\$2,500
Importance Code A	\$65,900	\$400	\$1,100	\$400
Importance Code B	\$167,100	\$1,000	\$46,700	\$2,100
Importance Code C	\$45,200			
Total	\$278,200	\$1,400	\$47,900	\$2,500



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

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

Asset #: 2070

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

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

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

Asset #: 2070

Architecture	Current F	Future Replacement		M			
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Roof							
Asphalt Shingle	75%	***	2036	**	10	\$1,600	
Single Ply Membrane	25% Now	\$32,800	2043	**	1/		
	Punct/Tear/Impact De Location : Over Mu	-	oderate, 1	Area Affected : 25%	<b>%</b>		
	Seams Open/Split, Ex		vaa Affaa	tad · 200/			
	Location : Over Mu		геи Ајјес	ieu . 2070			
	Water Penetration, Ex		lrea Affe	cted · 10%			
	Location : Over Mu		1104 21550				
Soffits							
Wood	100% Now	\$7,400	2038	* *	5	\$2,900	
	Deteriorated Finish, I		Area Aff	fected : 25%			
	Location : Through	out					
	Dry Rot/Decay, Exten	t : Moderate, Ared	ı Affectea	l : 10%			
	Location : Through						
	Paint Peeling, Extent		cted : 25%	%			
	Location : Through	out					
nterior							
Floors	100/		2026	* *	_	<b>#1</b> (00	
Ceramic Tile	10% 5% 0-2	\$2.500	2036	* *	5 5	\$1,600	
Terrazzo	3% 0-2 Cracking/Crumbling,	\$3,500 Extent: Moderate	LIFE		3	\$600	
	Location : Stair Nos		, лгеи лу	jecieu . 2070			
Vinyl Tile 9" X 9"	60% Now	\$218,600	2028	\$728,600	3	\$3,500	
Villyl Tile 9 X 9	Broken/Missing Elem	·			3	\$3,300	
	Location : Through			ea Hyperica : 3370			
	Cracking/Crumbling,			fected : 33%			
	Location : Through						
	Worn/Eroded, Extent						
	Location : Through						
Wood	25% Now	\$67,900	2048	* *	5	\$3,600	
	Broken/Missing Elem	·		ea Affected : 5%		4-7	
	Location : Through	out					
	Deteriorated Finish, I	Extent : Moderate,	Area Aff	fected : 50%			
	Location : Through	out					
	Split/Cracked, Extent		Affected .	: 10%			
	Location : Through						
	Water Penetration, Ex		lrea Affe	cted : 5%			
	Location : Through	out					

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

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

Asset #: 2070

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

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

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

Asset #: 2070

Architecture		Current l	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	15%			2038	* *			
Pavers/Stone	85%	Now	\$70,100	2036	* *			
	Broken/M	issing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 5%			
	Location	ı : Through	out					
	Cracking/	Crumbling,	Extent: Moderate	, Area A	ffected : 10%			
	Location	ı : Through	out					
	Efflorescence, Extent : Light, Area Affected : 5%							
	Location	ı : Through	out					
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location	ı : Through	out					
Activity Yard								
Rubber Matting	100%	Now	\$37,800	2043	* *			
	Broken/M	issing Elen	ents, Extent : Mod	erate, Ar	rea Affected : 20%			
	Location	ı : Front Ya	rd					
	Punct/Tea	r/Impact D	amage, Extent : Mo	oderate,	Area Affected : 20%	%		
	Location	ı : Front Ya	rd					

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

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

Location : Front Yard

Location: Front Yard

Explanation: Vegetation Growth

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

Lighting

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

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

Asset #: 2070

Electrical	Current Repair	Future	Replacement	Ma					
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year F FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit			
Lighting									
Interior Lighting									
Fluorescent		\$4,100 2033	\$82,300						
	Damaged Fixtures, Extent : Lig		5%						
	Location: Throughout The Building								
	T-8 Lamps And Fixtures, Extent: Light, Area Affected: 100%								
	Location : Throughout The B	uilding							
Egress Lighting									
Exit, Service	100%	2033	\$2,500	1					
Exterior Lighting									
HID	10%	2028	\$3,400	10					
	Other Observation, Extent : N/	. 55	00%						
	Location : Building Perimete	r							
	Explanation: Controlled Via	Photocell.							
No Component	90%								
Alarm									
Security System									
Generic	100%	2033	\$13,800	1	\$2,800				
	Other Observation, Extent: N/.		00%						
	Location : Throughout The B	uilding							
	Explanation : CCTV Surveille	ance Cameras, Intru	ision Alarm Syste	em					
Fire/Smoke Detection									
Generic, Digital	100%	2028	\$19,000	1-3	\$4,700				
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location : Throughout The B	uilding							
	Explanation: Central Contro	ol Panel, Manual Pu	ll Stations, Alarn	n Bells,.					

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

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

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

Asset #: 2070

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

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

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

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Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : BRONX COMMUNITY COLLEGE ALUMNI GYMNASIUM

Address : 2053 UNIVERSITY AVENUE

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

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

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

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

Block : 3222 Lot : 40 BIN : 2097306

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$992,700	\$67,600
Interior Architecture	\$64,900	\$832,900
Electrical	\$78,000	\$1,034,200
Mechanical	\$2,475,500	\$2,491,300
Site Enclosure		\$2,255,000
Total	\$3,611,100	\$6,681,100
Importance Code A	\$992,700	\$67,600
Importance Code B	\$2,618,400	\$6,613,500
Total	\$3,611,100	\$6,681,100

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$104,300	_	\$4,700	_
Interior Architecture	\$47,700	\$8,300	\$28,800	
Electrical	\$32,900	\$3,200	\$50,800	\$2,700
Mechanical	\$120,400	\$5,800	\$89,000	\$8,000
Site Enclosure	\$2,500			
Site Pavements	\$2,700			
Total	\$310,500	\$17,300	\$173,300	\$10,600
Importance Code A	\$104,300		\$4,700	
Importance Code B	\$175,200	\$12,500	\$168,600	\$10,600
Importance Code C	\$31,000	\$4,800		
Total	\$310,500	\$17,300	\$173,300	\$10,600



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

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

Asset #: 2080

Architecture	Current Repair Future Replacement				Maintenance			
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior								
Exterior Walls Masonry: Brick	90% Now Joint Mortar Miss/Ei Location : Through Paint Peeling, Exten	out Lower Base			5	\$67,600		
	Location: East And Painted Surfaces, Ex Location: East, So Spalling, Extent: Mo Location: Through	tent : Light, Area A uth And West Faca oderate, Area Affect	des					
Masonry: Limestone	5% Now Worn/Eroded, Extent Location : At Base			**	5	\$2,800		
Stucco Cement	5%		2038	* *	5	\$9,400		
Windows Aluminum	95% Now Corrosion/Rusting, E		2041 Area Affed	* * cted : 100%	5	\$5,000		
	Location: Window Water Penetration, E Location: Various	xtent : Moderate, A	lrea Affec	eted : 10%				
Metal Louvers	5% Now Bent/Warped Elemen Location: Various Corrosion/Rusting, E	Window Louvers Extent : Moderate, A						
D	Location : 4th Floo	or Window Louvers						
Parapets Masonry: Brick	90% 0-2 Spalling, Extent : Mo Location : Inner Po		LIFE red: 5%	* *	5	\$6,600		
Masonry: Limestone	10% 0-2 Caulking Deteriorate Location: Through		LIFE ate, Area	* * Affected : 20%	5	\$900		
Roof	0.507		2020	<b>4.662</b> 000	1.0	<b>\$50.100</b>		
Built-Up (BUR)	95% Alligatoring, Extent . Location : Base Flo Embedded Gravel Su Location : Through	ashing At Parapet arface, Extent : Ligh		\$662,900 (ffected : 100%	10	\$58,100		
Roll Roofing	5%		2026	\$19,400	5	\$5,100		
nterior								
Floors Cast in Place Concrete	250/.		LIFE	* *	5	\$94,000		
Cast in Place Concrete Ceramic Tile	35% 15%		2036	* *	5 5	\$84,900 \$16,600		
Vinyl Tile	25%		2030	\$748,000	3	\$10,400		
Wood	25%		2048	**	5	\$52,000		

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

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

Asset #: 2080

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								•
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	_	**	
Ceramic Tile	10%			2042	**	5	\$9,700	
Concrete Masonry Unit	60%			LIFE	* *	5	\$23,300	
Masonry: Brick	5%		¢17.200	LIFE	**	-	¢4.400	
Plaster		Crumbling,	\$17,300 Extent : Moderate de By Windows	LIFE , Area A <u>f</u>		5	\$4,400	
			xtent : Moderate, A	rea Affe	cted : 10%			
			de By Windows	33				
SGFT/Glazed Masonry	5%	Now	\$8,500	LIFE	* *			
,	Cracking/		Extent : Moderate		fected : 10%			
Ceilings								
AcousTile,Adhered		Now	\$7,000 nents, Extent : Light	2038	** ffacted : 1%	5	\$5,500	
		-	Rooms On 3rd Floor	-	jecieu . 170			
AcousTileSusp.Lay-In	5%			2038	* *	5	\$5,500	
Exposed Struc: Concrete				LIFE	* *	5	\$5,200	
Exposed Struc: Concrete		Now	\$64,900	LIFE	* *	5	\$3,500	
1	Cracking/		Extent : Moderate		fected : 1%		*- <b>y</b>	
	-	-	ent, Extent : Moder	ate, Area	Affected: 1%			
		ı : 3rd Floo		166-	-4-1.10/			
		เยเรนแอท, E. า : 3rd Floo	xtent : Moderate, A r Stairwell	rea А <u></u> јјес	nea : 1%			
Exposed Struc: Steel	25%			LIFE	* *			
Plaster		Now	\$6,600	LIFE	* *	5	\$6,900	
	_	-	Extent : Moderate or Main Entry Lobb		fected : 2%			
Site Enclosure								
Fence/Gates								
Chain Link	80%			2043	* *			
Metal Rail	20%			2038	* *			
Free Standing Walls	1000/	0.2	Φ2.500	2052	יט יט			
Cast in Place Concrete		Extent : Mo	\$2,500 derate, Area Affect	2053 ed : 1%	* *			
Dataining W. H.	ьосано	ı . nanabal	ll Court Wall					
Retaining Walls Masonry: Fieldstone	100%			2033	\$2,255,000			
Site Pavements				· <u> </u>		· <u></u>		

Site Pavements

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

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

Asset #: 2080

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

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

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

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

Asset #: 2080

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

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

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

Asset #: 2080

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

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

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

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

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

Asset #: 2080

Mechanical System Component Type	Current Repair	Future R	Future Replacement		Maintenance			
	% of Fail Date Estimated Co Total (Years)	ost Year Es FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit		
eating								
Terminal Devices								
Air Handler	12%	2038	* *	1	\$5,200			
	Other Observation, Extent: N/A, Are Location: 3rd Floor Mechanical F		0%					
	Explanation: 2 Units, Heating And	d Ventilating Un	its For Swimmi	ng Pool				
Air Handler	28% Now \$363,40	00 2043	* *	1	\$11,000			
	On Extended Life, Extent : Light, Are		0%		. ,			
	Location : Locker Rooms, Ceiling							
	Unit Inoperable, Extent : Moderate,	Area Affected :	100%					
	Location: Locker Rooms, Ceiling	**						
Convector/Radiator	58%	2031	\$327,100	1	\$13,200			
	On Extended Life, Extent : Light, Are			1	\$13,200			
	Location: Throughout	ea 1199 ee tea . 100	,,,0					
Unit Hoston Stoom	2%	2028	\$7,800	4	\$100			
Unit Heater - Steam	Other Observation, Extent: N/A, Are			4	\$100			
	Location: Entrance Lobby	ей Ајјестей . 100	)/0					
C	Explanation: Location Noted							
Controls	100% Now \$99.00	00 2026	¢1 000 000					
Digital	****		\$1,980,800					
	Malfunctioning, Extent: Moderate, Area Affected: 100%							
	Location: Throughout - No Front End Communication							
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location : Throughout  Explanation : Campus Central Plant Digital Controls With Local Pneumatic Field Devices							
					. F. 11D .			
		-	ois with Locat	1 пеити	tic Field Devices			
ir Conditioning	With Dedicated Building Air Comp	-	ois with Local	1 неити	tic Field Devices			
		-	ois wiin Locai	1 neumai	tic Field Devices			
Energy Source	With Dedicated Building Air Comp	pressor	vis wun Locai		tic Field Devices			
Energy Source Electricity	With Dedicated Building Air Comp 20%	-		1	tic Field Devices			
Energy Source Electricity No Component	With Dedicated Building Air Comp	pressor			tic Field Devices			
Energy Source Electricity No Component Conversion Equipment	With Dedicated Building Air Comp 20% 80%	2041			tic Field Devices			
Energy Source Electricity No Component	With Dedicated Building Air Comp 20% 80%	2041 2046	* *		tic Field Devices			
Energy Source Electricity No Component Conversion Equipment	With Dedicated Building Air Comp  20% 80%  1% Other Observation, Extent: N/A, Are	2041 2046	* *		tic Field Devices			
Energy Source Electricity No Component Conversion Equipment	With Dedicated Building Air Comp  20% 80%  1% Other Observation, Extent: N/A, Are Location: Basement	2041 2046 ea Affected : 100	**	1				
Energy Source Electricity No Component Conversion Equipment	With Dedicated Building Air Comp  20% 80%  1% Other Observation, Extent: N/A, Are Location: Basement Explanation: Campus Chilled Wat	2041 2046 ea Affected: 100 ver Connection T	**	1				
Energy Source Electricity No Component Conversion Equipment Campus Chilled Water	With Dedicated Building Air Comp  20% 80%  1% Other Observation, Extent: N/A, Are Location: Basement Explanation: Campus Chilled Wat Future Expansion, Not Connected.	2041 2046 ea Affected : 100 fer Connection T	* * * * 9% To Building In E	1 Pasement	Provided For			
Energy Source Electricity No Component Conversion Equipment Campus Chilled Water  Int Pkg Unit -	With Dedicated Building Air Comp  20% 80%  1% Other Observation, Extent: N/A, Are Location: Basement Explanation: Campus Chilled Wat	2041 2046 ea Affected: 100 ver Connection T	**	1				
Energy Source Electricity No Component Conversion Equipment Campus Chilled Water	With Dedicated Building Air Comp  20% 80%  1% Other Observation, Extent: N/A, Are Location: Basement Explanation: Campus Chilled Wat Future Expansion, Not Connected. 10%	2041  2046 ea Affected: 100 er Connection T	* *  9%  To Building In E  \$112,400	1 Pasement	Provided For			
Energy Source Electricity No Component Conversion Equipment Campus Chilled Water  Int Pkg Unit -	With Dedicated Building Air Comp  20% 80%  1% Other Observation, Extent: N/A, Are Location: Basement Explanation: Campus Chilled Wat Future Expansion, Not Connected. 10%  Other Observation, Extent: N/A, Are	2041  2046 ea Affected: 100 2031 ea Affected: 100	* * 9%  To Building In E \$112,400	1 Pasement	Provided For			
Electricity No Component Conversion Equipment Campus Chilled Water  Int Pkg Unit -	With Dedicated Building Air Comp  20% 80%  1% Other Observation, Extent: N/A, Are Location: Basement Explanation: Campus Chilled Wat Future Expansion, Not Connected. 10%  Other Observation, Extent: N/A, Are Location: 3rd Floor Toilet Room,	2041  2046 ea Affected: 100 er Connection T  2031 ea Affected: 100 Ceiling Mounted	* * 9% To Building In E \$112,400	1 Casement	Provided For \$400			
Energy Source Electricity No Component Conversion Equipment Campus Chilled Water  Int Pkg Unit - Heating/Cooling	20% 80%  1% Other Observation, Extent: N/A, Are Location: Basement Explanation: Campus Chilled Wat Future Expansion, Not Connected. 10%  Other Observation, Extent: N/A, Are Location: 3rd Floor Toilet Room, Explanation: Unit With Electric R	2041  2046 ea Affected: 100 er Connection T  2031 ea Affected: 100 Ceiling Mounted e-heat Coil In D	* *  70%  To Building In E  \$112,400  70%  d  Duct, Serving Ad	1 Pasement 2	Provided For \$400			
Energy Source Electricity No Component Conversion Equipment Campus Chilled Water  Int Pkg Unit - Heating/Cooling  Window/Wall Unit	20% 80%  1% Other Observation, Extent: N/A, Are Location: Basement Explanation: Campus Chilled Wat Future Expansion, Not Connected. 10%  Other Observation, Extent: N/A, Are Location: 3rd Floor Toilet Room, Explanation: Unit With Electric R	2041  2046 ea Affected: 100 er Connection T  2031 ea Affected: 100 Ceiling Mounted	* * 9% To Building In E \$112,400	1 Casement	Provided For \$400			
Energy Source Electricity No Component Conversion Equipment Campus Chilled Water  Int Pkg Unit - Heating/Cooling  Window/Wall Unit No Component	20% 80%  1% Other Observation, Extent: N/A, Are Location: Basement Explanation: Campus Chilled Wat Future Expansion, Not Connected. 10%  Other Observation, Extent: N/A, Are Location: 3rd Floor Toilet Room, Explanation: Unit With Electric R	2041  2046 ea Affected: 100 er Connection T  2031 ea Affected: 100 Ceiling Mounted e-heat Coil In D	* *  70%  To Building In E  \$112,400  70%  d  Duct, Serving Ad	1 Pasement 2	Provided For \$400			
Energy Source Electricity No Component Conversion Equipment Campus Chilled Water  Int Pkg Unit - Heating/Cooling  Window/Wall Unit No Component Distribution	With Dedicated Building Air Comp  20% 80%  1% Other Observation, Extent: N/A, Are Location: Basement Explanation: Campus Chilled Wat Future Expansion, Not Connected. 10%  Other Observation, Extent: N/A, Are Location: 3rd Floor Toilet Room, Explanation: Unit With Electric R  10% 79%	2041  2046 ea Affected: 100 eer Connection T  2031 ea Affected: 100 Ceiling Mounted ee-heat Coil In D  2028	* *  9%  Fo Building In E  \$112,400  9% d  Ouct, Serving Ac \$26,100	1  Pasement 2	Provided For \$400 Offices			
Energy Source Electricity No Component Conversion Equipment Campus Chilled Water  Int Pkg Unit - Heating/Cooling  Window/Wall Unit No Component	20% 80%  1% Other Observation, Extent: N/A, Are Location: Basement Explanation: Campus Chilled Wat Future Expansion, Not Connected. 10%  Other Observation, Extent: N/A, Are Location: 3rd Floor Toilet Room, Explanation: Unit With Electric R	2041  2046 ea Affected: 100 er Connection T  2031 ea Affected: 100 Ceiling Mounted e-heat Coil In D	* *  70%  To Building In E  \$112,400  70%  d  Duct, Serving Ad	1 Pasement 2	Provided For \$400			

Ventilation

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

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

Asset #: 2080

Mechanical	Current Repair	Future Replacement	N	laintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost   F	Priority		
Ventilation							
Distribution	200/	TIEE **	. 25	¢11 000			
Ductwork/Diffusers No Component	30% 70%	LIFE **	2-5	\$11,800			
Exhaust Fans	7070						
Interior	25%	2038 **	2	\$500			
menor	Other Observation, Extent: N/A, Ar		_	Ψ200			
	Location: 3rd Floor Mechanical Room - Motor Starters						
	Explanation: 3 Units Serving Swimming Pool						
Interior	5%	2028 \$15,300	2	\$100			
	On Extended Life, Extent : Light, Ar	ea Affected : 100%					
	Location: 1st Floor Female Locker Room						
Wall Unit	70%	2028 \$20,800	2	\$1,500			
Plumbing							
H/C Water Piping							
Brass/Copper	100%	2033 \$885,800	) 1				
	On Extended Life, Extent : Light, Ar	ea Affected : 90%					
W. II . W.d T. 1	Location : Throughout						
Water Heater With Tanks Electric	100%	2031 \$461,900	) 4				
Electric	Other Observation, Extent : Light, A		4				
	Location: Basement Mechanical A						
	Explanation: Quantity: 4, 250 Ga	allons Each					
HW Heat Exchanger	~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~						
Steam Fired	100%	2053 **	4	\$7,000			
	Other Observation, Extent : N/A, Area Affected : 100%						
	Location : Basement Mechanical Area By Electric Water Heaters						
	Explanation : Location Noted						
Sanitary Piping	4000/ 37						
Cast Iron	100% Now \$17,40		1				
	Broken, Extent : Severe, Area Affected : 10% Location : Basement Mechanical Area By Steam Generator						
Storm Drain Piping	Location : Basement Wechanical A	Trea by Steam Generator					
Cast Iron	100%	LIFE **	: 1				
Sump Pump(s)	10070	LII L	1				
Non-Submersible	100%	2028 \$13,800	4	\$1,500			
	On Extended Life, Extent : Light, Ar	. ,		, , ,			
	Location : Basement Mechanical A						
Pool Filter/Treatment							
Sand	100%	2046 **	4	\$1,300			
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe	1000/	2022 0217 (00	1.5	¢25.600			
Generic	100%	2033 \$317,600	1-5	\$35,600			

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

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

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#### Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : BRONX COMMUNITY COLLEGE BEGRISCH HALL

Address : 2016 SEDGWICK AVENUE

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

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

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

Areas Surveyed : Roof, Floors 2,Att

Block : 3222 Lot : 62 BIN : 2100241

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$462,200	\$91,700
Electrical		\$60,700
Mechanical	\$234,000	\$104,700
Site Enclosure	\$158,900	
Total	\$855,100	\$257,100
Importance Code A	\$462,200	\$91,700
Importance Code B	\$392,900	\$165,400
Total	\$855,100	\$257,100

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$1,100		\$14,300	
Interior Architecture		\$300	\$2,700	
Electrical	\$700	\$400	\$400	\$600
Mechanical	\$500	\$500	\$3,600	\$500
Total	\$2,300	\$1,200	\$21,000	\$1,000
Importance Code A	\$1,100		\$14,300	
Importance Code B	\$1,200	\$1,200	\$6,700	\$1,000
Importance Code C				
Total	\$2,300	\$1,200	\$21,000	\$1,000



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

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

Asset #: 2093

Architecture	Current Repair Future Replacement				M		
ystem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior			•				
Exterior Walls							
Cast in Place Concrete	100% Now	\$235,200	LIFE	**	5	\$91,700	
	Cracking/Crumbling						
		round Windows, Ext			ther Loca	itions	
	Exposed Reinforcem		ate, Area	Affected: 25%			
	Location: Various						
	Spalling, Extent : M Location : Various		ea : 5%				
Windows	Location : various	Locuitons					
Aluminum	98% Now	\$58,000	2058	* *	5	\$600	
1 Halling III	Air Infiltration, Exte			: 100%	J	4000	
	Location : Through						
	Bent/Warped Eleme	nts, Extent : Modera	ite, Area 2	Affected : 50%			
	Location : Through	hout					
	Deteriorated Finish	, Extent : Moderate,	Area Aff	ected : 50%			
	Location : Through	hout					
Metal Louvers	2%		2036	* *	10	\$100	
Parapets							
Metal Panel	100%		2043	* *	5	\$1,500	
Roof	1000/		2029	\$160,000	10	¢12.500	
Built-Up (BUR)	100% Alligatoring, Extent	· Moderate Area A	2028	\$169,000	10	\$13,500	
	Location: Roof Pe	-	пестей. 2	.070			
	Gravel/Slag Surface		a Affectei	d · 100%			
	Location: Through		u 11,5 00000	. 100/0			
Soffits							
Cast in Place Concrete	100% Now	\$900	LIFE	* *	5	\$700	
	Cracking/Crumbling	ζ, Extent : Moderate	, Area Af	fected : 20%			
	Location : Through	hout					
	Exposed Reinforcem		ate, Area	Affected : 5%			
	Location : Through	hout					
terior							
Floors	100/		LIEE	* *	_	¢2 000	
Cast in Place Concrete Ceramic Tile	10% 5%		LIFE 2042	* *	5 5	\$2,800 \$600	
Terrazzo	85%		LIFE	* *	5	\$8,500	
Interior Walls	0370		LII'L			\$6,500	
Cast in Place Concrete	20%		LIFE	* *			
Concrete Masonry Unit	15%		LIFE	* *	5	\$1,400	
	65%		LIFE	* *	5	\$4,500	
Plaster					•	* <i>)</i> *	
Ceilings							
	30%		2038	* *	5	\$3,800	
Ceilings			2038 2038 LIFE	* *	5 5	\$3,800 \$1,600	

Site Enclosure

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

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

Asset #: 2093

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

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

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

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

Asset #: 2093

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Fire/Smoke Detection				
Generic, Digital	100%	2041 **	1-3 \$4,800	
_	Other Observation, Extent : N/A, Area	Affected : 100%		
	Location : Throughout The Building			
	Explanation: Strobe Lights, Manual	Pull Stations, Alarm Bells, S	Smoke Detection.	

Mechanical	Current Repair		e Replacement	M		
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating		•				
Distribution						
Steam Piping/Pump	100%	2053	* *			
Controls						
Digital	100%	2028	\$234,000			
	Other Observation, Extent : N	N/A, Area Affected :	100%			
	Location: Throughout			D		
A in Conditioning	Explanation : Campus Cent	rai Piant Digital C	ontrols With Local	Direct L	ngital Controls	
Air Conditioning Conversion Equipment						
Conversion Equipment  Campus Chilled Water	100%	2042	* *			
Distribution	10070	2042				
Distribution  Ductwork/Diffusers	100%	LIFE	* *	2	\$9,900	
Terminal Devices	10070	LIIL			Ψ2,200	
Air Handler/Cool/Ht	100%	2038	* *	1	\$4,700	
7 III Tidildici/ Coop iii	Other Observation, Extent : N		100%	•	ψ1,700	
	Location : Attic Mechanica					
	Explanation : Air Handler V	With Steam And Chi	lled Water Coils			
Ventilation	•					
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$4,200	
Exhaust Fans						
Interior	100%	2038	* *	2	\$200	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2033	\$104,700	1		
	Other Observation, Extent : N	N/A, Area Affected :	100%			
	Location: Throughout					
	Explanation: Domestic Col	ld And Hot Water Pi	rovided By Adjacer	ıt Buildir	ng	
Sanitary Piping	1000/	TIPE	* *	1		
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	1000/	TIPE	* *	1		
Cast Iron	100%	LIFE	* *	1		
Fixtures	1000/					
Generic	100%					

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

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

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : BRONX COMMUNITY COLLEGE BLISS HALL

Address : 145 WEST 180TH STREET

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

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

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

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

Block : 3222 Lot : 62 BIN : 2100252

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$884,700	\$346,700
Interior Architecture	\$2,029,000	\$591,300
Electrical	\$429,800	\$236,000
Mechanical	\$986,600	\$881,000
Total	\$4,330,100	\$2,055,000
Importance Code A	\$884,700	\$346,700
Importance Code B	\$3,364,400	\$1,708,300
Importance Code C	\$81,000	
Total	\$4,330,100	\$2,055,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$49,400			
Interior Architecture	\$27,700	\$4,600	\$13,200	
Electrical	\$48,700	\$1,200	\$92,500	\$1,000
Mechanical	\$77,200	\$1,300	\$17,300	\$1,300
Total	\$202,900	\$7,000	\$123,100	\$2,200
Importance Code A	\$49,800	\$100	\$2,400	\$100
Importance Code B	\$125,400	\$6,900	\$120,700	\$2,200
Importance Code C	\$27,700			
Total	\$202,900	\$7,000	\$123,100	\$2,200



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

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

Asset #: 2062

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

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

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

Asset #: 2062

Architecture	Curre	nt Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Roof							
Built-Up (BUR)	Location : Main	Surface, Extent : Lig Roof , Extent : Moderate, 2					
Roll Roofing	45% Now Blisters, Extent: Location: Main	Moderate, Area Affect	2029 ed : 10%	\$138,700	5	\$18,200	
Skylight, Metal/Glass	Location : Main	Extent : Moderate, A. Roof , Extent : Moderate, A					
Soffits							
Cast Stone/Terra Cotta	100%		LIFE	* *	5		
nterior							
Floors Cast in Place Concrete	Location : Boile	ing, Extent : Moderat r Room			5	\$47,900	
	Water Penetration Location: Boile	, Extent : Moderate, 2 r Room	Area Affeci	ted : 10%			
Ceramic Tile	5%		2042	* *	5	\$3,700	
Terrazzo	5%		LIFE	* *	5	\$2,900	
Vinyl Tile	30%		2033	\$591,300	3	\$8,200	
Vinyl Tile 9" X 9"	30%		2028	\$1,711,700	3	\$8,200	
y. 1110 y 11 y		ent : Light, Area Affed Ighout			J	\$0, <b>2</b> 00	
Interior Walls							
Cast in Place Concrete	15% Now Cracking/Crumbl. Location: Boile	ing, Extent : Moderat	LIFE e, Area Aff	* * Pected : 10%			
Gypsum Board	5%		LIFE	* *	5	\$2,200	
Plaster	Location : Bathr	\$27,700 ing, Extent : Moderate coom On First Floor A g, Extent : Moderate, 2	and Stairw	ell	5	\$17,500	
	Location : Bathr	oom On First Floor A	Ind Stairw	ell			

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

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

Asset #: 2062

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

lectrical	Current Repair	Futu	re Replacement	М	aintenance					
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority				
nder 600 Volts										
Service Equipment										
Fused Disc Sw	100%	2043	* *	5	\$100					
	Other Observation, Extent : N/A, Area	Affected :	100%							
	Location: Electrical Room									
	Explanation: Three Main Service Sw	itch Rate	d At 4,000, 3,000, A	and 2,500	0 Amperes					
Transformers										
Dry Type	100%	2038	* *	5	\$100					
	Other Observation, Extent: N/A, Area Affected: 100%									
	Location: Multiple Locations									
	Explanation: Various Capacities									
Switchgear / Switchboard										
Fused Disc Sw	50%	2043	* *	5	\$100					
Molded Case Bkrs	50%	2033	\$63,500	5	\$400					
Raceway										
Conduit	90%	2033	\$53,800	1						
Conduit	10%	2043	* *	1						

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

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

Asset #: 2062

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

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

Heating

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

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

Asset #: 2062

echanical		Current F	Repair	Futur	e Repla	cement	M	aintenance	
stem Component Type		ail Date (Years)	Estimated Cost	Year FY	Estima	ted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
ating									
Energy Source									
HTHW/HW	98%			2043		* *	1		
			xtent : N/A, Area A	Affected :	100%				
	Location:								
		on : Suppl	ied From Campus		Plant				
Natural Gas	2%			2033		\$200	1		
			xtent : N/A, Area A						
			t By Old Campus	_	Plant				
	Explanatio	on : For C	Gas-fired Unit Hea	ter					
Conversion Equipment									
Furnace	2%		37/4	2028	1000/	\$1,900	1	\$300	
			xtent : N/A, Area						
			t By Old Campus	Heating I	Plant				
			ìred Unit Heater						
HTHW/HW Exchanger			\$400	2042		* *	2	\$1,500	
			ng, Extent : Mode						
		Basemen	t - Bliss Hall Gene	erator - P	neumati	c 3-way Co	ontrol Va	lve Air Dryer	
	Defective	mation E	utant Light Ana	. Affactad	. 1000/				
	Location:		xtent : Light, Area	Ајјестеи	. 100%				
			ı İteam Generators,	Uich Ton	manatuu	o Waton U	aat Cours	a From Campus	
			Steam Generators, Steam Generator						
Steam Boiler	1%			2031		\$2,600	1	\$300	
Steam Boner		in Place	Extent : Light, Are		d · 100%			Ψ500	
			t - Old Campus H			•			
Distribution			<i>T</i>						
Steam Piping/Pump	100%	Now	\$24,300	2033	\$	243,000			
Steam 1 iping/1 amp			Extent : Moderate			,			
			t - Old Campus H			0,0			
			: Severe, Area Aff						
			t - Old Campus H						
			tent : Light, Area .	_					
	Location:			33					
Terminal Devices									
Convector/Radiator	100%			2031	\$	248,200	1	\$10,000	
Convector/Radiator		d Life, Ex	tent : Light, Area			-,		, ,,,,,,	
Convector/Radiator	On Extende								
Convector/Radiator	On Extended Location :	-	out						
		-	out						
Controls Digital		Through	\$43,600	2026	\$	871,700			
Controls	Location :	Throughe Now							
Controls	Location: 100% Malfunction	Now ing, Exten	\$43,600	a Affected	d: 100%				
Controls	Location:  100%  Malfunction Location:	Now ing, Exten	\$43,600 nt : Moderate, Are	a Affected d Commu	d : 100% nication				
Controls	Location:  100%  Malfunction Location:	Now ing, Exten Through vation, E	\$43,600 nt : Moderate, Are out - No Front En xtent : N/A, Area	a Affected d Commu	d : 100% nication				
Controls	Location:  100%  Malfunction  Location:  Other Obser  Location:	Now ing, Exter Througher vation, E Through	\$43,600 nt : Moderate, Are out - No Front En xtent : N/A, Area	a Affected d Commu Affected :	d : 100% nication 100%		Pneumat	ic Field Devices	

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

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

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

Asset #: 2062

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

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

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

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : BRONX COMMUNITY COLLEGE BUTLER HALL

Address : 2018 SEDGWICK AVENUE

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

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

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

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

Block : 3222 Lot : 62 BIN : 2100242

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$671,000	\$524,000
Interior Architecture	\$1,590,100	
Electrical		\$317,900
Mechanical	\$536,100	\$559,600
Total	\$2,797,100	\$1,401,600
Importance Code A	\$671,000	\$524,000
Importance Code B	\$2,126,200	\$877,500
Total	\$2,797,100	\$1,401,600

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$57,200		\$400	
Interior Architecture	\$51,700		\$900	\$2,300
Electrical	\$200		\$7,800	
Mechanical	\$23,800	\$600	\$2,300	\$600
Site Pavements	\$400			
Total	\$133,300	\$700	\$11,400	\$3,000
Importance Code A	\$57,200		\$400	
Importance Code B	\$25,900	\$700	\$11,000	\$3,000
Importance Code C	\$50,200			
Total	\$133,300	\$700	\$11,400	\$3,000



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

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

Asset # : 2073

rchitecture	Current R	Current Repair			M		
vstem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year F FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls	<b>5</b> 0/ <b>N</b>	#127.200	LIEE	* *	~	Ф <b>202</b> (00	
Masonry: Bluestone	5% Now	\$125,300	LIFE		5	\$302,600	
	Cracking/Crumbling, Location: Basement		e, Area Ajje	ciea : 10%			
Masonry: Brick	40% Now	\$178,100	LIFE	* *	5	\$110,700	
	Joint Mortar Miss/Ero Location : Front Ent			ffected : 2%			
Masonry: Brick	40%		LIFE	* *	5	\$110,700	
Masonry: Brownstone	5%		LIFE	* *	5	\$10,400	
Masonry: Fieldstone	10% Now	\$138,200	LIFE	* *	5	\$20,800	
	Joint Mortar Miss/Ero	od, Extent : Moder	ate, Area A	ffected : 10%			
	Location: Building	Base At South And	d West Elev	ations			
Windows							
Wood	100% Now	\$129,600	2058	* *	5	\$16,500	
	Deteriorated Finish, I		Area Affec	ted : 50%			
	Location : Througho	ut					
	Dry Rot/Decay, Exten		a Affected :	20%			
	Location : Various L	ocations					
	Glazing Broken/Crack	ed, Extent : Mode	erate, Area .	Affected : 2%			
	Location: Basement						
	Paint Peeling, Extent Location : Througho		Affected : 6	0%			
Parapets				di di	_	***	
Copper/Terne	27%		2053	* *	5	\$900	
Wood Cornice	73% Now	\$33,900	2053	* *	5	\$2,800	
	Dry Rot/Decay, Extend Location : Througho	ut, Eaves					
	Paint Peeling, Extent Location : Eaves	: Moderate, Area	Affected : 5	0%			
	Recent Repair Evident Location : North And			: 50%			
Roof	550/	do 2 0 2 5	20.12	ai. •			
Built-Up (BUR)	57% Now	\$99,800	2043	**			
	Embedded Gravel Sur	_	ht, Area Aff	ected : 30%			
	Location: Main Roo			20.4			
	Split/Cracked, Extent		Affected: 2	0%			
	Location : Main Roo		1.00 . 1 1	0.007			
	Worn/Eroded, Extent:		Affected: 1	00%			
	Location : Througho						
Roll Roofing	5% Now	\$4,900	2035	\$4,900	5	\$600	
	Blisters, Extent: Mod	erate, Area Affecto	ed : 50%				
	Location: Bulkhead						
	Cracking/Crumbling,	Extent : Moderate	e, Area Affe	cted : 100%			
	Location : Bulkhead						
Slate	38%		LIFE	* *			

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

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

Asset # : 2073

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

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

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

Asset #: 2073

Architecture		Current R	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%			2046	* *			
Masonry: Granite	10%	Now	\$400	LIFE	* *			
•	Broken/Mi.	ssing Eleme	ents, Extent : Mode	erate, Ar	ea Affected : 5%			
	Location	: Main Ent	ry Stair					
	Joint Mort	ar Miss/Ero	od, Extent : Moder	ate, Ared	a Affected : 50%			
	Location	: Main Ent	rv Stair					

Electrical		<b>Current Repair</b>	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimate (Years)	ed Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
Inder 600 Volts							
Service Equipment Under Construction	100%						
Switchgear / Switchboard							
Under Construction	100%						
Raceway							
Conduit	100%		2033	\$25,100	1		
Panelboards							
Molded Case Bkrs	20%		2032	\$7,800	5	\$100	
Molded Case Bkrs	80%		2041	* *	5	\$400	
Wiring							
Thermoplastic	20%		2033	\$5,600	1		
Thermoplastic	80%		2043	* *	1		
Motor Controllers							
Locally Mounted	100%		2031	\$70,000	5	\$100	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$300	
tand-by Power							
Transfer Switches							
<b>Under Construction</b>	100%						
Lighting							
Interior Lighting							
Fluorescent	100%		2033	\$247,900	10	\$15,600	
		And Fixtures, Extent		ected : 100%			
	Location	เ : Throughout The Bเ	iilding				
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%						

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

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

Asset # : 2073

Mechanical	Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
HTHW/HW	100%		2043	* *	1		
	Other Observation, E		ffected :	100%			
	Location: Basemer			DI ,			
Commission Equipment	Explanation : Supp	iiea From Campus	Heating .	Plant			
Conversion Equipment Heat Exchanger, Shell & Tube	100%		2036	* *			
	Other Observation, E	Extent : N/A, Area A	ffected :	100%			
	Location: Basemer	ıt Mechanical Roor	n				
	Explanation: Steam	n Generator, High	Temperat	ure Water Heat So	urce Fro	m Campus	
Distribution	Heating Plant						
Steam Piping/Pump	100%		2033	\$154,400			
Steam Fiping/Fump	On Extended Life, Ex	tent : Liaht Area A					
	Location: Through			100/0			
Terminal Devices		out, I pipe steum s	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
Convector/Radiator	100%		2031	\$157,600	1	\$6,400	
	On Extended Life, Ex Location : Through	_	ffected :			. ,	
Controls							
Digital	100% Other Observation, E Location: Through	· ·	2026 ffected :	\$477,600 100%			
	Explanation : Camp With Dedicated Bui			ontrols With Local	Pneumai	tic Field Devices	
ir Conditioning							
Energy Source							
Electricity	100%		2041	* *	1		
Conversion Equipment	10/		20.42	* *			
Campus Chilled Water	1%		2042				
	Other Observation, E Location : Basemer		јјестеа :	100%			
	Explanation: Camp Future Expansion,	ous Chilled Water (	Connectio	on To Building In E	Basement	Provided For	
Window/Wall Unit	40%		2028	\$29,200	1		
Window/Wall Unit	40%		2026	\$29,200	1		
Wildow Wall Clift	On Extended Life, Ex	tent : Light, Area A			1		
	Location : Various	-					
No Component	19%						
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.

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

Asset #: 2073

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

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

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

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : BRONX COMMUNITY COLLEGE CHILD DEVELOPMENT CENTER

Address : 2010 SEDGWICK AVENUE

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

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

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

Areas Surveyed : Roof, Floors 1,2

Block : 3222 Lot : 62 BIN : 2116208

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Mechanical		\$203,600
Total		\$203,600
Importance Code B		\$203,600
Total		\$203,600

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$4,500		\$19,400	\$2,900
Interior Architecture	\$9,600	\$2,500		\$2,800
Electrical	\$1,500	\$1,200	\$13,800	\$1,600
Mechanical	\$121,900	\$11,400	\$16,500	\$30,500
Site Pavements	\$1,100			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$145,700	\$22,300	\$56,900	\$45,100
Importance Code A	\$4,500	\$100	\$19,500	\$3,000
Importance Code B	\$141,200	\$20,700	\$37,400	\$42,100
Importance Code C		\$1,500		
Total	\$145,700	\$22,300	\$56,900	\$45,100



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

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

Asset #: 14555

Architecture	Current	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Exterior Walls	1000/				_	<b>4163</b> 00	
Masonry: Brick	100%	E N/A A A	LIFE	**	5	\$16,200	
	Other Observation, Location: Through		јјестеа :	100%			
	-	rior Masonry Is A T	hin Bric	k System			
Windows	Explanation : Exte	1101 111050111 y 15 21 1	nin Brici	v System			
Aluminum	100%		2049	* *	5	\$5,800	
Parapets							
Masonry: Brick	60%		LIFE	* *	5	\$2,400	
	Other Observation,	Extent : N/A, Area A	ffected :	100%			
	Location: Through						
		rior Masonry Is A T		k System			
Metal Panel	15%		2053	* *	5	\$2,300	
Metal: Cage/Fence	25%		2046	* *	5-10	\$7,700	
Roof	1.50/		20.40				
Fluid Applied Roofing	15%		2048	* *	10	<b>#10.200</b>	
Modified Bitumen	85%		2038	* * *	10	\$18,300	
Soffits  Cement - Fiber Panel	100%		2038	* *	10		
Interior	10070		2038		10		
Floors							
Carpet	10%		2032	\$33,800	3	\$3,900	
Ceramic Tile	10%		2042	**	5	\$2,000	
Quarry Tile	5%		2046	* *	5	\$1,500	
Vinyl Tile	75%		2038	* *	3	\$7,300	
Interior Walls							
Ceramic Tile	10%		2042	* *	5	\$3,000	
Gypsum Board	90%		LIFE	* *	5	\$16,100	
Ceilings	0.50/ 4:	Φ.C. 1.0.0	2046	* *	-	ФО 200	
AcousTileSusp.Lay-In	95% 4+	\$6,100	2046		5	\$9,300	
	Broken/Missing Eler Location : Corrido		eraie, Ar	ea Affectea : 5%			
	Staining/Discoloring		ea Affecti	ed · 2%			
		Level Classroom. M					
Gypsum Board	5%		LIFE	* *	5	\$1,200	
Site Enclosure	370		LIFE			\$1,200	
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	1000/		2012	a. ·			
Asphalt	100%		2042	* *			

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

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

Asset #: 14555

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

Site Pavements Activity Yard

Rubber Matting

100% 0-2 \$1,100

2038

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

Location: Adjacent To Playground Equipment

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

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

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

Asset #: 14555

Electrical	Current Repair	Future Repl	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year Estim FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Exterior Lighting	100/	•••	4. 4.	4.0	4400	
Fluorescent	10%	2038	* *	10	\$100	
	Compact Fluorescent Light, Extent Location : Building Perimeter	t : Light, Area Affecte	ed : 100%			
No Component	90%					
Alarm						
Security System						
Generic	100%	2038	* *	1	\$4,900	
	Other Observation, Extent: N/A, A	rea Affected : 100%				
	Location : Throughout The Build	**				
	Explanation : CCTV Surveillance	-				
Fire/Smoke Detection						
Generic, Digital	100%	2038	* *	1-3	\$8,300	
, 2	Other Observation, Extent: N/A, A	rea Affected : 100%				
	Location : Throughout The Build					
	Explanation : Central Control Pa Smoke Detection.	nel. Strobe Lights, M	Ianual Pull	Stations,	Alarm Bells,	

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

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

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

Asset #: 14555

Mechanical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning						
Energy Source	100%	2049	* *	1		
Electricity Conversion Equipment	100%	2049		1		
Ext Pkg Unit - Heating/Cooling	95%	2033	\$203,600	2	\$800	
Split Unit	5%	2033	\$15,100			
Distribution			Ψ10,100			
Ductwork/Diffusers	100%	LIFE	* *	2	\$17,000	
Ventilation						
Distribution	1000/	LIDD	* *	2.5	Ф <b>7</b> 200	
Ductwork/Diffusers	100%	LIFE	* * *	2-5	\$7,300	
Exhaust Fans Roof	100%	2033	\$24,800	2	\$400	
Plumbing	10070	2033	\$24,800		\$400	
H/C Water Piping						
Brass/Copper	100%	2053	* *	1		
Water Heater With Tanks						
Electric	50%	2026	\$23,100	4		
	Other Observation, Extent: Lig Location: 1st Floor - Water I Explanation: Quantity:1, 80	Room	100%			
Electric	50%	2032	\$23,100	4		
Electric	Not in Service, Extent : Light, A Location : 1st Floor - Water I	Area Affected : 1009	%		ed	
	Other Observation, Extent: N/ Location: 1st Floor - Water I		00%			
	Explanation: Quantity:1, 80	Gallons				
Sanitary Piping	1000/					
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping Cast Iron	100%	LIFE	* *	1		
Backflow Preventer	10070	LIFE		1		
Generic	100%	2033	\$5,700	1	\$800	
Fixtures		2000	\$2,700		\$550	
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	**			
	Other Observation, Extent: N/	A, Area Affected : I	00%			
	Location: 1st To 2nd Floor Explanation: 1 Unit					
Fire Suppression	<u> Емрининон</u> . 1 Опи					
Sprinkler						
No Component	80%					
Generic	20%	2053	* *	1-2	\$700	

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

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

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

Asset #: 14555

Mechanical	Current Repair	Future Replace	ment	Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Year Estimate   FY		ycle Estimated Cost Yrs)	Priority
Fire Suppression Chemical System					
Wet	100%	2026 \$3	31,900 1	\$185,800	
	Other Observation, Extent : N/A,	Area Affected : 100%			

Location: Kitchen

Explanation: 5Ft x 8Ft Hood

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

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

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#### Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : BRONX COMMUNITY COLLEGE COLSTON HALL

Address : 2020 SEDGWICK AVENUE

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

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

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

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

Block : 3222 Lot : 62 BIN : 2100240

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$3,495,100	\$305,200
Interior Architecture	\$501,300	\$63,900
Electrical	\$133,500	\$2,026,000
Mechanical	\$7,373,800	\$635,300
Site Enclosure	\$85,000	
Total	\$11,588,800	\$3,030,300
Importance Code A	\$3,495,100	\$305,200
Importance Code B	\$8,003,400	\$2,725,100
Importance Code C	\$90,200	
Total	\$11,588,800	\$3,030,300

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$32,100		\$12,100	
Interior Architecture	\$94,600		\$7,700	\$17,900
Electrical	\$10,500	\$5,400	\$29,800	\$4,300
Mechanical	\$37,800	\$8,800	\$69,500	\$14,300
Elevators/Escalators	\$32,600	\$32,600	\$32,600	\$32,600
Total	\$207,700	\$46,800	\$151,800	\$69,200
Importance Code A	\$41,500		\$12,100	
Importance Code B	\$158,900	\$46,800	\$139,600	\$69,200
Importance Code C	\$7,200			
Total	\$207,700	\$46,800	\$151,800	\$69,200



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

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

Asset #: 2090

rchitecture	(	Current R	epair	Futur	e Replacement	M	aintenance	
ystem Component Type		ail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Exterior Walls								
Cast in Place Concrete	15%			LIFE	* *	5	\$53,000	
Masonry: Brick	60%			LIFE	* *	5	\$42,400	
Masonry: Fieldstone	15%			LIFE	* *	5	\$7,900	
Metal Panel	5%			2043	* *	5-10	\$24,300	
Metal Coiling Doors	5%	_		2038	**	5	\$11,000	
		_	tent : Light, Area	Affected	: 10%			
	Location:	East Side	Of Building					
Windows	0.50/	<b>3.</b> 7	<b>#0.750.500</b>	20.50	ale de	-	<b>#20.60</b>	
Aluminum	95%		\$2,753,500	2058	**	5	\$29,600	
			t, Extent : Modera	te, Area	Affected: 50%			
	Location:	_		1 10	2 . 1 . 500/			
			Extent : Moderate,	Area Aff	ected: 30%			
	Location:	_		1 100	. 1 1000/			
			ctent : Moderate, A	irea Ajje	ctea : 100%			
	Location:	_		117	0.4			
G: 1		n: winao	w Film Cracked A		**		<b>#20.000</b>	
Steel	5%		. F	2041		5	\$38,900	
	•		t, Extent : N/A, Are	ea Affecte	ed: 30%			
D	Location:	Stair rooj	Duikneaas					
Parapets Cast in Place Concrete	90%			LIFE	* *	5	\$252,200	
Metal Rail	90% 10%	0-2	\$8,900	2046	* *	5 5	\$232,200	
Metal Rail			\$8,900 tent : Moderate, A			3	\$19,300	
	Location:	_		теи Ајјес	.ieu . 570			
		_	at Extent : Moderate,	Area Aff	Sected : 10%			
	Location:			111 ca 11jj	сеней : 1070			
Roof	Location .	51411 1011						
Modified Bitumen	90%			2028	\$678,100	10	\$63,500	
Widdined Bitamen		Extent ·	Moderate, Area Aj			10	ψ05,500	
	Location:			,				
		_	Light, Area Affect	ted : 100	%			
	Location:							
Single Ply Membrane	10%			2041	* *	10	\$7,100	
Single I by Membrane		ace Evide	nt, Extent : N/A, A		ted · 100%	10	\$7,100	
	_		r Bridge Roofs	24 11,,,00				
Soffits								
Stucco Cement	100%			2046	* *	5	\$7,500	
erior	- 30.0						Ψ,,εσσ	

Interior

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

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

Asset #: 2090

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

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

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

Asset #: 2090

Architecture		Current Repair Fu			e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTile,Adhered	10%		\$32,100	2038	* *	5	\$10,200	
	Adhesion Failure, Extent : Moderate, Area Affected : 10% Location : 8th Floor							
		Evident, Ex n : Through	tent : Light, Area A out	ffected :	10%			
	Other Obs	servation, E n : 8th Floo	Extent : Moderate, A	1rea Affe	ected : 10%			
AcousTileConcealSpLn	10%		Inguir auton	2046	* *	5	\$25,500	
Acous The Conceaspen	Worn/Ero		: Moderate, Area A out		20%	3	\$23,300	
AcousTileSusp.Lay-In	Misaligne		\$66,400 Extent : Moderate, out Corridors	2038 Area Aff	* * fected : 20%	5	\$20,400	
	Staining/L	Discoloring,	, Extent : Moderate out Corridors	, Area Ą	ffected : 10%			
Exposed Struc: Concrete	10%	1		LIFE	* *	5	\$3,200	
Plaster	50%		\$151,800	LIFE	* *	5	\$63,900	
		issing Elem n : Through	ents, Extent : Mode out	erate, Ar	rea Affected : 10%			
	_	_	Extent : Moderate	, Area A	ffected : 10%			
Site Enclosure	Location	n : Through	out					
Fence/Gates								
Aluminum Rail	100%	ı		2046	* *	5-10		
Retaining Walls								
Masonry: Fieldstone	100%	0-2	\$85,000	2053	* *			
•		tar Miss/Er n : Through	od, Extent : Moder out	ate, Ared	a Affected : 10%			
Site Pavements								
On-Site Walkways								
Asphalt	90%	ı		2042	* *			
Cast in Place Concrete	10%	<u> </u>		2046	* *			
Parking/Driveway Asphalt	100%	ı		2036	* *			

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

Under 600 Volts

Service Equipment

Under Construction 100%

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

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

Asset #: 2090

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

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

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

Asset #: 2090

Electrical	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Lighting					
Exterior Lighting					
HID	3%	2033 \$15,400	10		
	Other Observation, Extent: N/A, Are	ea Affected : 100%			
	Location : Building Perimeter				
	Explanation: Controlled Via Photo	ocell			
HID	6%	2041 **	10		
	Other Observation, Extent: N/A, Are	ea Affected : 100%			
	Location : Building Perimeter				
	Explanation: Controlled Via Photo	ocell			
Incandescent	1% 2-4 \$5,90	00 2043 **	2		
	Obsolete Fixtures, Extent : Light, Ar	ea Affected : 100%			
	Location : Roof				
No Component	90%				
Alarm					
Security System					
Generic	100%	2033 \$206,100	1	\$42,000	
	Other Observation, Extent: N/A, Are	ea Affected : 100%			
	Location : Throughout The Buildin	g			
	Explanation: CCTV Surveillance	Cameras, Intrusion Alarm Syst	tem		
Fire/Smoke Detection					
Under Construction	100%				

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

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

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

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

Asset #: 2090

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

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

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

Asset #: 2090

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning Distribution CW & CHW Wtr	100%	Now	\$177,500	2063	* *	4	\$5,500	
Pipe/Pump	Location Insul. Dete Location Malfunctio Location Unit Inope Location Other Obse	: Through riorating, : 1st Floor ming, Exter : 1st Floor rable, Exter : 1st Floor ervation, E : Through		Risers, T Area Aff a Affected a Affected a Affecte a - One F a ffected :	ected : 10% 1 : 100% sion Tanks d : 33% tump	)bserved	In Room 243	
T 1D .	Explanat	ion : Dual	Temperature Syste	m				
Terminal Devices Fan Coil - 2 Pipe	100% Broken, Ex		\$3,349,400 re, Area Affected :	2043 100%	* *	1	\$32,700	
	Units Ma Noisy/Vibra Location Other Obsa Location	lfunctionin ating, Exte : Various I ervation, E : Throughd	nt : Moderate, Are Locations extent : N/A, Area A	a Affecte	d: 30% 100%		gective, various	
Heat Rejection					**			
Dry Cooler	Unit Inope Location	: Roof ervation, E	\$50,400 ent : Severe, Area A extent : N/A, Area A			2	\$6,300	
		v	Units Serving 8th F	Iloor Tele	com Room			
No Component	90%							
Ventilation Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$62,700	
Exhaust Fans Interior	On Extende	-	\$23,900 tent : Light, Area A r Mechanical Room		\$238,600 100%	2	\$1,300	
	Unit Inope	rable, Exte	nt : Moderate, Are Mechanical Room	a Affecte	d : 100%			
Roof	49%			2033	\$104,400	2	\$1,700	
Wall Unit	2% Other Obse	ervation, E	xtent : N/A, Area A	2028 Iffected :	\$900 100%	2	\$100	

#### Plumbing

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

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

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

Asset #: 2090

Mechanical	Current Repair	Future R	Replacement	M				
System Component Type	% of Fail Date Estimated Total (Years)	d Cost   Year   Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Plumbing								
H/C Water Piping								
Brass/Copper	100%	2043	* *	1				
	•	Booster Pump w/Tank, Extent : Light, Area Affected : 100%						
	Location: 1st Floor Mechanic	al Room						
Water Heater With Tanks								
Electric	100%	2028	\$231,000	4				
	Other Observation, Extent : Light Location : Basement							
	Explanation: 2 - 250 Gallons	Each						
HW Heat Exchanger	•							
Steam Fired	100%	2033	\$530,900	4	\$11,100			
Sanitary Piping								
Cast Iron	100%	LIFE	* *	1				
Storm Drain Piping								
Cast Iron	100%	LIFE	* *	1				
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%	LIFE	* *					
	Other Observation, Extent : N/A	, Area Affected : 10	0%					
	Location: 1st To 8th Floor							
	Explanation : Four Units							
Fire Suppression								
Standpipe	1000/	20.42	* *	1.5	Φ <i>5.6.7</i> 00			
Generic	100%	2043	* *	1-5	\$56,700			
Sprinkler	000/							
No Component	90%	20.42	* *	1.2	<b>#2.20</b> 2			
Generic	10%	2043	* *	1-2	\$3,200			
Fire Pump	1000/	2026	* *	1	¢21 000			
Generic	100%	2036	ጉ <b>ጥ</b>	1	\$21,000			

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

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

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Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : BRONX COMMUNITY COLLEGE COMMUNITY HALL

Address : 2020 SEDGWICK AVENUE

Borough : BRONX Agency's Number : 21006

Program / Asset # : CUN0007.060 / 2091 Yr Built/Renovated : 1958 / 2002

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

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

Areas Surveyed : Basement, Roof, Floors 1

Block : 3222 Lot : 62 BIN : 2100240

CAPITAL	FY 2026 - 2029	FY 2030 - 2035		
Exterior Architecture	\$306,900	\$176,700		
Interior Architecture		\$902,300		
Electrical		\$743,200		
Mechanical	\$1,680,100	\$456,600		
Total	\$1,987,000	\$2,278,700		
Importance Code A	\$306,900	\$176,700		
Importance Code B	\$1,680,100	\$2,102,100		
Total	\$1 087 000	\$2 278 700		

\$2,278,700

\$332,300	\$12,000	\$38,300	\$15,900
\$23,800			
\$229,900	\$12,000	\$33,600	\$15,900
\$78,600		\$4,600	
\$332,300	\$12,000	\$38,300	\$15,900
\$7,200	\$7,200	\$7,200	\$7,200
\$23,100			
\$153,700	\$2,800	\$20,700	\$2,800
\$27,900	\$1,500	\$1,400	\$1,700
\$41,800	\$500	\$4,300	\$4,200
\$78,600		\$4,600	
FY 2026	FY 2027	FY 2028	FY 2029
	\$78,600 \$41,800 \$27,900 \$153,700 \$23,100 \$7,200 <b>\$332,300</b> \$78,600 \$229,900	\$78,600 \$41,800 \$27,900 \$1,500 \$153,700 \$23,100 \$7,200 \$7,200 \$332,300 \$78,600 \$229,900 \$12,000	\$78,600 \$41,800 \$500 \$4,300 \$27,900 \$1,500 \$1,400 \$153,700 \$2,800 \$20,700 \$23,100 \$7,200 \$7,200 \$7,200 \$332,300 \$12,000 \$38,300 \$4,600 \$229,900 \$12,000 \$333,600



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

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

Asset #: 2091

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

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

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

Asset #: 2091

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

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

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

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

Asset #: 2091

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

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

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

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

Asset #: 2091

Electrical	Currer	nt Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priorit
Lighting							
Exterior Lighting							
HID	5%		2038	* *	10		
	Other Observation	, Extent : N/A, Area A	Affected :	100%			
	Location : Buildi	ing Perimeter					
	Explanation : Co	ontrolled Via Photoce	!!				
Incandescent	5% 4+	\$3,800	2038	* *	2		
	On Extended Life,	Extent : Moderate, A	rea Affec	ted : 100%			
	Location : Canop	py					
	Other Observation	, Extent : Light, Area	Affected	: 100%			
	Location : Canop	py					
	Explanation : Do	ownlights Under The	Canopy				
No Component	90%						
Alarm							
Security System							
Generic	100%		2033	\$66,700	1	\$13,600	
		, Extent : N/A, Area A	Affected :	100%			
	Location : Throu	ghout The Building					
	Explanation : CO	CTV Surveillance Can	neras, In	trusion Alarm Syste	e <b>m</b>		
Fire/Smoke Detection							
Under Construction	100%						

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

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

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

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

Asset #: 2091

Mechanical	Curre	Current Repair Future Replacement				Maintenance			
System Component Type	% of Fail D Total (Year	ate Estimated Cost (s)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Heating									
Distribution									
Ductwork/Diffusers	40%	4.400	LIFE	* *	2-5	\$8,100			
Hot Wtr Piping/Pump	20% Now	+ - /	2041	* *	4	\$400			
		: Moderate, Area Affe ment Mechanical Roo		%					
				Factod : 500/					
		ng, Extent : Moderate ment Mechanical Roo		ectea : 50%					
		ment Mechanicai Roo . Extent : Light, Area A		100%					
	Location: Thro		пурестей.	100/0					
Steam Piping/Pump	40% Now		2043	* *					
Steam 1 iping/1 ump		: Moderate, Area Affe							
		ment Mechanical Roo		. 0					
	Insul. Deteriorating, Extent: Moderate, Area Affected: 100%								
		ment Mechanical Roo	00						
	Leak Evident, Ext	ent : Severe, Area Affe	ected : 50	%					
	Location : Base	ment Mechanical Roo	m						
	On Extended Life	Extent : Light, Area	Affected :	100%					
	Location: Base	ment Mechanical Roo	m						
Terminal Devices									
Air Handler	90%		2028	\$602,200	1	\$20,300			
	-	Extent : Light, Area		100%					
		ment Mechanical Roo							
Convector/Radiator	10%		2031	\$29,100	1	\$1,200			
	On Extended Life, Extent : Light, Area Affected : 100% Location : 1st Floor Vestibule And Toilet Room								
	Location : 1st F	loor Vestibule And To	ilet Room	!					
Controls	500/ N	. ¢25.500	2026	¢510.600					
Digital	50% Now	* - /	2026	\$510,600					
	Malfunctioning, Extent : Moderate, Area Affected : 100% Location : Throughout - No Front End Communication								
	Location : Inrougnout - No Front Ena Communication Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Thro		19900000	10070					
		ampus Central Plant I	Digital C	ontrols With Local	Pneumai	tic Field Devices			
		Building Air Compres							
Pneumatic	50% Now	\$34,400	2027	\$343,600					
	Leaking, Extent:	Severe, Area Affected	: 100%						
	Location : Base	ment By Air Compress	sor						
Air Conditioning									
Energy Source									
Electricity	20%		2041	* *	1				
No Component	80%								

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

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

Asset #: 2091

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

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

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

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

Asset #: 2091

Mechanical	Current Repair	Future R	Replacement	М	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Water Heater With Tanks						
Electric	100%	2028	\$69,300	4		
	Other Observation, Extent : N		0%			
	Location : Basement Mecha	nical Room				
	Explanation: One - 175 Ga	llons				
HW Heat Exchanger						
Steam Fired	1%	2033	\$1,700	4		
	Abandoned in Place, Extent:	0				
	Location: Basement Mecha	nical Room - Unit For	· Old Kitchen, C	Connected	d But Not Used	
No Component	99%					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : N	VA, Area Affected : 10	0%			
	Location: Basement To 1st.	Floor				
	Explanation: One Unit					
Fire Suppression						
Standpipe						
Generic	100%	2043	* *	1-5	\$18,400	

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

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

#### Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : BRONX COMMUNITY COLLEGE ENERGY PLANT

Address : 121 WEST 180th STREET

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

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

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

Areas Surveyed : Roof, Floors 1, Mez

Block : 3222 Lot : 62 BIN : 2100251

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$180,100	\$359,500
Interior Architecture	\$128,600	\$147,000
Electrical	\$221,400	\$243,000
Mechanical	\$707,700	\$1,373,300
Total	\$1,237,900	\$2,122,800
Importance Code A	\$180,100	\$574,300
Importance Code B	\$929,200	\$1,548,500
Importance Code C	\$128,600	
Total	\$1,237,900	\$2,122,800

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$40,300		\$6,300	
Interior Architecture	\$10,700	\$1,400		
Electrical	\$11,600	\$3,200	\$13,100	\$3,600
Mechanical	\$13,000	\$8,600	\$26,200	\$9,600
Site Enclosure	\$7,800			
Total	\$83,500	\$13,100	\$45,600	\$13,200
Importance Code A	\$42,800	\$2,500	\$8,800	\$2,500
Importance Code B	\$35,200	\$10,600	\$36,700	\$10,700
Importance Code C	\$5,400			
Total	\$83,500	\$13,100	\$45,600	\$13,200



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

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

Asset #: 2083

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

Interior

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

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

Asset #: 2083

Architecture	Current	Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior							
Floors							
Cast in Place Concrete	90% Horizontal Cracks, I Location : Through	-	LIFE Affected	: 5%	5	\$87,200	
Ceramic Tile	5%		2042	* *	5	\$2,200	
Vinyl Tile	5% Worn/Eroded, Exten Location : Through		2033 ted : 25%	\$59,800	3	\$800	
Interior Walls							
Concrete Masonry Unit	90% 0-2 Vertical Cracks, Ext Location : Through		LIFE a Affected	* * d : 5%	5	\$28,000	
Glass: Single Pane	5%		LIFE	* *	5	\$2,900	
Metal Panel	5%		LIFE	* *			
Ceilings							
AcousTileSusp.Lay-In	7% Now \$10,100 2046 ** 5 \$1,600  Broken/Missing Elements, Extent: Moderate, Area Affected: 25%  Location: Offices At Mezzanine  Staining/Discoloring, Extent: Moderate, Area Affected: 25%  Location: Offices At Mezzanine  Water Penetration, Extent: Moderate, Area Affected: 20%						
A consTileCuer I ev In	Location : Offices  3%	110 1/10224/11/10	2046	* *	5	¢1 200	
AcousTileSusp.Lay-In	3% 85%		LIFE	* *	3	\$1,300	
Exposed Struc: Steel Metal Panel	5%		LIFE	**	5	\$2,800	
Site Enclosure	370		LIL			\$2,000	
Fence/Gates							
Aluminum Rail	20%		2046	* *	5-10	\$8,900	
Chain Link	80%		2053	* *			
Retaining Walls Cast in Place Concrete	100% 0-2 Cracking/Crumbling Location : Northw	\$2,300 g, Extent : Moderate est Corner Of Build		** Gected : 5%			
Site Pavements							
On-Site Walkways							
Asphalt	80%		2042	* *			
Cast in Place Concrete	20%		2046	* *			
Parking/Driveway Asphalt	100%		2042	* *			
Asphalt	100%		2042	**			

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

Under 600 Volts

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

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

Asset #: 2083

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

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

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

Asset #: 2083

Electrical	Current Repair	Current Repair Future Replacement Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
tand-by Power						
Generators						
Diesel	50%	2042	**	1	\$4,900	
	Other Observation, Extent: N/A, Area A	Iffected :	100%			
	Location : Roof Explanation : Rated At 750 Kilovolt A	mnaras				
Diesel	50%	2042	* *	1	\$4,900	
Diesei	Other Observation, Extent : N/A, Area A			1	\$4,900	
	Location: Roof	уусскей.	10070			
	Explanation: Rated At 937.5 Kilovolt	Amperes	,			
Batteries	1	1				
Lead/Acid	100%	2026	\$2,400	5	\$900	
Fuel Storage						
Day Tank	30%	2041	* *	5		
	Other Observation, Extent: N/A, Area A	lffected :	100%			
	Location: Roof	, T 1				
	Explanation: Two 250 Gallon Capacit	ty Tanks.				
No Component	70%	100 1	00/			
	Other Observation, Extent : N/A, Area A Location :	ујестеа :	0%			
	Explanation: Using Heating Tanks					
ghting	Explanation . Osing Heating Tunks					
Interior Lighting						
Fluorescent	40%	2028	\$169,700	10	\$9,300	
	T-8 Lamps And Fixtures, Extent: Light,	Area Aff	ected : 100%			
	Location : Throughout The Building					
HID	10%	2028		10	\$100	
LED	50%	2041	* *			
Egress Lighting						
Exit, Service	80%	2033	\$8,500	1	44.00	
Exit, Battery	20%	2033	\$7,000	10	\$300	
Exterior Lighting	450/	2020	¢£1.700	10		
HID	45% Other Observation, Extent : N/A, Area A	2028	\$51,700	10		
	Location: Roof	ујестеи .	10070			
	Explanation : Controlled Via Photocel	7.				
HID	5%	2041	* *	10		
IIID	Other Observation, Extent : N/A, Area A		100%	10		
	Location : Roof	55				
	Explanation : Controlled Via Photocel	7				
No Component	50%					
ightning Protection						
Arresters/Cabling						
Generic	100%	2048	* *	5	\$300	
	Other Observation, Extent : N/A, Area A	Iffected :	100%			
	Location: Roof	_				
	Explanation: The Lightning Protection	n System	Covers Mechanica	al Equipi	nent.	

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

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

Asset #: 2083

Electrical	Current Repair	Future Rep	olacement	M					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estin	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Alarm									
Fire/Smoke Detection									
Generic, Digital	100%	2038	* *	1-3	\$16,000				
	Other Observation, Extent: N/A, Area	Affected: 100%	6						
	Location: Throughout The Building								
	Explanation: Central Control Panel. Strobe Lights, Manual Pull Stations, Alarm Bells,								
	Smoke Detection.								

Mechanical	Current Repair		Futu	re Replacement	М	aintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
leating									
Energy Source Interruptible Gas/Dual Fuel	100%	1		2033	\$56,500	1			
1 401	Other Observation, Extent: N/A, Area Affected: 100% Location: Underground								
	Explana	tion : Four	Tanks, 20,000 Ga	llons Eac	ch				
Conversion Equipment Steam Boiler	100%	1		2031	\$214,800	1	\$25,000		
		n Extended Life, Extent : Light, Area Affected : 100% Location : 1st Floor							
		servation, E n : 1st Floo	Extent : N/A, Area A r	ffected :	100%				
	Explana	tion : Three	e High Pressure Ste Each - Provide Stea						
Distribution									
Hot Wtr Piping/Pump	30%	1		2032	\$16,200	4	\$400		
Pres. Reducing Valve/LP Steam	2%	1		2029	\$400				
Central Plant Steam Piping/Pmp	60%	•		2033	\$415,800	4	\$700		
Steam Piping/Pump	8%	1		2033	\$15,800				
Terminal Devices	070				410,000				
Air Handler	80%	)		2033	\$371,000	1	\$12,500		
Unit Heater - Steam	20%	1		2033	\$28,000	4	\$500		
Controls									
Digital		servation, E	Extent : N/A, Area A	2026  ffected :	\$707,700 100%				
	Explana		out ous Central Plant L Iding Air Compres.		ontrols With Local	Pneumai	tic Field Devices		
ir Conditioning			-						
Energy Source						_			
Electricity	100%	)		2041	* *	1			

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

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

Asset #: 2083

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

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

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

Asset #: 2083

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

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

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

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : BRONX COMMUNITY COLLEGE GOULD MEMORIAL LIBRARY

Address : 2060 SEDGWICK AVENUE

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

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

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

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

Block : 3222 Lot : 62 BIN : 2100243

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,745,000	\$181,900
Interior Architecture	\$1,502,100	\$173,400
Electrical		\$291,100
Mechanical	\$3,183,000	\$1,501,300
Total	\$6,430,100	\$2,147,600
Importance Code A	\$1,745,000	\$181,900
Importance Code B	\$4,174,300	\$1,965,700
Importance Code C	\$510,800	
Total	\$6,430,100	\$2,147,600

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$66,600		\$7,400	
Interior Architecture	\$80,800	\$500		\$153,500
Electrical	\$26,100	\$400	\$76,500	\$700
Mechanical	\$194,100	\$9,300	\$90,200	\$7,900
Site Pavements	\$36,600			
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
Total	\$418,600	\$24,500	\$188,400	\$176,500
Importance Code A	\$66,600		\$7,400	
Importance Code B	\$287,200	\$24,500	\$181,000	\$176,500
Importance Code C	\$64,700			
Total	\$418.600	\$24,500	\$188,400	\$176,500



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

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

Asset #: 1571

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

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

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

Asset #: 1571

Architecture	Current Repair	Future Replacement	Ma					
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
nterior								
Floors	400/			44.5.000				
Carpet	10%	2029 \$149,500	3	\$15,800				
	Staining/Discoloring, Extent : Light Location : Auditorium	it, Area Affected : 15%						
		)00 TIEE **		Φ1 <b>π 2</b> 00				
Cast in Place Concrete	10% Now \$71,9		5	\$17,300				
	Cracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: Throughout Sub-basement							
	Location: Inrougnout Sub-basement Water Penetration, Extent: Moderate, Area Affected: 10%							
	Location: Sub-basement Mechan							
Glass Block	10% Now \$186,9	<u> </u>	1					
Glass Block	Cracking/Crumbling, Extent: Mod	2048	1					
	Location: Upper Levels Around							
Mosaic Tile	25% 4+ \$69.4		5	\$24,600				
Wosaic Tile	Cracking/Crumbling, Extent : Ligh	100 2036	3	\$24,000				
	Location: In Rotunda	., 11, cu 13, ceteu . 10, 0						
Panel/Paver: Cer/Brk	3% Now \$48,3	300 2041 **	5	\$2,700				
Tunent aver. Cerbik	Broken/Missing Elements, Extent:		3	\$2,700				
	Location: Sub-basement Mechanical Spaces							
	Cracking/Crumbling, Extent: Moderate, Area Affected: 10%							
	Location : Sub-basement Mechan	nical Spaces						
Marble Panels	10%	LIFE **	5	\$5,900				
Terrazzo	12%	LIFE **	5	\$7,400				
Vinyl Tile	5%	2033 \$116,800	3	\$1,500				
Wood	15% Now \$453,8		5	\$11,100				
	Broken/Missing Elements, Extent:							
	Location: Upper Levels Around The Rotunda							
	Dry Rot/Decay, Extent: Moderate, Area Affected: 15%							
	Location: Upper Levels Around The Rotunda							
	Split/Cracked, Extent: Moderate, Area Affected: 35%							
	Location: Upper Levels Around The Rotunda							
	Worn/Eroded, Extent : Moderate, Area Affected : 35% Location : Upper Levels Around The Rotunda							
	Location : Opper Levels Around	THE ROLUNAU						

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

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

Asset #: 1571

Architecture	Current Re	t Repair Fut		e Replacement	M				
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
nterior									
Interior Walls									
Glass: Single Pane	2% Now	\$28,100	LIFE	* *	5	\$2,200			
	Broken/Missing Elemen Location : Throughou		erate, Are	ea Affected : 10%					
	Other Observation, Ext	Other Observation, Extent: Moderate, Area Affected: 10%							
	Location: Upper Level Of Rotunda								
	Explanation : Stain G	lass Panes Vando	alized						
Masonry: Brick	10% Now	\$294,500	LIFE	* *					
,	Joint Mortar Miss/Erod Location : Sub-basem	d, Extent : Moder	ate, Area	Affected: 20%					
	Spalling, Extent: Mode	erate, Area Affect	ed : 20%						
	Location : Sub-basem	**							
	Water Penetration, Ext	ent : Moderate, A	rea Affec	ted : 10%					
	Location : Sub-basem		55						
Masonry: Limestone	20%		LIFE	* *					
Marble Panels	20%		LIFE	* *					
	Other Observation, Ext	ent : N/A, Area A		30%					
	Location: Rotunda		,,,						
	Explanation: Include	es Columns In Ro	tunda						
Plaster	23% Now	\$216,300	LIFE	* *	5	\$10,000			
1 145001				ea Affected : 30%		<b>\$10,000</b>			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30% Location : Auditorium, Upper Level Around Rotunda								
	Cracking/Crumbling, Extent: Moderate, Area Affected: 30%								
	Location: Sub-basement, Auditorium, Upper Level Walls Around The Rotunda								
	Paint Peeling, Extent: Moderate, Area Affected: 30%								
	Location : Throughou		33						
Plaster	20%		LIFE	* *	5	\$8,700			
Wood	5%		LIFE	* *	5	\$28,900			

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

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

Asset #: 1571

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

Electrical	Current	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment							
Under Construction	100%						
Transformers							
<b>Under Construction</b>	100%						

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

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

Asset #: 1571

Electrical	Current Repair			Futu	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
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		
	Insulation	Aged, Exte	ent : Moderate, Are	a Affecte	ed : 100%			
	Location	ı : Through	out Building.					
Thermoplastic	50%			2033	\$32,300	1		
Thermoplastic	10%			2053	**	1		
Motor Controllers								
Locally Mounted	100%			2031	\$230,400	5	\$600	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Under Construction	100%							
Lighting								
Interior Lighting								
Under Construction	100%							
Egress Lighting								
Emergency, Service	50%			2033	\$27,300	1		
Exit, LED	10%			2048	* *	1		
Exit, Battery	40%			2028	\$41,000	10	\$2,200	
Exterior Lighting								
Incandescent	7%			2028	\$33,300	2		
LED	3%			2043	* *			
			Extent : N/A, Area A	lffected :	100%			
		ı : Building						
			rolled Via Photocel	l				
No Component	90%							
Alarm								
Fire/Smoke Detection								
Under Construction	100%							

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

Heating

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

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

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

Asset #: 1571

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

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

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

Asset #: 1571

<i>l</i> lechanical	Current F	Maintenance							
ystem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
eating									
Controls									
Digital	90% Now	\$114,600	2026	\$2,291,900					
	Malfunctioning, Exter Location : Through								
	Other Observation, E. Location : Through		ffected : 1	100%					
	Explanation : Air H Local Pneumatic Fi					ontrols With			
Pneumatic	10%		2027	\$171,400					
	Other Observation, E.	xtent : N/A, Area A	ffected : I	100%					
	Location : Various I	Locations							
	Explanation: Pneur	natic Thermostats							
ir Conditioning									
Energy Source									
Electricity	50%		2049	* *	1				
No Component	50%								
Conversion Equipment									
Split Unit	10%		2043	* *					
	Recent Installation, E								
	Location: Outdoor	Units - Left Yard, I	ndoor Un	its - Unknown					
Window/Wall Unit	10% Other Observation, E. Location: 1st And 2	nd Floor	2028 ffected : 1	\$33,600	1				
	Explanation : Two U	Inits							
No Component	80%								
Distribution									
Ductwork/Diffusers	30% Other Observation, E. Location : Auditoria	_	LIFE Affected :	**	2	\$32,300			
	Explanation: Locat	ion Noted							
No Component	70%								
Terminal Devices									
Air Handler/Dir Expansion	30%		2028	\$102,000	1				
-	Other Observation, E. Location : Basemen		ffected : 1	100%					
	Explanation: Two U	Units For Auditorii	ım, Dx An	d Steam Coils					
No Component	70%								
Heat Rejection Air Cooled Condenser Unit	30%		2028	\$15,400	2	\$17,300			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Lower Bo								
	Explanation : Two C	-	-		ch Appro	ximately			
No Component	70%	<u> </u>		<u> </u>	11	· · · · · · · · · · · · · · · · · · ·			
umbing	1070								

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

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

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

Asset #: 1571

Mechanical	Current Rep	air Futui	e Replacement	М	aintenance				
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Plumbing									
H/C Water Piping	1000/	2022	<b>#1 13</b> 0 000						
Brass/Copper	100%	2033	\$1,138,800	1					
Water Heater With Tanks	50%	2026	\$12.700	4					
Electric	0n Extended Life, Extent	2026 Light Area Affected:	\$12,700	4					
	Location : Sub-basemer	0 00	10070						
	Other Observation, Exter		100%						
	Location : Sub-basemen	**							
	Explanation: Quantity.	: 1, 50 Gallons							
Electric	50%	2032	\$12,700	4					
	Recent Installation, Exter		·						
	Location : Sub-basemen	ıt							
	Other Observation, Exter	***	100%						
	Location : Sub-basemen								
<del></del>	Explanation: Quantity.	: 1, 50 Gallons							
Sanitary Piping	1000/	LIFE	* *	1					
Cast Iron	100%	LIFE	* *	1					
Storm Drain Piping Cast Iron	100%	LIFE	* *	1					
Sump Pump(s)	10070	LIFE		1					
Non-Submersible	50%	2028	\$8,900	4	\$900				
Submersible	50% Now	\$800 2027	\$1,400	4	\$900				
	Unit Inoperable, Extent: Severe, Area Affected: 65%  Location: Sub-basement Fan Rooms								
	Other Observation, Exter		ected : 35%						
	Location : Sub-basemen	**							
	Explanation : Improper	Installation, Unit Powe	ered Via Extension	Cord					
Fixtures									
Generic	100%								
Vertical Transport									
Elevators	1000/								
Not Accessible	100%								
Fire Suppression Standpipe									
Standpipe Generic	100%	2043	* *	1-5	\$41,700				
Generic	House Tank: Metal, Exter		! : 100%	1-3	\$41,700				
	Location : Sub-basemen								
Sprinkler									
No Component	20%								
Generic	80%	2043	* *	1-2	\$18,500				
Fire Pump									
Generic	100%	2036	* *	1	\$15,500				
-									

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

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

#### Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : BRONX COMMUNITY COLLEGE GOULD RESIDENCE HALL

Address : 2151 UNIVERSITY AVENUE

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

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

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

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

Block : 3222 Lot : 62 BIN : 2100248

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$381,800	
Interior Architecture	\$295,900	\$1,143,500
Electrical	\$228,100	\$258,200
Mechanical	\$1,477,000	\$915,200
Total	\$2,382,800	\$2,316,900
Importance Code A	\$381,800	
Importance Code B	\$1,912,600	\$2,316,900
Importance Code C	\$88,400	
Total	\$2,382,800	\$2,316,900

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$28,500		\$3,100	
Interior Architecture	\$117,900			\$3,300
Electrical	\$1,800	\$2,000	\$3,300	\$1,500
Mechanical	\$72,100	\$8,500	\$22,800	\$2,100
Site Enclosure	\$3,500			
Site Pavements	\$47,500	\$100	\$100	\$500
Total	\$271,300	\$10,600	\$29,200	\$7,500
Importance Code A	\$28,500		\$3,100	
Importance Code B	\$193,300	\$10,500	\$26,100	\$7,000
Importance Code C	\$49,600	\$100	\$100	\$500
Total	\$271,300	\$10,600	\$29,200	\$7,500



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

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

Asset #: 2794

chitecture	Current Repair Future Replacement Maintenance							
tem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit	
erior								
Exterior Walls	0.50/ 3.7	4.4.400			_	<b>0.1.7.0</b> 00		
Masonry: Brick	85% Now Vertical Cracks, Exten Location : Various B		LIFE a Affectea	* * ! : 5%	5	\$15,200		
Masonry: Fieldstone	3% Now Joint Mortar Miss/Ero Location: East Faca Open Joints, Extent: I Location: East Faca Water Penetration, Ex. Location: Various R	ide Base Moderate, Area A <u>f</u> ide Base tent : Moderate, A	fected : 2 rea Affec	0%	5	\$400		
Maganny Cranita	5% Now	\$13,800	LIFE	* *	5	\$700		
Masonry: Granite	Joint Mortar Miss/Ero Location: Building I Water Penetration, Ex. Location: West Face	d, Extent : Moder Base tent : Moderate, A	ate, Area	Affected: 25%	3	\$700		
Masonry: Limestone	5% Staining/Discoloring, Location: East Eleve Other Observation, Ex Location: East Eleve Explanation: Rustea	ation, 1st Floor tent : Light, Area ation, 1st Floor	Affected	: 20%	5 nding	\$700		
Stucco Cement	2% Now Cracking/Crumbling, Location: East Eleve Water Penetration, Ex. Location: East Eleve	\$4,000 Extent : Moderate ation tent : Moderate, A	2038 , Area Aff	* * Fected : 5%	5	\$400		
Windows								
Wood	100% Now Air Infiltration, Extent Location: Througho Deteriorated Finish, E Location: Througho Dry Rot/Decay, Extent Location: Througho Glazing Broken/Crack Location: Througho Worn/Eroded, Extent: Location: Througho	ut Extent : Moderate, ut : : Moderate, Area ut ed, Extent : Mode ut Moderate, Area A	Area Affo Affected rate, Area	ected : 50% : 15% a Affected : 5%	5	\$40,900		
Roof								
Copper/Terne Slate	10% 90% Recent Repair Evident Location : Hip Roof	, Extent : N/A, Arc	2048 LIFE ea Affecte	* * * * ed : 50%	10	\$3,100		
Soffits								
Masonry: Limestone	100%		LIFE	* *	5			

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

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

Asset #: 2794

rchitecture	Current	Repair	Futur	e Replacement	cement Maintenance					
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
erior Floors										
Cast in Place Concrete	5% Now Broken/Missing Elen Location: 1st Floo Cracking/Crumbling Location: 1st Floo Water Penetration, E Location: 1st Floo	r , Extent : Moderate r xtent : Moderate, A	, Area Af	fected : 5%	5	\$3,600				
Ceramic Tile	3%		2036	* *	5	\$1,000				
Terrazzo	2%		LIFE	* *	5	\$500				
Vinyl Tile	55% Now \$49,400 2033 \$493,700 3 \$6,900  Broken/Missing Elements, Extent: Moderate, Area Affected: 5%  Location: Throughout  Loose Units, Extent: Moderate, Area Affected: 5%  Location: Throughout  Patching Evident, Extent: Moderate, Area Affected: 15%  Location: Throughout  Worn/Eroded, Extent: Moderate, Area Affected: 50%  Location: Throughout									
Vinyl Tile 9" X 9"	25% Now Broken/Missing Elen Location: 1st Floo Cracking/Crumbling Location: 1st Floo Worn/Eroded, Extent Location: 1st Floo	r Corridor And Att. Extent : Moderate r Corridor And Att. : Moderate, Area A	ic , Area Af ic Affected :	fected : 20%	3	\$3,100				
Wood	10% Now Deteriorated Finish, Location: Attic Misaligned/Bulging, Location: Attic Worn/Eroded, Extent Location: Attic	Extent : Moderate,	Area Aff	ected : 10%	5	\$3,100				
Interior Walls										
Ceramic Tile	5%		2036	* *	5	\$4,100				
Gypsum Board	5%		LIFE	* *	5	\$2,500				
Plaster	90% Now \$88,400 LIFE ** 5 \$22,300  Cracking/Crumbling, Extent: Moderate, Area Affected: 30%  Location: Rooms 107, 108, 109, 110, Southwest Stairwell  Water Penetration, Extent: Moderate, Area Affected: 30%									
	Location: Rooms				vell					

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

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

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

Asset #: 2794

Architecture		Current I	Repair	Futu	re Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Interior									
Ceilings	250/	3.7	Φ <b>2</b> < 100	2020	* *	-	<b>#4.200</b>		
AcousTile,Adhered		Now	\$26,100	2038	• •	5	\$4,200		
		ssing Eiem : Corridoi	ents, Extent : Mode	erate, Ar	ea Affectea : 5%				
			s tent : Light, Area A	ffected .	5%				
	_	: Corridoi		ууссиси .	570				
		ning/Discoloring, Extent : Light, Area Affected : 5%							
	_	: Corridoi	-						
Plaster	75%	Now	\$37,100	LIFE	* *	5	\$15,600		
Traster			Extent : Moderate		ffected : 20%	J	Ψ12,000		
	-	_	01, 107b, 110		V				
	Water Pen	etration, E.	xtent : Moderate, A						
	Location	: Rooms 1	01, 107b, 110						
Site Enclosure									
Fence/Gates									
Metal Rail	100%			2038	* *				
Retaining Walls	1000/	N.T.	Ф2.500	20.42	* *				
Concrete Masonry Unit		Now	\$3,500 derate, Area Affect	2043					
			ueraie, Area Ajjeci st Corner Of Buildi		9				
Site Pavements	Location	. Southwes	st corner of Burian	8					
On-Site Walkways									
Cast in Place Concrete	75%			2046	* *				
Masonry: Granite	10%	Now	\$9,900	LIFE	* *				
•	Joint Mort	ar Miss/Er	od, Extent : Moder	ate, Ared	a Affected : 50%				
	Location	: At All Ex	terior Stairs						
Wood	15%	Now	\$37,600	2033	\$37,600	1-3	\$1,800		
	Broken/Missing Elements, Extent: Moderate, Area Affected: 20% Location: Handicap Ramp								
	Loose Connections, Extent : Moderate, Area Affected : 30%								
	Location : Handicap Ramp								
	Rotting/Splitting, Extent : Moderate, Area Affected : 75%								
	Location	: Handica	p Ramp						
Parking/Driveway	10001			2015	at •				
Cast in Place Concrete	100%			2046	* *				

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

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

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

Asset #: 2794

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

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

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

Asset #: 2794

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

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

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

Asset #: 2794

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

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

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

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : BRONX COMMUNITY COLLEGE GUGGENHEIM HALL

Address : 155 WEST 180th ST

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

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

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

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

Block : 3222 Lot : 62 BIN : 2100253

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$663,700	\$309,900
Interior Architecture	\$1,780,200	
Electrical	\$60,300	\$466,700
Mechanical	\$670,900	\$612,000
Total	\$3,175,100	\$1,388,700
Importance Code A	\$663,700	\$309,900
Importance Code B	\$2,395,100	\$1,078,800
Importance Code C	\$116,300	
Total	\$3,175,100	\$1,388,700

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$54,900		\$1,400	
Interior Architecture	\$73,600	\$800		\$2,700
Electrical	\$100	\$200		
Mechanical	\$114,500	\$700	\$26,100	\$700
Site Enclosure	\$13,300			
Site Pavements	\$9,800			
Total	\$266,100	\$1,700	\$27,500	\$3,400
Importance Code A	\$54,900		\$1,400	
Importance Code B	\$188,100	\$1,700	\$26,100	\$3,400
Importance Code C	\$23,100			
Total	\$266,100	\$1,700	\$27,500	\$3,400



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

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

Asset #: 2646

rchitecture	Current Repair Future Replacement					Maintenance		
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
terior								
Exterior Walls								
Masonry: Brick	85% Now Diagonal Cracks, E. Location: 3rd Flo Joint Mortar Miss/E Location: Various Loose Units, Extent Location: Buildin	or Window Lintels rod, Extent : Moder Elevations On 3rd : : Moderate, Area Aj	ate, Area Floor	Affected : 15%	5	\$40,400		
	Vegetation Growth, Location : East El		Area Affe	cted : 10%				
Masonry: Granite	5%		LIFE	* *	5	\$1,800		
Masonry: Limestone	5% Now Cracking/Crumbling Location : Surrour Joint Mortar Miss/E Location : North A	nd At Entrance And . Trod, Extent : Moder	Horizont	al Cornice Band	5	\$1,800		
Stucco Cement	Vertical Cracks, Ext	Bulkhead And East I	Elevation a Affected	At Building Base l : 5%	5	\$3,000		
Windows								
Aluminum	100% Now Broken/Missing Eler Location : Missing	\$4,900 ments, Extent : Mod Insect Screens At M			5	\$2,600		
Parapets								
Masonry: Brick	90% Now Cracking/Crumbling Location: Upper A Joint Mortar Miss/E Location: Upper A Misaligned/Bulging, Location: Upper K Spalling, Extent: M Location: Lower K Vegetation Growth, Location: East An	Ind Lower Roof Frod, Extent : Moder Ind Lower Roof Extent : Moderate, Poof Oderate, Area Affect Poof	ate, Area Area Aff	Affected : 25%	5	\$10,000		
Masonry: Limestone	Joint Mortar Miss/E Location : Coping Loose Units, Extent	tive Cornice At Nor. rod, Extent : Moder s And Cornice	thwest Co cate, Area ffected : 2	orner Affected : 25%	5	\$1,400		

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

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

Asset #: 2646

Architecture	Current Repair	r Future	Replacement	Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	mated Cost   Year   FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior Roof						
Built-Up (BUR)	95% Now Grvl/Blst Miss/Disp, Extent Location: Upper And Lov Ponding, Extent: Moderate Location: Various Locati Vegetation Growth, Extent Location: Lower Roof Water Penetration, Extent:	wer Roof e, Area Affected : 10% ons : Moderate, Area Affecto	ed : 10%			
	Location: Various Locati		. 1570			
Single Ply Membrane	5%	2038	* *	10	\$1,400	
Soffits Masonry: Limestone	100% Now Diagonal Cracks, Extent: 1 Location: Soffit At Entra	**	**	5	\$100	
Interior						
Floors Cast in Place Concrete	15%  Paint Peeling, Extent: Light Location: Throughout Ba		* *	5	\$10,800	
Ceramic Tile	5%	2042	* *	5	\$1,600	
Terrazzo	15%	LIFE	* *	5	\$3,800	
Vinyl Tile 9" X 9"	65% Now Broken/Missing Elements, I Location: Adjacent To Ro Patching Evident, Extent: Location: Various Locati	adiator Locations Light, Area Affected : 10		3	\$8,000	
Interior Walls						
Concrete Masonry Unit	10%	LIFE	* *	5	\$2,300	
Marble Panels Plaster	5% 85% Now Cracking/Crumbling, Exter		* * * * cted : 10%	5	\$14,700	
	Location: 3rd Floor Adja Loose/Delam Surface, Exte Location: 3rd Floor Adja Staining/Discoloring, Exter Location: 3rd Floor Adja Water Penetration, Extent: Location: 3rd Floor Adja	nt : Moderate, Area Affo acent To Windows nt : Moderate, Area Affe acent To Windows Moderate, Area Affecte	cted : 5%			

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

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

Asset #: 2646

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

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

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

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

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

Asset #: 2646

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

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

#### Heating

Note:

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

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

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

Asset #: 2646

<b>Mechanical</b>		Current I	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating								
Energy Source								
HTHW/HW	100%			2043	**	1		
			Extent : N/A, Area A	Affected :	100%			
		: Basemen	n lied From Campus	Uaating	Dlant			
Conversion Equipment	Expianai	ion : Supp	uea From Campus	пеанпу	Piani			
Heat Exchanger, Shell & Tube	100%			2036	* *			
		ervation, E : Basemen	Extent : N/A, Area A at	Affected :	100%			
	Explanati Heating I		n Generator, High	Temperat	ure Water Heat So	urce Fro	m Campus	
Distribution P: '/P	1000/	NT	<b>#24.20</b> 2	2022	<b>0171 000</b>			
Steam Piping/Pump	100%		\$34,300	2033	\$171,200			
	_	: Through	Extent : Light, Ared	і Ајјестеа	1.100/6			
Terminal Devices	Locuiton	. Through	oui					
Convector/Radiator	95%	Now	\$3,300	2031	\$166,100	1	\$6,000	
C 011 ( <b>C 0</b> 002) 1 ( <b>M 0</b> 2000)			oderate, Area Affe			-	\$0,000	
	Location	: 3rd Floo	r - Rooms 346b, 3-	46c - 2 U	nits			
		ed Life, Ex : Through	tent : Light, Area 2 out	Affected :	100%			
Not Accessible	5%							
	Other Obse	ervation, E	Extent : N/A, Area A	Affected :	0%			
		: Various						
	Explanati	ion : No A	ccess To Several L	aboratori	ies / Shops			
Controls	1000/	N	\$20.700	2026	¢(14.200			
Digital	100% Broken Fr		\$30,700 erate, Area Affecte	2026 2d · 100%	\$614,200			
			at - Air Compresso		,			
			nt : Moderate, Are		d : 100%			
	-	-	out - No Front End					
	Other Obse	ervation, E	Extent : N/A, Area A	Affected :	100%			
	Location	: Basemen	nt					
			ous Central Plant I lding Air Compres		ontrols With Local	Pneuma	tic Field Devices	
r Conditioning								
Energy Source	100%			2041	* *	1		
Electricity Conversion Equipment	100%			2041		1		
Split Unit	5%			2028	\$25,400			
Spin Oint		frigerant	Extent : Light, Ared					
			oof - Condensing (			S		
Window/Wall Unit	70%			2028	\$56,700	1		
No Component	25%			2020	Ψ30,700	1		
entilation	25,0							

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

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

Asset #: 2646

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

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

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

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

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

Address : 2060 SEDGWICK AVENUE

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

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

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

Areas Surveyed : Basement, Roof, Floors 1

Block : 3222 Lot : 62 BIN : 2100243

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$399,500	\$53,600
Interior Architecture		\$79,000
Electrical	\$144,800	
Total	\$544,300	\$132,600
Importance Code A	\$399,500	\$53,600
Importance Code B	\$144,800	\$79,000
Total	\$544,300	\$132,600

Total	\$154,700	\$300	\$7,200	\$100
Importance Code C	\$71,700			
Importance Code B	\$83,000	\$300	\$200	\$100
Importance Code A			\$7,100	
Total	\$154,700	\$300	\$7,200	\$100
Site Pavements	\$29,900			
Mechanical	\$100	\$100	\$100	\$100
Electrical	\$30,500	\$200	\$100	
Interior Architecture	\$94,200			
Exterior Architecture			\$7,100	
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029



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

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

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

Asset #: 2075

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

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

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

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

Asset #: 2075

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

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

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

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

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

Asset #: 2075

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

Lighting

Exterior Lighting

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

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

Location: Building Perimeter

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

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

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

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : BRONX COMMUNITY COLLEGE HAVEMEYER LABORATORY

Address : 185 WEST 180th STREET

 Borough
 : BRONX
 Agency's Number
 : 21032

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

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

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

Areas Surveyed : Basement, Floors 1,2,Att

Block : 3222 Lot : 62 BIN : 2100256

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$186,000	
Interior Architecture	\$134,500	\$672,400
Electrical	\$244,100	\$70,000
Mechanical	\$310,300	\$362,000
Total	\$874,800	\$1,104,400
Importance Code A	\$186,000	
Importance Code B	\$688,900	\$1,104,400
Total	\$874,800	\$1,104,400

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$28,100		\$1,800	
Interior Architecture	\$117,600			\$2,100
Electrical	\$500	\$600	\$24,000	\$500
Mechanical	\$23,200	\$600	\$47,800	\$600
Site Pavements	\$6,400			
Total	\$175,900	\$1,100	\$73,600	\$3,200
Importance Code A	\$28,100		\$1,800	
Importance Code B	\$73,700	\$1,100	\$71,800	\$3,200
Importance Code C	\$74,100			
Total	\$175,900	\$1,100	\$73,600	\$3,200



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

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

Asset #: 2066

chitecture	C	urrent R	epair	Futur	e Replacement	M	aintenance	
stem Component Type		nil Date Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior								
Exterior Walls								
Masonry: Brick	Cracking/Cri Location : A	4t Buildin	\$104,500 Extent : Moderate g Corners t : Moderate, Area			5	\$13,000	
	Location: 2	4t Buildin	g Corners					
Masonry: Limestone		Miss/Ero	\$28,100 d, Extent : Light, A r Cheek Walls & I			5	\$1,800	
Metal: Cage/Fence		_	tent : Light, Area A pe Ladder Assemb		**	5	\$3,600	
Windows								
Aluminum	Location : To Ctrwt/Balne I Location : To	on, Extent Throughor Not Funct Throughor ble, Exten	t, Extent : Modera ut it : Moderate, Area	te, Area	Affected : 25%	5	\$2,900	
Roof								
Clay Tile	100% Recent Repai Location : M		, Extent : N/A, Are	2053 ea Affecto	* * ed : 100%	10	\$21,500	
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		

Interior

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

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

Asset #: 2066

chitecture	(	Current F	Repair	Futur	e Replacement	M	aintenance	
stem Component Type		ail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
erior								
Floors Cast in Place Concrete	10% Cracking/Cr Location:	umbling,	\$8,100 Extent : Moderate ir Nosing's	LIFE e, Area Aj	** Gected : 5%	5	\$4,300	
Mosaic Tile	Location : Cracking/Cr Location :	ing Elem Toilets umbling, Toilets l, Extent	\$31,400 ents, Extent : Mod Extent : Moderate : Moderate, Area	e, Area A <u>j</u>	fected : 10%	5	\$1,200	
Vinyl Tile	Location: Broken/Miss Location: Cracking/Cr Location: Worn/Erodea	ilure, Ex. Basemen ing Elem Basemen umbling, Basemen l, Extent	ents, Extent : Mod t Extent : Moderate	erate, Ar e, Area Aj Affected :	ea Affected : 15% fected : 20% 80%	3	\$6,200	
Interior Walls								
Masonry: Brick Plaster	Location:	umbling, Basemen	\$26,600 Extent : Severe, A t : Moderate, Area			5	\$6,700	
	Location:	Throughoration, Ex	out ctent : Moderate, A					
Wood	Location: Dry Rot/Dec Location: Water Penett Location: Other Obser Location:	ing Elem Toilets ay, Exten Toilets ration, Ex Toilets vation, E Toilets	\$41,000 ents, Extent: Mod at: Moderate, Area extent: Moderate, A extent: N/A, Area A extent Actually Woo	ı Affected Irea Affed Iffected :	1 : 25% cted : 25%	5	\$6,000	
Ceilings Exposed Struc: Concrete Plaster	90%		\$10,500 ents, Extent : Mod	LIFE LIFE erate, Ar	* * * * ea Affected : 2%	5 5	\$300 \$11,100	

Site Pavements

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

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

Asset #: 2066

Architecture		Current Rep	oair	Futur	e Replacement	M	aintenance	
System Component Type	% of I Total	Fail Date E (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	95%			2038	* *			
Masonry: Granite	5%	4+	\$6,400	LIFE	* *			
·	Joint Morta	ır Miss/Erod	, Extent : Moder	ate, Area	a Affected : 20%			
	Location .	: Main Entry	Stair					
	Other Obse	rvation, Exte	ent : N/A, Area A	ffected :	100%			

Location : Main Entry Stair

Explanation: This Is Actually Brownstone

Electrical		Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
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	10070		2031	Ψ70,000		Ψ100	
Grounding Devices Not Accessible	100%						
Stand-by Power							
Transfer Switches Under Construction	100%						
Lighting	10070						
Interior Lighting							
Fluorescent	100%		2028	\$185,900	10	\$11,700	
		And Fixtures, Extent: Light, Throughout The Building	Area Aff			. ,	
Egress Lighting							
Emergency, Service	50%		2028	\$3,800	1		
Exit, Service	10%		2028	\$500	1		
Exit, Battery	40%		2028	\$7,100	10	\$300	

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

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

Asset #: 2066

Electrical	Current Repair	Future	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Exterior Lighting						
HID	100%	2028	\$58,200	10		
	Other Observation, Extent: N/A	, Area Affected :	100%			
	Location : Building Perimeter					
	Explanation: Controlled Via F	Photocell				
Alarm						
Security System						
Generic	100%	2038	* *	1	\$4,800	
	Other Observation, Extent: N/A	, Area Affected :	100%			
	Location : Throughout The Bu	ilding				
	Explanation : CCTV Surveilla	nce Cameras				
Fire/Smoke Detection						
Under Construction	100%					

Mechanical	Current Repa	ir Futur	e Replacement	М	aintenance			
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Heating								
Distribution								
Steam Piping/Pump	100% Now	\$20,000 2033	\$99,900					
	On Extended Life, Extent	: Light, Area Affected :	90%					
	Location: Throughout	G 4 4 60						
	Steam Traps Faulty, Exter	ıt : Severe, Area Affecte	d: 100%					
	Location: Throughout							
Terminal Devices	1000/	2021	#10 <b>2</b> 000	1	Φ4 100			
Convector/Radiator	100%	2031	\$102,000	1	\$4,100			
	On Extended Life, Extent	: Lignī, Area Ajjeciea :	100%					
	Location : Throughout							
Controls	1000/	2027	<b>#241</b> 000					
Pneumatic	100%	2027	\$241,000					
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location: Throughout	·11: D .: TI		D : 1	7.4:			
	Explanation : Master Building Pneumatic Thermostat, Control Air Provided Air Compressor In Adjacent Building - Havemeyer Laboratory Annex							
Air Conditioning	Compressor in majacent	Bullating - Havemeyer	Laboratory Innex					
Energy Source								
Electricity	100%	2041	* *	1				
Conversion Equipment								
Window/Wall Unit	100%	2028	\$47,200	1				
Ventilation			-					
Distribution								
Ductwork/Diffusers	10%	LIFE	* *	2-5	\$700			
No Component	90%							

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

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

Asset #: 2066

Mechanical	Current Re	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ventilation							
Exhaust Fans							
Interior	5% Now	\$2,800	2043	* *	2		
	Malfunctioning, Extent		Affected	: 100%			
	Location: Basement						
	Noisy/Vibrating, Exten		a Affected	: 100%			
	Location : Basement	- Room 02					
No Component	95%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2033	\$160,200	1		
	On Extended Life, Exte		ffected : 9	90%			
	Location : Throughor	ıt					
Water Heater With Tanks							
Electric	100%		2026	\$69,300	4		
	On Extended Life, Extent: Light, Area Affected: 100%						
	Location : Basement - Water Heater Room Inside Room 01						
	Other Observation, Extent : Light, Area Affected : 100%						
	Location: Basement - Water Heater Room Inside Room 01						
	Explanation : Quanti	ty: 1, 40 Gallons					
Sanitary Piping	1000/		TIPE	ata ata			
Cast Iron	100%		LIFE	* *	1		
Fixtures	1000/						
Generic	100%		1.00	1000/			
	Obsolete Fixtures, Extent: Light, Area Affected: 100%						
. =	Location : Toilet Roo	ms					
ire Suppression							
Sprinkler	700/						
No Component	70%		20.42	ماد ماد	1.0	Φ1 100	
Generic	30%		2043	* *	1-2	\$1,100	

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

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

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : BRONX COMMUNITY COLLEGE HAVEMEYER LABORATORY ANNEX

Address : 185 WEST 180th STREET

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

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

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

Areas Surveyed : Roof, Floors 1

Block : 3222 Lot : 62 BIN : 2100256

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$237,600	\$90,400
Interior Architecture	\$409,800	
Electrical		\$164,300
Mechanical	\$181,800	\$183,700
Total	\$829,100	\$438,400
Importance Code A	\$237,600	\$90,400
Importance Code B	\$591,500	\$348,000
Total	\$829,100	\$438,400

\$50,300 \$85,600 \$14,100	\$300	\$31,000 \$4,300	\$1,400
	\$300	\$31,000	,
\$50,300			\$2,100
			41,100
\$150,100	\$300	\$35,300	\$1,400
\$1,800		\$4,300	
\$4,200			
\$52,300	\$200	\$31,000	\$200
	\$100		
\$41,400			\$1,100
\$50,300			
FY 2026	FY 2027	FY 2028	FY 2029
	\$50,300 \$41,400 \$52,300 \$4,200 \$1,800	\$50,300 \$41,400 \$100 \$52,300 \$4,200 \$1,800	\$50,300 \$41,400 \$100 \$52,300 \$4,200 \$1,800 \$4,300



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

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

Asset #: 2067

rchitecture	Current Repair		Future Replacement		Maintenance			
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
terior								
Exterior Walls	<b>5</b> 0/ N	Φ10 400	TIPP	* *	-	Ф1 <b>2</b> 700		
Masonry: Bluestone	5% Now Broken/Missing Elen Location: Through Joint Mortar Miss/E Location: Through Spalling, Extent: Me	nout Building Base rod, Extent : Moder nout Building Base	ate, Area	ea Affected : 10%  Affected : 50%	5	\$12,500		
	Location : Through	nout Building Base						
Masonry: Limestone	90% Now Broken/Missing Elen Location: Near No Joint Mortar Miss/E Location: Through	ortheast And Southe rod, Extent : Moder	ast Corn	ers	5	\$7,700		
	Caulking Deteriorate Location : Perimet	ed, Extent : Modera er Sealant At Base (	Of Walls,	Throughout				
	Worn/Eroded, Extent Location : Through		lffected :	100%				
Wood	Dry Rot/Decay, Exte Location : Fascia, Split/Cracked, Exten	Trims Below Roof L nt : Moderate, Area Both Entry Doors	ine Affected Affected .	: 30%	5	\$1,400		
Windows								
Aluminum	100% Now Bent/Warped Elemen Location: Through Misaligned/Bulging, Location: North S Caulking Deteriorate Location: Around Water Penetration, E Location: Around	out Extent : Moderate, ide Windows ed, Extent : Modera Window Frames Extent : Moderate, A	Area Aff te, Area	ected : 10% Affected : 25%	5	\$300		
Roof Modified Bitumen	100%		2033	\$90,400	10	\$8,500		

Interior

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

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

Asset #: 2067

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

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

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

Asset #: 2067

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior							
Ceilings	20/ N	¢2 100	2052	* *	5	¢100	
AcousTileSusp.Lay-In	2% Now Broken/Missing Elen	\$3,100	2053		5	\$100	
	Location: Toilets	tenis, Extent . Mod	егине, Аге	ги Ајјестей . 50/0			
	Staining/Discoloring	, Extent : Moderate	. Area At	fected : 25%			
	Location : Toilets	•	, ,,,	,			
Exposed Struc: Wood	5%		LIFE	* *			
	Paint Peeling, Exten	t : Moderate, Area .		10%			
	Location : Through	out					
Plaster	93% Now	\$26,000	LIFE	* *	5	\$5,500	
	Broken/Missing Elen	nents, Extent : Mod	erate, Are	ea Affected : 15%			
	Location: Various Labs And Classrooms						
	Water Penetration, E		rea Affec	eted : 5%			
-	Location : Through	out					
Site Enclosure							
Retaining Walls Concrete Masonry Unit	50%		2043	* *			
Masonry: Brick	44% Now	\$4,200	2043	* *			
	Broken/Missing Elements, Extent: Moderate, Area Affected: 5%						
	Location: Entry						
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Entry						
	Spalling, Extent : Moderate, Area Affected : 10% Location : Entry						
	Other Observation, I	Extent : N/A, Area A	ffected :	100%			
	Location: This Is A		imestone				
	Explanation : Loca	tion Noted					
Masonry: Brick	6%		2063	* *			
Site Pavements							
On-Site Walkways  Cast in Place Concrete	95% Now	\$1,800	2038	* *			
Cast III Flace Colletete	9370 Now Cracking/Crumbling			fected · 20%			
	Location : Site Star			, 66.64. 2070			
Wood	5%		2028	\$4,300	1-3	\$200	
	Other Observation, I	Extent : N/A, Area A				Ψ200	
	Location : Landing						
	Explanation : Com						

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

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

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

Asset #: 2067

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

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

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

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

Asset #: 2067

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

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

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

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

Asset #: 2067

<b>l</b> echanical	Current Repair	Futur	e Replacement	M	aintenance	
system Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
lumbing						·
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Submersible	100%	2026	\$200	4	\$200	
Fixtures						
Generic	100%					
	Obsolete Fixtures, Extent :	Light, Area Affected :	100%			
	Location: Toilet Rooms					

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

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

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : BRONX COMMUNITY COLLEGE LANGUAGE HALL

Address : 2050 SEDGWICK AVENUE

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

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

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

Areas Surveyed : Basement, Floors 1,2,3

Block : 3222 Lot : 62 BIN : 2096464

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$139,600	
Interior Architecture	\$75,600	
Electrical		\$126,000
Mechanical	\$929,200	\$504,500
Total	\$1,144,400	\$630,500
Importance Code A	\$139,600	
Importance Code B	\$1,004,800	\$630,500
Total	\$1,144,400	\$630,500

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$9,900			
Interior Architecture	\$91,300	\$1,100		\$174,400
Electrical	\$50,700	\$800	\$38,500	\$900
Mechanical	\$57,700	\$700	\$9,500	\$700
Site Pavements	\$1,900			
Total	\$211,600	\$2,600	\$48,000	\$175,900
Importance Code A	\$10,200		\$300	
Importance Code B	\$159,800	\$2,600	\$47,700	\$175,900
Importance Code C	\$41,500			
Total	\$211,600	\$2,600	\$48,000	\$175,900



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

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

Asset #: 2074

Architecture		Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls						_	* * * * * * * * * * * * * * * * * * * *	
Masonry: Brick	85%			LIFE	* *	5	\$49,600	
Masonry: Granite	5%		<b>Ф72</b> 000	LIFE	* *	5	\$2,200	
Masonry: Limestone	10%		\$73,900	LIFE		5	\$4,400	
	_	_	Extent : Moderate try And Lower Fas					
			: Moderate, Area A					
			try And Lower Fas	-				
Windows			<u>,</u>					
Aluminum	95%	Now	\$65,700	2049	* *	5	\$6,400	
	Broken/M	issing Elen	ents, Extent : Mode	erate, Ar	ea Affected : 10%			
	Location	ı : Basemer	ıt Windows					
Metal Louvers	5%			2036	* *	10	\$4,200	
Roof								
Clay Tile	95%			2043	* *	10	\$19,200	
Copper/Terne	5%		\$5,700	2048	* *			
		-	ents, Extent : Mode		ea Affected : 20%			
	Location	i : Gutters (	On South Side Of Ro	oof				
Soffits	1000/			LIEE	* *	_		
Masonry: Limestone	100%			LIFE	~ ~ ~	5		
nterior								
Floors Carpet	20%			2029	\$167,200	3	\$17,600	
Ceramic Tile	5%			2042	**	5	\$2,200	
Steel Plate	5%			LIFE	* *	1	Ψ2,200	
Steel I late		ervation. E	Extent : N/A, Area A		100%	•		
		i : Egress S		33				
		tion : Loca						
Terrazzo	20%			LIFE	* *	5	\$6,900	
Terrazzo		l Cracks. E	xtent : Light, Area		: 15%	J	\$0,500	
			d Third Floor	33				
Vinyl Tile	48%	Now	\$12,500	2038	* *	3	\$7,900	
·y			: Moderate, Area A		2%		Ψ,,,,	
			ical Room In Basen	-				
Vinyl Tile 9" X 9"	2%	Now	\$75,600	2043	* *	3	\$300	
·yy			Extent : Moderate		fected : 100%		42.00	
	U	_	oom In Basement	<i>J</i> .	•			

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

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

Asset #: 2074

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	\$800	
Gypsum Board	20%			LIFE	* *	5	\$5,000	
Masonry: Fieldstone	2%		4.0	LIFE	**	_	40.100	
Plaster	73%		\$39,600	LIFE	**	5	\$9,100	
	_	_	Extent : Moderate	, Area Aj	fected: 2%			
		n : West Sta		4 40	6 . 1 200/			
	_		Extent : Moderate,		ected: 20%			
			ical Spaces In Base		200/			
		0	t : Moderate, Area A	Affected	: 20%			
		n : Various		1.00	. 1 50/			
		ietration, E. n : West Sta	xtent : Moderate, A	rea Affe	cted: 5%			
G '1'	Location	1 : West Sta	ır					
Ceilings	50/	Marr	\$2.800	2038	* *	5	¢1 400	
AcousTileConcealSpLn	5% Puokan/M		\$3,800 nents, Extent : Mode			5	\$1,400	
		_	ienis, Exieni : Mode Room In Basement	eraie, Ar	ea Affectea : 5%			
			Room in basement	2016	* *		<b>#22.100</b>	
AcousTileSusp.Lay-In	75%		Ф1.4.400	2046	* *	5	\$33,100	
Plaster	20%		\$14,400	LIFE		5	\$5,500	
	_	_	Extent: Moderate	, Area Aj	fected: 10%			
		_	out Basement	1.00 . 1	2007			
		0	t : Moderate, Area A	Affected	: 20%			
at. B	Location	i : various	Classrooms					
Site Pavements On-Site Walkways								
Cast in Place Concrete	85%			2046	* *			
Masonry: Granite	15%		\$1,900	LIFE	* *			
			od, Extent : Moder	ate, Ared	ı Affected : 25%			
	Location	n : Main En	try Stair					

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

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

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

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

Asset #: 2074

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

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

### Heating

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

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

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

Asset #: 2074

Mechanical		Current l	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating	-								
Energy Source									
HTHW/HW	100%			2043	* *	1			
			Extent : N/A, Area A	lffected :	100%				
		ı : Basemer			7.				
	Explana	tion : Supp	lied From Campus	Heating	Plant				
Conversion Equipment	1000/			2026	* *	2	¢1 200		
HTHW/HW Exchanger	100%			2036		2	\$1,300		
Distribution	1000/	Now	\$1,000	2032	\$50,200	4	\$1,100		
Hot Wtr Piping/Pump			\$1,000 Extent : Moderate,		\$50,200	4	\$1,100		
		erioraning, 1 : Basemer		Агеи Ајј	ectea . 1070				
			n tent : Light, Area A	Iffected ·	100%				
		ı : Through	-	gjeereu .	10070				
Terminal Devices	20041101								
Convector/Radiator	85%	Now	\$3,200	2031	\$159,500	1	\$5,300		
Convector/ readiator			ng, Extent : Moder		•	•	Ψ2,200		
		Location: Various Locations - Self-contained Thermostatic Valves Missing Actuators							
			tent : Light, Area A				,		
		ı : Through	-	55					
Fan Coil Unit/Heat	15%			2028	\$85,400	1	\$1,000		
Controls									
Digital	100%	Now	\$33,000	2026	\$659,200				
	Malfunctioning, Extent: Moderate, Area Affected: 100%								
	Location	ı : Basemer	it - Control Panel F	owered (	Off				
	Other Obs	servation, E	Extent : N/A, Area A	lffected :	100%				
		ı : Through							
			ous Central Plant I		ontrols With Local	Pneuma	tic Field Devices		
A in Condition in a	With De	dicated Bui	lding Air Compres.	sor					
Air Conditioning Energy Source									
Electricity	75%			2041	* *	1			
No Component	25%			2041		1			
Conversion Equipment	2370								
Split Unit	15%			2028	\$81,800				
Spin Cint			tent : Light, Area A						
	-	-	Units - Backyard,			onference	Room And Fan		
	Room		,						
	Other Obs	servation, E	Extent : N/A, Area A	Iffected :	100%				
	Location Room	ı : Outdoor	Units - Backyard,	Indoor U	Inits - Basement Co	onference	Room And Fan		
	Explana	tion : Two	Systems, One Ducto	ed With L	Ox And Hot Water (	Coils And	d One Ductless		
Window/Wall Unit	60%			2026	\$52,200	1			
No Component	25%								

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

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

Asset #: 2074

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

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

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

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : BRONX COMMUNITY COLLEGE LOEW ANNEX

Address : 2085 UNIVERSITY AVENUE

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

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

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

Areas Surveyed : Floors 1

Block : 3222 Lot : 40 BIN : 2097307

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$544,500	
Interior Architecture	\$245,600	\$139,800
Mechanical	\$694,700	
Total	\$1,484,800	\$139,800
Importance Code A	\$621,800	
Importance Code B	\$863,000	\$139,800
Total	\$1,484,800	\$139,800

Total	\$151,200	\$1,100	\$60,500	\$2,200
Importance Code C	\$600			
Importance Code B	\$128,300	\$1,100	\$60,200	\$2,200
Importance Code A	\$22,300		\$300	
Total	\$151,200	\$1,100	\$60,500	\$2,200
Mechanical	\$16,400		\$45,900	
Electrical	\$55,100	\$1,100	\$14,700	\$900
Interior Architecture	\$57,700			\$1,200
Exterior Architecture	\$22,000			
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029



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

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

Asset #: 2079

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

Interior

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

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

Asset #: 2079

chitecture		Current	Repair	Futu	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior								
Floors	<b>70</b> /	3.7	04.100	2026	* *	-	<b>#</b> 400	
Ceramic Tile	Broken/Mi	Now ssing Elem : Bathroom	\$4,100 nents, Extent : Mod ms	2036 erate, Ar		5	\$400	
Raised Access Floor	30%	Now	\$25,100	2036	* *	5	\$8,300	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5% Location : Throughout							
	Loose/Delam Surface, Extent : Moderate, Area Affected : 10% Location : Throughout							
		bstrate, Ex : Through	ctent : Moderate, A out	rea Affec	ted : 25%			
Vinyl Tile	35%	Now	\$28,000	2033	\$139,800	3	\$1,900	
,		Failure, Ex : Through	tent : Moderate, Ai				. ,	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		: Through						
	Worn/Erod	led, Extent	: Moderate, Area A	Affected :	100%			
	Location	: Through	out					
Vinyl Tile 9" X 9"	30%	Now	\$173,500	2043	* *	3	\$1,700	
-	Adhesion I	Failure, Ex	tent : Moderate, Ai	rea Affec	ted : 20%			
	Location	: Through	out					
			ents, Extent : Mod	erate, Ar	ea Affected : 20%			
		: Through						
			: Moderate, Area A	Affected :	100%			
	Location	: Through	out					
Interior Walls	<b>500</b> /			LIDE	d. d.	_	<b>0.4.100</b>	
Concrete Masonry Unit	70%	1	7	LIFE	**	5	\$4,100	
		ervanon, E : Through	Extent : Light, Area	Ајјестеа	: 15%			
		. 1 mougn ion : Paini						
Glassi Single Pane	$\frac{Expianal}{5\%}$	ion . 1 aini	1 ceing	LIFE	* *	5	\$500	
Glass: Single Pane Gypsum Board	10%			LIFE	* *	5	\$900	
Plywood/Hardboard	15%	Now	\$600	LIFE	* *	3	\$900	
1 Ty Wood/Hardooard			ents, Extent : Mod		ea Affected · 20%			
		: Receivin						
Ceilings								
AcousTileSusp.Lay-In	100%		\$72,100	2038	* *	5	\$7,400	
		_	ents, Extent : Mod	erate, Ar	ea Affected : 25%			
		: Through		, .	CC , 1 500 /			
	Location	: Through						
			: Moderate, Area A	Affected :	50%			
	Location	: Through	out					

Site Pavements

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

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

Asset #: 2079

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

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

#### Alarm

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

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

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

Asset #: 2079

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

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

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

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

Asset #: 2079

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

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

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

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : BRONX COMMUNITY COLLEGE LOEW HALL

Address : 2055 UNIVERSITY AVENUE

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

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

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

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

Block : 3222 Lot : 1 BIN : 2014898

CAPITAL	FY 2026 - 2029	FY 2030 - 2035		
Exterior Architecture	\$2,070,100	\$78,100		
Interior Architecture	\$6,025,800			
Electrical	\$356,900	\$412,300		
Mechanical	\$1,608,100	\$1,255,600		
Total	\$10,060,900	\$1,745,900		
Importance Code A	\$2,070,100	\$78,100		
Importance Code B	\$7,990,800	\$1,667,800		
Total	\$10,060,900	\$1,745,900		

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$21,600		\$500	
Interior Architecture	\$9,600	\$2,200	\$15,000	\$79,200
Electrical	\$41,400	\$2,500	\$2,000	\$2,000
Mechanical	\$103,300	\$2,300	\$7,200	\$2,300
Site Enclosure	\$15,900			
Elevators/Escalators	\$7,400	\$7,400	\$7,400	\$7,400
Total	\$199,300	\$14,500	\$32,200	\$90,900
Importance Code A	\$21,600		\$500	
Importance Code B	\$161,800	\$14,500	\$31,700	\$90,900
Importance Code C	\$15,900			
Total	\$199,300	\$14,500	\$32,200	\$90,900



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

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

Asset #: 2078

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

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

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

Asset #: 2078

Architecture	Cu	rrent Rep	air	Future	Replacement	Ma	aintenance	
System Component Type		Date Es	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Soffits								
Cast in Place Concrete	100% N		\$7,000	LIFE	* *	5	\$3,000	
	-	_	tent : Moderate	, Area Afj	fected: 5%			
	Location: Th	-			1.00			
			Extent : Moder	ate, Area	Affected: 5%			
	Location: Th	-	. 16.1	1.00	. 1 50/			
			ıt : Moderate, A	rea Affec	ted : 5%			
nterior	Location: Th	rougnout						
Floors								
Carpet	5%			2029	\$76,900	3	\$8,900	
Cast in Place Concrete		-2	\$7,400	LIFE	**	5	\$9,700	
0 460 111 1 1400 0 0 0 1101000			tent : Moderate		Sected : 5%		Ψ>,/ σσ	
	Location : At	_		, 33				
Ceramic Tile	5%			2042	* *	5	\$4,500	
Vinyl Tile 9" X 9"	85%			2028	\$5,913,800	3	\$28,400	
vinyi ine y 11 y		ate Exten	t : Moderate, A			3	Ψ20,100	
	Location : Va			eu rijjeei	Cu . 1070			
Interior Walls								
Concrete Masonry Unit	95%			LIFE	* *	5	\$25,500	
Masonry: Brick	5%			LIFE	* *		4,	
Ceilings								
AcousTile,Adhered	20% 0	-2	\$112,000	2038	* *	5	\$8,900	
	Staining/Disco	loring, Ex	tent : Moderate	, Area Afj	fected : 25%			
	Location : Co	orridors						
	Worn/Eroded,	Extent : M	loderate, Area A	Affected :	25%			
	Location : Co	orridors						
AcousTileConcealSpLn	10%			2038	* *	5	\$11,100	
Exposed Struc: Concrete	50%			LIFE	* *	5	\$7,000	
Plaster	20%			LIFE	* *	5	\$11,100	
lite Enclosure								
Free Standing Walls								
Masonry: Brick	100% N	ow	\$15,900	2043	* *			
	Broken/Missing	g Element	s, Extent : Mod	erate, Are	a Affected : 5%			
	Location : At	Entry Are	eas					
	Cracking/Crun	ıbling, Ex	tent : Moderate	, Area Afj	fected : 15%			
	Location : At	Entry Are	eas					
	Joint Mortar M	liss/Erod,	Extent: Moder	ate, Area	Affected : 15%			
	Location : At	Entry Are	eas					
Retaining Walls	<u></u>							
Cast in Place Concrete	100%			2053	* *			
lite Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			
Parking/Driveway								
Asphalt	100%			2036	* *			

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

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

Asset #: 2078

Electrical		Current l	Repair	Futu	re Replacement	M		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
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	200/			2041	* *	_	<b>#</b> 400	
Molded Case Bkrs	30%			2041		5	\$400	
Molded Case Bkrs	70%			2032	\$95,500	5	\$1,000	
Wiring	200/	2.4	¢20,000	2059	* *	1		
Braided Cloth	20%		\$39,000	2058		1		
			ent : Moderate, Are out The Building	а Ајјесте	ea : 100%			
Thormonlastic	65%			2033	\$126,700	1		
Thermoplastic Thermoplastic	15%			2033	\$120,700	1		
Motor Controllers	1370			2043		1		
Locally Mounted	100%			2031	\$70,000	5	\$400	
Ground Cocarry Mounted	10070			2031	\$70,000		Ψ+00	
Grounding Devices								
Under Construction	100%							
Stand-by Power	10070							
Transfer Switches								
Under Construction	100%							
Lighting								
Interior Lighting								
Fluorescent	90%	0-2	\$211,400	2038	* *			
	-	-	nt : Moderate, Ared	ı Affecte	d : 30%			
		_	out The Building					
			res, Extent : Light,	Area Aff	ected : 100%			
	Location	ı : Through	out The Building					
Incandescent	10%			2028	\$145,500	2	\$100	
Egress Lighting								
Emergency, Service	50%			2033	\$16,200	1		
Exit, Battery	50%			2033	\$37,200	10	\$1,800	
Exterior Lighting								
HID	10%			2033	\$24,500	10		
	Other Observation, Extent: N/A, Area Affected: 100%							
		ı : Building						
	Explana	tion : Cont	rolled Via Photocel	l				
No Component	90%							
Alarm								

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

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

Asset #: 2078

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

echanical	Current Repair	Futur	Future Replacement Maintenance		aintenance		
stem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit	
ating							
Energy Source	1000/	20.42					
HTHW/HW	100%	2043	**	1			
	Other Observation, Extent: N/A, Art Location: Basement	ea Affected :	100%				
	Explanation: Supplied From Cam	nus Haatina	Plant				
Conversion Equipment	Ехрининон : Зиррней Гтот Сит	ous meaning	ı tanı				
Heat Exchanger, Shell &	100%	2036	* *				
Tube	10070	_000					
Distribution							
Hot Wtr Piping/Pump	100% 0-2 \$23,00	00 2032	\$114,900	4	\$2,700		
	Corroded, Extent : Moderate, Area	Affected: 309	%				
	Location : Various Locations						
	Insul. Deteriorating, Extent: Severe	, Area Affect	ed : 10%				
	Location: Basement						
	On Extended Life, Extent: Light, Ar	ea Affected :	100%				
	Location: Throughout						
Terminal Devices Convector/Radiator	1000/ Name #21.50	0 2021	¢420.500	1	¢15 (00		
Convector/Radiator	100% Now \$21,50 Controller Not Working, Extent: Mo		\$429,500	1	\$15,600		
	Location: Various Locations: Self			,			
	On Extended Life, Extent: Light, Ar						
	Location: Throughout						
Controls							
Digital	50%	2026	\$754,200				
	Other Observation, Extent: N/A, Ar	ea Affected :	100%				
	Location : Throughout						
	Explanation: Campus Central Pla		ontrols With Local	Pneuma	tic Field Devices		
	With Dedicated Building Air Comp		<b></b>				
Pneumatic	50% Now \$50,80		\$507,500				
	Malfunctioning, Extent: Moderate,	Area Affectea	a : 100%				
	Location: Throughout Other Observation, Extent: N/A, Art	an Affactad :	100%				
	Location: Throughout	ги Ајјесней .	100/0				
	Explanation: Two Zone Pneumation	r Ruildina Ca	ontrols - Fast And	West			
	Explanation . 1 WO Zone I neumation	Dunuing Co	muois - Eusi Allu	11031			

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

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

Asset #: 2078

Mechanical	Current R	tepair	Future	Replacement	M		
ystem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
ir Conditioning Energy Source							
Electricity	100%		2041	* *	1		
Conversion Equipment	10070		2041		1		
Window/Wall Unit	100%		2028	\$199,000	1		
entilation	10070		2028	\$199,000	1		
Distribution							
Ductwork/Diffusers	90%		LIFE	* *	2-5	\$27,000	
No Component	10%		LILL		2-3	\$27,000	
Exhaust Fans	1070						
Interior	5%		2038	* *	2	\$100	
Interior	0ther Observation, E.	rtant : N/A Araa A			2	\$100	
	Location : Basemen			10070			
			n				
T. 0	Explanation : Locat	ion Notea	2022	<b>***</b>		4.00	
Roof	36%		2033	\$36,700	2	\$600	
Roof	54% Now	\$5,500	2028	\$55,000	2	\$700	
	On Extended Life, Ext	ent : Light, Area A	lffected :	100%			
	Location: Roof						
	Unit Inoperable, Exte		a Affected	d : 66%			
	Location: Roof - 2	Units Inoperable					
Wall Unit	5%		2028	\$1,100	2	\$100	
	Other Observation, E.	xtent : N/A, Area A	ffected :				
	Location : Basemen						
	Explanation : Locat	ion Noted					
umbing	<b></b>						
H/C Water Piping							
Brass/Copper	100%		2033	\$674,500	1		
	On Extended Life, Ext	ent : Light, Area A			_		
	Location : Through		33				
Water Heater With Tanks							
Electric	100%		2026	\$92,400	4		
Licenie	Other Observation, E.	rtent · N/A Area A			7		
	Location · Basemen		ујестей.	10070			
	Explanation: One -		tvic With	Hot Water Coil			
C:4 D::	Explanation . One -	225 Gailons, Elec	iric wiin	1101 Water Con			
Sanitary Piping	1000/		LIDD	* *	1		
Cast Iron	100%		LIFE		1		
Storm Drain Piping	1000/		TIPE		1		
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Submersible	100%		2026	\$1,600	4	\$1,700	
	On Extended Life, Ext	-		100%			
	Location : Basemen	t - Water Main Ro	om				
Backflow Preventer							
Generic	100%		2038	* *	1	\$3,300	
Fixtures							
Generic	100%						
ertical Transport							

Vertical Transport

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

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

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

Asset #: 2078

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

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

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

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : BRONX COMMUNITY COLLEGE MACCRACKEN HALL

Address : 181 HALL OF FAME TERRACE

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

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

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

Areas Surveyed : Basement, Floors 1,2,3

Block : 3223 Lot : 50 BIN : 2090982

CAPITAL	FY 2026 - 2029	FY 2030 - 2035		
Exterior Architecture		\$220,200		
Interior Architecture	\$1,012,300			
Electrical		\$211,700		
Mechanical		\$710,900		
Site Pavements	\$792,100			
Total	\$1,804,400	\$1,142,800		
Importance Code A		\$471,000		
Importance Code B	\$827,700	\$671,800		
Importance Code C	\$976,700			
Total	\$1,804,400	\$1,142,800		

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$24,900	\$9,100	\$2,200	
Interior Architecture	\$79,300		\$800	\$107,400
Electrical	\$58,900	\$1,500	\$1,400	\$1,000
Mechanical	\$181,200	\$2,200	\$4,900	\$2,200
Site Pavements	\$22,000	\$1,100	\$1,100	\$8,100
Total	\$366,400	\$13,900	\$10,300	\$118,600
Importance Code A	\$26,600	\$10,800	\$4,100	\$1,700
Importance Code B	\$317,700	\$2,000	\$5,100	\$108,900
Importance Code C	\$22,000	\$1,100	\$1,100	\$8,100
Total	\$366,400	\$13,900	\$10.300	\$118,600



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

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

Asset #: 2069

rchitecture	С	Current Repair		Future Replacement		Maintenance			
stem Component Type		il Date Es Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
erior									
Exterior Walls	201					_	4000		
Masonry: Brick	3%	г:1 , 1	7 / 37/4 4	LIFE	**	5	\$800		
	Location: V		Extent : N/A, Are rounds	ea Affecti	ed : 10%				
Masonry: Fieldstone	70%			LIFE	* *	5	\$13,900		
Metal: Cage/Fence	5% N	Now	\$2,600	2038	* *	5	\$2,900		
Z	Corrosion/Rusting, Extent: Light, Area Affected: 20%								
	Location : F	Fire Escape	Stair						
Stucco Cement	2%			2038	* *	5	\$1,300		
Wood	20% 1	Now	\$22,400	2038	* *	5	\$13,200		
	Broken/Missi	ng Element	s, Extent : Mode	erate, Ar	ea Affected : 5%		,		
	Location : H	Porch Base,	Cedar Shingles	ï					
	Paint Peeling	, Extent : N	Ioderate, Area A	Affected .	: 50%				
	Location : H	Porch Base							
	Split/Cracked, Extent: Moderate, Area Affected: 20%								
			orch Base, Ceda	_					
			Ioderate, Area A Cedar Shingles		50%				
Windows									
Aluminum	100%			2032	\$164,600	5	\$3,500		
			ent : Moderate,	Area Aff	ected : 50%				
	Location : T	hroughout							
Roof	5.50/			2022	055 500	-	Ø14 600		
Roll Roofing	55%			2032	\$55,700 * *	5	\$14,600		
Skylight, Metal/Glass	5% 40%			2053 2042	* *	10	\$2,700		
Synthetic Slate/Cedar		ation Exta	nt · N/A Area A						
	Other Observation, Extent : N/A, Area Affected : 100%  Location : Mansard Roof								
	Explanation : N								
Soffits	Елринии	. Locuiton	1.0104						
Wood	100%			2038	* *	5	\$3,000		
555			ight, Area Affec		%	J	\$5,000		

Interior

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

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

Asset #: 2069

rchitecture	Current Repair	Future Replacement	Maintenance		
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior					
Floors	2.507	0000 0104000	2	<b>#12.1</b> 00	
Carpet	25%	2029 \$104,300 LIFE **	3	\$12,100	
Cast in Place Concrete	10% Now \$10,000 Cracking/Crumbling, Extent: Modera Location: Basement Uneven Surface, Extent: Moderate, An Location: Basement	te, Area Affected : 45%	5	\$5,300	
Mosaic Tile	5% Now \$22,100 Broken/Missing Elements, Extent: Mo Location: Toilets Throughout Cracking/Crumbling, Extent: Modera Location: Toilets Throughout Worn/Eroded, Extent: Moderate, Area Location: Toilets Throughout	te, Area Affected : 10%	5	\$1,500	
Slate	10% Now \$58,100 Cracking/Crumbling, Extent: Modera Location: Basement Under Porch Uneven Substrate, Extent: Moderate, Location: Basement Under Porch		5	\$2,600	
Vinyl Tile 9" X 9"	25%	2028 \$471,800	3	\$2,300	
Wood	25% Now \$211,100 Broken/Missing Elements, Extent: Mo Location: 3rd Floor Deflection Evident, Extent: Moderate, Location: Stairs, And Lobby Uneven Surface, Extent: Moderate, An Location: Open Stairs Worn/Eroded, Extent: Moderate, Area Location: Throughout	Area Affected : 25% rea Affected : 50%	5	\$5,700	
Interior Walls					
Gypsum Board Masonry: Brick	5% 15% Now \$51,900 Joint Mortar Miss/Erod, Extent: Mode Location: Columns In Basement Water Penetration, Extent: Moderate, Location: Basement	erate, Area Affected : 10%	5	\$1,100	
Plaster	75% Now \$132,700 Broken/Missing Elements, Extent: Mo Location: Third Floor, Basement Cracking/Crumbling, Extent: Modera Location: Third Floor, Basement Water Penetration, Extent: Moderate, Location: Third Floor, Basement	te, Area Affected : 50%	5	\$8,400	
Wood	5%	LIFE **	5	\$7,400	
WOOU	J / 0	LIFE	J	\$7,400	

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

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

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

Asset #: 2069

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

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

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

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

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

Asset #: 2069

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

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

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

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

Asset #: 2069

Mechanical	Current Repair	Future Re	placement	Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Est FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Heating								
Conversion Equipment Steam Boiler	100%  On Extended Life, Extent: Light, Area A Location: Basement - Boiler Room Other Observation, Extent: N/A, Area A			1	\$16,900			
	Location: Basement - Boiler Room Explanation: Quantity: 1, 600 Mbh N		, 0					
Distribution	Explanation . Quantity. 1, 000 mon 1	101						
Steam Piping/Pump	100% 0-2 \$13,300 Corroded, Extent : Severe, Area Affected Location : Basement Tunnel		\$133,200					
	Insul. Deteriorating, Extent: Moderate, Location: Basement - Missing Insulat Other Observation, Extent: N/A, Area A	tion						
	Location : Throughout  Explanation : 1-pipe Steam Distribution	on						
Terminal Devices	1 11							
Convector/Radiator	100% On Extended Life, Extent : Light, Area A Location : Throughout	2031 Affected : 100	\$136,000 %	1	\$5,500			
	Recent Repair Evident, Extent : N/A, Ar Location : Various Locations - Radiate			ed				
Controls								
Digital	10% Other Observation, Extent: N/A, Area A Location: Throughout	2026 Affected : 100	\$47,800 %					
	Location : Inroughout Explanation : Campus Central Plant Digital Controls With Local Boiler Pressure Monitoring							
Electrical	90%	2031	\$83,200					
Air Conditioning								
Energy Source Electricity No Component	50% 50%	2032	\$11,400	1				
Conversion Equipment	0070							
Window/Wall Unit	50% On Extended Life, Extent : Light, Area A Location : Various Locations	2026 Affected : 100	\$31,500 %	1				
No Component	50%							
Plumbing								
H/C Water Piping Brass/Copper	100% 0-2 \$21,400 Corroded, Extent : Moderate, Area Affe Location : Various Locations	2033 cted : 20%	\$213,600	1				

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

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

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

Asset #: 2069

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

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

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

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

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

Address : 161 WEST 180th STREET

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

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

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

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

Block : 3222 Lot : 62 BIN : 2014900

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,579,500	\$905,500
Interior Architecture	\$21,310,800	\$491,800
Electrical	\$516,800	\$5,707,600
Mechanical	\$11,716,600	\$3,291,400
Site Pavements	\$128,600	
Total	\$35,252,300	\$10,396,300
Importance Code A	\$1,579,500	\$905,500
Importance Code B	\$33,391,200	\$9,324,100
Importance Code C	\$281,600	\$166,700
Total	\$35,252,300	\$10,396,300

Total	\$466,400	\$116,600	\$262,000	\$1,875,800
Importance Code C	\$45,800	\$13,000		
Importance Code B	\$415,300	\$103,600	\$262,000	\$1,875,800
Importance Code A	\$5,300		\$100	
Total	\$466,400	\$116,600	\$262,000	\$1,875,800
Elevators/Escalators	\$33,600	\$33,600	\$33,600	\$33,600
Site Pavements	\$40,900			
Site Enclosure	\$4,900			
Mechanical	\$178,900	\$26,700	\$189,700	\$48,200
Electrical	\$72,800	\$31,200	\$38,700	\$36,300
Interior Architecture	\$130,000	\$25,100		\$1,757,700
Exterior Architecture	\$5,300		\$100	
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029



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

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

Asset #: 2063

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

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

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

Asset #: 2063

Architecture		Current l	Repair	Futur	Future Replacement Maintenance				
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior Roof									
Built-Up (BUR)	50%	Now	\$516,000	2043	* *				
• ` ′	Blisters, E	xtent : Mod	derate, Area Affecto	ed : 10%					
	Location	: Through	out						
	Embedded	l Gravel Su	rface, Extent : Ligh	ht, Area A	Iffected : 100%				
	Location	: Through	out						
	Worn/Eroc	ded, Extent	: Moderate, Area A	Affected :	100%				
	Location	: Through	out						
Plaza Roof: Stone Panel	s 45%			2043	* *				
	Other Obs	ervation, E	Extent : Moderate, 2	Area Affe	cted : 10%				
	Location	: Through	out						
	Explana	tion : Spall	ing						
Skylight, Metal/Glass	5%			2043	* *	10	\$15,100		
Soffits							•		
Cast in Place Concrete	25%			LIFE	* *	5			
Stucco Cement	75%			2038	* *	5			
nterior									
Floors									
Carpet	20%			2029	\$1,673,000	3	\$193,700		
Cast in Place Concrete	10%			LIFE	* *	5	\$105,900		
Ceramic Tile	5%			2042	* *	5	\$24,200		
Terrazzo	5%	4+	\$44,200	LIFE	* *	5	\$18,900		
	_	_	Extent : Moderate sing In Stair Tower		fected : 10%				
Vinyl Tile	10%			2038	* *	3	\$24,200		
,	Other Obs	ervation, E	Extent : N/A, Area A	Iffected :	100%		. ,		
	Location	: Laborate	ories						
	Explana	tion : Vinyl	Sheet Tile						
Vinyl Tile 9" X 9"	50%	Now	\$1,891,200	2028	\$18,912,400	3	\$90,800		
,	Cracking/	Crumbling,	Extent : Moderate	, Area Aj					
	Location	: Adjacen	t To Curtainwall W	indows					
	Worn/Eroc	led, Extent	: Moderate, Area A	Affected :	100%				
	Location	: Various	Locations Through	out					
Interior Walls									
Cast in Place Concrete	15%			LIFE	* *				
Ceramic Tile	5%			2042	* *	5	\$26,100		
Concrete Masonry Unit	16%		\$153,100	LIFE	* *	5	\$33,300		
	Broken/M	issing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 2%				
			ooler Locations On						
	-		tent : Moderate, Ar	ea Affect	ed : 2%				
	Location	: Through	out						
Concrete Masonry Unit	64%			LIFE	* *	5	\$133,400		

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

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

Asset #: 2063

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type		l Date 'ears)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings AcousTile,Adhered	28% N Broken/Missin Location: Vo	g Eleme	\$85,200 ents, Extent : Mode	2038 erate, Ar	* * rea Affected : 2%	5	\$67,800	
AcousTileConcealSpLn	25% N Broken/Missin Location: Vo	ow g Eleme arious C ent, Exte	\$190,300 ints, Extent : Mode forridors ent : Light, Area A		* * rea Affected : 25%	5	\$75,700	
AcousTileSusp.Lay-In	20% N Broken/Missin Location: Vo	g Eleme	\$78,600 ints, Extent : Mod forridors	2046 erate, Ar	* * rea Affected : 5%	5	\$48,400	
Metal Panel	Location : O Water Penetra	Elements bservati tion, Ext	\$31,300 c, Extent : Modera on Penthouse tent : Moderate, A on Penthouse			5	\$12,100	
Plaster	25%			LIFE	* *	5	\$75,700	
Site Enclosure Fence/Gates Chain Link Free Standing Walls	100%			2043	* *			
Masonry: Fieldstone	100% N Joint Mortar M Location : Th	Aiss/Ero	\$4,900 d, Extent : Moder ut	2043 ate, Ared	* * n Affected : 5%			
Retaining Walls Cast in Place Concrete	100%			2053	* *			
Site Pavements On-Site Walkways Cast in Place Concrete	_	nbling, 1	\$11,600 Extent : Moderate By Loading Dock	_	* * ffected : 2%			
Masonry: Granite	Joint Mortar N		\$29,300 d, Extent : Moder of Stair On Southv					
Pavers/Stone	Broken/Missin Location : Th	hrougho owth, Ex	tent : Moderate, A					
Parking/Driveway Asphalt	100%			2036	* *			

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

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

Asset #: 2063

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

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

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

Asset #: 2063

Electrical	Current Repair	Futui	e Replacement	M					
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Lighting									
Egress Lighting									
Emergency, Service	50%	2033	\$72,600	1					
Exit, Battery	50%	2028	\$166,900	10	\$8,100				
Exterior Lighting									
Fluorescent	5%	2041	* *	10	\$1,100				
	T-9 Lamps And Fixtures, Ext	0 11	ected : 100%						
	Location : Building Perime								
HID	5%	2041	* *	10					
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location : Building Perime	eter							
	Explanation : Controlled V	ia Photocell.							
No Component	90%								
Lightning Protection									
Arresters/Cabling									
Generic	100%	2048	* *	5	\$900				
Alarm									
Security System									
Generic	100%	2033	\$442,300	1	\$90,100				
	Other Observation, Extent:	-	100%						
	Location: Throughout The	0							
	Explanation: CCTV Surve	illance Cameras							
Fire/Smoke Detection	1000/				04-50-5-5				
Generic, Digital	100%	2041	**	1-3	\$153,200				
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location : Throughout The Building Explanation : Central Control Panel. Strobe Lights, Manual Pull Stations, Alarm Bells,								
	Explanation : Central Con Smoke Detection.	trol Panel. Strobe Li	ghts, Manual Pull	Stations,	Alarm Bells,				

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
HTHW/HW	100%		2043	* *	1		
	Other Observation, E	Extent : N/A, Area Af	fected :	100%			
	Location : Sub-base	ement And 9th Floor	Mecha	nical Rooms			
	Explanation : Supp	lied From Campus H	leating.	Plant			
Conversion Equipment							
Heat Exchanger, Shell &	100%		2036	* *			
Tube							
	Other Observation, E	Extent : N/A, Area Af	fected :	100%			
		ement And 9th Floor					
	Explanation · Two	Steam Generators, H	ioh Ten	merature Water H	eat Sourc	re From Campus	
	•	Air Handlers, Hydro	-	_		-	
	Water Heating		1100	g : 110w 2w			

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

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

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

Asset #: 2063

Mechanical	Current Repair	Maintenance							
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cos (Yrs)	t Priority					
eating									
Distribution	2007	0000 0154 600	4 42 600						
Hot Wtr Piping/Pump	30%	2032 \$154,600	4 \$3,600	)					
	On Extended Life, Extent: Light, Area A Location: Various Locations	Iffected: 100%							
Steam Piping/Pump	30% Now \$11,300	2033 \$566,000							
	Insul. Deteriorating, Extent: Moderate,	**							
	Location: Sub-basement And 9th Floo								
	On Extended Life, Extent : Light, Area A								
	Location: Sub-basement And 9th Floo	or Mechanical Rooms							
No Component	40%								
	Other Observation, Extent: N/A, Area A	Iffected : 0%							
	Location : Throughout								
	Explanation : Dual Temperature Syste	m, Distribution Reported U	Inder Air Conditioning						
Terminal Devices									
Convector/Radiator	10%	2031 \$192,700	1 \$7,800	)					
	Other Observation, Extent: N/A, Area A	lffected : 100%							
	Location : Toilet Rooms								
	Explanation : Location Noted								
Unit Heater - Hot Water	5%	2028 \$69,800							
	Other Observation, Extent: N/A, Area A	Iffected : 100%							
	Location: Sub-basement, 9th Floor M	echanical Room, Elevator	Machine Room						
	Explanation: Location Noted								
No Component	85%								
•	Other Observation, Extent: N/A, Area A Location: N/a	ffected : 0%							
	Explanation : Dual Temperature System	m Terminal Devices Renor	rted Under Air						
	Conditioning	m, terminai Devices Repor	ica Onaci zui						
Controls									
Digital	30% Now \$101,500	2026 \$2,030,000							
C	Malfunctioning, Extent : Moderate, Area	a Affected : 50%							
	Location : Lower Floors - No Front Ed	nd Communication - Sub-b	asement Control Panel						
	Other Observation, Extent: N/A, Area A	Iffected : 100%							
	Location: Throughout								
	Explanation : Campus Central Plant L With Dedicated Building Air Compress		Pneumatic Field Devices						
Pneumatic	70%	2027 \$3,187,400							
	Other Observation, Extent: N/A, Area A								
	Location: Various Locations								
	Explanation: Pneumatic Thermostats And Pneumatic Controls For Air Handlers								
Conditioning									
Energy Source									
Electricity	5%	2041 **	1						
-	Other Observation, Extent: N/A, Area A	Iffected : 100%							
	Location: Basement, Roof								
	Explanation : For Window A/c Units In Roof Telecom Room	n Basement And Packaged	Wall A/c Units Serving						
No Component	95%								
	ates are in current dollars and are not escalate	10							

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

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

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

Asset #: 2063

Mechanical	Current Repair Future Replacement Maintenance								
ystem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
ir Conditioning			•						
Conversion Equipment									
Campus Chilled Water	93%		2042	* *					
Split Unit	2%		2028	\$111,900					
	Other Observation, Ex								
	Location: Outdoor	-	ition Gra	tes, Indoor Unit -	Unknown	n Location			
	Explanation: Unkno	wn Service Area							
Window/Wall Unit	5% Other Observation, Ex Location: Basement Explanation: Locati	, Roof Telecom Ro		\$44,600 100%	1				
Distribution									
CW & CHW Wtr Pipe/Pump	80%		2033	\$304,800	4	\$9,500			
	On Extended Life, Ext Location : Througho		lffected :	90%					
	Other Observation, Ex	· ·	ffected :	20%					
	Location : Througho	ut							
	Explanation: Chille	d Water For Air H	andlers 2	And Dual Tempera	ture Syst	em			
Ductwork/Diffusers	20% Now	\$207,000	LIFE	* *	2	\$62,800			
	Broken, Extent : Sever	e, Area Affected :	10%						
	Location : Sub-bases				litorium				
	Needs Cleaning, Exter	it : Moderate, Are	a Affecte	d : 100%					
	Location : Througho	ut							
Terminal Devices									
Air Handler/Cool/Ht	50% Now	\$45,700	2028	\$2,285,800	1	\$67,100			
	Leak Evident, Extent:								
	Location : Sub-bases	nent Mechanical I	Room - A	c-1 Leaking Coils					
	On Extended Life, Extent : Light, Area Affected : 90%								
	Location : Sub-bases								
	Other Observation, Ex	tent : N/A, Area A	ffected :	100%					
	Location : Sub-bases	nent And 9th Floo	r Mecha	nical Rooms					
	Explanation: 10 Un	its, Chilled / Stear	n / Hot W	Vater Coils					
Fan Coil - 2 Pipe	50%		2028	\$3,593,800	1	\$39,000			
	Other Observation, Ex	ctent : N/A, Area A	ffected :	100%					
	Location : Througho	ut							
	Explanation: Dual 2	Temperature Fan (	Coils						
entilation									
Distribution									
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$134,500			
Exhaust Fans									
Interior	50%		2033	\$522,500	2	\$3,700			
Roof	50%		2033	\$228,600	2	\$3,700			
umbing									
H/C Water Piping									
Brass/Copper	100%		2043	**	1				
	Booster Pump w/Tank,	-		ted : 100%					
	Location : Sub-bases	ment Mechanical	Room						

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

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

Asset #: 2063

Mechanical		Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing								
Water Heater With Tanks								
Electric	100%		\$4,600	2026	\$231,000	4		
			: Moderate, Area A					
					Relief Valve Leaking	3		
			xtent : Light, Area		: 100%			
			ement Mechanical	Room				
	Explanati	ion : Two-	250 Gallons Each					
HW Heat Exchanger	1000/			• • • • •	44.420.200		000	
Steam Fired	100%			2033	\$1,139,300	4	\$23,900	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	1000/				di di			
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2028	\$47,200	4	\$5,100	
Sewage Ejector(s)								
Electric	100%			2033	\$123,400	4	\$9,600	
Fixtures	1000/							
Generic	100%							
Vertical Transport								
Elevators	1000/				* *			
Geared Traction	100%		77/4 4	LIFE				
			xtent : N/A, Area A					
	Location . Floor	: Iwo Unii	s From Sub-basem	ent 10 81	th Floor, Two Unit	s From E	sasement 10 8th	
		ion : 4 Uni	its					
Fire Suppression	Dipianan	<i>i oni</i>	***					
Standpipe								
Generic	100%			2043	* *	1-5	\$121,600	
Sprinkler	100,0						Ţ- <b>Z</b> 1,000	
No Component	55%							
Generic	45%			2043	* *	1-2	\$30,400	
Fire Pump	,						4-0,100	
Generic	100%			2042	* *	1	\$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.

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

#### Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : BRONX COMMUNITY COLLEGE NEW HALL

Address : 135 WEST 180th ST

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

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

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

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

Block : 3222 Lot : 62 BIN : 2100250

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$680,400	\$65,700
Interior Architecture	\$838,700	\$52,800
Electrical		\$767,400
Mechanical	\$184,800	\$657,300
Total	\$1,703,800	\$1,543,200
Importance Code A	\$680,400	\$65,700
Importance Code B	\$1,023,400	\$1,424,600
Importance Code C		\$52,800
Total	\$1,703,800	\$1,543,200

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$78,200		\$21,900	
Interior Architecture	\$56,400	\$10,300	\$3,400	\$50,400
Electrical	\$3,900	\$4,500	\$3,800	\$3,900
Mechanical	\$49,800	\$50,900	\$24,600	\$2,800
Site Enclosure	\$2,600			
Site Pavements	\$1,300			
Total	\$192,300	\$65,600	\$53,600	\$57,200
Importance Code A	\$78,300		\$22,000	
Importance Code B	\$110,100	\$61,800	\$31,600	\$57,200
Importance Code C	\$3,900	\$3,900		
Total	\$192,300	\$65,600	\$53,600	\$57,200



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

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

Asset #: 2082

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

Interior

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

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

Asset #: 2082

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Floors								
Carpet	5%			2029	\$46,400	3	\$5,400	
Cast in Place Concrete	20%		\$17,800	LIFE	* *	5	\$23,500	
			Extent : Light, Are	a Affecte	ed : 5%			
	Location	: Stairs						
Ceramic Tile	5%			2042	* *	5	\$2,700	
Quarry Tile	5%			2038	* *	5	\$4,000	
Raised Access Floor	5%			2042	* *	5	\$10,100	
Vinyl Tile	40%			2038	* *	3	\$10,700	
Vinyl Tile 9" X 9"	20%			2028	\$838,700	3	\$4,000	
	_		tent : Moderate, Ar	ea Affec	ted : 5%			
		: First Flo						
	Worn/Eroc	ded, Extent	: Moderate, Area A	Iffected :	15%			
	Location	: First Flo	or					
Interior Walls								
Ceramic Tile	5%			2042	* *	5	\$7,800	
Concrete Masonry Unit	85%			LIFE	* *	5	\$52,800	
Gypsum Board	10%			LIFE	* *	5	\$9,300	
Ceilings								
AcousTileSusp.Lay-In	10%			2046	* *	5	\$5,400	
Exposed Struc: Concrete				LIFE	* *	5	\$4,200	
Plaster	40%		\$31,900	LIFE	* *	5	\$13,400	
		-	ents, Extent : Mode					
			or Paint Shop And					
			xtent : Moderate, A	rea Affe	cted : 10%			
	Location	i : First Flo	or Paint Shop					
Site Enclosure								
Fence/Gates	1000/			2046	ale ale	<b>7.10</b>	<b>#4.200</b>	
Aluminum Rail	100%			2046	* *	5-10	\$4,300	
Retaining Walls	1000/			• 0 . 0	de de			
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
On-Site Walkways	10007	NT.	<b>#1.20</b> 0	2046	* *			
Cast in Place Concrete		Now	\$1,300	2046				
		-	ents, Extent : Mode	erate, Ar	ea Affected : 5%			
D. 1: (D.:	Location	i . Entry Sta	air At 1st Floor					
Parking/Driveway	1000/			20.42	* *			
Asphalt	100%			2042	**			

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

Under 600 Volts

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

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

Asset #: 2082

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

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

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

Asset #: 2082

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Fire/Smoke Detection				
Generic, Digital	100%	2033 \$99,800	1-3 \$24,400	
	Other Observation, Extent: N/A, Area	Affected: 100%		
	Location: Throughout The Building			
	Explanation: Strobe Lights, Manual	Pull Stations, Alarm Bells, S	Smoke Detection.	

Mechanical	Current Re	pair F	uture Rep	lacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)		ear Estir Y	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source				di di			
Electricity	2%	20	)59	* *	1		
No Component	98%	4 · N/A A A					
	Other Observation, Extended Location: Basement	ent : N/A, Area Ajjec	ea : 0%				
	Explanation : Steam F	Provided Ry Steam G	enerator I	ocated In Ad	liacent Ri	uildina - Rliss	
	Hall	точива Бу Ѕпвит О	enerator L	жией т лц	јасені Бі	mung - Duss	
Conversion Equipment							
Radiant Heater	2%		38	* *	2	\$400	
	Other Observation, Exte		ted : 100%				
	Location : 1st Floor H	-					
	Explanation : Electric	Unit Heater					
No Component	98%						
Distribution	1000/	20	.22	ec 200			
Steam Piping/Pump	100% On Extended Life, Exter		)33 tad : 100%	\$6,200			
	Location : Throughou	0 00	ей . 100/0				
Terminal Devices							
Convector/Radiator	40%	_`	31	\$2,500	1	\$5,100	
	On Extended Life, Exter Location : Throughou		ted : 100%				
Fan Coil Unit/Heat	60%	20	28	\$11,500	1	\$7,700	
	On Extended Life, Exter Location : Throughou	0 00	ted : 100%				
Controls							
Pneumatic	90%		27	\$13,500			
	Other Observation, Exte		ted : 100%				
	Location: Throughou						
N. G	Explanation: Pneuma	itic Thermostats					
No Component	10%						
Air Conditioning Energy Source							
Energy Source Electricity	90%	20	<b>)</b> 41	* *	1		
No Component	10%	20	771		1		
	1070						

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

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

Asset #: 2082

Mechanical		Current l	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Conversion Equipment								
Campus Chilled Water	10%		4.5.000	2042	* *			
Split Unit	5%		\$45,900	2043	**			
		erable, Exte 1 : Telecom	ent : Moderate, Are Room 25a	a Affecte	ed : 100%			
Window/Wall Unit	80%			2028	\$117,200	1		
Water Cooled interior Pkg Unit	5%			2027	\$34,700	2		
2.08	Other Obs	servation, E	Extent : N/A, Area A	ffected :	100%			
	Location	ı : Basemer	nt					
	Explana	tion : Wate	r Cooled By Domes	tic Tap V	Water			
Distribution								
CW & CHW Wtr Pipe/Pump	10%			2053	* *	4	\$200	
		servation, E 1 : Basemer	Extent : N/A, Area A nt	ffected :	100%			
	Explana	tion : Loca	tion Noted					
Ductwork/Diffusers	10%			LIFE	* *	2	\$5,200	
	Other Obs	servation, E	Extent : N/A, Area A	ffected :	100%			
	Location	ı : Basemer	nt					
	Explana	tion : Loca	tion Noted					
No Component	80%							
Terminal Devices								
Air Handler/Cool/Ht	10%	Now	\$1,500	2038	* *	1	\$2,200	
	Controller	r Not Worki	ng, Extent : Moder	ate, Area	a Affected : 100%			
		ı : Basemer	•					
			Extent : N/A, Area A	ffected :	100%			
	Location	ı : Basemer	ıt Ceiling					
	Explana	tion : Air H	Iandler Unit-1 - Ch	illed And	d Steam Coils, Serv	ing Base	ment	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$22,100	

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Asset #: 2082

Mechanical	Current Repair	Future F	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ventilation						
Exhaust Fans					****	
Interior	10%	2038	* *	2	\$100	
	Other Observation, Extent: N/A, Are		10%			
	Location: Basement - Loading Doc	rK				
D 0	Explanation: Exhaust Fan- 5	20.42	ale ale		#200	
Roof	90% Now \$67,500 Damaged, Extent: Moderate, Area A Location: Roof	ffected : 85%	**	2	\$900	
	Noisy/Vibrating, Extent: Severe, Area	а Ајјестеа : 13	%			
	Location: Roof	a Affactad . 10	000/			
	On Extended Life, Extent : Light, Are Location : Roof	a Affectea : 10	10%			
	Other Observation, Extent: N/A, Are	a Affected : 10	00%			
	Location: Roof	и Ајјестеа . 10	7070			
	Explanation: 7 Units Total					
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2033	\$496,800	1		
	On Extended Life, Extent : Light, Are Location : Throughout	a Affected : 10	00%			
HW Heat Exchanger						
Steam Fired	1%	2033	\$1,900	4		
	Abandoned in Place, Extent : Light, A Location : Basement - Loading Doc		100%			
No Component	99%					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
Fire Suppression						
Standpipe	1000/	20.42	ملد علد	1.5	Ф20.000	
Generic	100%	2043	* *	1-5	\$20,000	
Sprinkler No Commonant	700/					
No Component	70% 30%	2033	\$160.500	1.2	\$3,300	
Generic	3070	2033	\$160,500	1-2	\$3,300	

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

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

#### Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : BRONX COMMUNITY COLLEGE NICHOLS HALL

Address : 125 WEST 180th ST

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

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

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

Areas Surveyed : Basement, Floors 1,4,Att

Block : 3222 Lot : 62 BIN : 2100249

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,235,200	\$186,700
Interior Architecture	\$551,900	\$1,144,800
Electrical	\$1,591,700	\$134,500
Mechanical	\$2,502,700	\$1,584,200
Site Enclosure	\$136,600	\$136,600
Total	\$6,018,100	\$3,186,700
Importance Code A	\$1,235,200	\$186,700
Importance Code B	\$4,646,300	\$2,863,500
Importance Code C	\$136,600	\$136,600
Total	\$6,018,100	\$3,186,700

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$25,500		\$1,100	
Interior Architecture	\$119,400	\$2,900	\$700	\$16,500
Electrical	\$2,800	\$2,700	\$68,000	\$3,200
Mechanical	\$105,700	\$2,500	\$21,600	\$2,700
Site Pavements	\$4,700			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$265,200	\$15,400	\$98,600	\$29,600
Importance Code A	\$25,500		\$1,300	
Importance Code B	\$235,000	\$15,400	\$97,400	\$29,600
Importance Code C	\$4,700			
Total	\$265,200	\$15,400	\$98,600	\$29,600



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

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

Asset #: 2081

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

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

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

Asset #: 2081

Architecture	Current Repair		Future	Replacement	Maintenance		
System	% of Fail Date	<b>Estimated Cost</b>	Year	<b>Estimated Cost</b>	Cycle	<b>Estimated Cost</b>	Priority
Component Type	Total (Years)		FY		(Yrs)		
nterior							
Floors							
Carpet	20% Now	\$19,800	2032	\$395,900	3	\$34,400	
F	Worn/Eroded, Exten					<b>42</b> -,	
	Location : 1st Floo		00				
Cast in Place Concrete	25% 4+	\$47,600	LIFE	* *	5	\$62,700	
	Cracking/Crumbling			fected : 25%		40-,,,	
		urth Floor Corrido					
Ceramic Tile	5%		2042	* *	5	\$5,700	
Quarry Tile	5%		2046	* *	5	\$8,600	
Terrazzo	5% 4+	\$10,500	LIFE	* *	5	\$4,500	
	Cracking/Crumbling			fected : 5%		4 -,	
		al Cracks, 1st Floor					
Vinyl Tile	35% Now	\$54,100	2033	\$1,082,100	3	\$15,000	
,, r 1110	Broken/Missing Eler				Ü	\$10,000	
	Location : Various		,	33			
Vinyl Tile 9" X 9"	5%		2028	\$447,500	3	\$2,100	
Interior Walls	270		2020	Ψ117,500		Ψ2,100	
Concrete Masonry Unit	30%		LIFE	* *	5	\$18,100	
Gypsum Board	10%		LIFE	* *	5	\$9,000	
Masonry: Brick	5%		LIFE	* *		42,000	
Masonry: Fieldstone	5%		LIFE	* *			
•	Other Observation,	Extent : Light, Area	Affected .	5%			
	Location : Exterior	· Walls					
	Explanation : Vege	tation Growth					
Marble Panels	5%		LIFE	* *			
Plaster	45%		LIFE	* *	5	\$20,300	
Ceilings							
AcousTileSusp.Lay-In	20% Now	\$37,200	2038	* *	5	\$11,500	
	Misaligned/Bulging,						
		Classrooms On 1st					
	Staining/Discoloring						
		101, 102, 103 And A					
	Worn/Eroded, Exten		Affected :	25%			
	Location: Rooms	101, 102, 103					
Exposed Struc: Concrete			LIFE	* *	5	\$5,400	
Exposed Struc: Concrete		\$50,300	LIFE	* *	5	\$2,700	
	Cracking/Crumbling		, Area Afj	fected : 10%			
	Location : Attic, F						
	Exposed Reinforcem	ent, Extent : Moder	ate, Area	Affected : 10%			
	Location : Attic						
Gypsum Board	5%		LIFE	* *	5	\$7,200	
Plaster	30%		LIFE	* *	5	\$21,500	
Site Enclosure							
Fence/Gates	1000/		20.42	* *	-	<b>#272 20</b> 2	
Steel Pipe Rail	100%		2043	* *	5	\$273,200	

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

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

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

Asset #: 2081

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

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

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

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

Asset #: 2081

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

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

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

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

Asset #: 2081

<b>Mechanical</b>	Current Repair	Futur	Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating						
Distribution						
Steam Piping/Pump	100% Now \$57,400 Insul. Deteriorating, Extent: Modera Location: Basement Leak Evident, Extent: Moderate, Area Location: Basement Water Heater I On Extended Life, Extent: Light, Area Location: Throughout	te, Area Affo a Affected : Room - Cond	5% densate Return Pu	mps And	Piping Leaking	
Terminal Devices						
Air Handler	1% Abandoned in Place, Extent : Light, A Location : Attic - Old Supply Fan W			1	\$500	
Convector/Radiator	94% On Extended Life, Extent : Light, Area Location : Throughout	2031 a Affected :	\$550,600 100%	1	\$22,300	
Unit Heater - Steam	5% Other Observation, Extent: N/A, Area Location: Basement Explanation: Location Noted	2033 a Affected :	\$20,400	4	\$300	
Controls						
Digital	100% Now \$102,900 Malfunctioning, Extent: Moderate, A Location: Throughout - No Front E Other Observation, Extent: N/A, Area Location: Throughout Explanation: Campus Central Plan With Dedicated Building Air Compr	rea Affectea ind Commur a Affected : t Digital Co	tication 100%	Pneumai	tic Field Devices	
ir Conditioning						
Energy Source Electricity	100%	2041	* *	1		
Conversion Equipment Exterior Pkg Unit - Cooling	10%	2028	\$78,500	2	\$500	
3	Other Observation, Extent : Light, Ar Location : 3rd Floor Roof Explanation : For Auditorium	ea Affected	: 100%			
Window/Wall Unit	80%	2028	\$217,100	1		
No Component	10%	2020	φ217,100	1		
Distribution	10/0					
Ductwork/Diffusers	10% Other Observation, Extent : N/A, Area Location : Auditorium	LIFE a Affected :	**	2	\$9,500	
	Explanation: Location Noted					
No Component	Explanation : Location Noted 90%					

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

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

Asset #: 2081

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

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

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

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

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 :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$93,100	\$378,400
Interior Architecture		\$231,000
Electrical	\$86,100	
Mechanical	\$2,758,000	\$340,900
Total	\$2,937,200	\$950,300
Importance Code A	\$93,100	\$378,400
Importance Code B	\$2,844,100	\$475,600
Importance Code C		\$96,300
Total	\$2,937,200	\$950,300

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture			\$63,200	\$10,400
Interior Architecture	\$44,000	\$13,500	\$37,300	\$10,500
Electrical	\$17,900	\$15,300	\$28,500	\$18,300
Mechanical	\$46,000	\$14,500	\$54,200	\$22,500
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
Total	\$122,200	\$57,700	\$197,500	\$76,100
Importance Code A			\$63,200	\$10,400
Importance Code B	\$122,200	\$54,700	\$134,400	\$65,700
Importance Code C		\$3,000		
Total	\$122,200	\$57,700	\$197,500	\$76,100



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

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

Asset #: 14719

Architecture		Current R	Repair	Futur	e Replacement	M	aintenance	
System	% of	Fail Date	<b>Estimated Cost</b>	Year	<b>Estimated Cost</b>	Cycle	<b>Estimated Cost</b>	Priority
Component Type	Total	(Years)		FY		(Yrs)		
xterior Exterior Walls								
Cast Stone/Terra Cotta	20%			LIFE	* *	5	\$187,200	
Masonry: Brick Cavity	65%			LIFE	* *	5	\$77,900	
Masonry: Fieldstone	10%			LIFE	* *	5	\$9,000	
Window Wall	5%			2053	* *	5	\$22,500	
Windows	370			2033			Ψ22,300	
Aluminum	100%			2049	* *	5	\$20,800	
Parapets	10070			2017			Ψ20,000	
Cast Stone/Terra Cotta	90%			LIFE	* *	5	\$113,300	
		ervation, E	xtent : N/A, Area A		100%	-	4,-	
			out Roof Perimeter					
		_	s Actually A Cast S		rnice			
Metal Panel	10%		-	2053	* *	5	\$6,300	
Roof	1070			_000			Ψ0,200	
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		
uterior								
Floors								
Carpet	15%			2032	\$363,900	3	\$42,100	
Ceramic Tile	15%			2042	* *	5	\$21,100	
Cork Tile	35%			2053	* *	5	\$43,000	
Marble Panels	10%			LIFE	* *	5	\$10,500	
Quarry Tile	10%			2046	* *	5	\$21,100	
Sheet Vinyl/Rubber	15%			2038	* *	5	\$31,600	
Interior Walls								
Ceramic Tile	5%			2042	* *	5	\$6,000	
Concrete Masonry Unit	10%			LIFE	* *	5	\$4,800	
Glass: Single Pane	5%			LIFE	**	5	\$4,500	
Gypsum Board	60%			LIFE	* *	5	\$43,300	
Wood	20%			LIFE	* *	5	\$96,300	
Ceilings	<u> </u>			2011		_	445.44	
AcousTileSusp.Lay-In	25%	3.7	<b>4.000</b>	2046	* *	5	\$35,900	
Gypsum Board		Now	\$4,900	LIFE	**	5	\$18,000	
			tent : Moderate, A	rea Affe	cted : 1%			
		: Third Flo	oor Stair A					
Gypsum Board	65%			LIFE	* *	5	\$116,800	
ite Enclosure								
Fence/Gates								
Aluminum Picket	100%			2053	* *			
Retaining Walls	1000:			2012				
Masonry: Fieldstone	100%			2043	* *			

Site Pavements

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

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

Asset #: 14719

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

2046

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

Lighting

Cast in Place Concrete

100%

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

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

Asset #: 14719

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting	000/	• • • •	di di	4.0	4.0.000	
Fluorescent	80%	2038	**	10	\$68,900	
	T-5 Lamps And Fixtures, Ext Location : Throughout The	0 00	eted : 100%			
Fluorescent	20%	2038	* *	10	\$17,200	
	Compact Fluorescent Light, Location: Throughout The		ffected : 100%			
Egress Lighting						
Emergency, Service	50%	2038	* *	1		
Exit, LED	50%	2061	* *	1		
Exterior Lighting						
Fluorescent	4%	2038	* *	10	\$300	
	Compact Fluorescent Light, Location : Lower Roof.	Extent : Light, Area A	ffected : 100%			
HID	6%	2038	* *	10		
	Other Observation, Extent:	Light, Area Affected :	100%			
	Location : Building Perime	eter				
	Explanation : Controlled V	ia Photocell				
No Component	90%					
Lightning Protection						
Arresters/Cabling						
Generic	100%	2061	* *	5	\$1,100	
Alarm						
Security System						
Generic	100%	2038	**	1	\$35,100	
	Other Observation, Extent:		00%			
	Location: Throughout The	-				
<del></del>	Explanation : CCTV Surve	illance Cameras				
Fire/Smoke Detection	1000/	2020	ماد ماد	1.2	0.50 (00	
Generic, Digital	100%	2038	* *	1-3	\$59,600	
	Other Observation, Extent:	***	00%			
	Location: Throughout The			G:	41 D.II	
	Explanation : Central Con- Smoke Detection.	trot Panet. Strobe Ligi	nts, Manual Pull	Stations,	Alarm Bells,	
	этоке Денесноп.					

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

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

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

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

Asset #: 14719

		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date E (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Conversion Equipment Heat Exchanger, Shell & Tube	100%			2042	* *			
	Location Explanati	: Basement l ion : Two Ste Plant. For Ai		n High Ten	100% nperature Water He ating Via Heat Exc			
Distribution					4.4		** ***	
Hot Wtr Piping/Pump Steam Piping/Pump			\$8,800 tent : Severe, Are Mechanical Roo		* * * * ed : 30% Handler Unit-1a A	4 Ind Air F	\$1,900	
Terminal Devices	Location	. I chillotise	- Trochamear Roo	210 210	Tianater Omi Ta II	1101 1111 1		
Convector/Radiator	30%			2046	* *	1	\$9,100	
Fan Coil Unit/Heat	15%			2033	\$340,900	1	\$4,600	
Unit Heater - Hot Water No Component	5% 50%			2038	* *			
Controls Digital	100%	amation Ext	ant: N/A Arag	2026	\$2,632,400			
		: Throughou	ent : N/A, Area A t	ујестеа .	100/0			
		_		mant Suci	tem And Campus C	ontral P	1 Di i 1	
Air Conditioning					With Dedicated Bui			
Air Conditioning Energy Source								
Energy Source Electricity	Controls 5%							
Energy Source Electricity No Component	Controls			Devices I	With Dedicated Bui	lding Ai		
Energy Source Electricity No Component Conversion Equipment	5% 95%			Devices V	With Dedicated Bui	lding Ai		
Energy Source Electricity No Component Conversion Equipment Campus Chilled Water	5% 95%	With Local F	eneumatic Field	2049 2042	With Dedicated Bui	lding Ai		
Energy Source Electricity No Component Conversion Equipment	5% 95% 95% 5%	With Local F	neumatic Field :	2049 2042 2038	With Dedicated Bui	lding Ai		
Energy Source Electricity No Component Conversion Equipment Campus Chilled Water	5% 95% 95% Unit Inoper	With Local F Now rable, Extent	\$21,800 : Moderate, Are	2049  2042 2038 va Affecte	**  **  d: 25%	lding Ai		
Energy Source Electricity No Component Conversion Equipment Campus Chilled Water	5% 95% 95% Unit Inoper	Now rable, Extent : Data Close	\$21,800 : Moderate, Are et 304: Indoor U	2049 2042 2038 a Affecte nit Not In	**  **  **  d: 25%  stalled, Missing	lding Ai		
Energy Source Electricity No Component Conversion Equipment Campus Chilled Water	5% 95% 95% Unit Inoper Location Other Obse	Now rable, Extent : Data Close ervation, Ext	\$21,800 : Moderate, Are at 304: Indoor U	2049 2042 2038 a Affecte nit Not In	**  **  d: 25%  astalled, Missing  cted: 25%	lding Ai		
Energy Source Electricity No Component Conversion Equipment Campus Chilled Water	5% 95% 95% Unit Inoper Location Other Obse	Now rable, Extent : Data Close ervation, Ext. : Telecom Ro	\$21,800 : Moderate, Are at 304: Indoor U ent : Moderate, 2 oom 003, Data C	2049 2042 2038 a Affecte nit Not In	**  **  d: 25%  astalled, Missing  cted: 25%	lding Ai		
Energy Source Electricity No Component Conversion Equipment Campus Chilled Water	5% 95% 95% Unit Inoper Location Other Obse	Now rable, Extent : Data Close ervation, Ext	\$21,800 : Moderate, Are at 304: Indoor U ent : Moderate, 2 oom 003, Data C	2049 2042 2038 a Affecte nit Not In	**  **  d: 25%  astalled, Missing  cted: 25%	lding Ai		
Energy Source Electricity No Component Conversion Equipment Campus Chilled Water Split Unit	5% 95% 95% Unit Inoper Location Other Obse	Now rable, Extent : Data Close ervation, Ext. : Telecom Ro	\$21,800 : Moderate, Are at 304: Indoor U ent : Moderate, 2 oom 003, Data C	2049 2042 2038 a Affecte nit Not In	**  **  d: 25%  astalled, Missing  cted: 25%	lding Ai		
Energy Source Electricity No Component Conversion Equipment Campus Chilled Water Split Unit  Distribution CW & CHW Wtr	5% 95% 95% Unit Inoper Location Other Obse Location Explanate 30% 70% Malfunction	Now rable, Extent : Data Close ervation, Ext. : Telecom Re ion : Locatio  Now ning, Extent	\$21,800 : Moderate, Are at 304: Indoor U ent : Moderate, 2 oom 003, Data C	2049  2042 2038 Sea Affecte mit Not In Area Affe Closets 30  2053  LIFE a Affected	**  **  d: 25%  astalled, Missing cted: 25% 14, 313  **	1	r Compressor	
Energy Source Electricity No Component Conversion Equipment Campus Chilled Water Split Unit  Distribution CW & CHW Wtr Pipe/Pump	5% 95% 95% Unit Inoper Location Other Obse Location Explanate 30% 70% Malfunction	Now rable, Extent : Data Close ervation, Ext. : Telecom Re ion : Locatio  Now ning, Extent	\$21,800 : Moderate, Are at 304: Indoor U ent : Moderate, A oom 003, Data C n Observed  \$56,400 : Moderate, Are	2049  2042 2038 Sea Affecte mit Not In Area Affe Closets 30  2053  LIFE a Affected	**  **  d: 25%  astalled, Missing cted: 25% 14, 313  **	1 4	**TCompressor** \$1,400	
Energy Source Electricity No Component Conversion Equipment Campus Chilled Water Split Unit  Distribution CW & CHW Wtr Pipe/Pump Ductwork/Diffusers	5% 95% 95% Unit Inoper Location Other Obse Location Explanate 30% 70% Malfunction Location	Now rable, Extent : Data Close ervation, Ext. : Telecom Re ion : Locatio  Now ning, Extent	\$21,800 : Moderate, Are at 304: Indoor U ent : Moderate, A oom 003, Data C n Observed  \$56,400 : Moderate, Are	2049  2042 2038 Sea Affecte mit Not In Area Affe Closets 30  2053  LIFE a Affected	**  **  d: 25%  astalled, Missing cted: 25% 14, 313  **	1 4	**TCompressor** \$1,400	
Energy Source Electricity No Component Conversion Equipment Campus Chilled Water Split Unit  Distribution CW & CHW Wtr Pipe/Pump Ductwork/Diffusers  Terminal Devices Air Handler/Cool/Ht No Component	5% 95% 95% Unit Inopen Location Other Obse Location Explanate 30% 70% Malfunction Location	Now rable, Extent : Data Close ervation, Ext. : Telecom Re ion : Locatio  Now ning, Extent	\$21,800 : Moderate, Are at 304: Indoor U ent : Moderate, A oom 003, Data C n Observed  \$56,400 : Moderate, Are	2049  2042 2038 Sea Affecte Init Not In Area Affe 2053  LIFE La Affecte Boxes	**  **  d: 25%  astalled, Missing  cted: 25%  14, 313  **  **	1  4 2	\$1,400 \$85,500	
Energy Source Electricity No Component Conversion Equipment Campus Chilled Water Split Unit  Distribution CW & CHW Wtr Pipe/Pump Ductwork/Diffusers  Terminal Devices Air Handler/Cool/Ht No Component  Ventilation	5% 95% 95% Unit Inoper Location Other Obse Location Explanate 30% 70% Malfunction Location	Now rable, Extent : Data Close ervation, Ext. : Telecom Re ion : Locatio  Now ning, Extent	\$21,800 : Moderate, Are at 304: Indoor U ent : Moderate, A oom 003, Data C n Observed  \$56,400 : Moderate, Are	2049  2042 2038 Sea Affecte Init Not In Area Affe 2053  LIFE La Affecte Boxes	**  **  d: 25%  astalled, Missing  cted: 25%  14, 313  **  **	1  4 2	\$1,400 \$85,500	
Energy Source Electricity No Component Conversion Equipment Campus Chilled Water Split Unit  Distribution CW & CHW Wtr Pipe/Pump Ductwork/Diffusers  Terminal Devices Air Handler/Cool/Ht No Component	5% 95% 95% Unit Inoper Location Other Obse Location Explanate 30% 70% Malfunction Location	Now rable, Extent : Data Close ervation, Ext. : Telecom Re ion : Locatio  Now ning, Extent	\$21,800 : Moderate, Are at 304: Indoor U ent : Moderate, A oom 003, Data C n Observed  \$56,400 : Moderate, Are	2049  2042 2038 Sea Affecte Init Not In Area Affe 2053  LIFE La Affecte Boxes	**  **  d: 25%  astalled, Missing  cted: 25%  14, 313  **  **	1  4 2	\$1,400 \$85,500	

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 14719

% of Fail Date Estima					
Total (Years)	ted Cost   Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
		* *		\$1,400	
50%	2038	* *	2	\$1,400	
1000/	20.50				
100%	2053	* *	1		
			4		
		100%			
Explanation: One - 150 Ga	llons				
1000/	***		,	40.40	
			4	\$9,300	
		100%			
		_			
Explanation: 1 Unit, 1,200	Gallons Approxima	itely			
1000/					
100%	LIFE	* *	1		
100%	LIFE	* *	1		
			4	\$300	
	**				
		m Condensate Pun	ıр Ср-1 I	Pit	
	ed				
90%					
100%	2033	\$40,900	1	\$5,800	
100%					
100%	LIFE	* *			
Other Observation, Extent : N	I/A, Area Affected :	100%			
Location : Ground To 3rd F	loor				
Explanation: 2 Units					
100%	2053	* *	1-5	\$49,100	
100%	2053	* *	1-2	\$26,300	
100%	2042	* *	1	\$17,500	
	Total (Years)  50% 50%  100%  100%  Other Observation, Extent: N. Location: Basement Mechal Explanation: One - 150 Ga  100%  Other Observation, Extent: N. Location: Basement Mechal Explanation: 1 Unit, 1,200  100%  100%  Other Observation, Extent: N. Location: Basement Mechal Explanation: Location Note 90%  100%	Total (Years)  FY  50%  2038  50%  2038  100%  2053  100%  2026  Other Observation, Extent: N/A, Area Affected: Location: Basement Mechanical Room Explanation: One - 150 Gallons  100%  2053  Other Observation, Extent: N/A, Area Affected: Location: Basement Mechanical Room Explanation: 1 Unit, 1,200 Gallons Approximate Location: Basement Mechanical Room Explanation: 1 Unit, 1,200 Gallons Approximate Location: Basement Mechanical Room In Steat Explanation: Location Noted  90%  100%  2033  100%  LIFE  Other Observation, Extent: N/A, Area Affected: Location: Ground To 3rd Floor Explanation: 2 Units  100%  2053  100%  2053	Total (Years)   FY	Total (Years)   FY   (Yrs)	Total (Years)

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

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

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : BRONX COMMUNITY COLLEGE PATTERSON GARAGE

Address : 2195 LORING PLACE NORTH

Borough : BRONX Agency's Number : N/A

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

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

Areas Surveyed : Floors 1

Block : 3223 Lot : 50 BIN : 2096013

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Mechanical		\$173,500
Total		\$173,500
Importance Code B		\$173,500
Total		\$173.500

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture				\$9,200
Interior Architecture	\$800			\$200
Electrical			\$100	
Mechanical	\$400	\$1,400	\$2,900	\$1,400
Total	\$1,200	\$1,400	\$3,000	\$10,800
Importance Code A	\$200	\$400	\$300	\$9,600
Importance Code B	\$800	\$1,000	\$2,700	\$1,200
Importance Code C	\$100			
Total	\$1,200	\$1,400	\$3,000	\$10,800



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

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

Asset #: 13563

Architecture	Current Repair	Future Replacer	nent	M		
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Estimated FY	l Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior						
Exterior Walls				_		
Masonry: Brick	65%	LIFE	* *	5	\$10,200	
	Recent Construction, Extent: N/A, Ar Location: Throughout	rea Affected : 100%				
Metal Panel	5%	2059	* *	5-10	\$5,400	
	Recent Construction, Extent: N/A, An Location: Throughout	rea Affected : 100%				
Metal Sect. OHD	12%	2050	* *	5	\$5,900	
	Recent Replace Evident, Extent : N/A Location : South Elevation	, Area Affected : 100%			·	
Window Wall	18%	2059	* *	5	\$10,600	
	Recent Construction, Extent: N/A, An Location: South Elevation	rea Affected : 100%				
Windows						
Aluminum	100%	2055	* *	5		
	Recent Construction, Extent: N/A, Ar Location: Throughout	rea Affected : 100%				
Roof						
Modified Bitumen	100%	2041	* *	10	\$17,400	
	Recent Construction, Extent: N/A, Ar Location: Throughout	rea Affected : 100%				
Soffits						
Exposed Struc: Steel	100%	LIFE	* *	5		
	Recent Construction, Extent: N/A, Ar Location: Entrance Awning	rea Affected : 100%				
nterior						
Floors	<b>500</b> /	LIDE	-11-	-	<b>01.4.2</b> 00	
Cast in Place Concrete	70%	LIFE	* *	5	\$14,200	
	Recent Replace Evident, Extent: N/A, Location: Throughout					
Ceramic Tile	10%	2046	* *	5	\$900	
	Recent Installation, Extent: N/A, Area Location: Throughout Bathrooms	a Affected : 100%				
Vinyl Tile	20%	2041	* *	3	\$900	
	Recent Construction, Extent: N/A, Ar Location: Offices And Classrooms	rea Affected : 100%				
Interior Walls						
Ceramic Tile	10%	2046	* *	5	\$100	
	Recent Construction, Extent: N/A, Ar Location: Throughout Bathrooms	rea Affected : 100%				
Gypsum Board	90%	LIFE	* *	5	\$800	
	Recent Construction, Extent: N/A, Ar Location: Throughout	rea Affected : 100%				

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

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

Asset #: 13563

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

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

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

Asset #: 13563

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

Mechanical	Curren	t Repair	Futur	e Replacement	М	aintenance			
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Heating									
Energy Source									
Electricity	20%		2059	* *	1				
Natural Gas	80%		2059	* *	1				
Conversion Equipment									
Furnace	80%		2041	* *	1	\$2,500			
	Location : Garag Explanation : Gas	Extent: N/A, Area A e Area, Mechanical I s Fired Unit Heaters	Room		rnace Do	ownstream Air			
D 12	Handler		20.41	* *		<b>A</b> (00			
Radiant Heater	20%	F	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 Refrigeran	, Extent : Light, Area	Affected	d : 100%					
	Location : Conde And Classroom	nsing Units - Roof, Ir	door Un	its - Telecom Close	et, Above	Ceiling In Office			
No Component	80%								
Distribution									
Ductwork/Diffusers	100%		LIFE	* *	2	\$8,000			
Terminal Devices Air Handler/Dir Expansion	80%		2041	* *	1				
Enpariotori	Other Observation, Location : Mecha	Extent : N/A, Area A nical Room	ffected :	100%					
	Explanation : Dec Toilet Rooms	dicated Outside Air U	nit, Dire	ect Expansion, Serv	ving Gara	age Area And			
No Component	20%								

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

Asset #: 13563

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

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Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : BRONX COMMUNITY COLLEGE PHILOSOPHY HALL

Address : 2070 SEDGWICK AVENUE

Borough : BRONX Agency's Number : 21014

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

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

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

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

Block : 3222 Lot : 62 BIN : 2100244

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$574,400	
Interior Architecture	\$279,400	
Electrical		\$452,400
Mechanical	\$559,100	\$505,100
Total	\$1,412,900	\$957,500
Importance Code A	\$574,400	
Importance Code B	\$838,500	\$957,500
Total	\$1,412,900	\$957,500

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$44,100			
Interior Architecture	\$120,300	\$700	\$1,500	\$800
Electrical	\$46,200	\$700	\$14,200	\$500
Mechanical	\$31,900	\$600	\$70,900	\$600
Site Pavements	\$4,100			
Total	\$246,600	\$1,900	\$86,600	\$1,900
Importance Code A	\$60,300			
Importance Code B	\$140,000	\$1,900	\$86,600	\$1,900
Importance Code C	\$46,300			
Total	\$246,600	\$1,900	\$86,600	\$1,900



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

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

Asset #: 2076

Architecture	Current Rep	Future F	Replacement	Ma			
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
exterior							
Exterior Walls	000/ 11	Φ <i>574</i> 400	LIEE	* *	-	Ф44 000	
Masonry: Brick	90% Now	\$574,400	LIFE		5	\$44,900	
	Cracking/Crumbling, Ex Location: Throughout		, Area Ajjec	nea : 5%			
	Joint Mortar Miss/Erod		ate Area A	ffected · 5%			
	Location : All Facades		aic, 217 ca 21 <sub>3</sub>	getteu : 370			
Masonry: Granite	5%		LIFE	* *	5	\$1,900	
Masonry: Limestone	5% Now	\$21,100	LIFE	* *	5	\$1,900	
Maselly. Elifestone	Joint Mortar Miss/Erod			ffected : 25%	J	Ψ1,500	
	Location : Horizontal		-	-			
	Worn/Eroded, Extent : M	Aoderate, Area A	ffected : 10	0%			
	Location : Lower Hori	izontal Fascia B	and				
Windows							
Aluminum	100% Now	\$23,100	2049	* *	5	\$2,300	
	Bent/Warped Elements,	Extent : Modera	te, Area Aff	fected : 10%			
	Location : Entry Hall						
	Broken/Missing Elemen		erate, Area	Affected : 2%			
	Location: Throughout						
	Ctrwt/Balnc Not Funct,		te, Area Afj	fected: 15%			
D. C	Location : Various Cla	issrooms					
Roof Clay Tile	97%		2043	* *	10	\$28,900	
City The	Recent Replace Evident,	Extent : N/A. A.		d : 15%	10	Ψ20,700	
	Location : Northwest (						
Skylight, Metal/Glass	3%		2053	* *	10	\$3,000	
Soffits							
Masonry: Limestone	100%		LIFE	* *	5		
nterior							
Floors					_		
Cast in Place Concrete	10%		LIFE	* *	5	\$5,900	
Ceramic Tile	5%	<b>***</b>	2042	* *	5	\$1,300	
Marble Panels	5% Now	\$95,000		**	5	\$1,000	
	Broken/Missing Elemen Location: Stair Nosin						
_	<u> </u>	gs beiween 2na				00.100	
Terrazzo	10%	<b>#20.000</b>	LIFE	**	5	\$2,100	
Vinyl Tile	25% Now	\$39,900	2038	**	3	\$2,500	
	Cracking/Crumbling, E. Location: Basement	xient : Moderate	, Area Affec	стеа : 10%			
	Worn/Eroded, Extent : M	Andarate Aver	Iffacted . 51	no/			
	Location: Basement	тоиегиге, Агеи А	ујестеа . ж	)/0			
Vinyl Tile 9" X 9"	5%		2028	\$115,500	3	\$500	
Wood	40% Now	\$68,900	2028	\$115,500	5 5	\$10,100	
1100 <b>u</b>	Deteriorated Finish, Ex				5	φ10,100	
	Location: Second And						
	Worn/Eroded, Extent : M			0%			
	Location : Second And						

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

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

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

Asset #: 2076

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

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

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

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

Asset #: 2076

Electrical		Current Repair			e Replacement	M	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts									
Panelboards									
Fused Disc Sw	10%			2032	\$4,300	5			
Molded Case Bkrs	70%			2032	\$30,000	5	\$300		
Molded Case Bkrs	20%			2041	* *	5	\$100		
Wiring									
Braided Cloth	50%	2-4	\$15,400	2058	**	1			
			Extent : Light, Area	Affected	: 100%				
		_	out The Building						
		tion : Insul	ation Aged.						
Thermoplastic	50%			2043	* *	1			
Motor Controllers									
Locally Mounted	100%			2031	\$76,800	5	\$100		
Stand-by Power									
Transfer Switches									
Automatic	100%			2038	* *	1	\$5,000		
Lighting									
Interior Lighting	4000/			• • • •	<b>***</b>	4.0			
Fluorescent	100%			2033	\$259,400	10	\$14,900		
	_		res, Extent : Light,	Area Aff	ected : 100%				
<del></del>	Location	: Inrougn	out The Building						
Egress Lighting	500/			2020	Φ5.400	1			
Emergency, Service	50%			2028	\$5,400	1			
Exit, Service	25%			2028	\$1,900	1	<b>#200</b>		
Exit, Battery	25%			2028	\$6,200	10	\$300		
Exterior Lighting	100/	NT.	<b>#1</b> (00	2022	ΦΩ 100				
HID	10%		\$1,600	2033	\$8,100				
	-	-	nt : Moderate, Ared	і Ајјестес	a: 20%				
		_	Perimeter	100 1	1000/				
			Extent : Light, Area	Affected	: 100%				
		: Building		,					
		tion : Conti	rolled Via Photocel	l					
No Component	90%								
Alarm									
Fire/Smoke Detection	4000								
Under Construction	100%								

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

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

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

Asset #: 2076

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

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

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

Asset #: 2076

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

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

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

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : BRONX COMMUNITY COLLEGE POLOWCZYK HALL

Address : 2016 SEDGWICK AVENUE

Borough : BRONX Agency's Number : 21009
Program / Asset # : CUN0007.090 / 2094 Yr Built/Renovated : 1959 / 2004

Area Sq Ft : 61,969 Project Type : CITY UNIVERSITY OF NEW YORK

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

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

Block : 3222 Lot : 62 BIN : 2100241

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$805,900	\$115,200
Interior Architecture	\$1,917,100	\$56,400
Electrical	\$316,900	\$824,500
Mechanical	\$2,892,600	\$1,223,100
Site Enclosure	\$66,200	
Total	\$5,998,600	\$2,219,200
Importance Code A	\$805,900	\$115,200
Importance Code B	\$5,192,700	\$2,047,600
Importance Code C		\$56,400
Total	\$5,998,600	\$2,219,200

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$86,700		\$5,100	
Interior Architecture	\$13,900	\$3,900		\$29,800
Electrical	\$7,500	\$6,500	\$97,100	\$6,900
Mechanical	\$69,500	\$17,700	\$58,700	\$4,800
Site Pavements	\$26,600			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$211,300	\$35,300	\$168,200	\$48,700
Importance Code A	\$86,800		\$5,300	
Importance Code B	\$92,600	\$32,400	\$162,900	\$48,700
Importance Code C	\$31,900	\$2,900		



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Asset #: 2094

rchitecture	Current Rep	oair	Futur	e Replacement	M	aintenance	
rstem Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls							
Cast in Place Concrete	10% Now	\$64,100	LIFE	* *	5	\$27,400	
	Cracking/Crumbling, Ex						
	Location : Throughout						
	Exposed Reinforcement,		ate, Area	Affected: 5%			
	Location : East Facad						
	Water Penetration, Exten			cted : 100%			
	Location : Brise Soleil	On East Facad	le				
Masonry: Brick	70% Now	\$154,400	LIFE	* *	5	\$38,400	
·	Diagonal Cracks, Exten	t : Moderate, Ar	rea Affect	ed : 5%			
	Location: North And S	South Cantilever	rs				
	Horizontal Cracks, Exte		Area Affe	cted : 5%			
	Location : Throughout						
Masonry: Fieldstone	5% Now	\$27,400	LIFE	* *	5	\$2,100	
	Joint Mortar Miss/Erod,	Extent: Moder	ate, Area	Affected : 10%			
	Location : Various Loc	cations					
Metal Panel	5%		2053	* *	5-10	\$18,900	
Stucco Cement	5%		2046	* *	5	\$6,900	
Window Wall	5% Now	\$8,100	2043	* *	5	\$5,100	
	Broken/Missing Element	ts, Extent : Mod	erate, Ar	ea Affected : 5%			
	Location: Penthouse						
Windows							
Aluminum	100% Now	\$331,100	2058	* *	5	\$3,600	
	Air Infiltration, Extent:		ı Affected	! : 15%			
	Location: Throughout						
	Ctrwt/Balnc Not Funct,		ate, Area	Affected: 25%			
	Location: Throughout						
	Glazing Broken/Cracked		erate, Are	a Affected : 10%			
	Location : Various Loc						
	Glazing Clouded, Extent		ea Affect	ed : 5%			
	Location : Throughout						
Parapets	<b>5</b> 00/ 37	40.500			_	<b>D</b> =C COO	
Cast in Place Concrete	50% Now	\$9,600	LIFE	**	5	\$56,600	
	Cracking/Crumbling, Ex	-	ea Affecte	ed: 10%			
	Location: Throughout			100/			
	Exposed Reinforcement,		ate, Area	Affected: 10%			
	Location : Throughout		T T				
Masonry: Brick	20%	<b>4.2</b> 00	LIFE	* *	5	\$2,200	
Metal Rail	30% Now	\$4,300	2046	**	5	\$23,300	
	Broken/Missing Element		erate, Ar	ea Affected : 5%			
	Location : Over Penth	ouse					

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

Asset #: 2094

Architecture		Current I	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Roof								
Built-Up (BUR)	Drains In Location Miss/Dam Location Ponding, Location Water Pen	n : Main Roo naged Flash n : Through Extent : Mo n : West Sid	ings, Extent : Mode out derate, Area Affect e xtent : Moderate, A	erate, Ai ed : 20%	rea Affected : 15%			
			ie : Moderate, Area A	ffootod	. 1000/			
		ueu, Extent n : Through		ујестеи .	. 10070			
Soffits	Locuitor	i . Inrough	)ui					
Cast in Place Concrete	Cracking/ Location Exposed I	n : Through	nt, Extent : Moder	-	-	5	\$58,600	
Interior								
Floors								
Carpet	2%			2029	\$22,300	3	\$2,600	
Cast in Place Concrete	5%			LIFE	* *	5	\$7,100	
Ceramic Tile	3%			2042	* *	5	\$1,900	
Panel/Paver: Bluestone	3%			LIFE	* *	5	\$1,500	
Terrazzo	2%			LIFE	* *	5	\$1,000	
Vinyl Tile	50%			2038	* *	3	\$16,100	
Vinyl Tile 9" X 9"	Location Worn/Ero	issing Elem n : Basemen	: Moderate, Area A			3	\$8,500	
Interior Walls								
Cast in Place Concrete	5%	1		LIFE	* *			
Ceramic Tile	3%	ı		2042	* *	5	\$5,900	
Concrete Masonry Unit	72%	ı		LIFE	* *	5	\$56,400	
Gypsum Board	Location Cracking/	issing Elem n : Basemen	Extent : Moderate			5	\$11,700	
Masonry: Brick	2%			LIFE	* *			
IVIGAVIII V. DIILON	∠ /0	•						

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

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

Asset #: 2094

Architecture		Current l	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Ceilings AcousTileConcealSpLn	Broken/M Location Cracking/	ı : Fourth I	\$65,900 nents, Extent : Mode Floor, Various Othe Extent : Moderate	r Locatio	ons	5	\$26,200	
	_	d/Bulging, 1 : Various .	Extent : Moderate,	Area Afj	fected : 10%			
Exposed Struc: Concrete				LIFE	* *	5	\$2,000	
Gypsum Board	5%			LIFE	* *	5	\$4,000	
Plaster		issing Elem	\$3,800 nents, Extent : Mode nt Laboratory Area	LIFE erate, Ar	* * rea Affected : 2%	5	\$4,000	
ite Enclosure			<u>-</u>					
Free Standing Walls Masonry: Fieldstone	100%			2043	* *			
Retaining Walls								
Masonry: Fieldstone	Location Joint Mor	issing Elem 1 : East And	\$66,200 nents, Extent : Mode d West Sides Of Bui ood, Extent : Moder out	lding				
ite Pavements								
On-Site Walkways Cast in Place Concrete	Cracking/	Now Crumbling, 1 : Through	\$1,200 Extent : Moderate	2038 , Area Aj	** ffected : 10%			
Pavers/Stone	50%			2042	* *			
Parking/Driveway Asphalt	Cracking/		\$6,800 Extent : Moderate st Corner Of Buildi		* *			
Cast in Place Concrete	Cracking/	_	\$18,600 Extent : Moderate le Of Building By E.	-	** ffected : 20%			

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Under 600 Volts				

Service Equipment

Under Construction 100%

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

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

Asset #: 2094

Electrical	Current Repair	Future	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts							
Transformers							
Dry Type	100%	2038	* *	5	\$200		
	Other Observation, Extent: N/A, An	rea Affected : 10	00%				
	Location : Electrical Room.						
	Explanation: One Rated At 150 K	Kilovolt Ampere					
Switchgear / Switchboard	1000/						
Under Construction	100%						
Raceway	100/	2021	<b>014100</b>	1			
Busway	10%	2031	\$14,100	1			
	Other Observation, Extent: N/A, And Location: Penthouse Mechanical	**	00%				
	Explanation: Feed Motor Contro						
G 1.4			#00 000	1			
Conduit	70%	2033	\$98,900 * *	1			
Conduit	20%	2053	4.4	1			
Panelboards Fused Disc Sw	10%	2022	¢17.500	5	\$100		
Fused Disc Sw	Other Observation, Extent: N/A, A	2032	\$17,500	5	\$100		
	Location: Panelboards In Mecha		0070				
	Explanation: No Capacity Record		oards				
M.11.1.C Dl					¢1 200		
Molded Case Bkrs	80%	2032	\$140,300 * *	5	\$1,300		
Molded Case Bkrs	10%	2041	4.4	5	\$200		
Wiring Braided Cloth	70% 2-4 \$136,5	00 2058	* *	1			
Braided Cioth				1			
	Other Observation, Extent: Light, Area Affected: 100%  Location: Throughout The Building						
	Explanation: Insulation Aged.	ng					
Themseulectic	10%	2053	* *	1			
Thermoplastic	20%	2033	\$39,000	1 1			
Thermoplastic  Motor Controllers	2070	2033	\$39,000	1			
Locally Mounted	40%	2031	\$46,700	5	\$200		
Locally Mounted	20%	2046	\$ <del>1</del> 0,700 **	5	\$100		
Motor Control Center	40%	2031	\$115,400	5	\$700		
Ground	1070	2031	ψ115,π00		ψ100		
Grounding Devices							
Generic	100%	LIFE	* *	5	\$900		
Stand-by Power					4,00		
Transfer Switches							
Under Construction	100%						
Generators							
Not Accessible	100%						
	Other Observation, Extent: N/A, A	rea Affected : 05	%				
	Location: Generator Enclosure						
	Explanation: Outside The Building	ıg					

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

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

Asset #: 2094

Electrical	Current Rep	air	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Ed Total (Years)	stimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
stand-by Power							
Batteries							
Not Accessible	100%						
	Other Observation, Exte	**	ected: 09	%			
	Location : Generator I						
	Explanation: Outside	The Building					
Fuel Storage	1000/	,	20.40		-		
Day Tank	100%		2049	* *	5		
	Other Observation, Exte	**	ected: 10	00%			
	Location : Generator I		TI C			F. #1	
	Explanation : One 700 Energy/ Central Plant.	Gallon Fuel Tank,	, The Ge	nerator Is Also S	upplied i	From The	
ighting							
Interior Lighting							
Fluorescent	50%		2038	* *	10	\$28,400	
	T-8 Lamps And Fixtures, Location : Throughout		ea Affec	ted : 100%			
Fluorescent	30%	7	2033	\$270,700	10	\$17,100	
	T-8 Lamps And Fixtures,	Extent : Light, Ar	ea Affect	ted : 100%			
	Location : Throughout	The Building					
Fluorescent	20%		2028	\$180,400	10	\$11,400	
	T-8 Lamps And Fixtures,					, ,	
	Location : Throughout	The Building					
Egress Lighting		-					
Emergency, Service	50%	2	2033	\$18,600	1		
Exit, Battery	50%	2	2028	\$42,900	10	\$2,100	
Exterior Lighting							
HID	3%	2	2033	\$8,500	10		
	Other Observation, Exte	nt : Light, Area Af	fected :				
	Location: Building Ex	terior.					
	Explanation: Controll	ed Via Photocell.					
HID	5%		2041	* *	10		
	Other Observation, Exte			100%			
	Location: Roof						
	Explanation : Controll	ed Via Photocell					
Incandescent	2%		2028	\$6,500	2		
No Component	90%	•	2020	\$0,200	-		
larm	70,0						
Security System							
Generic	100%		2033	\$113,600	1	\$23,100	
<b>-</b>	Other Observation, Exte			-	=	÷==;100	
	Location : Throughout	**					
	Explanation : CCTV St	-					

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

Electrical	Current Repair	Future	e Replacement	M	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Alarm							
Fire/Smoke Detection							
Generic, Digital	100%	2041	* *	1-3	\$39,300		
_	Other Observation, Extent: N/A, Area A	Affected:	100%				
	Location: Throughout The Building						
	Explanation: Central Control Panel. Strobe Lights, Manual Pull Stations, Alarm Bells,						
	Smoke Detection.		, ,	ĺ	•		

echanical		Current l	Repair	Futur	e Replacer	nent	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated	l Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nting	•			•					
Energy Source									
Electricity	2%			2053		* *	1		
HTHW/HW	98%			2043		* *	1		
	Other Obs	ervation, E	Extent : N/A, Area A	ffected :	100%				
	Location	: Basemer	ıt						
	Explanat	tion : Supp	lied From Campus	Heating	Plant				
Conversion Equipment									
Heat Exchanger, Shell & Tube	98%			2036		* *			
	Other Obs	ervation, E	Extent : N/A, Area A	ffected :	100%				
	Location	: Basemer	ıt						
	Explanat	ion · Steam	n Generator, High	Tampana	taura Watar I	Joat Co	urca Eroi	m Campus	
		Plant. For	Air Handler, Hydro						
Radiant Heater	Heating I	Plant. For							
Radiant Heater	Heating I Water He	Plant. For eating		2038	ting Via Hed	at Exch	anger An	d Domestic Hot	
Radiant Heater	Heating I Water He 2% Other Obse	Plant. For eating ervation, E	Air Handler, Hydro	2038	ting Via Hed	at Exch	anger An	d Domestic Hot	
Radiant Heater	Heating I Water He 2% Other Obso Location	Plant. For eating ervation, E : Basemer	Air Handler, Hydro Extent : N/A, Area A	2038	ting Via Hed	at Exch	anger An	d Domestic Hot	
Radiant Heater  Distribution	Heating I Water He 2% Other Obso Location	Plant. For eating ervation, E : Basemer	Air Handler, Hydro Extent : N/A, Area A nt - Rooms B2, B7	2038	ting Via Hed	at Exch	anger An	d Domestic Hot	
	Heating I Water He 2% Other Obso Location	Plant. For eating ervation, E : Basemer	Air Handler, Hydro Extent : N/A, Area A nt - Rooms B2, B7	2038	ting Via Hed	at Exch	anger An	d Domestic Hot	
Distribution	Heating I Water He 2% Other Obse Location Explanat	Plant. For eating ervation, E : Basemer	Air Handler, Hydro Extent : N/A, Area A nt - Rooms B2, B7	2038 ffected :	ting Via Hed	**	anger An 2	\$600	
Distribution Ductwork/Diffusers	Heating I Water Hed 2% Other Obset Location Explanat 30% 40% On Extende	Plant. For eating ervation, E : Basemention : Elect	Air Handler, Hydro Extent : N/A, Area A nt - Rooms B2, B7 tric Unit Heaters  stent : Light, Area A	2038 Iffected:  LIFE 2032	ting Via Hed	**	2 2-5	\$600 \$10,400	
Distribution Ductwork/Diffusers	Heating I Water Hed 2% Other Obset Location Explanat 30% 40% On Extende	Plant. For eating ervation, E : Basemen tion : Elect	Air Handler, Hydro Extent : N/A, Area A nt - Rooms B2, B7 tric Unit Heaters  stent : Light, Area A	2038 Iffected:  LIFE 2032	ting Via Hed	**	2 2-5	\$600 \$10,400	
Distribution Ductwork/Diffusers Hot Wtr Piping/Pump	Heating I Water He 2% Other Obse Location Explanat 30% 40% On Extende Location	Plant. For eating ervation, E : Basemention : Elect	Air Handler, Hydro Extent : N/A, Area A nt - Rooms B2, B7 tric Unit Heaters  stent : Light, Area A	2038 Iffected:  LIFE 2032	100% 100% \$5	**	2 2-5	\$600 \$10,400	
Distribution Ductwork/Diffusers	Heating I Water He 2% Other Obst Location Explanat 40% On Extend Location 30%	Plant. For eating  ervation, E : Basemention: Elect  ed Life, Ex : Through	Air Handler, Hydro Extent : N/A, Area A nt - Rooms B2, B7 ric Unit Heaters  ctent : Light, Area A out	2038  Iffected:  LIFE 2032  Iffected:	\$5 100%	** 2,900	2 2-5	\$600 \$10,400	
Distribution Ductwork/Diffusers Hot Wtr Piping/Pump	Heating I Water Hee 2% Other Obst Location Explanat 30% 40% On Extend Location 30% Leak Evide	Plant. For eating  ervation, E : Basemention: Elect  ed Life, Ex : Through	Air Handler, Hydro Extent: N/A, Area A nt - Rooms B2, B7 tric Unit Heaters  extent: Light, Area A out \$14,500 : Moderate, Area A	2038  Iffected:  LIFE 2032  Iffected:	\$5 100%	** 2,900	2 2-5	\$600 \$10,400	
Distribution Ductwork/Diffusers Hot Wtr Piping/Pump	Heating I Water He 2% Other Obsolution Explanat 30% 40% On Extend Location 30% Leak Evide Location	Plant. For eating ervation, E : Basemention: Elect ed Life, Ex : Through Now ent, Extent : Penthou	Air Handler, Hydro Extent: N/A, Area A nt - Rooms B2, B7 tric Unit Heaters  extent: Light, Area A out \$14,500 : Moderate, Area A	2038 Iffected:  LIFE 2032 Iffected:  2033	\$5 100%	** 2,900	2 2-5	\$600 \$10,400	

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Asset #: 2094

Mechanical	Current Repair	Future Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating					
Terminal Devices					
Air Handler	50% Now \$28,500	2028 \$569,500	1	\$17,200	
	Leak Evident, Extent : Moderate, Area				
	Location: Penthouse - Heating Coils	· ·			
	On Extended Life, Extent : Light, Area	Affected: 100%			
	Location : Penthouse				
Convector/Radiator	50%	2031 \$247,500	1	\$10,000	
	On Extended Life, Extent : Light, Area	Affected: 100%			
·	Location : Throughout				
Controls	000/	2026 #1.564.400			
Digital	90%	2026 \$1,564,400			
	Other Observation, Extent: N/A, Area	Affected: 100%			
	Location: Throughout	Distal Control With Loon	l D.,	4: - F: -1.1 D:	
	Explanation: Campus Central Plant With Dedicated Building Air Compre		Гпеита	iic Fieia Devices	
Pneumatic	10% Now \$117,000	2038 **			
Theumatic	Broken, Extent: Severe, Area Affected				
	Location: Penthouse - Air Handling				
ir Conditioning					
Energy Source					
Electricity	100%	2041 **	1		
Conversion Equipment					
Campus Chilled Water	1%	2042 **			
	Other Observation, Extent: N/A, Area Location: Basement	Affected: 100%			
	Explanation: Campus Chilled Water Future Expansion, Not Connected.	Connection To Building In I	Basement	Provided For	
Int Pkg Unit -	1%	2027 \$9,900	2		
Heating/Cooling					
	Abandoned in Place, Extent: Light, An Location: Penthouse	rea Affected : 100%			
Reciprocating Compr/Chiller	1%	2028 \$8,900	1	\$300	
1	Abandoned in Place, Extent : Light, Ar	rea Affected : 100%			
	Location : Penthouse				
Split Unit	2%	2028 \$28,700			
Window/Wall Unit	64%	2028 \$146,700			
Window/Wall Unit	31%	2026 \$71,100			
	On Extended Life, Extent : Light, Area	Affected: 100%			
	Location: Various Locations				
Distribution					
CW & CHW Wtr	1%	2033 \$1,000	4		
Pipe/Pump					
	Not in Service, Extent : Light, Area Aff				
	Location: Penthouse - Abandoned In	n Place			
No Component	99%				

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

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

Asset #: 2094

Mechanical	Currer	nt Repair	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
rir Conditioning Heat Rejection Water Cooling Tower	Location: Roof	ce, Extent : Light, Are	2027 a Affected	\$3,100 1:100%	2	\$600	
No Component	99%						
entilation							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$24,600	
Exhaust Fans	100%		LIFE		2-3	\$34,600	
Interior	Location: Penth	Extent : Light, Area A			2	\$1,400	
Wall Unit	5% Other Observation Location: Basen Explanation: Lo		2038 Iffected:	**	2	\$100	
lumbing							
H/C Water Piping Brass/Copper	100% On Extended Life, Location : Throu	Extent : Light, Area A ghout	2033 Iffected:	\$777,300 100%	1		
Water Heater With Tanks Electric	Location : Basen Other Observation	, Extent : N/A, Area A			4		
	Location : Basen Explanation : Qu Built-in Heat Exc	antity: 1, 225 Gallor	ıs, Dual L	Oomestic Water He	ater - El	ectric / Steam	
Sanitary Piping Cast Iron Storm Proin Piping	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100% Now Blockage /Clogged Location : Roof	\$21,300 l, Extent : Severe, Are	LIFE a Affected	* *	1		
Sump Pump(s) Submersible	100% On Extended Life, Location : Basen	Extent : Light, Area A	2026 Iffected :	\$1,900	4	\$2,000	
Backflow Preventer No Component Generic	Location: Basen	, Extent : N/A, Area A nent rinkler System Servic		\$5,400	1	\$800	

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

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

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

Asset #: 2094

Mechanical	Current Repa	air Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Exter	nt : N/A, Area Affected :	100%			
	Location: Basement To	4th Floor				
	Explanation: One Unit					
Fire Suppression						
Standpipe						
Generic	100%	2043	* *	1-5	\$31,200	
Sprinkler						
No Component	80%					
Generic	20%	2043	* *	1-2	\$3,500	
	Other Observation, Exter	nt : N/A, Area Affected :	100%			
	Location: Basement					
	Explanation: Location	Noted				

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

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

#### Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : BRONX COMMUNITY COLLEGE RECEIVING BLDG

Address : 161 HALL OF FAME TERRACE

Borough : BRONX Agency's Number : BXCC-RB Program / Asset # : CUN0007.620 / 14799 Yr Built/Renovated : 2015 /

Area Sq Ft : 5,730 Project Type : CITY UNIVERSITY OF NEW YORK

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

Areas Surveyed : Floors 1,Mez

Block : 3223 Lot : 50 BIN :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$126,300	\$336,900
Mechanical	\$160,700	
Total	\$287,100	\$336,900
Importance Code A	\$126,300	\$336,900
Importance Code B	\$160,700	
Total	\$287,100	\$336,900

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$29,800			\$400
Interior Architecture	\$1,100	\$400		\$200
Electrical	\$600	\$500	\$4,600	\$600
Mechanical	\$1,900	\$600	\$18,100	\$600
Total	\$33,500	\$1,500	\$22,800	\$1,800
Importance Code A	\$31,600	\$300	\$300	\$700
Importance Code B	\$1,900	\$1,000	\$22,500	\$1,100
Importance Code C		\$100		
Total	\$33,500	\$1,500	\$22,800	\$1,800



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

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

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

Asset #: 14799

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls	0.507			20.52	ale ale	<b>5</b> 10	<b>0.462.200</b>	
Metal Panel	95%			2053	* *	5-10	\$463,200	
Metal Coiling Doors	5%			2046	* *	5	\$11,100	
Windows								
Aluminum	95%			2049	* *	5	\$800	
Metal Louvers	5%			2042	* *	10	\$300	
Roof								
Metal Panel	95%			2046	* *	10	\$24,300	
Skylight, Plastic	5%			2046	* *	1		
nterior								
Floors								
Cast in Place Concrete	80%			LIFE	* *	5	\$15,000	
Ceramic Tile	5%			2042	* *	5	\$400	
Vinyl Tile	15%			2038	* *	3	\$600	
Interior Walls								
Ceramic Tile	5%			2042	* *	5	\$300	
Concrete Masonry Unit	45%			LIFE	* *	5	\$1,100	
Gypsum Board	50%			LIFE	* *	5	\$1,800	
Ceilings								
AcousTileSusp.Lay-In	20%			2046	* *	5	\$1,900	
Exposed Struc: Steel	80%			LIFE	* *			
Site Enclosure								
Fence/Gates								
Aluminum Picket	100%			2053	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Parking/Driveway								
Asphalt	100%			2042	* *			

lectrical		Current I	Repair	Futui	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts								
Service Equipment								
Not Accessible	100%							
Switchgear / Switchboard								
Not Accessible	100%							
Raceway								
Conduit	100%			2059	* *	1		
Panelboards								
Molded Case Bkrs	100%			2055	* *	5	\$200	
Wiring								
Thermoplastic	100%			2059	* *	1		

Ground

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

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

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

Asset #: 14799

Electrical	Current Re	pair Futui	e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	Estimated Cost   Year   FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	
Lighting						
Interior Lighting						
Fluorescent	60%	2038	* *	10	\$3,200	
	•	s, Extent : Light, Area Aff	ected : 100%			
	Location : Throughou	t The Building				
LED	40%	2038	* *			
Egress Lighting						
Emergency, Battery	50%	2038	* *	10	\$700	
Exit, Battery	50%	2038	* *	10	\$200	
Exterior Lighting						
LED	10%	2038	* *			
No Component	90%					
Lightning Protection						
Arresters/Cabling						
Generic	100%	2068	* *	5	\$100	
Alarm						
Security System						
Generic	100%	2038	* *	1	\$2,100	
Fire/Smoke Detection						
Generic, Digital	100%	2038	* *	1-3	\$3,600	
		ent : N/A, Area Affected :	100%			
	Location : Throughou	· ·				
	Explanation : Central Smoke Detection.	Control Panel, Strobe Li	ghts, Manual Pull	Stations,	Alarm Bells,	

Mechanical	Current Rep	air	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating							
Energy Source Natural Gas	100%		2059	* *	1		
Conversion Equipment							
Furnace	100% Now	\$1,700	2038	* *	1	\$2,500	
	Controller Not Working, Location : 1st Floor, 3		ate, Area	Affected: 40%			
	Other Observation, Exte	nt : N/A, Area A	ffected :	100%			
	Location: Throughout						
	Explanation : Gas Fire Packaged Unit	d Unit Heaters	And Duc	t-mounted Gas Fu	rnace Do	ownstream Int.	
Controls							
Digital	100%		2028	\$160,700			

Air Conditioning

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

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

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

Asset #: 14799

Mechanical		Current I	Repair	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Energy Source								
Electricity	30%			2055	* *	1		
No Component	70%							
Conversion Equipment Interior Pkg Unit - Cooling	30%			2034	\$26,600	2	\$100	
	R-410a Re	frigerant, I	Extent : Light, Area	Affected	l : 100%			
	Location	: Mechani	ical Room					
No Component	70%							
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2	\$2,200	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,200	
Exhaust Fans								
Interior	100%			2041	* *	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2059	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	\$16,700	2		
			Extent : N/A, Area A	ffected :	100%			
		: Mechani						
<del></del>	Explanat	tion : One-	65 Gallons					
Sanitary Piping	1000/							
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	4000/				ats ats			
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer	1000/			2026	a. a.		<b></b>	
Generic	100%			2038	* *	1	\$400	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler	1000/			2050	ale ale	1.0	ф1 <i>(</i> 22	
Generic	100%			2059	* *	1-2	\$1,600	

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

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

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : BRONX COMMUNITY COLLEGE ROSCOE C. BROWN STUDENT CENTER

Address : 160 HALL OF FAME TERRACE

Borough : BRONX Agency's Number : 21017
Program / Asset # : CUN0007.170 / 2077 Yr Built/Renovated : 1954 / 2009

Area Sq Ft : 58,794 Project Type : CITY UNIVERSITY OF NEW YORK

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

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

Block : 3222 Lot : 62 BIN : 2100247

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$128,500	\$116,300
Electrical	\$58,500	\$232,900
Mechanical	\$2,113,100	\$829,000
Total	\$2,300,100	\$1,178,200
Importance Code A	\$128,500	\$116,300
Importance Code B	\$2,171,600	\$1,061,900
Total	\$2,300,100	\$1 178 200

10tal \$2,300,100 \$1,178,200

Total	\$408,700	\$48,700	\$127,600	\$88,200
Importance Code C	\$30,800	\$1,800		
Importance Code B	\$377,900	\$46,900	\$123,700	\$88,200
Importance Code A			\$3,900	
Total	\$408,700	\$48,700	\$127,600	\$88,200
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
Site Pavements	\$17,200			
Mechanical	\$205,300	\$24,700	\$46,600	\$59,100
Electrical	\$10,400	\$5,800	\$62,700	\$7,100
Interior Architecture	\$161,300	\$3,800		\$7,600
Exterior Architecture			\$3,900	
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029



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

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

Asset #: 2077

rchitecture	Current Repair	Future Replacement	М	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior					
Exterior Walls					
Masonry: Brick	85% Recent Repair Evident, Extent : N/A, An Location : Throughout	LIFE ** rea Affected : 100%	5	\$59,600	
Masonry: Limestone	10%	LIFE **	5	\$5,300	
Metal Panel	3%	2043 **	5-10	\$14,500	
Granite Panels	2%	LIFE **	5	\$1,100	
	Recent Repair Evident, Extent : N/A, An Location : Throughout	rea Affected : 100%			
Windows					
Aluminum	95% Now \$128,500 Ctrwt/Balnc Not Funct, Extent : Moder Location : Throughout		5	\$4,600	
	Deteriorated Finish, Extent : Moderate Location : Throughout Water Penetration, Extent : Moderate, A				
	Location : Various Windows				
Metal Louvers	5%	2042 **	10	\$3,000	
Parapets Masonry: Brick	75%  Recent Repair Evident, Extent: N/A, An  Location: Throughout	LIFE ** rea Affected : 100%	5	\$500	
Magangu Limogtona	5%	LIFE **	5		
Masonry: Limestone	Recent Replace Evident, Extent: N/A, A Location: Throughout	LIFE	3		
Metal Rail	20%	2050 **	5-10	\$2,400	
	Recent Replace Evident, Extent: N/A, A Location: Throughout	Area Affected : 100%		, ,	
Roof					
Cast in Place Concrete	10%  Recent Replace Evident, Extent: N/A, A  Location: Throughout	LIFE ** Area Affected : 100%			
Modified Bitumen	80%  Recent Replace Evident, Extent: N/A, A  Location: Throughout	2041 ** Area Affected : 100%	10	\$28,300	
Single Ply Membrane	8%	2033 \$56,700	10	\$2,800	
Skylight, Metal/Glass	2%	2043 \$30,700	10	\$2,400	
Soffits	<del></del>	v		<i>\$</i> <b>2</b> , . 30	
Cast in Place Concrete	100% Paint Peeling, Extent : Light, Area Affe Location : Entry Door Canopy On No		5	\$3,400	

Interior

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

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

Asset # : 2077

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior				•				•
Floors								
Carpet	3%			2032	\$41,700	3	\$4,800	
Cast in Place Concrete		Now	\$20,100	LIFE	* *	5	\$26,400	
			xtent : Moderate, A nd Of Mechanical I		cted : 5%			
Ceramic Tile	5%			2042	* *	5	\$4,000	
Quarry Tile	3%			2046	* *	5	\$3,600	
Terrazzo	10%			LIFE	* *	5	\$6,300	
Vinyl Tile	64%			2038	* *	3	\$25,800	
Interior Walls								
Ceramic Tile	5%			2042	* *	5	\$3,600	
Concrete Masonry Unit	35%			LIFE	* *	5	\$9,900	
Gypsum Board	15%			LIFE	* *	5	\$6,400	
Masonry: Brick	5%			LIFE	* *			
Plaster	40%		\$13,500	LIFE	* *	5	\$8,500	
	_	_	Extent : Moderate	, Area A <u>j</u>	fected : 10%			
		: Main Co						
			xtent : Moderate, A					
	Location	: Main Co	rridor Adjacent To	Window	S			
Ceilings	20/	3.7	<b>#15.000</b>	20.52	* *	_	<b>#1</b> 000	
AcousTileConcealSpLn		Now	\$15,200	2053		5	\$1,000	
	_	_	Extent : Moderate	, Area A <u>j</u>	fected: 100%			
		: Lobby/ C		,	1 100 1 100	0.4		
		~	amage, Extent : Mo	oderate, 1	Area Affected : 100	1%		
			nd Stairwell					
AcousTileSusp.Lay-In		Now	\$37,900	2053	* *	5	\$23,300	
	_		Extent : Moderate,	Area Aff	ected : 10%			
	Location	: Main Co	rridor					
Exposed Struc: Concrete		Now	\$35,300	LIFE	* *	5	\$1,900	
	0	_	Extent: Severe, A					
			e Beam In Basemen		-	Building	3	
	•		ent, Extent : Moder		00			
			t Crawl Space Bea					
	Spalling, I	Extent : Mo	derate, Area Affect	ed : 10%	Ó			
	Location	: Various 2	Areas In Basements	5				
Plaster	25%	Now	\$29,900	LIFE	* *	5	\$12,600	
	Cracking/	Crumbling,	Extent : Moderate		fected : 10%		. ,	
			se Lobby Area And					
ite Enclosure								
Fence/Gates								
Fence/Gates Chain Link	100%			2043	* *			
	100%			2043	* *			

Site Pavements

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

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

Asset #: 2077

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$2,100	2046	* *			
	Cracking/0	Crumbling,	Extent: Moderate	, Area Aj	ffected : 50%			
	Location	: Various I	Entry Stairs		•			
Parking/Driveway								
Asphalt	100%	0-2	\$15,100	2042	* *			
•	Cracking/0	Crumbling,	Extent : Moderate	, Area A	ffected : 25%			
	Location	: East Side	e Of Building By Lo	oading D	Pock			
	Other Obs	ervation, E	xtent : Moderate, A	1rea Affe	cted : 10%			
	Location	: East Side	e Of Building By La	oading D	ock			
	Explanat	ion : Veget	ation Growth					

Electrical	Current	Current Repair		<b>Future Replacement</b>		aintenance	
ystem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts							
Service Equipment							
Under Construction	100%						
Transformers							
Under Construction	100%						
Switchgear / Switchboard							
Under Construction	100%						
Raceway							
Conduit	50%		2033	\$70,600	1		
Conduit	50%		2053	* *	1		
Panelboards							
Fused Disc Sw	10%		2032	\$13,600	5	\$100	
Fused Toggle Switch	10%		2032	\$13,600	5	\$100	
	Other Observation, I			100%			
		Throughout The Bui	_				
	Explanation : No C	Capacity Recorded F	For Pane	lboards			
Molded Case Bkrs	20%		2032	\$27,300	5	\$300	
Molded Case Bkrs	60%		2049	* *	5	\$900	
Wiring							
Braided Cloth	30% 2-4	\$58,500	2058	* *	1		
	Insulation Aged, Ext	ent : Moderate, Are	a Affecte	d: 100%			
	Location : Through	nout The Building					
Thermoplastic	20%		2033	\$39,000	1		
Thermoplastic	50%		2053	* *	1		
Motor Controllers							
Locally Mounted	40%		2046	* *	5	\$200	
Locally Mounted	40%		2031	\$28,000	5	\$200	
Variable Frequency	20%		2050	* *			
Drive							
ound							

Ground

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

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

Asset #: 2077

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
round						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$900	
and-by Power						
Transfer Switches						
Under Construction	100%					
ghting						
Interior Lighting						
Fluorescent	20%	2038	* *	10	\$10,800	
	T-5 Lamps And Fixtures, Ex		cted : 100%			
	Location : Throughout The	e Building				
Fluorescent	50%	2038	* *	10	\$27,000	
	T-8 Lamps And Fixtures, Ex	tent : Light, Area Affe	cted : 100%			
	Location : Throughout The	e Building				
Fluorescent	10%	2038	* *	10	\$5,400	
Tuorescent	Compact Fluorescent Light,		Affected : 100%	10	ψ2,100	
	Location : Throughout The	-	9,,			
HID	10%	2033	\$68,000	10	\$200	
Incandescent	5%	2033	\$00,000 * *	2	\$200 \$100	
LED	5%	2041	* *	2	\$100	
	370	2041				
Egress Lighting Emergency, Service	50%	2038	* *	1		
Exit, Service	25% Now	\$600 2038	* *	1		
Exit, Service	Not Functioning, Extent: Li			1		
	Location: Throughout The		070			
E-::4 D-#			* *	10	¢1 000	
Exit, Battery	25%	2038	7. 7.	10	\$1,000	
Exterior Lighting	10/	2020	¢2 200	10	¢100	
Fluorescent	1%	2028	\$2,300	10	\$100	
	T-8 Lamps And Fixtures, Ex Location : Canpoies	ieni : Ligni, Area Ajje	ciea : 100%			
HID	4%	2038	* *	10		
	Other Observation, Extent:	N/A, Area Affected:	100%			
	Location : Building Perim	eter				
	Explanation: Controlled V	Via Photocell				
HID	4%	2028	\$10,700	10		
	Other Observation, Extent:					
	Location : Building Perim					
	Explanation : Controlled V					
Incandescent	1% Now	\$3,100 2043	* *	2		
meandescent	Malfunctioning, Extent : Ma		. 100%	4		
	Location : Terrace	линие, птеи пујестви	. 100/0			
N. C.						
No Component	90%					

Alarm

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

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

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

Asset #: 2077

Electrical	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Es FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
larm						
Security System						
Generic	100%	2038	* *	1	\$22,000	
	Other Observation, Extent: N/A, Are	ea Affected : 100	0%			
	Location: Throughout The Buildin	g				
	Explanation : CCTV Surveillance (	Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	2038	* *	1-3	\$37,300	
, 2	Other Observation, Extent : N/A, Area Affected : 100%					
	Location : Throughout The Buildin					
	Explanation : Central Control Pana Smoke Detection.	el, Strobe Lights	s, Manual Pull	Stations,	Alarm Bells,	

Mechanical		Current F	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
HTHW/HW	70%	Now	\$3,200	2043	* *	1		
	Leak Evide	nt, Extent	: Severe, Area Affe	cted : 10	10%			
	Location	: Basemen	t Water Heater Are	a Above	Sump Pump, Leak	y Valve		

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

Location: Basement

Explanation: Supplied From Campus Heating Plant, Missing Insulation

Natural Gas 30% 2043 \*\*

Conversion Equipment

Heat Exchanger, Shell & 70% 2036 \*\*

Tube

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

Location : Basement

Explanation: Steam Generator, High Temperature Water Heat Source From Campus

Heating Plant

No Component 30%

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

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

Asset #: 2077

echanical	Current Repair	Future Replaceme	nt M	aintenance						
rstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated C FY	ost Cycle (Yrs)	<b>Estimated Cost</b>	Priority					
eating										
Distribution	200/ 0.2 \$71.100	LIEE	** 25	¢0.000						
Ductwork/Diffusers	30% 0-2 \$71,100	LIFE	* * 2-5	\$9,800						
	Corroded, Extent : Moderate, Area Affe		C 1 F	37						
	Location : Basement Fan Room, Penti Ductwork	nouse Mecnanicai Roon	п - Ѕирріу Ға	ns Near						
	Not Insulated, Extent : Moderate, Area	Affected: 30%								
	Location: Basement Fan Room, Penti		ı. Deteriorat	ed / Missing						
	Insulation		,							
Steam Piping/Pump	70% Now \$45,100	2033 \$225,3	300							
1 8 1		Corroded, Extent : Moderate, Area Affected : 10%								
	Location: Various Locations									
	Insul. Deteriorating, Extent: Moderate	, Area Affected : 10%								
	Location: Basement By Steam Genera	ator								
	On Extended Life, Extent : Light, Area	Affected : 90%								
	Location : Throughout									
	Steam Traps Faulty, Extent: Moderate,	Area Affected : 50%								
	Location: Various Locations									
Terminal Devices										
Air Handler	40% 0-2 \$60,500	2028 \$302,6	500 1	\$13,100						
	Corroded, Extent : Moderate, Area Affe	ected : 100%								
	Location: Basement Fan Room, Penti	house Mechanical Room	n - Two Units	, Supply Fan						
	Casing	1 1000/								
	Damaged, Extent : Moderate, Area Affe		<i>T</i>	G 1 F						
	Location: Basement Fan Room, Penti Access Doors And Casings Joints	house Mechanical Room	n - Iwo Units	, Supply Fan						
	On Extended Life, Extent: Light, Area A	Affected · 100%								
	Location: Basement Fan Room, Pent.		n - 2 Units							
Convector/Radiator	30%	2038	** 1	\$5,700						
Convector/Radiator	30% 0-2 \$2,000	2031 \$98,6	1	\$5,700 \$5,100						
Convector/Radiator				\$5,100						
	Controller Not Working Extent · Moder	rato Aroa Attortod · 3119	2/6							
	Controller Not Working, Extent : Moder									
	Location : Various Locations - Self-co	ontained Thermostatic V								
	Location : Various Locations - Self-co On Extended Life, Extent : Light, Area A	ontained Thermostatic V								
Controls	Location : Various Locations - Self-co	ontained Thermostatic V								
Controls Digital	Location: Various Locations - Self-co On Extended Life, Extent: Light, Area A Location: Various Locations	ontained Thermostatic V Affected : 100%	Talves							
Controls Digital	Location: Various Locations - Self-co On Extended Life, Extent: Light, Area A Location: Various Locations	ontained Thermostatic V Affected : 100% 2026 \$808,1	Talves							
	Location: Various Locations - Self-co On Extended Life, Extent: Light, Area A Location: Various Locations  70% Other Observation, Extent: N/A, Area A	ontained Thermostatic V Affected : 100% 2026 \$808,1	Talves							
	Location: Various Locations - Self-co On Extended Life, Extent: Light, Area A Location: Various Locations  70% Other Observation, Extent: N/A, Area A Location: Throughout	ontained Thermostatic V Affected : 100% 2026 \$808,1 Affected : 100%	l 00	tic Field Devices						
	Location: Various Locations - Self-co On Extended Life, Extent: Light, Area A Location: Various Locations  70% Other Observation, Extent: N/A, Area A	ontained Thermostatic V Affected : 100% 2026 \$808,1 Affected : 100%	alves 100 ocal Pneuma							
	Location: Various Locations - Self-co On Extended Life, Extent: Light, Area A Location: Various Locations  70% Other Observation, Extent: N/A, Area A Location: Throughout Explanation: Campus Central Plant I	ontained Thermostatic V Affected : 100% 2026 \$808,1 Affected : 100%	alves 100 ocal Pneuma							
Digital	Location: Various Locations - Self-co On Extended Life, Extent: Light, Area A Location: Various Locations  70%  Other Observation, Extent: N/A, Area A Location: Throughout Explanation: Campus Central Plant I With Dedicated Building Air Compres	ontained Thermostatic V Affected : 100% 2026 \$808, Affected : 100% Digital Controls With Lossor And Digital Control 2038	alves 100 ocal Pneuma Is For Roofto							
Digital	Location: Various Locations - Self-co On Extended Life, Extent: Light, Area A Location: Various Locations  70% Other Observation, Extent: N/A, Area A Location: Throughout Explanation: Campus Central Plant I With Dedicated Building Air Compres 30% Now \$233,100	ontained Thermostatic V Affected : 100% 2026 \$808, Affected : 100% Digital Controls With Lossor And Digital Control 2038 va Affected : 100%	alves 100 ocal Pneuma Is For Roofto							
Digital	Location: Various Locations - Self-co On Extended Life, Extent: Light, Area A Location: Various Locations  70% Other Observation, Extent: N/A, Area A Location: Throughout Explanation: Campus Central Plant I With Dedicated Building Air Compres 30% Now \$233,100 Malfunctioning, Extent: Moderate, Are	ontained Thermostatic V Affected : 100%  2026 \$808,1 Affected : 100%  Digital Controls With Lossor And Digital Control 2038 va Affected : 100% bly Rooms	alves 100 ocal Pneuma Is For Roofto							
Digital	Location: Various Locations - Self-co On Extended Life, Extent: Light, Area A Location: Various Locations  70% Other Observation, Extent: N/A, Area A Location: Throughout Explanation: Campus Central Plant I With Dedicated Building Air Compres 30% Now \$233,100 Malfunctioning, Extent: Moderate, Are Location: Throughout Except Assemb	ontained Thermostatic V Affected : 100%  2026 \$808,1 Affected : 100%  Digital Controls With Lossor And Digital Control 2038 va Affected : 100% bly Rooms	alves 100 ocal Pneuma Is For Roofto							
Digital	Location: Various Locations - Self-co On Extended Life, Extent: Light, Area A Location: Various Locations  70% Other Observation, Extent: N/A, Area A Location: Throughout Explanation: Campus Central Plant I With Dedicated Building Air Compres 30% Now \$233,100 Malfunctioning, Extent: Moderate, Are Location: Throughout Except Assemb Other Observation, Extent: N/A, Area A	ontained Thermostatic V Affected: 100%  2026 \$808,3 Affected: 100%  Digital Controls With Lossor And Digital Control 2038 a Affected: 100% bly Rooms Affected: 100%	alves 100 ocal Pneuma ls For Rooftd * *							
Digital  Pneumatic	Location: Various Locations - Self-co On Extended Life, Extent: Light, Area A Location: Various Locations  70% Other Observation, Extent: N/A, Area A Location: Throughout Explanation: Campus Central Plant I With Dedicated Building Air Compres 30% Now \$233,100 Malfunctioning, Extent: Moderate, Are Location: Throughout Except Assemb Other Observation, Extent: N/A, Area A Location: Various Locations	ontained Thermostatic V Affected: 100%  2026 \$808,3 Affected: 100%  Digital Controls With Lossor And Digital Control 2038 a Affected: 100% bly Rooms Affected: 100%	alves 100 ocal Pneuma ls For Rooftd * *							
Digital	Location: Various Locations - Self-co On Extended Life, Extent: Light, Area A Location: Various Locations  70% Other Observation, Extent: N/A, Area A Location: Throughout Explanation: Campus Central Plant I With Dedicated Building Air Compres 30% Now \$233,100 Malfunctioning, Extent: Moderate, Are Location: Throughout Except Assemb Other Observation, Extent: N/A, Area A Location: Various Locations	ontained Thermostatic V Affected: 100%  2026 \$808,3 Affected: 100%  Digital Controls With Lossor And Digital Control 2038 a Affected: 100% bly Rooms Affected: 100%	alves 100 ocal Pneuma ls For Rooftd * *							

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 2077

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	St Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Air Conditioning  Conversion Equipment  Ext Pkg Unit -  Heating/Cooling	30%	2028 \$289,400	2 \$1,100	
	R-22 Refrigerant, Extent: Light, Area Location: Roof Other Observation, Extent: N/A, Area Location: Roof Explanation: 2 Units, 80 Tons Appr	a Affected : 100%		
Split Unit	10% R-410a Refrigerant, Extent: Light, And Location: Roof	2033 \$136,400 rea Affected : 100%		
Window/Wall Unit	60%	2028 \$130,500	1	
Distribution Ductwork/Diffusers	30% Now \$37,800 Needs Cleaning, Extent : Severe, Area Location : From Main Roof To Asse	a Affected : 100%	2 \$22,900	
No Component	70%			
Ventilation				
Distribution Ductwork/Diffusers	70% 30%	LIFE **	2-5 \$23,000	
No Component Exhaust Fans	3070			
Interior	63% On Extended Life, Extent : Light, Area Location : Basement Fan Room, Pe		2 \$1,100	
Roof	5% Now \$5,600 On Extended Life, Extent: Light, Area Location: Roof Unit Inoperable, Extent: Moderate, A	a Affected : 100%	2 \$100	
Wall Unit	Location: Roof - 3 Small Fans  2%  Other Observation, Extent: N/A, Area Location: Basement, 1st Floor Men Explanation: Location Noted		2	
No Component	30%			
Plumbing				
H/C Water Piping Brass/Copper Brass/Copper	50% 50% On Extended Life, Extent : Light, Area	2043 ** 2033 \$368,700	1 1	
	Location: Various Locations	и 11990сиси . 10070		

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

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

Asset #: 2077

Mechanical	Cui	rent Repair	Future R	eplacement	М	aintenance			
System Component Type		Date Estimated Cost ears)	t Year Es	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
lumbing									
Water Heater With Tanks									
Electric	100%		2026	\$46,200	4				
		Place, Extent : Light, A							
		sement Water Heater A	-						
		ife, Extent : Light, Area		%					
		sement Water Heater A		0/					
		ion, Extent : N/A, Area sement Water Heater A	00	%0					
			reu						
Sanitary Piping	Explanation .	One - 120 Gallons							
Cast Iron	100%		LIFE	* *	1				
Storm Drain Piping	10070		LII L		1				
Cast Iron	100%		LIFE	* *	1				
Sump Pump(s)	10070								
Non-Submersible	25%		2028	\$2,900	4	\$300			
		On Extended Life, Extent : Light, Area Affected : 100%							
		sement Water Heater A							
Non-Submersible	75% No	ow \$8,600	2043	* *	4	\$900			
		Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement - Water Heater Area, Fan Room								
	Explanation:	3 Units Removed, Tem	porary Submer	sible Pumps In	ı Place, 1	No Evidence Of			
	Replacement.	Activities On Site							
Fixtures									
Generic	100%								
Vertical Transport									
Elevators	1000/		LIEE	* *					
Hydraulic	100%	S F N/A A	LIFE						
		ion, Extent : N/A, Area eight: 1st Floor To Roo			r				
		ะเฐกเ. 1st 1 toor 10 Roo 2 Units - 1 Freight And	, .	si 10 5ra 1 100	,				
ire Suppression	Ехрининон.	2 Omis - I Freigni And	a 11 ussenger						
Standpipe									
Generic	100%		2043	* *	1-5	\$29,600			
Sprinkler						+ - )			
No Component	40%								
Generic	60%		2043	* *	1-2	\$9,900			
Chemical System									
Wet	100%		2026	\$57,400	1-3	\$334,400			
		ion, Extent : N/A, Area	Affected: 100	%					
	Location : Ki								
	Explanation:	12Ft x 6Ft Hood							

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

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

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

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

Address : 160 HALL OF FAME TERRACE

Borough : BRONX Agency's Number : N/A
Program / Asset # : CUN0007.600 / 14634 Yr Built/Renovated :

Area Sq Ft : 14,295 Project Type : CITY UNIVERSITY OF NEW YORK

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

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

Block : 3222 Lot : 62 BIN : 2100247

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$373,600	
Interior Architecture		\$346,400
Electrical		\$243,100
Mechanical	\$451,200	\$405,300
Total	\$824,900	\$994,800
Importance Code A	\$373,600	
Importance Code B	\$451,200	\$994,800
Total	\$824.900	\$994.800

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$4,000		\$1,600	
Interior Architecture	\$23,800		\$2,600	\$2,700
Electrical	\$9,500	\$900	\$2,300	\$1,200
Mechanical	\$65,000	\$900	\$7,300	\$900
Site Pavements	\$1,800			
Total	\$104,100	\$1,800	\$13,700	\$4,700
Importance Code A	\$4,000		\$1,600	
Importance Code B	\$98,400	\$1,800	\$12,100	\$4,700
Importance Code C	\$1,800			
Total	\$104,100	\$1,800	\$13,700	\$4,700



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

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

Asset #: 14634

Architecture	Curre	Future Replacement		Maintenance			
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Exterior Walls							
Masonry: Brick	85%		LIFE	* *	5	\$12,200	
	Recent Repair Evil Location : Throu	dent, Extent : N/A, Ard ghout	ea Affecte	d : 20%			
Masonry: Limestone	10%		LIFE	* *	5	\$1,100	
Metal Panel	5%		2053	* *	5-10	\$4,900	
Windows							
Aluminum	98% Now Air Infiltration, Ex Location: Throu	\$373,600 tent : Moderate, Area ghout	2058 Affected	* * : 100%	5	\$4,000	
	Location: Throu	-					
	Deteriorated Finis Location : Throu	h, Extent : Moderate, ghout	Area Affe	ected : 100%			
	Caulking Deterior Location : Varior	ated, Extent : Modera us Locations	te, Area A	1ffected : 50%			
Metal Louvers	2%		2042	* *	10	\$1,000	
Parapets							
Masonry: Brick	80%		LIFE	* *	5	\$1,900	
Metal Panel	5%		2053	* *	5	\$500	
Metal Rail	15%		2046	* *	5-10	\$6,500	
Roof Modified Bitumen	100%		2041	* *	10	\$13,300	
	Recent Replace Ev Location : Throu	vident, Extent : N/A, A ghout	rea Affeci	ed : 100%			
Soffits	1000/			a. •	_		
Cast in Place Concrete	100%		LIFE	* *	5		
Interior							
Floors	10%		2032	\$27,000	2	\$4.200	
Carpet Cast in Place Concrete	15%		LIFE	\$37,000	3 5	\$4,300 \$7,000	
				* *	5 5		
Mosaic Tile	5% 10%		2046	* *	-	\$2,700 \$1,700	
Terrazzo	10% 60% Now	\$17,300	LIFE 2033		5	\$1,700 \$4,800	
Vinyl Tile		\$17,300 ng, Extent : Moderate		\$346,400 fected : 5%	3	\$4,800	
	Location : Vario	-	55				
Interior Walls							
	95%		LIFE	* *	5	\$15,700	
Concrete Masonry Unit	9370		LIFE		J	Ψ15,700	

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

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

Asset #: 14634

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Ceilings								
AcousTile,Adhered		Now	\$2,000	2038	* *	5	\$600	
	_	Crumbling, 1 : Room 30	Extent : Light, Are 05	a Affecte	ed : 1%			
AcousTile, Adhered	24%			2038	* *	5	\$5,100	
AcousTileSusp.Lay-In	30%	Now	\$2,100	2038	* *	5	\$3,200	
	Location Staining/L	: 3rd Floo Discoloring,	Extent : Light, Are					
T 10 0		: Corridoi	rs .	TIPE	* *		Φ=00	
Exposed Struc: Concrete				LIFE	* *	5	\$700	
Plaster	20%			LIFE	* *	5	\$2,700	
Site Enclosure Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements On-Site Walkways								
Asphalt	15%			2036	* *			
Cast in Place Concrete	85%	0-2	\$1,800	2046	* *			
	Cracking/	Crumbling,	Extent: Moderate	, Area A <u>j</u>	ffected : 2%			
	Location	: Main En	trance Stair					
Parking/Driveway								
Asphalt	100%			2036	* *			

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Service Equipment								
Under Construction	100%							
Transformers								
<b>Under Construction</b>	100%							
Switchgear / Switchboard								
Under Construction	100%							
Raceway								
Conduit	50%			2033	\$12,600	1		
Conduit	50%			2059	* *	1		
Panelboards								
Molded Case Bkrs	50%			2032	\$19,500	5	\$200	
Molded Case Bkrs	50%			2049	* *	5	\$200	
Wiring								
Braided Cloth	30%	2-4	\$8,400	2058	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location: Throughout The Building							
Thermoplastic	20%			2033	\$5,600	1		
Thermoplastic	50%			2059	* *	1		

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

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

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

Asset #: 14634

Electrical	Current Re	nt Repair Future Repla		М	Maintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost Year FY	· Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Motor Controllers						
Locally Mounted	50%	2046		5		
Locally Mounted	50%	2031	\$35,000	5		
Ground						
Grounding Devices						
Generic	100%	LIFI	**	5	\$200	
Stand-by Power						
Transfer Switches						
Under Construction	100%					
Lighting						
Interior Lighting						
Fluorescent	100%	2033		10	\$13,100	
	-	s, Extent : Light, Area A	ffected : 100%			
	Location : Throughou	it The Building				
Egress Lighting						
Emergency, Service	50%	2033		1		
Exit, Service	25%	2033		1		
Exit, Battery	25%	2033	3 \$4,900	10	\$200	
Exterior Lighting						
HID	8%	2033	. ,	10		
		tent : N/A, Area Affected	! : 100%			
	Location : Building P					
	Explanation: Control	lled Via Photocell				
Incandescent	2%	2028	\$1,500	2		
No Component	90%					
Alarm						
Fire/Smoke Detection						
Generic, Digital	100%	2038		1-3	\$9,100	
	Other Observation, Ext Location : Throughou	tent : N/A, Area Affected ut The Building	! : 100%			
	· ·	Lights, Manual Pull Sta	tions, Alarm Bells, S	moke De	rtection.	

Mechanical	Current Repair	Future Repla	cement	М	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
HTHW/HW	100%	2043	* *	1		
	Other Observation, Extent: N/A	, Area Affected : 100%				
	Location: 1st Floor Mechanic	cal Room				
	Explanation : Supplied From (	Campus Heating Plant				

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

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

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

Asset #: 14634

echanical	Curren	t Repair	Future	Replacement	M	aintenance	
stem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Prior
ating							
Conversion Equipment Heat Exchanger, Shell & Tube	z 100%		2036	* *			
	Location: 1st Flo	Extent : N/A, Area A or Mechanical Room am Generator, High	n		urce Fro	m Campus	
Distribution	1100000810000						
Steam Piping/Pump	Location : 1st Flo Leak Evident, Exter	\$22,400 g, Extent : Moderate, or - Missing / Detern at : Moderate, Area A	iorating				
		or, Other Locations Extent : Light, Area A	Iffected : 90	9%			
	-	, Extent : Moderate,	Area Affect	ed : 50%			
Terminal Devices							
Convector/Radiator	Location : Throug Other Observation, Location : 3rd Flo	Extent : Moderate, A por Stair Landing, R	Area Affecte oom M305		1	\$4,200	
-	Explanation : Mis	sing Heating Elemer	ıt				
Controls Digital	Location: 1st Flo In Place Malfunctioning, Ex Location: Throug Other Observation, Location: Throug		n - Air Com a Affected : l Communic lffected : 10	pressor Defectiv 100% ation 00%			
		npus Central Plant I uilding Air Compres.		rols With Local	Pneuma	tic Field Devices	
Conditioning Energy Source							
Electricity	100%		2041	* *	1		
Conversion Equipment	200,0				-		
Split Unit	5%		2038	* *			
Window/Wall Unit	95%		2028	\$50,200	1		
ntilation							
Distribution 1/D: 65	1000/		LIDE	* *	2.5	<b>#0.000</b>	
Ductwork/Diffusers	100%		LIFE	<b>ተ</b> ች	2-5	\$8,000	

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

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

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

Asset #: 14634

Mechanical	Current Repair	Future	Replacement	Maintenance			
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Ventilation							
Exhaust Fans							
Roof	95%	2033	\$25,700	2	\$400		
Wall Unit	5%	2028	\$300	2			
	Other Observation, Extent :	N/A, Area Affected :	100%				
	Location : 1st Floor Mech	anical Room					
	Explanation : Location No	oted					
Plumbing							
H/C Water Piping							
Brass/Copper	100%	2033	\$179,300	1			
	On Extended Life, Extent : I Location : Throughout	Light, Area Affected :	100%				
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping							
Cast Iron	100%	LIFE	* *	1			
Sump Pump(s)							
Non-Submersible	100%	2028	\$2,800	4	\$300		
	On Extended Life, Extent : I Location : 1st Floor Mech		100%				
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%	2043	* *	1-5	\$7,200		
Sprinkler							
No Component	90%						
Generic	10%	2043	* *	1-2	\$400		

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

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

#### Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : BRONX COMMUNITY COLLEGE SAGE HALL

Address : 175 WEST 180th ST

Borough : BRONX Agency's Number : 21030
Program / Asset # : CUN0007.300 / 2064 Yr Built/Renovated : 1920 / 2005

Area Sq Ft : 27,328 Project Type : CITY UNIVERSITY OF NEW YORK

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

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 3222 Lot : 62 BIN : 2100254

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$261,200	
Interior Architecture	\$193,900	
Electrical		\$498,100
Mechanical	\$1,062,700	\$432,000
Site Enclosure	\$111,300	\$51,400
Total	\$1,629,200	\$981,500
Importance Code A	\$261,200	
Importance Code B	\$1,260,400	\$930,000
Importance Code C	\$107,600	\$51,400
Total	\$1,629,200	\$981,500

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$49,900			
Interior Architecture	\$122,600		\$200	\$3,500
Electrical	\$3,400	\$2,600	\$2,600	\$3,100
Mechanical	\$10,300	\$900	\$6,200	\$900
Site Pavements	\$2,400			
Total	\$188,600	\$3,400	\$9,000	\$7,500
Importance Code A	\$49,900			
Importance Code B	\$127,100	\$3,400	\$9,000	\$7,500
Importance Code C	\$11,600			
Total	\$188,600	\$3,400	\$9,000	\$7,500



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

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

Asset #: 2064

rchitecture	Current	Repair	Future F	Replacement	Ma	aintenance	
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior							
Exterior Walls							
Cast in Place Concrete	5% Now Cracking/Crumbling Location: South Fo Vertical Cracks, Exte Location: South Fo	acade ent : Moderate, Ared			5	\$14,600	
Masonry: Brick	85% Now Joint Mortar Miss/E. Location: Through Loose Units, Extent: Location: East Fac Vertical Cracks, Exte	out Moderate, Area Aj cade At Doorway ent : Moderate, Area	fected : 5%	, ,	5	\$49,600	
Masonry: Limestone	5% Now Broken/Missing Elen Location: Front El Joint Mortar Miss/El Location: 2nd Floo	ntrance Surround rod, Extent : Moder	ate, Area A	-	5	\$2,200	
Metal Coiling Doors	5% 4+ Corrosion/Rusting, E Location: Doors L Paint Peeling, Exten Location: Door Lo	ocated On South & t : Moderate, Area	East Eleva Affected : 5	tions	5	\$4,600	
Windows							
Aluminum	98% Now Broken/Missing Elen Location : South Si Ctrwt/Balnc Not Fun Location : Various	de ect, Extent : Moderc			5	\$6,600	
Metal Louvers	2%		2042	* *	10	\$1,700	
Parapets Masonry: Brick Pre-Cast Concrete	90% 10%		LIFE LIFE	* *	5 5	\$5,900 \$4,100	
Roof Modified Bitumen	100% 4+ Drains Clogged, Ext Location : Main Ro		2041	**			
Soffits Masonry: Limestone	100%	<u></u>	LIFE	* *	5		

Interior

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

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

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

Asset #: 2064

Architecture	Currer	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior							
Floors	00/ 37	<b>4.5.</b> 000		de de	_	<b>A</b> 00	
Cast in Place Concrete	8% Now	\$5,900	LIFE	* *	5	\$7,700	
	-	ng, Extent : Moderate us Locations Through					
Ceramic Tile	5%		2036	* *	5	\$2,200	
Terrazzo	5%		LIFE	* *	5	\$1,700	
	Horizontal Cracks Location : Corrid	, Extent : Light, Area lor	Affected :	10%			
Traffic Topping	15%		2041	* *	5	\$8,300	
Vinyl Tile	63% 0-2	\$37,500	2038	* *	3	\$10,400	
	Worn/Eroded, Exte Location : Throu	nt : Moderate, Area A ghout	Affected :	50%			
Vinyl Tile 9" X 9"	4%		2028	\$137,800	3	\$700	
·	Worn/Eroded, Exte Location : First I	nt : Light, Area Affec Floor Stairwell	ted : 50%				
Interior Walls							
Cast in Place Concrete	15% Now	\$9,300	LIFE	* *			
	Cracking/Crumblin Location : Basen	ng, Extent : Moderate vent	, Area Afj	fected : 2%			
	Paint Peeling, Exte	ent : Moderate, Area .	Affected :	33%			
	Location: Basen	nent					
Concrete Masonry Unit	15%		LIFE	* *	5	\$2,500	
Gypsum Board	10%		LIFE	* *	5	\$2,500	
Masonry: Brick	10%		LIFE	* *			
Masonry: Fieldstone	5% Now	\$56,100	LIFE	* *			
		, Extent : Moderate, A					
		one Areaway Coping		nout			
		oken Or Missing Elen					
Plaster	45%		LIFE	* *	5	\$5,600	
Ceilings				de de	_		
AcousTileSusp.Lay-In	50% Now	\$7,200	2046	**	5	\$11,000	
	e e	ements, Extent : Mod					
		us Locations Through					
		g, Extent : Moderate, is Locations Through					
		ng, Extent : Light, Ar					
	Location : Throu	-	ги Ајјесте	u . 570			
Exposed Struc: Concret		\$48,400	LIFE	* *	5	\$1,000	
	Cracking/Crumblin Location : Beams	ng, Extent : Moderate s In Basement	, Area Afj	fected : 5%			
Plaster	35% Now	\$9,200 stent : Moderate, Area	LIFE	* *	5	\$9,600	
	Location : Throu		л Ајјестей	. 5/0			
ite Enclosure	Location . Infon	<b>5</b> ***					
Fence/Gates							

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

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

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

Asset #: 2064

Architecture		Current F	Repair	Futu	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	20%			2053	* *			
Masonry: Fieldstone	80%	Now	\$59,900	2053	* *			
		issing Elem : Exterior	ents, Extent : Mode Site Stair	erate, Ar	rea Affected : 10%			
	_	Crumbling, : Exterior	Extent : Moderate Site Stair	, Area Aj	ffected : 10%			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%	Now	\$1,200	2046	* *			
	O	Crumbling, : Exterior	Extent : Moderate Site Stair	, Area Aj	ffected : 10%			
Masonry: Granite	10%	Now	\$1,200	LIFE	* *			
Ž	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location	: Main En	try Stairs					
Parking/Driveway Asphalt	100%			2042	* *			

Electrical	Current Re	pair Fu	Future Replacement		Maintenance		
ystem Component Type	% of Fail Date F Total (Years)	stimated Cost Yes		imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts							
Service Equipment							
Under Construction	100%						
Transformers							
Dry Type	100%	203	38	* *	5	\$100	
	Other Observation, Ext	ent : N/A, Area Affecte	ed: 100	%			
	Location : Electrical I	Room					
	Explanation: One Ra	ted At 30 Kilovolt Am	pere				
Switchgear / Switchboard							
Under Construction	100%						
Raceway							
Conduit	90%	204	13	* *	1		
Conduit	10%	203	53	* *	1		
Panelboards							
Molded Case Bkrs	80%	204	<b>1</b> 1	* *	5	\$600	
Molded Case Bkrs	20%	204	19	* *	5	\$100	
Wiring							
Thermoplastic	90%	204	13	* *	1		
Thermoplastic	10%	203	53	* *	1		
Motor Controllers							
Locally Mounted	100%	203	31	\$70,000	5	\$200	
round				· · · · · · · · · · · · · · · · · · ·			
Grounding Devices							
Generic	100%	LIF	FΕ	* *	5	\$400	

Stand-by Power

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

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

Asset #: 2064

Electrical	Current Repair	ırrent Repair Future Repl		M	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)		Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Stand-by Power							
Transfer Switches							
Under Construction	100%						
Lighting							
Interior Lighting							
Fluorescent	95%	2033	\$378,000	10	\$23,800		
	T-8 Lamps And Fixtures, Exter	0	eted : 100%				
	Location : Throughout The I	Building					
HID	5%	2038	* *	10			
Egress Lighting							
Emergency, Service	50%	2033	\$8,200	1			
Exit, Battery	50%	2033	\$18,900	10	\$900		
Exterior Lighting							
HID	10%	2041	* *	10			
	Other Observation, Extent : L	ight, Area Affected :	100%				
	Location : Building Perimet	er					
	Explanation : Controlled Via	a Photocell					
No Component	90%						
Alarm							
Security System							
Generic	100%	2033	\$50,100	1	\$10,200		
	Other Observation, Extent : N	//A, Area Affected : 1	00%				
	Location : Throughout The B	Building					
	Explanation: CCTV Surveil	lance Cameras					
Fire/Smoke Detection							
Generic, Digital	100%	2038	* *	1-3	\$17,400		
	Other Observation, Extent: N/A, Area Affected: 100%						
	Location : Throughout The I	Building					
	Explanation : Strobe Lights,	Manual Pull Station	ns, Alarm Bells, S	moke De	tection.		

<b>lechanical</b>	Current Repair	Future Rep	acement	Ma		
ystem Component Type	% of Fail Date Estimated Co Total (Years)	year Estin			Cycle Estimated Cost (Yrs)	
eating						
Energy Source						
HTHW/HW	100%	2043	* *	1		
	Other Observation, Extent : N/A, Are	ea Affected : 100%				
	Location: Basement					
	Explanation: Supplied From Camp	ous Heating Plant				
Conversion Equipment						
Heat Exchanger, Shell &	100%	2036	* *			
Tube						
•	Other Observation, Extent : N/A, Are	ea Affected : 100%				
	Location: Basement					
	Explanation: Steam Generator, Highertony, Plant	gh Temperature Wo	iter Heat So	urce Froi	m Campus	

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

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

Asset #: 2064

Mechanical	Current l	Repair	Future	Replacement	M	aintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating								
Distribution	1000/		•••	0010 -00				
Steam Piping/Pump	100%		2033	\$213,700				
	On Extended Life, Ex	-	нјјестеа : 10	00%				
T : 1D :	Location : Through	out						
Terminal Devices Convector/Radiator	100%		2031	\$218,300	1	\$8,800		
Convector/Radiator	On Extended Life, Ex	tent : Light Area			1	\$6,600		
	Location : Through	-	<i>престей</i> . Т	7070				
Controls	Location : Through	our						
Digital	100%		2026	\$766,600				
Digital	Other Observation, E	Extent : N/A. Area A						
	Location : Through		-55					
	Explanation : Camp		Digital Con	trols With Local	Pneumai	tic Field Devices		
	With Dedicated Bui							
Air Conditioning								
Energy Source								
Electricity	100%		2041	* *	1			
Conversion Equipment								
Campus Chilled Water	1%		2042	* *				
	Other Observation, E		Iffected : 10	00%				
	Location : Basemer		~ .			5		
	Explanation: Camp Future Expansion, I		Connection	To Building In B	asement	Provided For		
Exterior Pkg Unit -	49% 0-2	\$143,400	2043	* *	2	\$700		
Cooling		4-12,100				4,00		
C	Malfunctioning, Extent : Moderate, Area Affected : 100%							
	Location: Roof							
	R-22 Refrigerant, Ex	tent : Light, Area A	ffected : 10	00%				
	Location: Roof							
	Other Observation, E	Extent : N/A, Area A	Affected : 10	00%				
	Location: Roof							
	Explanation : Quar	tity: 2, 20 Tons Ed	ach.					
Window/Wall Unit	50%		2028	\$50,600	1			
Distribution								
Ductwork/Diffusers	50%		LIFE	* *	2	\$17,800		
No Component	50%							
Ventilation								
Distribution	<b>5</b> 0 /			at. •	2 -	***		
Ductwork/Diffusers	5%	7	LIFE	**	2-5	\$800		
	Recent Installation, I							
	Location : Basemer	ıı - Electrical Koon	n Ventilatio	n				
No Component	95%							

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

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

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

Asset #: 2064

Mechanical	Current Rep	pair F	uture F	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Ed Total (Years)		ear E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ventilation							
Exhaust Fans							
Interior	5%		041	* *	2		
	Recent Installation, Exte						
	Location: Basement -	Electrical Room Ve	ntilation	ı			
Wall Unit	5%	20	028	\$600	2		
	Other Observation, Exte	nt : N/A, Area Affec	ted: 10	0%			
	Location: Basement S	hop					
	Explanation: Location	n Noted					
No Component	90%						
Plumbing							
H/C Water Piping							
Brass/Copper	50%	20	043	* *	1		
Galvanized Steel	50% Now	\$102,200 20	046	* *	1		
	Corroded, Extent : Sever Location : Basement	re, Area Affected : 7	70%				
	On Extended Life, Exten	t : Light, Area Affec	ted : 10	0%			
	Location: Various Loc	eations					
Sanitary Piping							
Cast Iron	100%	L	IFE	* *	1		
Storm Drain Piping							
Cast Iron	100% Now	\$9,400 L	IFE	* *	1		
	Blockage /Clogged, Exte	ent : Severe, Area Aj	ffected :	50%			
	Location: Roof						
Fixtures							
Generic	100%						

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

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

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : BRONX COMMUNITY COLLEGE SNOW HALL

Address : 135 HALL OF FAME TERRACE

Borough : BRONX Agency's Number : 21048
Program / Asset # : CUN0007.480 / 2068 Yr Built/Renovated : 1962 /

Area Sq Ft : 9,775 Project Type : CITY UNIVERSITY OF NEW YORK

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

Areas Surveyed : Basement, Floors 1,2,3

Block : 3224 Lot : 1 BIN : 2014903

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Mechanical	\$143,800	\$160,000
Site Pavements	\$478,100	
Total	\$621,900	\$160,000
Importance Code A		\$101,400
Importance Code B	\$143,800	\$58,600
Importance Code C	\$478,100	
Total	\$621,900	\$160,000

\$621,900 \$160,000

Total	\$123,700	\$1,900	\$28,100	\$4,600
Importance Code C	\$24,800			
Importance Code B	\$80,000	\$1,400	\$21,100	\$2,700
Importance Code A	\$18,900	\$500	\$7,000	\$1,800
Total	\$123,700	\$1,900	\$28,100	\$4,600
Site Enclosure	\$12,600			
Mechanical	\$25,800	\$1,000	\$13,800	\$1,000
Electrical	\$1,100	\$900	\$7,800	\$1,200
Interior Architecture	\$65,800			\$1,000
Exterior Architecture	\$18,500		\$6,500	\$1,300
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029



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

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

Asset #: 2068

Architecture	Current Repair	Future Replacement	M	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior						
Exterior Walls	000/		_	0.10.000		
Masonry: Brick	80%	LIFE **	5	\$19,000		
	Graffiti, Extent: Light, Area Affected: Location: East Elevation	5%				
Metal: Cage/Fence	10%	2038 **	5	\$10,400		
	Other Observation, Extent : N/A, Area	Affected : 100%				
	Location : East Elevation					
	Explanation: This Is Actually A Fire					
Wood	10% Now \$15,000	2046 **	5	\$5,900		
	Broken/Missing Elements, Extent : Mod	lerate, Area Affected : 20%				
	Location: Fascia On Gable Ends					
	Deteriorated Finish, Extent: Moderate	, Area Affected : 40%				
	Location: Fascia On Gable Ends	100 1 100/				
	Dry Rot/Decay, Extent : Moderate, Area Location : Fascia On Gable Ends	a Affected : 40%				
Windows						
Aluminum	98%	2049 **	5	\$2,700		
Metal Louvers	2%	2042 **	10	\$300		
Roof	1000/	2026	10	Φ2 400		
Asphalt Shingle	100%	2036 **	10	\$3,400		
Soffits	1000/	2038 **	-	¢2.700		
Wood	100%  Paint Peeling, Extent: Light, Area Affe.  Location: Underside Of Awning At F.	cted : 10%	5	\$2,700		
Interior						
Floors						
Cast in Place Concrete	20%	LIFE **	5	\$5,700		
	Repairs in Progress, Extent : N/A, Area Location : Third Floor	Affected: 50%				
Ceramic Tile	5% Now \$3,600	2042 **	5	\$300		
	Broken/Missing Elements, Extent: Mod Location: Basement Toilet		-			
	Cracking/Crumbling, Extent: Moderate	e, Area Affected : 5%				
	Location : Basement Toilet					
Vinyl Tile	60% Now \$42,200	2038 **	3	\$2,900		
	Adhesion Failure, Extent : Moderate, A Location : Basement	reu Affecteu . 2076				
	Broken/Missing Elements, Extent: Moa	lorate Area Affected : 10%				
	Location: Basement	eraie, Area Affectea : 1070				
	Cracking/Crumbling, Extent: Moderate	e Area Affected : 20%				
	Location: Basement	c, mea myeetea . 2070				
	Water Penetration, Extent: Moderate, A	Area Affected : 30%				
	Location: Basement	JJ				
	Worn/Eroded, Extent : Moderate, Area	Affected : 50%				
	Location: Basement					

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

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

Asset #: 2068

Architecture		Current I	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Cast in Place Concrete		Now	\$12,200	LIFE	**			
			xtent : Moderate, A	lrea Affe	cted : 20%			
		n : Basemen	it					
Concrete Masonry Unit	5%			LIFE	* *	5	\$300	
Gypsum Board	85%	ı		LIFE	* *	5	\$8,400	
Ceilings					di di	_	** ***	
AcousTile,Adhered	20%			2046	* *	5	\$2,600	
Exposed Struc: Concrete				LIFE	**	5	\$400	
			t : Light, Area Affec	cted : 105	%			
		n : Basemen						
Plaster	60%		\$4,600	LIFE	* *	5	\$4,900	
	0	U	Extent : Moderate		ffected : 2%			
	Location	n : Third Fl	oor By Fire Stair D	000r				
Site Enclosure								
Fence/Gates	1000/			20.42	* *			
Chain Link	100%	)		2043				
Free Standing Walls	1000/	Now	\$12,600	2043	* *			
Masonry: Brick			\$12,000 nents, Extent : Mod					
		-	e To Ramp On Nort					
			od, Extent : Moder					
			Stones Over Ramp		i 1133ectea : 1070			
Site Pavements	Locuitor	· · coping ·	siones over ramp	,, atts				
Public Sidewalk								
Cast in Place Concrete	100%	)		2038	* *			
On-Site Walkways	10076							
Cast in Place Concrete	85%	)		2038	* *			
Pavers/Stone	15%			2036	* *			
Parking/Driveway								
Asphalt	100%	Now	\$478,100	2048	* *			
-	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 70%			
	Location	n : Through	out					
	Potholes,	Extent : Mo	oderate, Area Affec	ted : 10%	6			
		n : Through						
			xtent : Moderate, A	rea Affe	cted : 10%			
		n : Through						
			Extent : Moderate, 2	4rea Affe	ected : 70%			
		n : Through						
	Explana	tion : Veget	tation Growth					

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

Under 600 Volts

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

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

Asset #: 2068

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost   Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts						
Service Equipment						
Not Accessible	100%					
Raceway	1000/	2052	* *			
Conduit	100%	2053	~ ~	1		
Panelboards Molded Case Bkrs	100%	2049	* *	5	\$300	
Wiring	10078	2049			\$300	
Thermoplastic	100%	2053	* *	1		
Fround	10070	2033		-		
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	
ighting						
Interior Lighting						
Fluorescent	25%	2038	* *	10	\$2,200	
	T-5 Lamps And Fixtures, Exter Location : Throughout The E		cted : 100%			
Fluorescent	25%	2038	* *	10	\$2,200	
	T-8 Lamps And Fixtures, Exter Location : Throughout The E		cted : 100%			
Fluorescent	10%	2038	* *	10	\$900	
	Compact Fluorescent Light, E. Location : Throughout The E	-	Iffected : 100%			
LED	40%	2041	* *			
Egress Lighting						
Emergency, Battery	50%	2038	* *	10	\$1,200	
Exit, Battery	50%	2038	* *	10	\$300	
Exterior Lighting						
HID	8%	2038	* *	10		
	Other Observation, Extent : N	00	100%			
	Location: Building Perimete					
	Explanation : Controlled Via		di di			
LED	2%	2041	**			
	Other Observation, Extent: N.	**	100%			
	Location: Building Perimete					
N. C.	Explanation : Controlled Via	Рпогосен				
No Component	90%					
Alarm Security System						
Security System Generic	100%	2041	* *	1	\$3,700	
Generic	Other Observation, Extent : N			1	\$5,700	
	Location: Throughout The E					
	Explanation : CCTV Surveill					

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

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

Asset #: 2068

Electrical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Esti FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Fire/Smoke Detection						
Generic, Digital	100%	2041	* *	1-3	\$6,200	
	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.	<u> </u>				

Mechanical	Current Repair	Futur	e Replacement	М	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source Fuel Oil No 2	100% Buried Tank(s), Extent : Light, Area A Location : Building Exterior, 1 Tank			5	\$3,000	
Conversion Equipment						
Hot Water Boiler	100% Other Observation, Extent: Light, Art Location: Basement - Boiler Room Explanation: Quantity: 1, 704 Mbl		\$101,400 : 100%	1	\$4,800	
Distribution						
Hot Wtr Piping/Pump	75% On Extended Life, Extent : Light, Area Location : Basement, 2nd And 3rd F	00	\$15,700 100%	4	\$400	
Hot Wtr Piping/Pump	25% Other Observation, Extent: N/A, Area Location: 1st Floor Explanation: Location Noted	2041 a Affected :	* * 100%	4	\$100	
Terminal Devices	1					
Convector/Radiator	75% On Extended Life, Extent : Light, Area Location : Basement, 2nd And 3rd F		\$58,600 100%	1	\$2,400	
Convector/Radiator	25% Other Observation, Extent: N/A, Area Location: 1st Floor Explanation: Location Noted	2038 a Affected :	**	1	\$800	
Controls						
Electrical	100%	2028	\$53,100			
Air Conditioning Energy Source						
Electricity	50%	2041	* *	1		
No Component	50%					

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

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

Asset #: 2068

Mechanical	Current Repair	Future Replacement	Replacement Maintenance		
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost   Year   Estimated Co   FY	st Cycle Estimated Cost (Yrs)	Priority	
Air Conditioning					
Conversion Equipment	400/ 37				
Split Unit	40% Now \$1,8				
	Controller Not Working, Extent: M.	Ioderate, Area Affected : 50%			
	Location: 1st Floor	1664-1. 1000/			
	R-22 Refrigerant, Extent: Light, A. Location: Condensing Units - Bi	**	Machanical Pooms		
	Other Observation, Extent: N/A, A	_	- Mechanicai Rooms		
	Location: Condensing Units - Bi		- Mechanical Rooms		
	Explanation : Ducted Systems Se	-			
Window/Wall Unit	15%	2028 \$5,40			
window/ waii Onit	Other Observation, Extent: N/A, A	. ,	00 1		
	Location: 2nd Floor	irea Affectea . 10070			
	Explanation : Location Noted				
No Component	45%				
Distribution	1570				
Ductwork/Diffusers	40%	LIFE *	* 2 \$5,100		
No Component	60%				
Ventilation					
Distribution					
Ductwork/Diffusers	30%	LIFE *	* 2-5 \$1,600		
No Component	70%				
Exhaust Fans					
No Component	70%				
Not Accessible	30%	1 100 / 1 00/			
	Other Observation, Extent: N/A, A Location: Attic	rea Affectea : 0%			
	Explanation : Toilet Exhaust				
Plumbing	Explanation: Tottel Exnaust				
H/C Water Piping					
Brass/Copper	100%	2043 *	* 1		
Water Heater With Tanks					
Electric	100%	2026 \$23,10	00 4		
	Other Observation, Extent: N/A, A	rea Affected : 50%			
	Location : Basement - Water Hea	iter Room			
	Explanation: One-50 Gallons				
HW Heat Exchanger					
HTHW/HW	100%	2043	*		
	Other Observation, Extent : N/A, A	**			
	Location : Basement - Boiler Roc	om			
	Explanation : Location Noted				
Sanitary Piping	1000/	IIDD *			
Cast Iron	100%	LIFE *	* 1		
Storm Drain Piping	1000/	1100 4	* 1		
Cast Iron	100%	LIFE *	* 1		

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

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

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

Asset #: 2068

Mechanical	Current Repair	Future R	eplacement	Ma	aintenance	
System Component Type	% of Fail Date Estir Total (Years)	nated Cost Year Es FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Backflow Preventer						
Generic	100%	2028	\$4,300	1	\$600	
	Other Observation, Extent :	N/A, Area Affected: 100	0%			
	Location : 1st Floor - Rea	luced Pressure Zone Clos	et			
	Explanation : Location No	oted				
Fixtures						
Generic	100%					
Fire Suppression						
Sprinkler						
No Component	75%					
Generic	25%	2043	* *	1-2	\$700	

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

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

#### Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : BRONX COMMUNITY COLLEGE SOUTH HALL

Address : 187 WEST 180th STREET

Borough : BRONX Agency's Number : 21031
Program / Asset # : CUN0007.310 / 2065 Yr Built/Renovated : 1857 / 2011

Area Sq Ft : 18,978 Project Type : CITY UNIVERSITY OF NEW YORK

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

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

Block : 3222 Lot : 62 BIN : 2100255

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$120,000	
Interior Architecture		\$558,200
Electrical		\$276,300
Mechanical	\$602,600	\$579,500
Site Pavements	\$109,000	
Total	\$831,500	\$1,414,000
Importance Code A	\$120,000	
Importance Code B	\$602,600	\$1,414,000
Importance Code C	\$109,000	
Total	\$831,500	\$1,414,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$91,900		\$15,800	
Interior Architecture	\$248,600	\$900	\$1,800	\$255,400
Electrical	\$2,700	\$2,400	\$4,100	\$2,900
Mechanical	\$900	\$1,200	\$70,400	\$1,200
Site Enclosure	\$48,400			
Site Pavements	\$49,500			
Total	\$442,000	\$4,500	\$92,100	\$259,400
Importance Code A	\$91,900		\$15,800	
Importance Code B	\$179,300	\$4,500	\$76,300	\$259,400
Importance Code C	\$170,800			
Total	\$442,000	\$4,500	\$92,100	\$259,400



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

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

Asset #: 2065

Architecture	Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior							
Exterior Walls							
Masonry: Brick	85% Now	\$68,200	LIFE	**	5	\$42,400	
	Joint Mortar Miss/E			Affected: 2%			
		Facade At Main Entr		ate ate		<b>#1.000</b>	
Masonry: Brownstone	5%	Ф40,000	LIFE	* *	5	\$1,900	
Masonry: Fieldstone	10% Now	\$49,800	LIFE		5	\$3,700	
	Location : North of	Erod, Extent : Moder & South	ate, Area	Affectea : 5%			
Windows	Location . North	x South					
Aluminum	100% 4+	\$42,100	2041	* *	5	\$2,300	
7 Haiimiam		nct, Extent : Moderd		Affected : 50%	3	Ψ2,500	
	Location : Throug		,	33			
Parapets							
Wood Cornice	100%		2053	* *	5-10	\$32,600	
Roof							
Metal Panel	95%		2046	* *	10	\$51,800	
Single Ply Membrane	5%		2038	* *	10	\$1,500	
Soffits	1000/		• • • • •	4. 4.	_		
Wood	100%		2046	* *	5		
terior							
Floors Carpet	40% Now	\$12,300	2029	\$246,900	3	\$21,400	
Carpet		at : Moderate, Area		·	3	\$21,400	
	Location : Throug		19,9 0000000 .	20,0			
Cast in Place Concrete	20% Now	\$29,700	LIFE	* *	5	\$15,600	
		g, Extent : Moderate		fected : 10%	J	Ψ12,000	
	Location : Baseme	-	, 30				
	Uneven Surface, Ex	tent : Moderate, Are	a Affected	d : 50%			
	Location: Baseme	ent					
Ceramic Tile	5%		2042	* *	5	\$1,800	
Vinyl Tile	10%		2038	* *	3	\$1,800	
Vinyl Tile 9" X 9"	20% Now	\$27,900	2033	\$558,200	3	\$2,700	
	Broken/Missing Ele Location : Third F	ments, Extent : Mod Floor	erate, Are	ea Affected : 75%			
Wood	5% 0-2	\$20,800	2061	* *	5	\$1,700	
	Deteriorated Finish	·		ected : 25%			
	Location : Throug	hout Attic					
		it : Moderate, Area A	Affected :	50%			
	Location : Attic Q	ffice					

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

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

Asset #: 2065

rchitecture	Current Repair	Future Replacement	М	aintenance	
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
erior					
Interior Walls					
Gypsum Board	10% Now \$11,100 Punct/Tear/Impact Damage, Extent : M Location : Basement	LIFE **  foderate, Area Affected : 109	5	\$2,400	
	Water Penetration, Extent: Moderate, Location: Basement	Area Affected : 20%			
	Other Observation, Extent: Moderate, Location: Basement	Area Affected : 50%			
	Explanation: Mold/Mildew				
Masonry: Brick	10% Now \$37,700 Broken/Missing Elements, Extent: Mod Location: Basement	LIFE ** derate, Area Affected : 10%			
	Joint Mortar Miss/Erod, Extent : Mode Location : Basement				
	Spalling, Extent : Moderate, Area Affect Location : Basement	eted : 15%			
Masonry: Fieldstone	5% Now \$36,400 Other Observation, Extent : Moderate, Location : Basement	LIFE ** Area Affected : 75%			
	Explanation: Water Penetration And	Missing Mortar Joints			
Plaster	75% Now \$36,100 Broken/Missing Elements, Extent: Mod Location: Basement, Various Location Deteriorated Finish, Extent: Moderate Location: Throughout	ns Throughout	5	\$9,100	
	Water Penetration, Extent: Moderate, . Location: Basement	Area Affected : 25%			
Ceilings					
AcousTile,Adhered	20% Now \$11,200 Adhesion Failure, Extent : Moderate, A Location : Second Floor Conference		5	\$3,600	
AcousTileSusp.Lay-In	10%	2038 **	5	\$3,600	
Gypsum Board	10% Now \$12,200 Cracking/Crumbling, Extent : Moderat Location : Basement	LIFE ** e, Area Affected : 10%	5	\$4,500	
	Punct/Tear/Impact Damage, Extent : M. Location : Basement	oderate, Area Affected : 109	%		
Plaster	60% Now \$12,700  Punct/Tear/Impact Damage, Extent: M  Location: Various Locations Through	00	5	\$13,400	

Site Enclosure

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

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

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

Asset #: 2065

Architecture		Current I	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Enclosure								
Retaining Walls								
Masonry: Brick	25%	0-2	\$5,400	2053	* *			
	Joint Mor	tar Miss/Er	od, Extent : Moder	ate, Ared	a Affected : 10%			
	Location	: Basemer	it Entrance On Nor	th Side (	Of Building			
Masonry: Fieldstone	75%	Now	\$43,000	2043	* *			
•	Broken/M	issing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 10%			
	Location	: Patio An	d Site Stair					
	Joint Mor	tar Miss/Er	od, Extent : Moder	ate, Ared	a Affected : 10%			
			d Site Stair					
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	35%	Now	\$3,700	2046	* *			
	Cracking/	Crumbling,	Extent: Moderate	, Area A	ffected : 5%			
	Location	: Patio Sta	airs					
Pavers/Stone	65%	Now	\$109,000	2042	* *			
	Joint Mor	tar Miss/Er	od, Extent : Moder	ate, Ared	a Affected : 50%			
	Location	: Patio						
Parking/Driveway								
Asphalt	100%	Now	\$45,800	2036	* *			
-	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 20%			
	Location	: Through	out					

Electrical		Current F	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts									
Service Equipment									
Under Construction	100%								
Switchgear / Switchboard									
Under Construction	100%								
Raceway									
Conduit	80%			2053	* *	1			
Conduit	20%			2033	\$5,000	1			
Panelboards									
Molded Case Bkrs	25%			2032	\$9,700	5	\$100		
Molded Case Bkrs	75%			2049	* *	5	\$400		
Wiring									
Braided Cloth	20%			2032	\$5,600	1			
Thermoplastic	80%			2053	* *	1			
Motor Controllers									
Locally Mounted	100%			2050	* *	5	\$100		
Stand-by Power									
Transfer Switches									
Automatic	100%			2046	* *	1	\$5,800		

Lighting

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

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

Asset #: 2065

Electrical	С	urrent Repa	nir	Futur	e Replacement	M	aintenance	
System Component Type		il Date Est Years)	imated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting								
Interior Lighting								
Fluorescent	100%			2033	\$276,300	10	\$17,400	
			Extent : Light, .	Area Affe	ected : 100%			
	Location : T	Throughout I	The Building					
Egress Lighting								
Emergency, Service	40%			2038	* *	1		
Emergency, Battery	30%			2038	* *	10	\$1,400	
Exit, Battery	30%			2038	* *	10	\$400	
Exterior Lighting								
LED	10%			2041	* *			
	Other Observation, Extent: Light, Area Affected: 100%							
	Location : B	_						
	Explanation	: Controlle	d Via Timer					
No Component	90%							
Alarm								
Security System								
Generic	100%			2033	\$34,800	1	\$7,100	
			t : N/A, Area A	ffected :	100%			
	Location : T	Throughout T	The Building					
	Explanation	ı : CCTV Sui	rveillance Cam	eras				
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	\$12,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
			The Building					
	Explanation Smoke Dete		ontrol Panel. S	Strobe Lig	ghts, Manual Pull	Stations,	Alarm Bells,	

Mechanical	Current Repair	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating						
Energy Source						
HTHW/HW	100%	2043	* *	1		
(	Other Observation, Extent : N/A, Arc	ea Affected : 1	00%			
	Location: Basement					
	Explanation: Supplied From Camp	ous Heating P	lant			
Conversion Equipment		_				
Heat Exchanger, Shell &	100%	2036	* *			
Tube						
Distribution						
Hot Wtr Piping/Pump	100%	2032	\$40,500	4	\$900	

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

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

Asset #: 2065

Mechanical	Current Repair	Futur	e Replacement	М		
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Terminal Devices						
Convector/Radiator	90%	2031	\$136,400	1	\$5,500	
	On Extended Life, Extent : Lig Location : Throughout	ht, Area Affected :				
Fan Coil Unit/Heat	10%	2028	\$46,000	1	\$600	
	On Extended Life, Extent : Lig Location : Various Locations	**	100%			
Controls						
Digital	100% Other Observation, Extent: N. Location: Throughout	2026 /A, Area Affected :	\$532,300 100%			
	Explanation : Campus Centr With Dedicated Building Air		ontrols With Local	Pneumai	tic Field Devices	
Air Conditioning						_
Energy Source						
Electricity	100%	2049	* *	1		
Conversion Equipment	200/	2026	<b>#14.000</b>			
Window/Wall Unit	20% On Extended Life, Extent : Lig	2026	\$14,000	1		
	Location: Various Locations		100%			
Window/Wall Unit	80%	2028	\$56,200	1		
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2033	\$238,100	1		
Water Heater With Tanks	1009/	2020	<b>#22 100</b>	4		
Electric	100%	2028	\$23,100	4		
	Other Observation, Extent : Li Location : Basement	диі, Агей Ајјесіей	. 100/0			
	Explanation: Quantity: 1, 5	0 Gallons				
Sanitary Piping	<u> Бършнинон</u> . Qианину. 1, 3	o Gunons				
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	2070					
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
Fire Suppression Sprinkler						
No Component	20%					
Generic	80%	2033	\$205,100	1-2	\$4,300	

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

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

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : HOSTOS COMMUNITY COLLEGE ADMINISTRATION BUILDING - G

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

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 13,178 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 22-Oct-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 2350 Lot : 24 BIN : 2001088

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture		\$225,100
Electrical		\$399,100
Mechanical		\$104,800
Total		\$729,100
Importance Code A		\$225,100
Importance Code B		\$504,000
Total		\$729 100

Total \$729,100

Total	\$9,900	\$89,600	\$6,000	\$3,700
Importance Code C	\$700			
Importance Code B	\$6,100	\$88,200	\$5,300	\$200
Importance Code A	\$3,100	\$1,400	\$700	\$3,500
Total	\$9,900	\$89,600	\$6,000	\$3,700
Site Pavements	\$2,700			
Site Enclosure	\$2,400			
Mechanical	\$900	\$59,000	\$3,800	\$700
Electrical	\$300	\$29,800	\$100	\$100
Interior Architecture	\$1,200		\$2,100	
Exterior Architecture	\$2,400	\$800		\$2,900
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029



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

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

Asset #: 14556

Architecture	Current Repair		Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
Glass Block	10%			LIFE	* *	5	\$1,000	
Masonry: Brick	85%			LIFE	* *	5	\$13,800	
		ssing Elemo : Main Ent	ents, Extent : Light try	t, Area A	ffected : 1%			
Metal Coiling Doors	5%			2045	* *	5	\$2,500	
Windows								
Aluminum	100%			2054	* *	5	\$5,800	
Parapets								
Masonry: Brick	90%			LIFE	* *	5	\$3,600	
	Location	: Parapet \						
	Explanat	ion : Inside	Face Of Parapet	Covered	With Roofing			
Metal Panel	10%			2052	* *	5	\$1,500	
Roof								
Modified Bitumen	98%			2032	\$225,100	10	\$21,100	
		xtent : Ligh : Througho	t, Area Affected : 5 out	5%				
Skylight, Metal/Glass	2%	Now	\$2,400	2042	* *			
	Glazing Br Location		ked, Extent : Light,	Area Af	fected : 5%			
Interior								
Floors	100/					_	<b>#</b> 4 <b>2</b> 0 0	
Cast in Place Concrete	10%			LIFE	* *	5	\$4,300	
Ceramic Tile	5%			2041	* *	5	\$1,000	
Vinyl Tile	85%			2037	* *	3	\$6,200	
Interior Walls	<b>7</b> 0 /			20.41	יט יט	_	<b>#1.700</b>	
Ceramic Tile	5%			2041	* *	5	\$1,500	
Concrete Masonry Unit	45%			LIFE	* *	5	\$5,400	
Gypsum Board	50%			LIFE	* *	5	\$9,000	
Ceilings	500/			20.45	* *	-	ФО ООО	
AcousTileSusp.Lay-In	50%			2045		5	\$9,800	
Exposed Struc: Concrete				LIFE	* *	5	\$600	
Exposed Struc: Steel	15%			LIFE	* *	_	<b>** * * * *</b>	
Gypsum Board	10%			LIFE	* *	5	\$2,500	
Plaster	5%			LIFE	* *	5	\$600	
Site Enclosure								
Fence/Gates	1000/			20.42	* *			
Chain Link	100%			2042	* *			
Retaining Walls Cast in Place Concrete	_	_	\$2,400 Extent : Moderate	2082 , Area A <u>j</u>	* * fected : 10%			
	Location	: East 1461	th Street					

Site Pavements

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

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

Asset #: 14556

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$2,700	2037	* *			
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 20%			
	Location	: East 146	th Street					
Parking/Driveway								
Asphalt	85%			2041	* *			
-	Cracking/	Crumbling,	Extent : Light, Are	a Affecte	ed : 5%			
	Location	: Through	out					
Cast in Place Concrete	15%			2037	* *			

Electrical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment			***	_	****	
Fused Disc Sw	100%	2032	\$14,700	5	\$100	
	Other Observation, Extent : Lig	ght, Area Affected .	: 100%			
	Location : Electrical Room					
<del></del>	Explanation: One 400 Amper	re Main Disconnec	et Switch			
Switchgear / Switchboard						
Fused Disc Sw	100%	2032	\$127,000	5	\$100	
Raceway						
Conduit	100%	2032	\$31,600	1		
Panelboards						
Fused Disc Sw	5%	2031	\$1,900	5		
Molded Case Bkrs	95%	2031	\$37,000	5	\$300	
Wiring						
Thermoplastic	100%	2032	\$52,500	1		
Motor Controllers						
Locally Mounted	100%	2030	\$45,800	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$200	
Lighting						
Interior Lighting						
Fluorescent	98%	2032	\$215,200	10	\$11,800	
	T-8 Lamps And Fixtures, Extend	0 00	cted : 100%			
	Location : Throughout The Br	uilding				
Fluorescent	2%	2032	\$4,400	10	\$200	
	T-5 Lamps And Fixtures, Extend	t : Light, Area Affe	cted : 100%			
	Location : Storage Area					
Egress Lighting						
Emergency, Battery	50%	2027	\$10,800	10	\$1,600	
Exit, Service	50%	2027	\$2,800	1		

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

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

Asset #: 14556

Electrical	Current Rep	oair Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Exterior Lighting						
HID	20%	2027	\$12,000	10		
No Component	80%					
Alarm						
Security System						
No Component	80%					
Generic	10%	2037	* *	1	\$500	
	Other Observation, Exte Location : Hallways	ent : Light, Area Affected	: 100%			
	Explanation: CCTV S	urveillance Cameras				
Generic	10%	2027	\$2,400	1	\$500	
	Other Observation, Exte Location : Hallway An	ent : Light, Area Affected nd Exit Doors	: 100%			
	Explanation: Intrusion	n Alarm And Motion Sen	sor			

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Electricity	30%	2042	* *	1		
Natural Gas	70%	2042	* *	1		
Conversion Equipment						
Furnace	90%	2032	\$36,000	1	\$5,900	
	Other Observation, Extent : Light, A	rea Affected :	70%			
	Location: 1st Floor Garage And B	ack Mechanic	cal Room			
	Explanation: 5 Units					
Radiant Heater	10%	2032	\$33,500	2	\$600	
	Other Observation, Extent : Light, A	rea Affected :	10%			
	Location : Hallways					
	Explanation: 3 Units					
Distribution						
Ductwork/Diffusers	70%	LIFE	* *	2-5	\$5,100	
No Component	30%					
Air Conditioning						
Energy Source						
Electricity	100%	2040	* *	1		

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

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

Asset #: 14556

Mechanical	Curre	ent Repair	Futu	e Replacement	М	aintenance	
System Component Type	% of Fail D Total (Yea	ate Estimated Cost rs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning							
Conversion Equipment Int Pkg Unit - Heating/Cooling	50%		2030	\$104,800	2	\$400	
	R-22 Refrigerant	Extent : Light, Area A	ffected :	20%			
		Ind 2nd Floor Closets					
	Other Observation	n, Extent : Light, Area	Affected	: 100%			
	Location: 1st A	Ind 2nd Floor Closets					
	Explanation: T	wo Units. One Dedicat	ted To 1s	t Floor And One To	2nd Flo	or.	
Split Unit	5%		2032	\$15,300			
•	Other Observation	n, Extent : Light, Area	Affected				
	Location: 1st I	Tloor Purchasing Room	ı				
	Explanation: 1	Unit Dedicated To Put	rchasing	Room.			
Window/Wall Unit	25%		2027	\$12,200	1		
No Component	20%						
Distribution							
Ductwork/Diffusers	50%		LIFE	* *	2	\$8,600	
No Component	50%						
Ventilation							
Distribution							
Ductwork/Diffusers	10%		LIFE	* *	2-5	\$700	
No Component	90%						
Exhaust Fans							
Interior	10%		2032	\$5,700	2		
Wall Unit	10%		2032	\$600	2		
No Component	80%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2042	* *	1		
Water Heater With Tanks							
Electric	100%		2027	\$46,200	4		
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Backflow Preventer							
Generic	100%		2032	\$5,700	1	\$800	
Fixtures							
Generic	100%						

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

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

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : HOSTOS COMMUNITY COLLEGE ALLIED HEALTH, SCIENCE BLDG - A

Address : 475 GRAND CONCOURSE

Borough : BRONX Agency's Number : 22002

Program / Asset # : CUN0002.010 / 2120 Yr Built/Renovated : 1990 / 2008

Area Sq Ft : 193,661 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 21-Oct-2020 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,5

Block : 2346 Lot : 29 BIN : 2001038

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,034,900	\$160,300
Interior Architecture	\$1,585,900	\$339,500
Electrical	\$545,100	\$1,365,200
Mechanical	\$148,400	\$8,458,400
Site Pavements		\$350,900
Total	\$3,314,300	\$10,674,200
Importance Code A	\$1,183,300	\$210,500
Importance Code B	\$2,131,000	\$9,954,500
Importance Code C		\$509,300
T. (.1	02.214.200	010 (74 200

Total \$3,314,300 \$10,674,200

Total	\$256,300	\$222,900	\$255,300	\$120,500
Importance Code C	\$6,000	\$9,200		
Importance Code B	\$160,800	\$135,200	\$222,500	\$102,300
Importance Code A	\$89,400	\$78,500	\$32,800	\$18,200
Total	\$256,300	\$222,900	\$255,300	\$120,500
Elevators/Escalators	\$39,600	\$39,600	\$39,600	\$39,600
Site Enclosure	\$6,000			
Mechanical	\$87,700	\$84,400	\$154,700	\$55,500
Electrical	\$43,100	\$19,700	\$19,200	\$18,200
Interior Architecture		\$19,400	\$27,200	\$7,200
Exterior Architecture	\$79,800	\$59,900	\$14,600	
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029



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

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

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

Asset #: 2120

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
Masonry: Brick	25%		\$74,500	LIFE	* *	5	\$46,300	
		tar Miss/Er ı : All Faca	od, Extent : Light, des	Area Affe	ected : 20%			
Masonry: Brick	30%			LIFE	* *	5	\$55,600	
Metal Panel	10%	4+	\$24,000	2052	* *	5	\$34,700	
	Loose/Mis Location		s, Extent : Moderat	e, Area A	Iffected : 2%			
Stucco Cement	10%			2037	* *	5	\$46,300	
Stucco Cement	15%			2045	* *	5	\$69,500	
Window Wall	10%			2052	* *	5	\$69,500	
Windows								
Aluminum	57%			2048	* *	5	\$29,200	
Aluminum	38%	Now	\$271,600	2040	* *	5	\$9,700	
	Location Unit Inope	: Old Wing	ent : Moderate, Are					
Metal Louvers	5%			2041	* *	10	\$16,000	
Parapets								
Concrete Masonry Unit	15%			LIFE	* *	5	\$1,700	
Masonry: Brick	20%			LIFE	* *	5	\$2,100	
Masonry: Brick	30%			LIFE	* *	5	\$3,100	
Metal Panel	10%			2052	* *	5	\$4,000	
Metal Rail	15%			2045	* *	5-10	\$27,800	
Metal: Cage/Fence	5%			2045	* *	5-10	\$4,000	
Stucco Cement	5%			2045	* *	5	\$1,300	

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

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

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

Asset #: 2120

Architecture	Current Repair		Futur	e Replacement	M				
System Component Type		Fail Date   (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
xterior Roof									
Built-Up (BUR)	Location:	tent : Sever Old Wing	\$486,500 e, Area Affected : tent : Severe, Area		* * d : 5%				
		ed, Extent :	rains, Old Wing Severe, Area Affe	cted : 10	0%				
Modified Bitumen		sing Eleme	\$10,900 nts, Extent : Light niner Cooling Tow		* * ffected : 1%				
	Miss/Damag	ged Flashir	ngs, Extent : Mod d Upper Low Roo	erate, Ar	ea Affected : 5%				
Panel/Paver: Cer/Brk	5%			2052	* *	10	\$7,100		
Skylight, Plastic	2%			2045	* *	1			
Traffic Topping	Location :	Childrens	\$44,900 mage, Extent : Se Play Area tent : Severe, Area						
	-	Childrens		11990000					
Soffits									
Cast in Place Concrete	0	_	\$202,300 Extent : Moderate evel Main Entrand		* * fected : 30% d Concourse And A	5 149th Str	\$58,400		
	Paint Peeling, Extent : Moderate, Area Affected : 30% Location : Throughout, Ground Level, Main Entrance								
			ent : Severe, Area evel, Main Entran		d : 20%				
			Moderate, Area A ut, Ground Level						

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

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

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

Asset #: 2120

rchitecture		Current I	Repair	Futu	e Replacement	M	aintenance	
ostem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior	•							
Floors								
Carpet	10%			2031	\$500,700	3	\$43,500	
Cast in Place Concrete	5%			LIFE	* *	5	\$31,700	
	_	Crumbling, : Basemen	Extent : Light, Are t	ea Affecto	ed : 1%			
Ceramic Tile	7%			2047	* *	5	\$20,300	
	-	place Evide : Restroon	ent, Extent : Light, ns	Area Affo	ected : 100%			
Sheet Vinyl/Rubber	8%	Now	\$296,400	2037	* *	5	\$17,400	
·		led, Extent : Stair No.	: Moderate, Area A sings	Affected :	5%			
Terrazzo	15%	4+	\$79,400	LIFE	* *	5	\$34,000	
	-	Crumbling, : Through	Extent : Light, Are out	ea Affecto	ed : 5%			
Vinyl Tile	35%			2037	* *	3	\$38,000	
Vinyl Tile	20%	Now	\$312,800	2037	* *	3	\$21,700	
	Location Worn/Eroc	: Old Wing led, Extent	Extent : Moderate g : Moderate, Area A g, IT Room					
Interior Walls								
Ceramic Tile	5%			2047	* *	5	\$18,400	
Concrete Masonry Unit	40%			LIFE	* *	5	\$58,900	
Gypsum Board	45%			LIFE	* *	5	\$99,400	
		led, Extent : Through	: Light, Area Affec out	ted : 20%	6			
Plaster	10%			LIFE	* *	5	\$11,000	
Ceilings								
AcousTileConcealSpLn	50%			2045	* *	5	\$181,200	
AcousTileSusp.Lay-In	25%	4+	\$353,000	2045	* *	5	\$36,200	
	Location	: Old Wing	-					
			Extent : Moderate, r Laboratories	Area Afj	Sected : 5%			
	_	_	Extent : Moderate g, 5th Floor New W	-	ffected : 50%			
		led, Extent : Old Wing	: Moderate, Area A	Affected :	25%			
Exposed Struc: Concrete	10%			LIFE	* *	5	\$4,500	
Exposed Struc: Steel	8%	4+	\$544,300	LIFE	* *		. , .	
1	Corrosion	Rusting, E	xtent : Moderate, A		cted : 5%			
	Location	: Boiler R	oom					

Site Enclosure

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

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

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

Asset #: 2120

Architecture	Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Enclosure							
Fence/Gates							
Chain Link	32%		2052	* *			
Metal: Cage/Fence	68% 4+	\$6,000	LIFE	* *			
	Corrosion/Rusting, E	Extent : Moderate, A	lrea Affe	cted : 10%			
	Location: Roof Ne	w Wing					
	Other Observation, I	Extent : Severe, Are	a Affecte	d : 90%			
	Location: Roof Ne	w Wing					
	Explanation : Peal	ing, 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	\$350,900			

ectrical	Cu	rrent Repair	Future	Replacement	M	aintenance			
stem Component Type	, , , , , , , , , , , , , , , , , , , ,	Date Estimated Cos ears)	t Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit		
der 600 Volts									
Service Equipment									
Fused Disc Sw	100%		2032	\$50,200	5	\$800			
	Other Observa	tion, Extent : Light, Are	a Affected :	100%					
	Location : El	ectrical Room							
		One 4000 Ampere, On witches For A, B, C And			) Ampere	Main			
Transformers									
Dry Type	100%		2030	\$26,100	5	\$700			
	Other Observa	tion, Extent : Light, Are	a Affected :	100%					
	Location : Electrical Room Basement								
	Explanation 208/120 Low	· One 1000 Kilovolt Am Voltage	pere And 75	50 Kilovolt Amper	e, 480/27	7 High Voltage -			
Switchgear / Switchboard									
Fused Disc Sw	100%		2032	\$317,500	5	\$800			
Raceway									
Raceway									
Conduit	100%		2032	\$329,300	1				
	100%		2032	\$329,300	1				
Conduit	100%		2032	\$329,300 \$33,100	5	\$400			
Conduit Panelboards	10%	-4 \$16,600	2031			\$400 \$100			
Conduit Panelboards Fused Disc Sw	10% 5% 2	-4 \$16,600 tion, Extent : Light, Are	2031 2057	\$33,100	5	4			
Conduit Panelboards Fused Disc Sw	10% 5% 2 Other Observa		2031 2057	\$33,100	5	4			
Conduit Panelboards Fused Disc Sw	10% 5% 2 Other Observa Location : M	tion, Extent : Light, Are	2031 2057	\$33,100	5	4			

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

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

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

Asset #: 2120

Electrical	Current Repair	Future Replacement Maintenance		aintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year E	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Jnder 600 Volts							
Wiring							
Braided Cloth	20% 2-4 \$87,800		**	1			
	Insulation Aged, Extent : Moderate, A Location : Mechanical Room And Ba		100%				
			<b>***</b>				
Thermoplastic	80%	2032	\$351,000	1			
Motor Controllers	150/	2020	<b>#2</b> ( (00	-	<b>#200</b>		
Locally Mounted	15%	2030	\$26,600	5	\$200		
Variable Frequency Drive	85%	2049					
Ground Grounding Devices							
Generic	100%	LIFE	* *	5	\$2,800		
Stand-by Power	10070	חוו דו		<u> </u>	Ψ2,000		
Transfer Switches							
Automatic	50%	2045	* *	1	\$29,800		
Automatic	50%	2030	\$13,100	1	\$29,800		
Generators			· -,		¥ : ,- : :		
Diesel	50%	2041	* *	1	\$37,500		
	Other Observation, Extent : Light, Area Affected : 100%						
	Location: Penthouse						
	Explanation: One 150 Kilowatts						
Diesel	50%	2028	\$67,700	1	\$37,500		
	Other Observation, Extent : Light, Are	ea Affected : 1	00%				
	Location: Penthouse						
	Explanation: One 300 Kilowatts						
Batteries							
Lead/Acid	50%	2026	\$1,200	5	\$3,600		
Lead/Acid	50%	2026	\$1,200	5	\$3,600		
Fuel Storage							
Day Tank	50%	2031	\$12,500	5			
	Other Observation, Extent : Light, Are	ea Affected : I	00%				
	Location: Penthouse						
	Explanation: 275 Gallon Capacity		***				
Main Tank	50%	2035	\$37,500	5			
	Other Observation, Extent : Light, Are	ra Affected : I	00%				
	Location: Basement						
	Explanation: 275 Gallon Capacity						
Lighting							
Interior Lighting Fluorescent	90%	2037	* *	10	\$159,900		
Tuorescent	Other Observation, Extent : Light, Are		00%	10	\$139,900		
	Location: Throughout The Building	a rijjecieu . I	00/0				
	Explanation: T-8 Lamps						
Fluorescent	10%	2037	* *	10	\$17,800		
Fluorescent	10% Other Observation, Extent : N/A, Area			10	\$17,800		
	Location: Lobby And Hallways	изусски. 10	070				
	Explanation : Compact Fluorescent .	Lampe					
Note : All component renairs \$ est	imates are in current dollars and are not escala	-					

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

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

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

Asset #: 2120

Electrical	C	Surrent Repair	Future Replacement		Maintenance		
System Component Type		nil Date Estimated Cost Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
ighting							
Egress Lighting							
Emergency, Service	50%		2037	* *	1		
Exit, LED	10%		2060	* *	1		
Exit, Service	40%		2037	* *	1		
Exterior Lighting							
HID	20%		2027	\$176,500	10	\$100	
No Component	80%						
Lightning Protection Arresters/Cabling							
Generic	100%		2047	* *	5	\$1,100	
		New Addition Building Roo n : Copper Lightning Rods	f				
Alarm							
Security System							
No Component	80%						
Generic	10%		2032	\$35,500	1	\$7,200	
	Location : 0	vation, Extent : Light, Area Corridors n : CCTV Surveillance Syst		: 100%			
C		i . CC1v surveillance syst		\$25.500	1	67.200	
Generic	Location : I	vation, Extent : Light, Area Hallway And Exit Doors n : Intrusion Alarm And Mo			1	\$7,200	
Fire/Smoke Detection	Блрининог	i . 1mi usion Aiui iii Anu Mi	nion sen	301			
No Component	70%						
Generic, Digital	30%		2037	* *	1-3	\$35,800	
Generic, Digital	Other Observ Location : T	vation, Extent : Light, Area Throughout The Building	Affected	: 100%		·	
	Explanation	n : Strobes, Bell, Horn, Sm	oke Detec	ctor, Pull Box Stati	o And Fi	re Alarm Panel	

Mechanical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Natural Gas	10%	2052	* *	1		
Interruptible Gas/Dual	90%	2052	* *	1		
Fuel						
	Other Observation, Extent: Light,	Area Affected	: 100%			
	Location : Basement Vault					
	Explanation: No.4 Fuel Oil					

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

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

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

Asset #: 2120

Mechanical	Curr	ent Repair	Futu	re Replacement Maintenance				
System Component Type	% of Fail I Total (Yea	eate Estimated Cost rs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Ieating								
Conversion Equipment								
Furnace	10%		2037	* *	1	\$9,600		
	Location: Roof							
		Gas Fired Rooftop Po						
Steam Boiler	45%		2045	**	1	\$86,300		
	Other Observation, Extent : Light, Area Affected : 90%							
	Location : Penthouse Mechanical Room							
	Explanation : 2							
Steam Boiler	45% 0-2	. ,	2045	* *	1	\$77,700		
	Damaged, Extent : Moderate, Area Affected : 10%							
	Location: Pen	house Mechanical Ro	om. 3 Dai	maged Boiler Tube	5			
Distribution								
Hot Wtr Piping/Pump	60%		2048	* *	4	\$5,700		
Steam Piping/Pump	40%		2042	* *				
Terminal Devices								
Air Handler	30%		2037	* *	1	\$35,900		
Convector/Radiator	40%		2030	\$618,700	1	\$25,000		
Fan Coil Unit/Heat	30%		2037	* *	1	\$18,800		
ir Conditioning								
Energy Source								
Electricity	100%		2048	* *	1			
Conversion Equipment								
Centrifugal, Elec Chiller	r 50%		2035	\$1,928,200	1	\$104,800		
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location : Penthouse Mechanical Room							
	Explanation: 2	Units, Refrigerant 13	4 - A					
Int Pkg Unit - Heating/Cooling	30%		2033	\$924,500	2	\$3,600		
	R-22 Refrigerant Location : Vari	, Extent : Light, Area 2 ous Areas	Affected :	100%				
Ext Pkg Unit - Heating/Cooling	15%		2032	\$476,700	2	\$1,800		
		, Extent : Light, Area A its, New Wing Roof	Affected :	15%				
Split Unit	5%		2032	\$224,600				
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Throughout The Building							
		Elevator Machine Room	ms And Se	erver Rooms				
Distribution	_							
CW & CHW Wtr	15%		2042	* *	4	\$2,100		
Pipe/Pump						•		
Ductwork/Diffusers	85%		LIFE	* *	2	\$214,200		

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

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

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

Asset #: 2120

Mechanical	Current Repair		Futu	re Replacement	Maintenance			
System Component Type		Date Estima ears)	ted Cost   Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	50%		2032		1	\$59,900		
Fan Coil - 4 Pipe	20%		2032	\$1,438,900	1	\$12,500		
No Component	30%							
Heat Rejection								
Water Cooling Tower	50% Other Observa Location : Pe		2030 ight, Area Affected		2	\$97,500		
	Explanation .	2 Cooling Tow	vers					
No Component	50%							
Ventilation Distribution								
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$108,000		
Exhaust Fans								
Interior	30%		2032		2	\$1,800		
Roof	50%		2032		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	. ,	2			
	Location : Bo	oiler Room	ight, Area Affected					
	Explanation .	· 1 Unit Installe	ed In 2017. Used (	Only When Boilers 2	Are Off.			
HW Heat Exchanger	1000/		20.12	* *	4	<b>#20.700</b>		
Steam Fired	100% Other Observa Location : Bo		2042 ight, Area Affected		4	\$28,700		
	Explanation .	1 Unit, Used (	Only When Boilers	s Are On.				
Sanitary Piping Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping								
Cast Iron	80%		LIFE	* *	1			
Cast Iron		-2	\$6,700 LIFE		1			
			Ioderate, Area Aff		-			
	Location : Ro		d, Clogged Drains	s. Ponding Is Visibl	е. Тетро	rary Pump Used		
Sewage Ejector(s) Electric	100%		2032	\$99,000	4	\$7,700		
Fixtures Generic	100%							

Vertical Transport

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

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

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

Asset #: 2120

Mechanical	Current Repair	Future Rep	lacement	Ma				
System Component Type	% of Fail Date Estimate Total (Years)	d Cost   Year Estin	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Vertical Transport								
Elevators								
Geared Traction	90%	LIFE	* *					
	Other Observation, Extent : Light, Area Affected : 90%							
	Location: One Unit From 1st From Basement To 5th Floor Explanation: 4 Units	10 6th Floor, One Unit	From 1st To 5	th Floo	r, Two Units			
Hydraulic	10%	LIFE	* *					
	Other Observation, Extent : Light, Area Affected : 10%							
	Location : Library 2nd To 3rd	Floor						
	Explanation: 1 Unit							
Fire Suppression								
Standpipe								
Generic	100%	2042	* *	1-5	\$97,600			
Sprinkler								
Generic	100%	2042	* *	1-2	\$54,200			
Fire Pump								
Generic	100%	2041	* *	1	\$36,200			

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

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

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : HOSTOS COMMUNITY COLLEGE B BUILDING (22001)

Address : 500 GRAND CONCOURSE

Borough : BRONX Agency's Number : 22001
Program / Asset # : CUN0002.020 / 2121 Yr Built/Renovated : 1965 / 2011

Area Sq Ft : 124,892 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 21-Oct-2020 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,4,5

Block : 2343 Lot : 32 BIN : 2001019

CAPITAL	FY 2026 - 2029	FY 2030 - 2035		
Exterior Architecture	\$450,200	\$259,900		
Interior Architecture	\$444,100	\$827,800		
Electrical	\$66,800	\$1,275,400		
Mechanical		\$459,600		
Total	\$961,100	\$2,822,800		
Importance Code A	\$450,200	\$310,100		
Importance Code B	\$510,900	\$1,749,300		
Importance Code C		\$763,400		
Total	\$961,100	\$2,822,800		

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture		\$73,800	\$700	\$12,800
Interior Architecture	\$53,400	\$7,400	\$21,100	\$29,700
Electrical	\$4,300	\$49,100	\$5,300	\$3,400
Mechanical	\$29,900	\$53,700	\$73,700	\$37,400
Elevators/Escalators	\$22,300	\$22,300	\$22,300	\$22,300
Total	\$109,900	\$206,300	\$123,100	\$105,600
Importance Code A	\$1,200	\$75,300	\$1,900	\$14,000
Importance Code B	\$93,200	\$131,000	\$121,100	\$91,600
Importance Code C	\$15,500			
Total	\$109.900	\$206,300	\$123,100	\$105,600



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

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

Asset #: 2121

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Exterior Walls								
Masonry: Brick Cavity		Now	\$318,700	LIFE	* *	5	\$74,900	
		-	xtent : Moderate, A					
			t Roof Windows Ar					
			Severe, Area Affec		6			
			Facing Playground					
			xtent : Severe, Area	00				
			Foundation Wall					
			Extent : Moderate, A		ected : 5%			
			Facing Playground					
		tion : Nettii	ıg					
Pre-Cast Concrete	38%			LIFE	* *	5	\$185,000	
Stucco Cement	2%			2045	* *	5	\$7,500	
Window Wall	10%			2052	* *	5	\$56,200	
Windows								
Aluminum	90%			2054	* *	5	\$25,500	
Aluminum	5%			2048	* *	5	\$1,400	
Metal Louvers	5%			2041	* *	10	\$8,900	
Parapets						_		
Masonry: Brick	60%			LIFE	* *	5	\$7,900	
Metal Panel	10%			2052	* *	5	\$5,100	
Metal Rail	30%			2037	* *	5-10	\$71,100	
Roof							*	
Modified Bitumen	100%			2037	* *	10	\$131,500	
Soffits	4000/			2015	ale ale	_		
Stucco Cement	100%			2045	* *	5		
nterior								
Floors	100/			2021	Ф2.42.200	2	¢20.700	
Carpet	10%	4.	¢22.000	2031	\$342,300	3	\$29,700	
Cast in Place Concrete	10%	4+	\$32,900	LIFE		5	\$43,400	
		eiraiion, E. : Boiler R	xtent : Moderate, A oom	rea Affe	ctea : 10%			
Ceramic Tile	5%			2041	* *	5	\$9,900	
Panel/Paver: Cer/Brk	5%			2048	* *	5	\$22,300	
Sheet Vinyl/Rubber	5%			2037	* *	5	\$14,900	
Terrazzo	5%			LIFE	* *	5	\$7,700	
Vinyl Tile	60%	Now	\$320,800	2037	* *	3	\$44,600	
-	Worn/Eroc	led, Extent	: Severe, Area Affe	cted : 20	9%		-	
	Location	: 3rd And	4th Floors					

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

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

Asset #: 2121

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2035	\$700,800	5	\$13,000	
Concrete Masonry Unit	10%			LIFE	* *	5	\$10,400	
Gypsum Board	8%			LIFE	* *	5	\$12,500	
Gypsum Board	32%			LIFE	* *	5	\$50,100	
Marble Panels	5%			LIFE	* *			
Plaster	5%	Now	\$15,500	LIFE	* *	5	\$3,900	
	Cracking/	Crumbling,	Extent: Moderate	, Area A <u>j</u>	fected : 5%			
	Location	ı : Mechani	cal Penthouse					
	Water Per	etration, E.	xtent : Moderate, A	rea Affec	cted : 5%			
	Location	ı : Mechani	cal Penthouse					
Plaster	35%			LIFE	* *	5	\$27,400	
Ceilings								
AcousTileSusp.Lay-In	65%			2037	* *	5	\$128,800	
AcousTileSusp.Lay-In	15%			2049	* *	5	\$29,700	
Exposed Struc: Concrete	10%			LIFE	* *	5	\$3,100	
-	Exposed F	Reinforceme	ent, Extent : Moderd	ate, Area	Affected: 2%			
	Location	ı : Electrica	al Room					
Plaster	10%	Now	\$58,900	LIFE	* *	5	\$12,400	
		issing Elem 1 : Oil Burn	ents, Extent : Mode er Room	erate, Ar	ea Affected : 15%		·	
Site Enclosure								
Fence/Gates								
Aluminum Picket	60%			2052	* *			
Chain Link	40%			2052	* *			
Retaining Walls								
Cast in Place Concrete	100%			2067	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2037	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2045	* *			
Parking/Driveway								
Asphalt	50%			2041	* *			
Cast in Place Concrete	50%			2045	* *			

Electrical	Current Repair	Futu	re Replacement	ement Maintena		ıce	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts		•					
Service Equipment							
Fused Disc Sw	100%	2032	\$50,200	5	\$500		
	Other Observation, Extent : Light, Area	Affected	! : 100%				
	Location: Electrical Room Basement						
	Explanation : One 2,500 Ampere, Thro Building And Motor Controller	ee 1,600 .	Ampere Main Disc	onnect S	witches For Main		

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

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

Asset #: 2121

Electrical		Current Repair Fut		Future Replacement		aintenance	
System Component Type		ail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Transformers							
Dry Type	100%		2030	\$26,100	5	\$500	
		vation, Extent : Light, Area	Affected	: 100%			
		Electrical Room Basement	400/255		0/120 1	77.7.	
G : 1 / G : 11 1	Explanatio	n : 2- 400 Kilovolt-ampere,	480/2//	High Voltage - 20	8/120 Lo	w Voltage	
Switchgear / Switchboard Fused Disc Sw	50/		2022	¢12.700	5		
Molded Case Bkrs	5% 95%		2032 2058	\$12,700 * *	5 5	¢2 100	
	93%		2038		3	\$3,100	
Raceway Conduit	80%		2032	\$190,400	1		
Conduit	20%		2052	\$190,400 * *	1 1		
Panelboards	2070		2038		1		
Fused Disc Sw	8%		2031	\$23,400	5	\$200	
Fused Disc Sw Fused Disc Sw	2%		2051	\$25, <del>4</del> 00	5	\$100	
Molded Case Bkrs	20%		2054	* *	5	\$700 \$700	
Molded Case Bkrs	70%		2034	\$204,700	5	\$2,300	
Wiring	7070		2031	Ψ204,700		Ψ2,500	
Braided Cloth	20%	2-4 \$66,800	2057	* *	1		
Bidiaca cioni	Insulation A	ged, Extent : Moderate, Are Throughout The Building		d : 100%	•		
Thermoplastic	60%		2032	\$200,300	1		
Thermoplastic	20%		2058	* *	1		
Motor Controllers							
Locally Mounted	20%		2030	\$35,400	5	\$200	
Locally Mounted	5%		2049	* *	5		
Variable Frequency	75%		2049	* *			
Drive							
Ground							
Grounding Devices Generic	100%		LIFE	* *	5	\$1,800	
Stand-by Power	100%		LIFE		3	\$1,000	
Transfer Switches							
Under Construction	100%						
Generators	10070						
Under Construction	100%						
Batteries	10070						
Under Construction	100%						
Fuel Storage	10070						
Under Construction	100%						
Lighting	10070						

Lighting

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

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

Asset #: 2121

Electrical	Current Repair	ir Future Replacement		M			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Interior Lighting							
Fluorescent	20%	2032	\$363,700	10	\$22,900		
	Other Observation, Extent: Light, Area						
	Location: Second, Third Floor And S	ub-basem	ent				
_,	Explanation: T-12 Lamps						
Fluorescent	20%	2037	**	10	\$22,900		
	T-8 Lamps And Fixtures, Extent: Light,	Area Aff	ected : 100%				
	Location: Fifth Floor And Basement						
Fluorescent	5%	2032	\$90,900	10	\$5,700		
	Other Observation, Extent: N/A, Area						
	Location: Mechanical Rooms And El		-				
	Explanation: Compact Fluorescent L						
LED	55%	2040	* *				
Egress Lighting							
Emergency, Battery	30%	2032	\$61,400	10	\$9,000		
Emergency, Battery	20%	2040	* *	10	\$6,000		
Exit, LED	30%	2067	* *	1			
Exit, Service	20%	2032	\$10,500	1			
Exterior Lighting							
HID	20%	2032	\$113,800	10	\$100		
No Component	80%						
Alarm							
Security System	0.007						
No Component	80%	2022	¢22 000	1	¢4.700		
Generic	10%	2032	\$22,900	1	\$4,700		
	Other Observation, Extent : Light, Area Location : Inside And Outside	і Ајјесіеа	. 100%				
	Explanation : CCTV Surveillance Car	m anas					
			#22 000	1	¢4.700		
Generic	10%	2027	\$22,900	1	\$4,700		
	Other Observation, Extent: Light, Area Affected: 100%						
	Location: Hallway And Exit Doors	- 4: C					
Eing/Smales Datastics	Explanation : Intrusion Alarm And M	oaon Sen	SOF				
Fire/Smoke Detection	70%						
No Component	30%	2037	* *	1 2	\$23,100		
Generic, Digital	Other Observation, Extent : Light, Area		. 100%	1-3	\$23,100		
	Location: Throughout The Building	Ајјестеа	. 100/0				
	Explanation: Strobes, Bell, Horn, Sm	oka Data	ctor Pull Roy Stati	on And I	Givo-alarm Danal		
	елрининон . Stroves, Den, Horn, Sm	oke Delet	tor, Fun Dox Stati	on Ana F	ire-aiarm Fanel		

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

Heating

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

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

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

Asset #: 2121

Mechanical	Current Repair	Future R	Future Replacement Maintenance				
System Component Type	% of Fail Date Estimated Co Total (Years)	est Year Es FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating							
Energy Source							
Natural Gas	10%	2052	* *	1			
No Component	90%	100 1 0	0 /				
	Other Observation, Extent: Light, A	rea Affectea : 0'	%				
	Location : Building C Explanation : Hot And Chilled Wat	on Souward Evo	m Parildina C				
Conversion Equipment	Explanation . 1101 And Chitlea wat	er sourcea Froi	n Building C				
Steam Boiler	10%	2045	* *	1	\$12,400		
Steam Boner	Other Observation, Extent : Light, A		0%	1	\$12,400		
	Location: Basement	eary cerea . T	07 <b>0</b>				
	Explanation : 1 Small Boiler Used	For 1st Floor C	Only. 2 Old Boil	ers Aban	doned In Place.		
	Not In Use, Disconnected From Sys		,. = =		,		
No Component	90%						
1	Other Observation, Extent : Light, A	rea Affected : 05	%				
	Location : Building C						
	Explanation : Hot And Chilled Wat	er Sourced Fron	m Building C				
Distribution							
Hot Wtr Piping/Pump	90%	2040	* *	4	\$5,500		
	Other Observation, Extent : Light, A	rea Affected : 10	00%				
	Location : From East Complex						
	Explanation : Heating Hot Water F						
Steam Piping/Pump	10%	2042	* *				
Terminal Devices							
Air Handler	60%	2032	\$137,700	1	\$46,300		
Convector/Radiator	20%	2045	**	1	\$8,100		
Fan Coil Unit/Heat	20%	2037	* *	1	\$8,100		
Air Conditioning							
Energy Source Electricity	100%	2048	* *	1			
Conversion Equipment	10076	2046		1			
Ext Pkg Unit -	15%	2040	* *	2	\$1,100		
Heating/Cooling	1370	2040		2	\$1,100		
Treating/Cooling	Other Observation, Extent : Light, A	rea Affected : 1.	5%				
	Location: Roof. R-410a						
	Explanation: 1 Unit						
Split Unit	1%	2040	* *				
No Component	84%	2010					
rio component	Other Observation, Extent : Light, A	rea Affected : 0	%				
	Location : Building C	33					
	Explanation : Hot And Chilled Wat	er Sourced Froi	m Building C				
Distribution							
CW & CHW Wtr	15%	2042	* *	4	\$1,400		
Pipe/Pump					-		
Ductwork/Diffusers	85%	LIFE	* *	2	\$138,100		
Terminal Devices							
Air Handler/Cool/Ht	85%	2032	\$321,900	1	\$65,700		
No Component	15%						

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

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

Asset #: 2121

Mechanical	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	nted Cost   Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning		•				
Heat Rejection						
Air Cooled Condenser	85%	2037	* *	2	\$73,900	
Unit						
No Component	15%					
/entilation						
Distribution	1000/	LIDE	ala ala	2.5	<b>#</b> 60 600	
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$69,600	
Exhaust Fans	000/	2025	ala ala		<b>#2</b> 000	
Roof	99%	2037	**	2	\$3,800	
Wall Unit	1%	2032	\$500	2		
	Other Observation, Extent: I		0			
	Location: Basement Electric	саі коот				
N 1:	Explanation: 1 Unit					
Plumbing						
H/C Water Piping	100%	2042	* *	1		
Brass/Copper	100%	2042		1		
Water Heater With Tanks	100%	2020	¢1.6.700	2		
Gas Fired	Other Observation, Extent : I	2030	\$16,700	2		
	Location: Basement Boiler		0/0			
Sanitary Piping	Explanation: 1 Unit In Use	•				
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	10070	LIFE		1		
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)	10070	LIFE		1		
Sump Fump(s) Submersible	100%	2026	\$3,800	4	\$4,000	
Backflow Preventer	10070	2020	\$5,000	т	ψ+,000	
Generic	100%	2037	* *	1	\$7,700	
Fixtures	10070	2037		1	\$7,700	
Generic	100%					
Vertical Transport	10070					
Elevators Geared Traction	100%	LIFE	* *			
Geared Traction	Other Observation, Extent : I		0%			
	Location: One Unit From S	_		From Ra	sement To 5th	
	Floor	no ousement to out to	01, 1110 011115	rom Bu	sement 10 5th	
	Explanation: 3 Units					
Fire Suppression	-					
Standpipe						
Generic	100%	2052	* *	1-5	\$63,000	
Sprinkler					`	
Generic	100%	2042	* *	1-2	\$35,000	
					<del>-</del>	
Fire Pump						

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

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

FY 2029

\$155,400

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : HOSTOS COMMUNITY COLLEGE EAST ACADEMIC COMPLEX - C

Address : 450 GRAND CONCOURSE

**EXPENSE** 

Importance Code C

Total

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 269,002 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 22-Oct-2020 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,5

Block : 2343 Lot : 1 BIN : 2820268

FY 2026

\$309,500

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$2,174,600	\$260,400
Interior Architecture	\$563,500	\$827,600
Electrical	\$429,900	\$8,699,600
Mechanical	\$1,327,000	\$14,149,400
Site Enclosure	\$84,200	
Total	\$4,579,200	\$23,937,000
Importance Code A	\$2,174,600	\$360,800
Importance Code B	\$2,312,100	\$23,261,700
Importance Code C	\$92,500	\$314,500
Total	\$4,579,200	\$23,937,000

Exterior Architecture	\$44,800	\$38,800	\$27,700	
Interior Architecture	\$10,100	,	\$10,100	\$20,100
Electrical	\$62,600	\$55,200	\$25,200	\$26,700
Mechanical	\$168,300	\$120,900	\$252,000	\$84,800
Elevators/Escalators	\$23,800	\$23,800	\$23,800	\$23,800
Total	\$309,500	\$238,600	\$338,800	\$155,400
Importance Code A	\$58,100	\$52,700	\$41,000	\$13,300
Importance Code B	\$251,400	\$185,900	\$297,800	\$142,100

FY 2027

\$238,600

**FY 2028** 

\$338,800



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

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

Asset #: 4130

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior	•							•
Exterior Walls								
Masonry: Brick Cavity	80%		\$174,600	LIFE	* *	5	\$102,600	
			xtent : Moderate, A e Foundation Wall	lrea Affeo	cted : 5%			
Metal Panel	5%	ı		2052	* *	5-10	\$44,100	
Metal Coiling Doors	5%			2045	* *	5	\$20,000	
Window Wall	10%	1		2052	* *	5	\$48,100	
Windows	2.50			2010	de de	_	<b>4.7.4</b> 00	
Aluminum	95%			2048	* *	5	\$55,300	
Metal Louvers	5%	1		2041	* *	10	\$18,200	
Parapets Masonry: Brick Cavity	95%			LIFE	* *	5	\$9,000	
Metal Panel	93% 5%			2052	* *	5	\$1,800	
Roof	370	1		2032			\$1,000	
Fiberglass Panel	5%	Now	\$44,800	2047	* *	1		
i isoigiass i ailei			xtent : Severe, Area		l : 10%	•		
			Between Building A					
Modified Bitumen	85%	4+	\$76,700	2037	* *			
1/10 0/11/00 2/10/11/01			derate, Area Affecte					
	Location		. 55					
	Water Per Location		xtent : Moderate, A	lrea Affe	cted : 5%			
Skylight, Plastic	3%			2045	* *	1		
Sloped Glazing		Now	\$1,923,300	LIFE	* *	5	\$157,800	
1 0		Deteriorate n : At Glazi	ed, Extent : Severe,	Area Aff	ected : 80%		. ,	
		netration, E n : At Glazi	xtent : Severe, Area ng	a Affected	l : 50%			
Soffits								
Metal Panel	40%			2052	* *	5-10	\$6,800	
Pre-Cast Concrete	60%	l		LIFE	* *	5	\$4,800	
Interior								
Floors	50/			2021	<b>#247 700</b>	2	#20.200	
Carpet	5% 10%			2031	\$347,700 * *	3 5	\$30,200 \$88,100	
Cast in Place Concrete Ceramic Tile	5%			LIFE 2041	* *	5 5	\$20,100	
Terrazzo	35% 35%			LIFE	**	5 5	\$20,100	
Vinyl Tile	40%		\$86,900	2037	* *	3	\$60,400	
vinyi inc	Worn/Ero		: Moderate, Area A		15%	3	\$00,400	
Wood	5%			2060	* *	5	\$37,700	
Interior Walls	370	•		2000			Ψ51,100	
Ceramic Tile	30%	ı		2041	* *	5	\$185,000	
Concrete Masonry Unit	10%			LIFE	* *	5	\$24,700	
Gypsum Board	60%			LIFE	* *	5	\$222,000	

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

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

Asset #: 4130

	Current l	Repair	Futur	e Replacement	M	aintenance	
% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
					5	\$212,700	
_							
	_		lrea Affe	cted : 10%			
Location	i : Steel Bei	am In Basement					
Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 20%			
Location	: Below M	lain Entrance, Poo	l Floor L	Prains -			
25%			LIFE	* *	5	\$102,300	
5%			LIFE	* *	5	\$20,500	
						-	
75%			2052	* *			
25%			LIFE	* *			
100%	Now	\$84,200	2042	* *			
Broken/Mi	issing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 15%			
Location	: Entry Ro	итр					
Joint Mort	tar Miss/Er	od, Extent : Severe	, Area Aj	fected : 15%			
Location	: Entry Ro	итр					
Spalling, I	Extent : Sev	ere, Area Affected	: 15%				
		**					
		•					
100%			2045	* *			
100%			2045	* *			
100%			2041	* *			
	Total  65% 5% Corrosion Location Water Pen Location 25% 5% 75% 25%  100% Broken/M Location Joint Mor. Location Spalling, I Location 100% 100%	% of Fail Date Total (Years)  65% 5% 4+ Corrosion/Rusting, E Location : Steel Bet Water Penetration, E Location : Below M 25% 5%  75%  100% Now Broken/Missing Elem Location : Entry Ra Joint Mortar Miss/En Location : Entry Ra Spalling, Extent : Sev Location : Entry Ra 100%  100%	Total (Years)  65% 5% 4+ \$384,000  Corrosion/Rusting, Extent: Moderate, A Location: Steel Beam In Basement  Water Penetration, Extent: Moderate, A Location: Below Main Entrance, Pool 25% 5%  75% 25%  100% Now \$84,200  Broken/Missing Elements, Extent: Mode Location: Entry Ramp  Joint Mortar Miss/Erod, Extent: Severe Location: Entry Ramp  Spalling, Extent: Severe, Area Affected: Location: Entry Ramp  100%  100%	% of Fail Date Estimated Cost Total (Years)  65% 2045 5% 4+ \$384,000 LIFE Corrosion/Rusting, Extent: Moderate, Area Affectocation: Steel Beam In Basement Water Penetration, Extent: Moderate, Area Affectocation: Below Main Entrance, Pool Floor Date	Soft   Fail Date   Estimated Cost   Year   Estimated Cost   Total   (Years)	Year   Estimated Cost   Year   Estimated Cost   Cycle   Total   Years   Estimated Cost   Cycle   Total   Years   Estimated Cost   Years   Estimated Cost   Cycle   Years   Steppe   Years   Years   Steppe   Years   Years   Years   Steppe   Years   Years	Solution   Fail Date   Estimated Cost   Year   Estimated Cost   Cycle   (Yrs)

Electrical	Current Repair	Future I	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2032	\$100,400	5	\$1,200	
	Other Observation, Extent : Light, Area	Affected: 1	100%			
	Location: Electrical Room Basement					
	Explanation: Three 4000 Ampere Ma	in Disconne	ect Switch			
Transformers						
Dry Type	100%	2030	\$26,100	5	\$1,000	
1	Other Observation, Extent : Light, Area	Affected: 1	100%			
	Location: Electrical Room Basement					
	Explanation : One 225 Kilovolt Amper Voltage - 208/120 Low Voltage	re And One	150 Kilovolt Am	pere, 460	0/277 High	

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

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

Asset #: 4130

Electrical	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Est	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
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	100/	2021	D 62 400	_	<b></b>	
Fused Disc Sw	10%	2031	\$62,400	5	\$600	
Molded Case Bkrs	90%	2031	\$561,400	5	\$6,400	
Wiring	1000/	2022	<b>#077 500</b>			
Thermoplastic	100%	2032	\$877,500	1		
Motor Controllers	100/	2020	<b>#25.400</b>	_	<b>#200</b>	
Locally Mounted	10%	2030	\$35,400	5	\$200	
Motor Control Center	90%	2030	\$1,278,200	5	\$6,600	
Ground						
Grounding Devices	1000/	LIDE	* *	_	£4.000	
Generic	100%	LIFE		5	\$4,000	
Stand-by Power Transfer Switches						
Automatic	100%	2030	\$26,200	1	\$82,800	
Generators	10070	2030	\$20,200	1	\$62,600	
Diesel	100%	2028	\$135,400	1	\$104,200	
2 toset	Other Observation, Extent : Li Location : Generator Room I	ght, Area Affected : 10 Basement		•	Ψ101,200	
	Explanation: One 700 Kilow	vatts				
Batteries	1000/	2026	4.00	_	0.000	
Nickel Cadmium	100%	2026	\$2,400	5	\$60,000	
Fuel Storage	500/	2021	<b>#12.500</b>	-		
Day Tank	50%	2031	\$12,500	5		
	Other Observation, Extent : Li Location : Generator Room I		0%			
	Explanation: One 275 Gallo					
		* *	<b>#25.500</b>			
Main Tank	50% Other Observation, Extent: Li, Location: Underground	2035 ght, Area Affected : 10	\$37,500	5		
	Explanation: One 2500 Gall	ons				
Lighting	-					
Interior Lighting						
Fluorescent	94%	2032	\$3,681,400	10	\$231,900	
	Other Observation, Extent: Li Location: Throughout The B Explanation: T-8 Lamps		0%			
Fluorescent	5%	2032	\$195,800	10	\$12,300	
Pidorescent	Other Observation, Extent: N/ Location: Lobby And Hallwa	A, Area Affected : 100 ays		10	\$12,500	
ШЪ	Explanation: Compact Fluor		<b>001 100</b>	1.0	<b>#100</b>	
HID	1%	2032	\$31,100	10	\$100	

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

Asset #: 4130

Electrical	Current Re	pair Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date F Total (Years)	Estimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Egress Lighting						
Emergency, Service	50%	2032	. ,	1		
Exit, LED	25%	2060		1		
Exit, Service	25%	2027	\$28,300	1		
Exterior Lighting						
HID	20%	2027	\$245,200	10	\$200	
No Component	80%					
Lightning Protection						
Arresters/Cabling						
Generic	100%	2035	\$71,100	5	\$1,800	
Alarm						
Security System						
No Component	80%					
Generic	10%	2032	\$49,300	1	\$10,100	
	Other Observation, Ext Location : Inside And Explanation : CCTV S		d : 100%			
Generic	10%	2027	\$49,300	1	\$10,100	
Generie		ent : Light, Area Affecte	. ,	1	ψ10,100	
	Location : Hallways A	0	. 100/0			
	•	on Alarm And Motion Se	nsor			
Fire/Smoke Detection	^					
No Component	70%					
Generic, Digital	30%	2032	\$203,300	1-3	\$51,200	

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Interruptible Gas/Dual Fuel	100%	2052	* *	1		
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location : Underground					
	Explanation: No.4 Oil. One 20,000 G	allon Tan	k			
Conversion Equipment						
Hot Water Boiler	100%	2037	* *	1	\$133,000	
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Basement					
	Explanation: 2 Hot Water Boilers					
Distribution						
Hot Wtr Piping/Pump	100%	2048	* *	4	\$13,300	
Terminal Devices						
Air Handler	2%	2032	\$98,900	1	\$3,300	
Convector/Radiator	50%	2037	* *	1	\$43,400	
Fan Coil Unit/Heat	48%	2032	\$3,126,600	1	\$41,700	

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

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

Asset #: 4130

Mechanical	Current Rep	pair Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning						
Energy Source						
Electricity	100%	2048	* *	1		
Conversion Equipment	202/	202	<b>4.5.6.</b> 40.600		000-000	
Centrifugal, Elec Chille		2035		1	\$285,300	
	Other Observation, Exte	nt : Light, Area Affecte	d: 100%			
	Location: Basement	4 D 11				
~	Explanation : Refriger					
Split Unit	2%	2037	* *			
Distribution	1.50/	20.42	de de		<b>#2</b> 000	
CW & CHW Wtr	15%	2042	* *	4	\$3,000	
Pipe/Pump	0.50/	LIPE	* *	2	<b>#207.500</b>	
Ductwork/Diffusers	85%	LIFE	,	2	\$297,500	
Terminal Devices	1000/	2022	ØE 007 000	1	¢1.66.400	
Air Handler/Cool/Ht	100%	2032	\$5,097,800	1	\$166,400	
Heat Rejection	1000/	2026	¢1 227 000	2	<b>#270 700</b>	
Water Cooling Tower	100%	2026		2	\$270,700	
	On Extended Life, Exten Location: Roof	i : Moaeraie, Area Ajje	ciea : 100%			
7 (1)	Location . Rooj					
Ventilation Distribution						
Distribution  Ductwork/Diffusers	100%	LIFE	* *	2.5	\$150,000	
Exhaust Fans	10070	LIFE		2-5	\$130,000	
Roof	100%	2032	\$509,800	2	\$8,200	
Plumbing	10070	2032	\$303,800		\$6,200	
H/C Water Piping						
Brass/Copper	100%	2042	* *	1		
HW Heat Exchanger	10070	2042		1		
Steam Fired	100%	2042	* *	4	\$39,900	
Sanitary Piping	10070	2012			Ψ37,700	
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	10070	Lift	'			
Cast Iron	90%	LIFE	* *	1		
Cast Iron	10% 0-2	\$1,900 LIFE		1		
Cust Iron	Blockage /Clogged, Exte			1		
	Location: Pool Area.					
Pool Filter/Treatment						
Sand	95%	2049	* *	4	\$800	
Sund	Other Observation, Exte			•	φοσσ	
	Location : Pool Mecha		. 100/0			
		ol Equipment Installed .	About 3 Years Ago.			
Sand	5% 0-2	\$6,900 2052		4		
Sand	Controller Not Working,			-7		
	_	Pool Area. Chlorine Con		inσ		
Backflow Preventer	Location : Busement 1	33. III ca. Cinorine Con	oner mayanenon	····s		
Generic	100%	2037	* *	1	\$16,500	
Fixtures	100/0	2037	·	1	φ10,500	
Generic	100%					
	ates are in current dollars an					

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

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

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

Asset #: 4130

Mechanical	Current Repai	Current Repair Future Replacement		Ma	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent	: Light, Area Affected : 10	00%			
	Location: 3 Units From	Basement To 5th Floor				
	Explanation: Two Passer	nger Units, One Freight U	Init			
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	\$1,000	1-3	\$4,500	

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

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

FY 2028

\$5,200

\$34,500

\$39,800

\$2,200

\$22,300

\$24,600

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : HOSTOS COMMUNITY COLLEGE SAVOY BLDG. - D

Address : 120 EAST 149TH ST. @ WALTON AVE.

 Borough
 : BRONX
 Agency's Number
 : 220-05

 Program / Asset #
 : CUN0002.050 / 13556
 Yr Built/Renovated
 : 1995 /

Area Sq Ft : 44,976 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 22-Oct-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

**EXPENSE** 

Importance Code A

Importance Code B

Importance Code C

**Total** 

Block : 2350 Lot : 39 BIN : 2001091

FY 2026

\$94,600

\$53,800

\$150,800

\$2,300

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Interior Architecture		\$52,200
Electrical	\$135,400	\$1,112,200
Mechanical	\$104,300	\$216,700
Total	\$239,700	\$1,381,200
Importance Code B	\$239,700	\$1,329,000
Importance Code C		\$52,200
Total	\$239,700	\$1,381,200

Total	\$150,800	\$51,200	\$39,800	\$24,600
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Site Enclosure				
Mechanical	\$6,100	\$5,100	\$25,300	\$5,100
Electrical	\$8,300	\$36,600	\$4,200	\$4,500
Interior Architecture	\$36,800			\$7,800
Exterior Architecture	\$92,400	\$2,300	\$3,000	_

FY 2027

\$4,600

\$46,600

\$51,200



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

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

Asset #: 13556

Architecture		Current	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	65%		\$47,700	LIFE	* *	5	\$28,000	
			Extent : Moderate th Street And Gera					
Motel Cailing Doors	5%		in Sireei Ana Gera	2045	* *	5	\$6,700	
Metal Coiling Doors Stucco Cement	28%			2045	* *	<i>5</i>	\$30,200	
Window Wall	28%			2043	* *	<i>5</i>	\$3,200	
Window Wan Windows	270			2032		3	\$5,200	
Aluminum	75%	Now	\$44,700	2048	* *	5	\$2,400	
Alummum			ent : Moderate, Are		od · 25%	3	\$2,700	
	-	n : Through		a rijjecie	a . 2070			
Fiberglass Panel	25%			2048	* *	5	\$6,000	
Parapets							* *	
Masonry: Brick	5%			LIFE	* *	5	\$300	
	Repairs in	Progress,	Extent : Light, Ared	a Affected	d: 100%			
	Location	n : Northea	st Corner					
Metal Panel	5%	ı		2052	* *	5	\$1,300	
No Component	90%						-	
Roof								
Green, Roof Inaccessible	e 70%	)		LIFE	* *			
Plaza Roof: Stone Panels	s 25%			2052	* *			
Skylight, Plastic	5%			2045	* *	1		
Soffits								
Stucco Cement	100%	ı		2045	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$7,400	
Ceramic Tile	2%			2041	* *	5	\$1,300	
Vinyl Tile	93%		\$33,800	2037	**	3	\$23,500	
	0	_	Extent : Light, Are	ea Affecte	ed : 15%			
	Location	n : Through	out					
Interior Walls				2011		_	<b>* * -</b> * *	
Ceramic Tile	5%			2041	* *	5	\$4,700	
Gypsum Board	93%			LIFE	* *	5	\$52,200	
Masonry: Brick	2%	l		LIFE	* *			
Ceilings	020/			2045	* *	_	0.00	
AcousTileSusp.Lay-In	93%		Entered . I : I . 4	2045		5	\$62,600	
	_	_	Extent : Light, Ard rpose Room	ra Affecte	za : 15%			
Evenograd Start St. 1			i pose Room	LIDD	* *			
Exposed Struc: Steel	2%			LIFE	* *	_	Ø4 <b>3</b> 00	
Gypsum Board	5%	l		LIFE	* **	5	\$4,200	

Site Enclosure

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

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

Asset #: 13556

Architecture	Current Repair	Future Replace	ment	M	aintenance			
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estimate FY	ed Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Site Enclosure								
Fence/Gates								
Aluminum Rail	100%	2045	* *	5-10	\$5,900			
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location : On Roof	••						
	Explanation: Metal Guard	Rail						
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2045	* *					
	Cracking/Crumbling, Extent: Moderate, Area Affected: 10%							
	Location : East 149th Street							
On-Site Walkways								
Cast in Place Concrete	100%	2045	* *					

Electrical	Current	Current Repair		e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2032	\$24,700	5	\$200	
	Other Observation,	-	Affected	: 100%			
	Location : Electric						
	Explanation: One	2500 Amperes					
Switchgear / Switchboard							
Fused Disc Sw	100%		2032	\$158,800	5	\$200	
Raceway							
Conduit	100%		2032	\$79,100	1		
Panelboards							
Fused Disc Sw	5%		2031	\$6,800	5	\$100	
Molded Case Bkrs	95%		2031	\$129,600	5	\$1,100	
Wiring							
Thermoplastic	100%		2032	\$103,100	1		
Motor Controllers							
Locally Mounted	100%		2037	* *	5	\$300	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$700	
Stand-by Power							
Transfer Switches							
Automatic	100%		2030	\$26,200	1	\$13,800	
Generators							
Natural Gas	100%		2028	\$135,400	1	\$17,400	
	Other Observation,	Extent : Light, Area	Affected	: 100%			
	Location : Roof						
	Explanation: One	65 Kilowatts					
Batteries							
Lead/Acid	100%		2026	\$2,400	5	\$1,700	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13556

Electrical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimat Total (Years)	red Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	90%	2032	\$589,300	10	\$37,100	
	Other Observation, Extent : Li		100%			
	Location: Throughout The B	uilding				
	Explanation: T-8 Lamps					
Fluorescent	8%	2032	\$52,400	10	\$3,300	
	Other Observation, Extent : N	/A, Area Affected : 10	00%			
	Location: Lobby					
	Explanation: Compact Fluor	rescent Light Fixture	es			
Fluorescent	2%	2037	* *	10	\$800	
	T-5 Lamps And Fixtures, Exten	t : Light, Area Affec	ted : 100%			
	Location : Throughout The B	uilding				
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 : Li	0	100%			
	Location : Inside And Outsid					
	Explanation : CCTV Surveill	ance Cameras				
Generic	10%	2027	\$8,200	1	\$1,700	
	Other Observation, Extent : Li	ght, Area Affected : .	100%			
	Location : Hallway And Exit	Doors				
	Explanation : Intrusion Alari	n And Motion Senso	r			
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2032	\$34,000	1-3	\$8,600	
	Other Observation, Extent : Li		100%			
	Location : Throughout The S	ervice				
	Explanation : Bell, Pull Box	Station Smoke Detec	tor And Fire Ala	rm Pane	l	

Mechanical	Current Re	epair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Natural Gas	100%		2052	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13556

Mechanical	Current Repair F		Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Conversion Equipment Hot Water Boiler		, Extent : Light, Area nent In Boiler Room	2045 Affected	**	1	\$22,200	
	Explanation: 1 U	Init Comprised Of 3	Small Mo	dular Boilers. Inst	alled In 2	2013.	
Distribution Hot Wtr Piping/Pump	100%		2048	**	4	\$2,200	
Terminal Devices Fan Coil Unit/Heat	100%		2037	* *	1	\$14,500	
Air Conditioning Energy Source Electricity	100%		2048	* *	1		
Conversion Equipment Exterior Pkg Unit - Cooling	45%		2032	\$216,700	2	\$1,200	
G	Location: Roof	, Extent : Light, Area					
Exterior Pkg Unit - Cooling	45%	oftop Units Refrigera	2040	* *	2	\$1,200	
	Location: Roofto	, Extent : N/A, Area A op Inits Installed In 201		100%			
Split Unit		, Extent : Light, Area · Room 102j, Rooms I Jnits					
Distribution Ductwork/Diffusers	1000/		LIFE	* *	2	¢50 500	
Ventilation  Distribution	100%		LIFE			\$58,500	
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$25,100	
Exhaust Fans Roof	100%		2037	* *	2	\$1,400	
Plumbing H/C Water Piping Brass/Copper	100%		2052	* *	1		
Water Heater With Tanks	10070		2032		1		
Gas Fired	Location: Basem	, Extent : Light, Area nent In Boiler Room Jnit. Capacity 87 Gal			2		
Sanitary Piping	-	m. Capacity 07 Out					
Cast Iron Storm Drain Piping	100%		LIFE	* *	1		
Cast Iron	100%		LIFE	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### CITY UNIVERSITY OF NEW YORK - 042 HOSTOS COMMUNITY COLLEGE SAVOY BLDG. - D

Asset #: 13556

Mechanical	Current Repair	Future Repl	Future Replacement		Maintenance					
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Estin FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority				
Plumbing										
Backflow Preventer										
Generic	100%	2037	* *	1	\$2,800					
	Other Observation, Extent: Li	ght, Area Affected : 100%	ó							
	Location: Basement									
	Explanation : 2 Water Main Services. 1 Dedicated For Sprinkler System, 1 For Domestic Water System. Both Have Backflow Preventer									
Fixtures	·	•								
Generic	100%									
Vertical Transport										
Elevators										
Hydraulic	100%	LIFE	* *							
•	Other Observation, Extent : Light, Area Affected : 100%									
	Location: Basement To 2nd	Floor								
	Explanation: One Unit									
Fire Suppression										
Sprinkler										
Generic	100%	2042	* *	1-2	\$12,600					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE ACADEMIC VILLAGE

Address : 1915 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : KG117-097 Program / Asset # : CUN0003.050 / 13594 Yr Built/Renovated : 2003 /

Area Sq Ft : 50,435 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 15-Jan-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2,Ph

Block : 8760 Lot : 60 BIN : 3326936

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$57,100	\$52,700
Interior Architecture		\$63,900
Mechanical		\$949,100
Total	\$57,100	\$1,065,700
Importance Code A	\$57,100	\$52,700
Importance Code B		\$949,100
Importance Code C		\$63,900
Total	\$57,100	\$1,065,700

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$26,400	\$5,900		\$40,000
Interior Architecture	\$24,000	\$14,600		
Electrical	\$50,400	\$3,900	\$3,000	\$3,200
Mechanical	\$40,100	\$9,700	\$12,300	\$11,300
Site Enclosure	\$2,200			
Site Pavements	\$31,100			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$181,300	\$41,300	\$22,500	\$61,700
Importance Code A	\$27,100	\$5,900	\$600	\$40,000
Importance Code B	\$121,000	\$35,400	\$21,900	\$21,700
Importance Code C	\$33,200			
Total	\$181,300	\$41,300	\$22,500	\$61,700



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13594

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	* *	5	\$52,700	
Metal Panel		Now	\$9,700	2051	* *	5	\$14,100	
		_	ents, Extent : Mode unel At Penthouse l					
Pre-Cast Concrete	5%			LIFE	* *	5	\$12,200	
Stucco Cement	10%			2044	* *	5	\$18,800	
Window Wall	5%	Now	\$5,600	2051	* *	5	\$7,100	
		issing Elem ı : Main En	ents, Extent : Mode trance	erate, Ar	ea Affected : 5%			
Windows								
Aluminum	95%			2047	* *	5	\$11,800	
Metal Louvers	5%			2040	* *	10	\$3,900	
Parapets								
Masonry: Brick	60%			LIFE	* *	5	\$6,400	
Metal Rail	30%			2044	* *	5-10	\$57,600	
Pre-Cast Concrete	10%			LIFE	* *	5	\$6,700	
Roof								
Copper/Terne	5%			2059	* *	10	\$7,900	
Modified Bitumen	90%			2036	* *	10	\$57,100	
Panel/Paver: Cer/Brk	5%			2051	* *	10	\$4,200	
Soffits								
Exposed Struc: Steel	50%			LIFE	* *	5	\$18,500	
Metal Panel	50%			2051	* *	5-10	\$40,700	
Interior								
Floors								
Carpet	25%			2030	\$326,000	3	\$28,300	
Cast in Place Concrete	5%			LIFE	* *	5	\$8,300	
Ceramic Tile	5%			2040	* *	5	\$3,800	
Slate	10%			LIFE	* *	5	\$8,000	
Vinyl Tile	55%			2036	* *	3	\$15,600	
Interior Walls								
Ceramic Tile	3%			2040	* *	5	\$3,400	
Glass: Single Pane	2%			LIFE	* *	5	\$1,700	
Gypsum Board	95%			LIFE	* *	5	\$63,900	
Ceilings								
AcousTileSusp.Lay-In	85%	Now	\$24,000	2044	* *	5	\$36,900	
•	Broken/M	issing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 5%			
	Location	: 1st Floo	r Waiting Room					
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	\$5,400	
Site Enclosure	270						ψυ,	

Site Enclosure

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE ACADEMIC VILLAGE

Asset #: 13594

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Enclosure								
Fence/Gates								
Aluminum Rail	75%	Now	\$2,200	2044	* *	5	\$4,800	
	Deformed	Dented, Ex	ctent : Light, Area	Affected .	5%			
	Location	: Main En	trance Stair					
Iron Picket	25%			2066	* *			
Free Standing Walls								
Masonry: Brick	100%			2051	* *			
Retaining Walls								
Cast in Place Concrete	100%			2066	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	80%			2044	* *			
Pavers/Stone	20%			2040	* *			
Parking/Driveway								
Asphalt	100%	Now	\$31,100	2040	* *			
•	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	ed : 15%			
	Location	: South An	nd West Lots					
Activity Yard								
Rubber Matting	100%			2036	* *			

ectrical	Current Repair	Future Repl	acement	Maintenance		
stem Component Type	% of Fail Date Estin Total (Years)	mated Cost   Year Estim FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2051	* *	5	\$200	
	Other Observation, Extent	: Light, Area Affected : 100%	ó			
	Location : Electrical Roo	m				
	Explanation : Main Servi	ce Switch Rated At 1,600 Am	peres.			
Transformers						
Dry Type	100%	2044	* *	5	\$200	
	Other Observation, Extent	: Light, Area Affected : 100%	ó			
	Location : Electrical Roo	m				
	Explanation: Two 150 Ki	ilovolt-ampere				
Switchgear / Switchboard	*	*				
Fused Disc Sw	100%	2051	* *	5	\$200	
Raceway						
Conduit	100%	2051	* *	1		
Panelboards						
Fused Disc Sw	5%	2047	* *	5	\$100	
Molded Case Bkrs	95%	2047	* *	5	\$1,300	
Wiring						
Thermoplastic	100%	2051	* *	1		
Motor Controllers						
Locally Mounted	100%	2044	* *	5	\$300	

#### Ground

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13594

Electrical	Current Repai	r Future F	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Ground								
Grounding Devices								
Generic	100%	LIFE	* *	5	\$700			
Stand-by Power								
Transfer Switches	1000/	• • • • •	de de		<b>4.5.5</b> 00			
Automatic	100%	2044	* *	1	\$15,500			
Lighting								
Interior Lighting	0.50/	2026	* *	10	¢42.000			
Fluorescent	95% T-8 Lamps And Fixtures, E.	2036		10	\$43,900			
	Location : Throughout Th	-	ea : 100%					
TI.			* *	1.0	Ф2 200			
Fluorescent	5%	2036		10	\$2,300			
	Compact Fluorescent Light Location : Hallways	i, Extent : Light, Area Ajj	rectea : 100%					
F I '. 1 d'	Location . Hatiways							
Egress Lighting Emergency, Service	50%	2036	* *	1				
Exit, LED	50%	2059	* *	1				
Exterior Lighting	3070	2039		1				
Fluorescent	20%	2036	* *	10	\$900			
Tuorescent	Compact Fluorescent Light Location : Roof		fected : 100%	10	Ψ			
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%	2036	* *	1	\$5,700			
	Other Observation, Extent	: Light, Area Affected : 1	100%					
	Location : Hallways							
	Explanation : Surveillanc	e Cameras						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%	2036	* *	1-3	\$9,300			
	Other Observation, Extent : Light, Area Affected : 100% Location : Hallways							
	Explanation : Strobe Ligh Bells	ats, Manual Pull Stations	, Smoke Detecto	rs, Horn	s And Alarm			

Mechanical	Current Repair	Future Replace	ement	М	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimat FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
HTHW/HW	100%	2041	* *	1		
	Other Observation, Extent : Ligh	t, Area Affected : 100%				
	Location: 1st Floor Mechanica	ıl Room				
	Explanation : Hot Water Provid	led From Building P				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13594

Mechanical	Current Repair	Future Re	placement	M		
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Esti FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Conversion Equipment HTHW/HW Exchanger	100% Other Observation, Extent : Light, Ar Location : 1st Floor Mechanical Eq Explanation : 5 Units		**	2	\$3,100	
Distribution Hot Wtr Piping/Pump	50% Other Observation, Extent: Light, Ar Location: Mechanical Equipment Explanation: Cooling Duty	2039 sea Affected : 100	* *	4	\$1,900	
Hot Wtr Piping/Pump	50% Now \$1,100 Leak Evident, Extent: Severe, Area A Location: Inline Pump In Ceiling C Other Observation, Extent: Light, Ar Location: Mechanical Equipment F Explanation: Radiation Duty	ffected : 20% Of Room V-126 ea Affected : 100	**	4	\$1,200	
Terminal Devices Air Handler	80% Other Observation, Extent: Light, Ar Location: Mechanical Equipment F Explanation: With Cooling Coils	**	\$741,600 %	1	\$25,000	
Convector/Radiator	20%	2036	* *	1	\$3,300	
Air Conditioning Energy Source District Chilled Water	100% Other Observation, Extent : Light, Ar Location : Mechanical Room Explanation : Chilled Water Provide			1		
Conversion Equipment Split Unit No Component	2% 98%	2031	\$23,400			
Distribution CW & CHW Wtr Pipe/Pump	100%	2041	* *	4	\$2,500	
• •	Other Observation, Extent: Light, Ar Location: Mechanical Equipment F Explanation: See Heating Pumps		9%			
Terminal Devices Air Handler/Cool/Ht	100% Other Observation, Extent : Light, Ar Location : Mechanical Equipment F Explanation : See Heating Units		\$19,100	1	\$31,200	
Ventilation						
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$28,100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13594

Mechanical	Curren	Current Repair		Future Replacement		aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost )	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ventilation							
Exhaust Fans							
Interior	95%		2031	\$207,500	2	\$1,500	
Roof	5%		2031	\$4,800	2	\$100	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2041	* *	1		
Water Heater With Tanks							
Electric	100%		2026	\$23,100	4		
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
	Other Observation	, Extent : Light, Area	Affected	: 100%			
	Location: 1st To	2nd Floor					
	Explanation: 1 U	Init					
Fire Suppression							
Standpipe							
Generic	100%		2041	* *	1-5	\$26,400	
Sprinkler							
Generic	100%		2041	* *	1-2	\$14,100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE ADMINISTRATION BUILDING

Address : 2001 ORIENTAL BLVD.

 Borough
 : BROOKLYN
 Agency's Number
 : 00A-230A

 Program / Asset #
 : CUN0003.0A0 / 2795
 Yr Built/Renovated
 : 1977 / 2000

Area Sq Ft : 32,126 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 15-Jan-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2,Ph

Block : 8760 Lot : 60 BIN : 3326937

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$2,468,100	\$748,700
Interior Architecture		\$703,300
Electrical	\$184,000	\$1,009,400
Mechanical	\$1,475,000	\$839,700
Site Pavements	\$63,900	\$3,259,900
Total	\$4,191,000	\$6,561,000
Importance Code A	\$2,468,100	\$748,700
Importance Code B	\$1,659,000	\$2,552,400
Importance Code C	\$63,900	\$3,259,900
Total	\$4,191,000	\$6,561,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$27,800			
Interior Architecture	\$79,100	\$13,000		\$3,300
Electrical	\$49,800	\$3,300	\$3,100	\$42,600
Mechanical	\$36,400	\$5,500	\$8,500	\$6,200
Site Enclosure	\$15,800			
Site Pavements	\$39,600			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$255,700	\$29,000	\$18,900	\$59,300
Importance Code A	\$27,900			
Importance Code B	\$172,400	\$29,000	\$18,900	\$59,300
Importance Code C	\$55,400			
Total	\$255,700	\$29,000	\$18,900	\$59,300



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2795

Architecture	Current Repair			Futur	e Replacement	M		
System Component Type		Date Estin	mated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls	0.50/ 3.5				4. 4.	_	004400	
Masonry: Brick	85% No Diagonal Crac Location : Th	ks, Extent : I roughout				5	\$84,100	
	Rusting Mason Location : At Water Penetrat Location : Th	Bridge Con ion, Extent :	necting G Bui	ilding, Ti	hroughout.			
Window Wall	15%			2051	* *	5	\$55,600	
Windows							******	
Aluminum	95% No Caulking Deter Location : Th Water Penetrat Location : Of	iorated, Ext roughout ion, Extent :				5	\$9,300	
Metal Louvers	5%			2040	* *	10	\$6,100	
Single Ply Membrane	97% 0- Ponding, Exten Location : Th Other Observat Location : Th	t : Light, Ar roughout ion, Extent roughout	: Moderate, A		\$1,718,100 cted : 100%			
Skylight Dlagtic	$\frac{Explanation:}{3\%}$	Missing Dr	ain Covers	2044	* *	1		
Skylight, Plastic Soffits	370			2044		1		
Cement - Fiber Panel	100% No Cracking/Crum Location : Th Loose/Delam S Location : Th	bling, Exter roughout urface, Exte						
	Staining/Discol Location : Th Worn/Eroded, I	oring, Exter roughout Extent : Mod						
nterior	Location : Th	ougnoui						
Floors								
Carpet	45%			2030	\$450,300	3	\$39,100	
Cast in Place Concrete	5% No Cracking/Crum			LIFE Area Af	** fected : 10%	5	\$6,300	
	Location : Me							
Ceramic Tile	Location: Me			2040	* *	5	\$2,900	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2795

Architecture		Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2040	* *	5	\$3,600	
Concrete Masonry Unit	10%			LIFE	* *	5	\$2,900	
Glass: Single Pane	5%			LIFE	* *	5	\$2,700	
Gypsum Board	80%			LIFE	* *	5	\$34,700	
Ceilings								
AcousTileSusp.Lay-In		Now	\$30,600	2036	* *	5	\$18,800	
	_	_	, Extent : Moderate	-	ffected : 10%			
			rs And Offices Thro	ughout				
Exposed Struc: Concrete				LIFE	* *	5	\$500	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	20%			LIFE	* *	5	\$14,500	
Gypsum Board	5%		\$29,700	LIFE	* *	5	\$3,600	
	Location Worn/Ero	: Exterior ded, Extent	Extent: Moderate, Ceiling At North Si Moderate, Area A Ceiling At North Si	ide Near ffected :	Connecting Bridg			
Site Enclosure								
Fence/Gates								
Aluminum Rail		Now	\$15,800	2044	* *	5	\$34,900	
		/Dented, E: 1 : Main En	xtent : Moderate, Ai strance	rea Affec	eted : 5%			
Free Standing Walls								
Masonry: Brick	100%			2051	* *			
Retaining Walls Cast in Place Concrete	100%			2066	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	75%			2044	* *			
Pavers/Stone	25%		\$39,600	2034	\$1,981,100			
		issing Elem i : South Si	ients, Extent : Mode de Yard	erate, Ar	ea Affected : 5%			
	Cracking/		, Extent : Moderate,	Area Aj	ffected : 10%			
		· Main En	ntrance					
Parking/Driveway		: Main En	ntrance					
Parking/Driveway Asphalt	Location			2034	\$1 278 700			
Parking/Driveway Asphalt	Location 100%	Now	\$63,900 Extent : Moderate	2034 Area At	\$1,278,700 ffected : 15%			

Electrical	Current Repair			Futu	re Replacement	M		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Under 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2795

Electrical	Current Repair			Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	\$24,700	5	\$100	
			Extent : N/A, Area A	Iffected :	100%			
		: Electrica						
	_		Main Service Disc Two 1,200 Ampere		witches Rated At O	ne 3,000	Amperes, One	
Transformers								
Dry Type	100%			2029	\$26,100	5	\$100	
			Extent : N/A, Area A	Iffected :	100%			
	Location	: Electrica	al Room					
	Explanat	ion : 750 I	Kilovolt-ampere					
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	\$158,800	5	\$100	
Raceway								
Conduit	95%			2031	\$64,200	1		
Conduit	5%			2041	* *	1		
Panelboards								
Fused Disc Sw	5%			2030	\$3,900	5		
Molded Case Bkrs	95%			2030	\$74,100	5	\$800	
Wiring								
Thermoplastic	95%			2031	\$86,700	1		
Thermoplastic	5%			2041	* *	1		
Motor Controllers								
Locally Mounted	5%			2029	\$2,300	5		
Motor Control Center	95%			2029	\$86,000	5	\$800	
Ground								
Grounding Devices								
Generic	100%	4+	\$10,200	LIFE	* *	5	\$500	
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
		: Sprinkle						
	Explanat	ion : Cove	red With Paint					
Stand-by Power								· · · · · · · · · · · · · · · · · · ·
Transfer Switches								
Automatic	100%			2029	\$10,600	1	\$9,900	
Generators								
Diesel	100%			2027	\$78,700	1	\$12,400	
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: Generate	or Room					
	Explanat	ion : Emer	gency Generator F	Rated At 2	205 Kilowatts			
Batteries								· · · · · · · · · · · · · · · · · · ·
Nickel Cadmium	100%			2026	\$2,400	5	\$7,200	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2795

Electrical	Current Repair	Futur	e Replacement	М		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power						
Fuel Storage				_		
Day Tank	50%	2030	\$12,500	5		
	Other Observation, Extent: Light, Area	Affected	: 100%			
	Location: Generator Room					
	Explanation: 50 Gallon Capacity		4. 4.			
Underground Storage	50%	LIFE	**	5		
	Other Observation, Extent: Light, Area	Affected	: 100%			
	Location: Underground					
: -1.4:	Explanation : 600 Gallon					
Lighting Interior Lighting						
Fluorescent	3%	2026	\$19,300	10	\$1,100	
Tuorescent	Compact Fluorescent Light, Extent : Light			10	ψ1,100	
	Location: Hallways	,,,, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	11,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
Fluorescent	97%	2031	\$625,600	10	\$34,400	
	T-8 Lamps And Fixtures, Extent: Light,	Area Affe	ected : 100%			
	Location: Throughout The Building					
Egress Lighting						
Emergency, Service	50%	2031	\$11,600	1		
Exit, Service	50%	2031	\$8,100	1		
Exterior Lighting	200/	2026	#20.200	10		
HID	20%	2026	\$29,300	10		
	Other Observation, Extent : Light, Area Location : Throughout	Ајјестеа	: 100%			
	Explanation : Operated Via Timer					
No Common and	80%					
No Component	80%					
Alarm Security System						
No Component	70%					
Generic	30%	2036	* *	1	\$3,600	
Generic	Other Observation, Extent : Light, Area		: 100%	1	Φ5,000	
	Location : Hallways	<i>55</i> - 2120				
	Explanation : Surveillance System					
Fire/Smoke Detection	*					
No Component	70%					
Generic, Digital	30%	2036	* *	1-3	\$5,900	
, <u>C</u>	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location : Hallways					
	Explanation : Strobe Lights, Manual I Bells	Pull Statio	ons, Horns, Smoke	Detector	s And Alarm	

Mechanical	Current Repair			Futu	re Replacement	M		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Heating

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE ADMINISTRATION BUILDING

Asset #: 2795

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type		ail Date   (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source	1000/			• • • • •	ate at			
HTHW/HW	100%			2041	**	1		
			tent : Light, Area Mechanical Roon		: 100%			
			ater Provided Fro		ag P			
Distribution	Ехринино	n . 1101 m	iler i rovided i ro	т Винин	1g 1			
Hot Wtr Piping/Pump	100%	Now	\$16,500	2030	\$82,700	4	\$1,900	
reserved to the second			e, Area Affected :		4,,,,,		4-,,	
	Location:							
	Corroded, E.	xtent : Mo	derate, Area Affe	cted : 70%	6			
	Location:	Pumps In	Mechanical Roor	n				
	Insul. Deteri	iorating, E	xtent : Moderate,	Area Affa	ected : 10%			
	Location:	Piping In	Mechanical Room	n				
			tent : Light, Area	Affected .	: 100%			
	Location: Mechanical Room							
· <del></del>	Explanatio	n : Pumps	Serve Chilled Wo	ıter				
Terminal Devices	700/			2026	¢407.000	1	<b>#16.000</b>	
Air Handler	70%	mation En	tout Light Auga	2026	\$497,900	1	\$16,800	
			tent : Light, Area al Equipment Roc		: 30%			
					4 And 5 Serve The	nator In D	11 C	
Convector/Radiator	30%	m. wiin C	Ooting Cous. On	2029				
Air Conditioning	30%			2029	\$92,700	1	\$3,800	
Energy Source								
District Chilled Water	100%			2041	* *	1		
Bistret Cliffed Water		vation. Ex	tent : Light, Area		: 100%			
	Location:		-	33				
	F 1	n : Chillec	d Water Provided	Eugna Dan				
	Ехріапапо			г гот ди	lding P			
Distribution	Ехріапанс		- Trater 1 Tortaca	rrom bui	ilding P			
Distribution CW & CHW Wtr Pipe/Pump	100%	0-2	\$1,200	2031	\$61,100	4	\$1,900	
CW & CHW Wtr	100%			2031	\$61,100	4	\$1,900	
CW & CHW Wtr	100%  Insul. Deteri	iorating, E	\$1,200	2031 Area Affe	\$61,100 ected : 10%	4	\$1,900	
CW & CHW Wtr	100%  Insul. Deteri  Location:  Other Obser	iorating, E Piping In vation, Ex	\$1,200 Extent : Moderate, Mechanical Equi, tent : Light, Area	2031 Area Affe pment Ro Affected	\$61,100 ected : 10% om	4	\$1,900	
CW & CHW Wtr	100%  Insul. Deteri  Location:  Other Obser	iorating, E Piping In vation, Ex	\$1,200 Extent : Moderate, Mechanical Equi,	2031 Area Affe pment Ro Affected	\$61,100 ected : 10% om	4	\$1,900	
CW & CHW Wtr Pipe/Pump	100%  Insul. Deteri  Location:  Other Obser  Location:	iorating, E Piping In vation, Ex Mechanic	\$1,200 Extent : Moderate, Mechanical Equi, tent : Light, Area	2031 Area Affe pment Ro Affected	\$61,100 ected : 10% om	4	\$1,900	
CW & CHW Wtr Pipe/Pump  Terminal Devices	100%  Insul. Deteri  Location:  Other Obser  Location:  Explanatio	iorating, E Piping In vation, Ex Mechanic	\$1,200 Extent : Moderate, Mechanical Equi, tent : Light, Area al Equipment Roc	2031 Area Affe pment Ro Affected	\$61,100 ected : 10% om : 100%			
CW & CHW Wtr Pipe/Pump	100%  Insul. Deterit  Location:  Other Obser  Location:  Explanatio  100%	iorating, E Piping In vation, Ex Mechanico on : See He	\$1,200 Extent : Moderate, Mechanical Equi tent : Light, Area al Equipment Roc eating For Pumps	2031 Area Affa pment Ro Affected om	\$61,100 ected : 10% om : 100%	1	\$1,900 \$23,900	
CW & CHW Wtr Pipe/Pump  Terminal Devices	100%  Insul. Deterit Location: Other Obsert Location: Explanation  100% Other Obsert	iorating, E Piping In vation, Ex Mechanico on : See He	\$1,200 Extent: Moderate, Mechanical Equi, tent: Light, Area al Equipment Roc eating For Pumps tent: Light, Area	2031 Area Affe pment Ro Affected om 2026 Affected	\$61,100 ected : 10% om : 100%			
CW & CHW Wtr Pipe/Pump  Terminal Devices	100%  Insul. Deterit Location: Other Obsert Location: Explanation  100% Other Obsert Location:	iorating, E. Piping In vation, Ex Mechanica n: See He vation, Ex Mechanica	\$1,200 Extent: Moderate, Mechanical Equi, tent: Light, Area al Equipment Roo eating For Pumps tent: Light, Area al Equipment Roo al Equipment Roo	2031 Area Affe pment Ro Affected om 2026 Affected	\$61,100 ected : 10% om : 100%			
CW & CHW Wtr Pipe/Pump  Terminal Devices Air Handler/Cool/Ht	100%  Insul. Deterit Location: Other Obsert Location: Explanation  100% Other Obsert Location:	iorating, E. Piping In vation, Ex Mechanica n: See He vation, Ex Mechanica	\$1,200 Extent: Moderate, Mechanical Equi, tent: Light, Area al Equipment Roc eating For Pumps tent: Light, Area	2031 Area Affe pment Ro Affected om 2026 Affected	\$61,100 ected : 10% om : 100%			
CW & CHW Wtr Pipe/Pump  Terminal Devices Air Handler/Cool/Ht  Ventilation	100%  Insul. Deterit Location: Other Obsert Location: Explanation  100% Other Obsert Location:	iorating, E. Piping In vation, Ex Mechanica n: See He vation, Ex Mechanica	\$1,200 Extent: Moderate, Mechanical Equi, tent: Light, Area al Equipment Roo eating For Pumps tent: Light, Area al Equipment Roo al Equipment Roo	2031 Area Affe pment Ro Affected om 2026 Affected	\$61,100 ected : 10% om : 100%			
CW & CHW Wtr Pipe/Pump  Terminal Devices Air Handler/Cool/Ht  Ventilation Distribution	100%  Insul. Deterit Location: Other Obser Location: Explanatio  100% Other Obser Location: Explanation:	iorating, E. Piping In vation, Ex Mechanica n: See He vation, Ex Mechanica	\$1,200 Extent: Moderate, Mechanical Equi, tent: Light, Area al Equipment Roo eating For Pumps tent: Light, Area al Equipment Roo al Equipment Roo	2031 Area Affe pment Ro Affected om 2026 Affected om	\$61,100 ected : 10% om : 100%	1	\$23,900	
CW & CHW Wtr Pipe/Pump  Terminal Devices Air Handler/Cool/Ht  Ventilation Distribution Ductwork/Diffusers	100%  Insul. Deterit Location: Other Obsert Location: Explanation  100% Other Obsert Location:	iorating, E. Piping In vation, Ex Mechanica n: See He vation, Ex Mechanica	\$1,200 Extent: Moderate, Mechanical Equi, tent: Light, Area al Equipment Roo eating For Pumps tent: Light, Area al Equipment Roo al Equipment Roo	2031 Area Affe pment Ro Affected om 2026 Affected	\$61,100 ected : 10% om : 100% \$733,400 : 100%			
CW & CHW Wtr Pipe/Pump  Terminal Devices Air Handler/Cool/Ht  Ventilation Distribution	100%  Insul. Deterit Location: Other Obser Location: Explanatio  100% Other Obser Location: Explanation:	iorating, E. Piping In vation, Ex Mechanica n: See He vation, Ex Mechanica	\$1,200 Extent: Moderate, Mechanical Equi, tent: Light, Area al Equipment Roo eating For Pumps tent: Light, Area al Equipment Roo al Equipment Roo	2031 Area Affe pment Ro Affected om 2026 Affected om	\$61,100 ected : 10% om : 100% \$733,400 : 100%	1	\$23,900	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE ADMINISTRATION BUILDING

Asset #: 2795

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Plumbing							
H/C Water Piping							
Brass/Copper	100%	2031	\$485,500	1			
HW Heat Exchanger							
HTHW/HW	100%	2031	\$105,900				
	Other Observation, Extent: N/A, Area Affected: 100%						
	Location: Mechanical	Room					
	Explanation: 2 Units						
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping							
Cast Iron	100%	LIFE	* *	1			
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%	LIFE	* *				
	Other Observation, Exten	t : Light, Area Affected	ected : 100%				
	Location: 1st To 2nd F	loor					
	Explanation: 1 Unit Sh	ared With P A C Buildi	ing				
Fire Suppression							
Standpipe							
Generic	100%	2041	* *	1-5	\$20,200		
Sprinkler							
No Component	80%						
Generic	20%	2031	\$104,500	1-2	\$2,200		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE ART AND SCIENCE BLDG - S

Address : 2120 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : 230S

Area Sq Ft : 105,724 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 23-Jan-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2,3

Block : 8760 Lot : 60 BIN : 3326934

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$2,336,800	\$781,900
Interior Architecture	\$322,900	\$2,706,300
Electrical	\$1,006,100	\$2,525,900
Mechanical	\$1,482,300	\$2,346,500
Site Pavements		\$254,600
Total	\$5,148,100	\$8,615,200
Importance Code A	\$2,336,800	\$832,100
Importance Code B	\$2,752,300	\$7,528,500
Importance Code C	\$59,000	\$254,600
Total	\$5,148,100	\$8,615,200

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$69,300			
Interior Architecture	\$80,200	\$444,200		\$18,400
Electrical	\$22,400	\$10,100	\$9,500	\$81,000
Mechanical	\$114,700	\$35,300	\$17,900	\$8,800
Site Enclosure	\$4,000			
Site Pavements	\$24,500			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$322,300	\$496,900	\$34,600	\$115,400
Importance Code A	\$69,500	\$27,900		\$1,300
Importance Code B	\$224,800	\$469,000	\$34,600	\$114,100
Importance Code C	\$27,900			
Total	\$322,300	\$496,900	\$34,600	\$115,400



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2106

rchitecture	Current Re	pair	Future	Replacement	M	aintenance		
stem Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit	
terior								
Exterior Walls Masonry: Brick	90% Now Diagonal Cracks, Exte Location : West Side	Of Building			5	\$170,800		
	Joint Mortar Miss/Erod Location : At Lintels, Water Penetration, Ext Location : Throughou	Throughout. ent : Light, Area						
Window Wall	10%		2051	* *	5	\$71,200		
Windows					_			
Aluminum	90% Now Ctrwt/Balnc Not Funct Location: 2nd Floor	Offices			5	\$2,500		
	Caulking Deteriorated, Location : Throughor Water Penetration, Ext	ıt ent : Moderate, A						
	Location : Classroom	s, Throughout.						
Metal Louvers	10%		2040	* *	10	\$3,500		
Parapets Masonry: Brick	95% Now Vertical Cracks, Extent Location: East Para Water Penetration, Ext Location: Throughou	pet ent : Light, Area .			5	\$14,300		
Pre-Cast Concrete	5% Now Joint Mortar Miss/Erod Location : Coping	\$3,000 d, Extent : Light,	LIFE Area Affe	* * cted : 25%	5	\$4,700		
Roof								
Copper/Terne Modified Bitumen	25% 50% Now Ponding, Extent: Light Location: Throughou Water Penetration, Ext Location: Throughou	ıt ent : Light, Area .		* * \$611,100	10	\$71,600		
Single Ply Membrane	20% Now Ponding, Extent: Mode Location: West Wing Water Penetration, Ext Location: Room 162	\$91,600 erate, Area Affect , Throughout. ent : Light, Area		\$458,200 10%				
Skylight, Plastic	5% Now Water Penetration, Ext Location: Throughou	\$30,800 ent : Light, Area	2044 Affected :	**	1			
Soffits Cement - Fiber Panel	100%		2036	* *	10			

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset # : 2106

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors	1.50/	3.7	ФОО <b>2</b> ОО	2027	<b>0.400.700</b>	2	<b>#24.000</b>	
Carpet	Staining/I Location Worn/Ero Location	n : Through ded, Extent n : Through	: Light, Area Affec	ted : 25%	6	3	\$34,800	
Cast in Place Concrete	20%			LIFE	* *	5	\$67,700	
Ceramic Tile	5%			2040	* *	5	\$7,700	
Panel/Paver: Cer/Brk	25%			2047	* *	5	\$87,000	
Vinyl Tile	35%		\$146,100	2031	\$1,460,600	3	\$20,300	
	Location Worn/Ero	n : Corridoi	: Moderate, Area A					
I	Localio	n : Corriaoi	75					
Interior Walls Concrete Masonry Unit	Vertical C		\$59,000 nt : Moderate, Ared Floor Corridor Of A		* * d : 10%	5	\$12,900	
Fiberglass Panel	25%	)		LIFE	* *			
Gypsum Board	50%			LIFE	* *	5	\$48,200	
Masonry: Brick	5%	)		LIFE	* *		. ,	
Ceilings								
Exposed Struc: Concrete	25%	1		LIFE	* *	5	\$6,000	
Exposed Struc: Steel	20%	1		LIFE	* *			
Fiber Board	Location	lissing Elem n : 1st And I	\$117,800 eents, Extent : Mode 2nd Floor Corridon Extent : Light, Are	S				
		n : Through		11,,,000				
	Staining/I	Discoloring, n : Through	, Extent : Moderate out					
		aea, Extent n : Through	: Light, Area Affec out	tea : 20%	o .			
Gypsum Board	5% Water Per	netration, E.	xtent : Light, Area . 52, Throughout.	LIFE Affected	**	5	\$9,700	
Site Enclosure								
Free Standing Walls Masonry: Brick	0		\$3,400 Extent : Light, Are	2051 va Affecte	* * ed : 10%			
Retaining Walls								
Cast in Place Concrete	Cracking	Now Crumbling, n:Loading	\$600 Extent : Moderate	2066 , Area Aj	* * fected : 10%			

#### Site Pavements

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2106

Architecture		Current F	Repair	Futui	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	75%	Now	\$19,400	2044	* *				
	Cracking/	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Along Perimeter.								
	Misaligne	d/Bulging,	Extent : Moderate,	Area Afj	ected : 2%				
	Location	ı : Adjaceni	t To Generator						
Pavers/Stone	25%			2040	* *				
Parking/Driveway									
Asphalt	100%	0-2	\$5,100	2034	\$254,600				
•	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 10%				
	Location	Location : At Loading Dock And Dumpster							

Electrical	Current Repair Future Replacement Maintenance		Current Repair Future Replacement				
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2031	\$50,200	5	\$500		
	Other Observation, Extent : Lig.	ht, Area Affected :	100%				
	Location : Electrical Room						
	Explanation: Three 3,000 Am	pere Main Discon	nect Switches				
Transformers							
Dry Type	100%	2029	\$26,100	5	\$400		
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Electrical And Mec	hanical Rooms					
	Explanation: One 300 Kilovo	lt-ampere, One 11	2 Kilovolt-ampere	e, One 75	Kilovolt-ampere		
Switchgear / Switchboard							
Fused Disc Sw	100%	2031	\$254,000	5	\$500		
Raceway							
Conduit	100%	2031	\$238,000	1			
Panelboards							
Fused Disc Sw	10%	2030	\$23,400	5	\$200		
Molded Case Bkrs	90%	2030	\$210,500	5	\$2,500		
Wiring							
Thermoplastic	100%	2031	\$333,900	1			
Motor Controllers							
Locally Mounted	10%	2029	\$17,700	5	\$100		
Motor Control Center	90%	2029	\$639,100	5	\$2,600		
Ground							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$1,600		
Stand-by Power							
Transfer Switches							
Automatic	100%	2029	\$26,200	1	\$32,500		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2106

Electrical	Current Repair	ent Repair Future Repla		Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Es FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power						
Generators	1000/	2027	Φ125 400		<b>#</b> 40.000	
Diesel	100% Other Observation, Extent: Light, A Location: Outside Explanation: Generator Rated At		\$135,400 90%	1	\$40,900	
Batteries						
Lead/Acid	100%	2026	\$2,400	5	\$3,900	
Fuel Storage Day Tank	50% 0-2 \$50 Other Observation, Extent: Light, A Location: Outside	1rea Affected : 1		5		
Underground Storage	Explanation: 8 Gallon Capacity, 0 50% Other Observation, Extent: N/A, Ar Location: Underground Explanation: 600 Gallon	LIFE	* *	5		
Lighting	· · · · · · · · · · · · · · · · · · ·					
Interior Lighting Fluorescent	8%  Compact Fluorescent Light, Extent .  Location : Lobby	2026 : Light, Area Aff	\$120,400 ected : 100%	10	\$7,600	
Fluorescent	90%  T-8 Lamps And Fixtures, Extent: Li, Location: Throughout The Buildir		\$1,354,000 ed: 100%	10	\$85,300	
Incandescent	2%	2026	\$55,900	2		
Egress Lighting			4 )			
Emergency, Service	50%	2031	\$31,100	1		
Exit, Service	50%	2031	\$21,800	1		
Exterior Lighting Incandescent No Component	10% 90%	2026	\$55,300	2		
Alarm						
Security System No Component Generic	90% 10% Other Observation, Extent : N/A, Ar Location : Outside Explanation : Surveillance Camer		**	1	\$4,000	
Fire/Smoke Detection No Component Generic, Digital	70% 30% Other Observation, Extent: N/A, Ar Location: Hallways And Mechani Explanation: Strobe Lights, Manu	2036 ea Affected : 100 cal Rooms		1-3	\$19,500	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2106

Mechanical	Current Repair	Current Repair Future Replacement Maintenance						
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Heating								
Energy Source								
HTHW/HW	100%	2041	* *	1				
	Other Observation, Extent:		: 100%					
	Location: 2nd Floor Mech							
	Explanation : Hot Water P	Provided From Buildi	ng P					
Conversion Equipment	1000/	2025	<b>#2</b> 6.600	2	<b>A.C. 200</b>			
HTHW/HW Exchanger	100%	2027	\$26,600	2	\$6,300			
Distribution (P)	1000/ 0.2	†122.400 2056	* *	4	Φ <b>7</b> 100			
Hot Wtr Piping/Pump		\$132,400 2056	* *	4	\$5,100			
	Corroded, Extent : Severe, A Location : Pumps In 2nd F	**						
	Insul. Deteriorating, Extent							
	Location: Piping In Mech							
	Other Observation, Extent:							
	Location: Mechanical Equ		. 100/0					
	Explanation: Pumps Supp							
Terminal Devices	Ехриниион . 1 итрз зирр	iy Chillea maler						
Air Handler	50% 0-2	\$569,800 2041	* *	1	\$28,800			
7111 Handiel	Corroded, Extent : Severe, A				Ψ20,000			
	Location : Roof	3,5						
	Obsolete Equipment, Extent	: Severe, Area Affect	ed : 50%					
	Location: 4 Units On Roop							
	Other Observation, Extent:	N/A, Area Affected :	100%					
	Location: Roof							
	Explanation: Units Provid	le Cooling						
Air Handler	10%	2026	\$189,900	1	\$6,400			
Convector/Radiator	35%	2029	\$288,800	1	\$11,700			
Fan Coil Unit/Heat	5%	2026	\$125,100	1	\$1,700			
Air Conditioning			•		•			
Energy Source								
District Chilled Water	100%	2041	* *	1				
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: 2nd Floor Mech	hanical Room						
	Explanation: Chilled Wate	er Provided From Bu	ilding P					
Distribution			<b>.</b>					
CW & CHW Wtr	100% 0-2	\$3,300 2031	\$163,200	4	\$5,100			
Pipe/Pump	1. 1.D	16.1	6 . 1 100/					
	Insul. Deteriorating, Extent: Moderate, Area Affected: 10%							
	Location : Piping In Mechanical Room Other Observation, Extent : Moderate, Area Affected : 100%							
			ctea : 100%					
	Location: Mechanical Equipment Room							
Ventilation	Explanation : See Heating	rumps						
Ventilation  Distribution								
Distribution  Ductwork/Diffusers	100%	LIFE	* *	2-5	\$57,600			
Ductwork/Dillusers	10070	LII'E		2-3	φ57,000			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2106

Mechanical	Current Repa	ir Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ventilation						
Exhaust Fans						
Interior	10%	2026	\$44,800	2	\$300	
Roof	90% Now	\$176,200 2041	* *	2	\$2,300	
	Not in Service, Extent : Se		0%			
	Location : Laboratory F	ans				
Plumbing						
H/C Water Piping	1000/	447.000	44.00.000			
Brass/Copper	100% 0-2	\$25,900 2031	\$1,296,200	1		
	Corroded, Extent : Moder			16.1	1 D	
	Location : Hot Water Mi	xing Valve And Head V	alve In 2nd Floor	Mechani	cal Room	
Water Heater With Tanks						
Electric	100%	2026	\$23,100	4		
	Other Observation, Extent					
	Location: 2nd Floor Me		oom			
	Explanation : 120-gallor	Unit As Stand-by				
HW Heat Exchanger						
HTHW/HW	100%	2031	\$282,900			
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
•	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location: 1st To 3rd Flo	or, Roof				
	Explanation: 1 Unit					
Fire Suppression	· · · · · · · · · · · · · · · · · · ·					
Standpipe						
Generic	100%	2031	\$464,700	1-5	\$52,100	
Sprinkler			<u> </u>			
No Component	90%					
Generic	10%	2031	\$139,600	1-2	\$2,900	
	- * · -	2001	+ ,		<b>\$</b>	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE CENTRAL SERVICES - P

Address : 1813 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : 230P

Area Sq Ft : 78,965 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 23-Jan-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 8760 Lot : 60 BIN : 3326939

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$935,000	\$458,000
Interior Architecture	\$433,100	\$908,900
Electrical	\$196,600	\$2,841,900
Mechanical	\$4,405,100	\$2,269,600
Site Pavements	\$88,900	\$1,778,100
Total	\$6,058,700	\$8,256,500
Importance Code A	\$935,000	\$458,000
Importance Code B	\$4,797,100	\$6,020,400
Importance Code C	\$326,600	\$1,778,100
Total	\$6,058,700	\$8,256,500

Total	\$299,700	\$514,300	\$62,900	\$76,800
Importance Code C	\$20,800			
Importance Code B	\$204,200	\$510,000	\$58,700	\$63,200
Importance Code A	\$74,700	\$4,300	\$4,300	\$13,600
Total	\$299,700	\$514,300	\$62,900	\$76,800
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Site Pavements	\$4,300			
Site Enclosure	\$21,100			
Mechanical	\$83,900	\$25,100	\$48,300	\$23,800
Electrical	\$19,500	\$31,100	\$7,400	\$25,000
Interior Architecture	\$93,300	\$450,900		\$11,400
Exterior Architecture	\$70,300			\$9,400
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2105

rchitecture	Current Repair		Futur	e Replacement	Maintenance			
rstem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
terior								
Exterior Walls								
Cast in Place Concrete	5% Now Cracking/Crumbling Location: Courtya Spalling, Extent: Ma Location: Courtya	rd Wall, Generator	Enclosur ed : 15%	re	5	\$37,500		
Masonry: Brick	70% Now Cracking/Crumbling Location: Through Expansion Joint Fail Location: West Fa Staining/Discoloring Location: South F Water Penetration, E Location: Through	out lure, Extent : Moder cade And Loading I s, Extent : Moderate acade, Below Louve Extent : Light, Area .	rate, Ared Dock Are , Area A <u>j</u> ers	a Affected : 20% a Gected : 25%	5	\$104,900		
Metal Coiling Doors	10% Now Deteriorated Finish, Location: Loading Unit Inoperable, Ext Location: Chiller	\$78,200 Extent : Moderate, Dock Area ent : Moderate, Are	-		5	\$23,400		
Stucco Cement	5%		2044	* *	5	\$18,700		
Window Wall	10% Now Broken/Missing Elen Location: East Fa Water Penetration, E Location: East Fa	cade Extent : Light, Area .			5	\$28,100		
Windows								
Aluminum	Location : Corrido Water Penetration, E	85% Now \$15,500 2039 ** 5 \$1,700  Caulking Deteriorated, Extent: Moderate, Area Affected: 25%  Location: Corridor And Offices  Water Penetration, Extent: Moderate, Area Affected: 25%  Location: Corridor And Offices						
Metal Louvers	15%		2040	* *	10	\$3,700		
Parapets								
Concrete Masonry Unit Metal Rail	15% 85% Now Deteriorated Finish, Location: Through		LIFE 2036 Area Aff	** ** Pected : 25%	5 5	\$3,700 \$131,000		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2105

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Roof	100/	NT	¢57,000	2021	¢140.100			
Built-Up (BUR)		Now	\$56,000 derate, Area Affect	2031	\$140,100			
	_		aeraie, Area Ajjeci ooling Towers	ea : 15%	0			
			: Moderate, Area A	Iffected ·	25%			
			ooling Towers	ggeerea .	2370			
Cast in Place Concrete	10%			LIFE	* *			
IRMA/Protected	5%			2026	\$142,000	10	\$6,100	
Membrane	570			2020	Ψ112,000	10	ψ0,100	
	Recent Rep	olace Evide	ent, Extent : N/A, A	rea Affec	cted : 100%			
	Location	: Through	out					
Modified Bitumen	70%	Now	\$45,900	2036	* *			
			xtent : Moderate, A	rea Affe	cted : 5%			
	Location	: Around I	Boiler Stack					
Sloped Glazing	5%			LIFE	* *	5	\$81,900	
			xtent : Light, Area	Affected	: 100%			
		-	er Generator Area					
C . C. 4.	Explanat	ion : Fiber	glass Translucent I	Material				
Soffits Fiberglass Panel	50%			2040	* *	5	\$5,400	
Metal Panel	50%			2040	* *	5-10	\$9,900	
nterior	3070			2031		3-10	\$7,700	
Floors								
Carpet	11%	Now	\$73,400	2027	\$244,800	3	\$21,300	
-	Punct/Tear	/Impact D	amage, Extent : Mo	oderate, .	Area Affected : 109	%		
	Location	: Offices						
	_	_	Extent: Moderate	, Area Aj	ffected : 25%			
	Location	: Offices						
Carpet	9%			2027	\$200,300	3	\$17,400	
Cast in Place Concrete	62%	0-2	\$132,700	LIFE	* *	5	\$174,700	
			Extent : Moderate nd Chiller Rooms, .					
Ceramic Tile	3%			2034	\$212,800	5	\$3,900	
Vinyl Tile	15%	0-2	\$10,400	2031	\$521,400	3	\$7,200	
	_	_	Extent: Moderate	, Area Aj	ffected : 15%			
		: Corridoi						
			: Moderate, Area A	Iffected :	20%			
	Location	: Corridor	rs Throughout					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2105

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year Estin FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Interior Interior Walls Cast in Place Concrete	7% Now Cracking/Crumbling, Location: Generate Exposed Reinforceme Location: Generate Spalling, Extent: Mo Location: Generate	or Area ent, Extent : Moder or Area derate, Area Affect	ate, Area Affect					
Ceramic Tile Concrete Masonry Unit	3% 65% 0-2 Vertical Cracks, Exte Location: Chiller A		2040 LIFE Pected : 10%	* *	5 5	\$4,200 \$36,100		
Gypsum Board	25% Now Punct/Tear/Impact D Location : Corridor Water Penetration, E. Location : Corridor	r Corners Through (xtent : Moderate, A	out		5	\$20,800		
Ceilings AcousTileSusp.Lay-In	30% Now Cracking/Crumbling, Location: Corridor Misaligned/Bulging, Location: Corridor Staining/Discoloring, Location: Corridor Water Penetration, E. Location: Offices A	rs And Offices Thro Extent : Moderate, rs And Offices Thro Extent : Light, Ard rs And Offices Thro xtent : Light, Area	oughout Area Affected : oughout ea Affected : 5% oughout Affected : 5%	25%	5	\$19,300		
Exposed Struc: Steel	70%		LIFE	* *				
Site Enclosure Fence/Gates								
Aluminum Rail	15% Deteriorated Finish, Location: Through	-	2036 a Affected : 25%	* *	5-10	\$2,500		
Chain Link	85% Now Broken/Missing Elem Location: Loading Impact Damage, Exte Location: Loading	Dock Area ent : Moderate, Are						
Retaining Walls  Cast in Place Concrete	100% Now	\$14,100	2051	* *				
Cast III I lace Colletele	Cracking/Crumbling, Location: Loading Exposed Reinforceme Location: Loading Spalling, Extent: Mo Location: Loading	Extent : Moderate Areas On North A ent, Extent : Moder Areas On North A derate, Area Affect	e, Area Affected and South Sides ate, Area Affect and South Sides aed: 10%	: 10%				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE CENTRAL SERVICES - P

Asset #: 2105

Architecture	Current	Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements							
On-Site Walkways							
Cast in Place Concrete	100% 4+	\$4,300	2044	* *			
	Cracking/Crumbling	g, Extent : Light, Are	ea Affecte	d : 5%			
	Location : Through	hout					
Parking/Driveway							
Asphalt	100% Now	\$88,900	2034	\$1,778,100			
-	Cracking/Crumbling	g, Extent : Moderate	, Area Afj	fected : 15%			
	Location : Loading	g Dock Areas					

ectrical	Current Repair		Future Replacement		M	aintenance		
stem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
ler 600 Volts								
Service Equipment								
Fused Disc Sw	75%			2031	\$5,500	5	\$300	
			Extent : Light, Area	Affected	: 100%			
		: Electric		~				
	3,000 An		Service Disconnec					
Fused Disc Sw	25%			2051	* *	5	\$100	
			Extent : Light, Area	Affected	1: 100%			
		: Electric						
	Explana	tion : One	1,200 Ampere Main	Discon	nect Switch			
Transformers								
Dry Type	100%			2029	\$64,900	5	\$300	
			Extent : Light, Area		: 100%			
			al Room, Chiller Ro					
	Explana	tion: Two	112 Kilovolt-amper	e, One 7	5 Kilovolt-ampere,	Two 30 I	Kilovolt-ampere	
Switchgear / Switchboard	100/			2051	* *	_		
Fused Disc Sw	10%			2051		5	4.00	
Fused Disc Sw	90%			2031	\$546,800	5	\$300	
Raceway								
Conduit	90%			2031	\$690,400	1		
Conduit	10%			2051	* *	1		
Panelboards								
Fused Disc Sw	10%			2030	\$9,300	5	\$200	
Molded Case Bkrs	80%			2030	\$74,700	5	\$1,700	
Molded Case Bkrs	10%			2047	* *	5	\$200	
Wiring	0.000			• • • •	<b></b>			
Thermoplastic	90%			2031	\$156,400	1		
Thermoplastic	10%			2041	* *	1		
Motor Controllers								
Locally Mounted	10%			2029	\$11,700	5	\$100	
Motor Control Center	80%			2036	* *	5	\$1,700	
Variable Frequency Drive	10%			2044	* *			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE CENTRAL SERVICES - P

Asset #: 2105

lectrical	Curren	Current Repair		e Replacement	M	aintenance		
ystem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priori	
ound								
Grounding Devices								
Not Accessible	100%							
and-by Power								
Transfer Switches	<b>500</b> /		2020	<b>45.200</b>		<b>#12.20</b>		
Automatic	50%		2029	\$5,300 * *	1	\$12,200		
Automatic	50%		2044	* *	1	\$12,200		
Generators	200/ 1	¢2 400	2027	¢22 (00	1	<b>#0.200</b>		
Diesel	30% Now	\$2,400	2027	\$23,600	1	\$8,300		
	Location : Chiller	Extent : Light, Area	Ајјестеа	. 100%				
		Kilowatt Generator	Leaks F	uel				
Natural Gas	70%	Riiowaii Generaioi	2040	* *	1	\$21,400		
Natural Gas		Extent : Light, Area			1	\$21,400		
	Location : Outside		Ајјестеи	. 100/0				
		c Emergency Genera	tors Rate	ed At 250 Kilowatts	Each			
Batteries	<u> г</u> арининон . 1 W	. Lineigency Genera	ors Rule	a III 250 Knowans	Lucii			
Lead/Acid	30%		2026	\$700	5	\$900		
Nickel Cadmium	70%		2026	\$1,700	5	\$12,300		
Fuel Storage	, 0, 0			<b>\$1,700</b>		Ψ1 <b>2</b> ,ε 0 0		
Day Tank	50%		2030	\$12,500	5			
,	Other Observation,	Extent : Light, Area	Affected					
	Location : Chiller	Room						
	Explanation: 50	Gallon Capacity						
Underground Storage	50%		LIFE	* *	5			
	Other Observation,	Extent : Light, Area	Affected	: 100%				
	Location: Outside	е						
	Explanation: 3,0	00 Gallons						
ghting								
Interior Lighting								
Fluorescent	90%		2031	\$1,302,600	10	\$71,000		
		tures, Extent : Light,	Area Aff	ected : 100%				
	Location : Throug	hout The Building						
LED	10%		2036	* *				
Egress Lighting								
Emergency, Service	45%		2031	\$23,300	1			
Emergency, Battery	5%		2031	\$7,100	10	\$1,000		
Exit, Service	50%		2031	\$18,100	1			
Exterior Lighting	2001		2025	<b>6-2</b> 000	10			
HID	20%		2026	\$72,000	10			
No Component	80%							
arm								
Security System	200/							
No Component	80%		2026	* *	1	Ø5 000		
Generic	20%	Extent : Light, Area	2036		1	\$5,900		
	Location : Hallwa	-	Ајјестеа	. 100/0				
	Explanation : Sur	•						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2105

Electrical	Current Repai	r Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Fire/Smoke Detection						
No Component	70%					
Generic, Analog	30%	2026	\$59,700	1-3	\$15,000	
_	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location: Hallways					
	Explanation : Alarm Beli	s And Manual Pull Sto	ation			

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating									
Energy Source Interruptible Gas/Dual Fuel	100%			2041	* *	1			
Conversion Equipment Hot Water Boiler	100%			2044	* *	1	\$42,600		
Distribution Hot Wtr Piping/Pump Hot Wtr Piping/Pump	40% 60%			2030 2047	\$73,500 * *	4 4	\$2,500 \$3,800		
Terminal Devices Air Handler	Not in Ser		\$253,100 t : Severe, Area Aff In Mechanical Equ			1	\$38,300		
Fan Coil Unit/Heat	20%		п меснанісаі Еда	2026	\$416,800	1	\$5,600		
Air Conditioning	2070			2020	ψ.110,000		ψ2,000		
Energy Source Electricity	100%			2039	* *	1			
Conversion Equipment Centrifugal, Elec Chiller	Other Obs	ervation, E	Extent : Light, Area ditioning Room	2027 Affected	\$1,628,300 : 95%	1	\$88,500		
	Explana	tion : 4 Uni	_	ditioning	g Source For The E	ntire Car	npus, Not For		
Reciprocating Compr/Chiller	5%			2026	\$62,000	1	\$2,000		
•	-		tent : Light, Area A 2nd Floor Commu	-					
Distribution CW & CHW Wtr Pipe/Pump	95%	Now	\$12,900	2031	\$129,100	4	\$4,000		
	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%								

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2105

Mechanical	Current Repair Future Replacement Maintenance									
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority				
ir Conditioning										
Terminal Devices										
Air Handler/Dir	5%	2031	\$80,600	1						
Expansion	200/	2026	\$226.200	1	¢10.700					
Air Handler/Cool/Ht No Component	20% 75%	2026	\$326,200	1	\$10,700					
Heat Rejection	7370									
Air Cooled Condenser	5%	2031	\$12,200	2	\$3,000					
Unit	370	2031	Ψ12,200	2	Ψ3,000					
	Other Observation, Extent: N/A, Area Affected: 5%									
	Location: Roof									
	Explanation: 2 Units									
Water Cooling Tower	95%	2032	\$403,400	2	\$82,300					
	Recent Replace Evident, Extent : N/A,	Recent Replace Evident, Extent: N/A, Area Affected: 100%								
	Location : Roof									
entilation										
Distribution										
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$48,000					
Exhaust Fans	1000/	2026	#2 <b>72</b> 000	2	Φ2 (00					
Interior	100%	2026	\$372,800	2	\$2,600					
lumbing H/C Water Piping										
Brass/Copper	100%	2031	\$1,079,700	1						
Water Heater With Tanks	10070	2031	\$1,079,700	1						
Electric	100%	2026	\$23,100	4						
HW Heat Exchanger	10070	2020	Ψ23,100	•						
HTHW/HW	100%	2041	* *							
Sanitary Piping										
Cast Iron	100%	LIFE	* *	1						
Storm Drain Piping										
Cast Iron	100%	LIFE	* *	1						
Backflow Preventer										
Generic	100%	2031	\$37,500	1	\$5,300					
	Other Observation, Extent : Light, Area Affected : 100%									
	Location: Campus Main Box Is Loca			•						
F' /	Explanation: Other Buildings Are E	<i>qи</i> ірреа W	ith Pressure Regul	ator Valv	res					
Fixtures Generic	100%									
ertical Transport	10070									
Elevators										
Hydraulic	100%	LIFE	* *							
<i>y</i> <del></del>	Other Observation, Extent : Light, Are		: 100%							
	Location : 1st To 2nd Floor	**								
	Explanation: One Unit									
ire Suppression										
Standpipe										
Generic	100%	2031	\$387,100	1-5	\$43,400					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE CENTRAL SERVICES - P

Asset #: 2105

Mechanical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fire Suppression						
Sprinkler						
No Component	90%					
Generic	10%	2031	\$116,300	1-2	\$2,400	
Fire Pump						
Generic	100%	2027	\$80,300	1	\$16,100	
	Other Observation, Extent : L	ight, Area Affected : 1	100%			
	Location: 1st Floor					
	Explanation: Covers Most	Of The Buildings On C	Campus			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE COLLEGE CENTER - U

Address : 1824 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : 230U
Program / Asset # : CUN0003.0U0 / 2108 Yr Built/Renovated : 1977 / 2000

Area Sq Ft : 94,139 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 13-Jan-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 8760 Lot : 60 BIN : 3347727

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$730,100	\$283,500
Interior Architecture	\$503,600	\$51,700
Electrical	\$373,300	\$1,225,200
Mechanical	\$2,008,300	\$2,593,000
Site Pavements		\$2,689,000
Total	\$3,615,300	\$6,842,400
Importance Code A	\$730,100	\$283,500
Importance Code B	\$2,885,200	\$3,869,900
Importance Code C		\$2,689,000
Total	\$3,615,300	\$6,842,400

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$65,500		_	_
Interior Architecture	\$235,700	\$15,900		\$30,800
Electrical	\$6,500	\$5,500	\$5,500	\$82,900
Mechanical	\$146,800	\$8,000	\$17,100	\$8,400
Site Enclosure	\$23,100			
Site Pavements	\$104,400			
Elevators/Escalators	\$21,600	\$21,600	\$21,600	\$21,600
Total	\$603,600	\$51,000	\$44,200	\$143,700
Importance Code A	\$65,700			
Importance Code B	\$392,800	\$51,000	\$44,200	\$143,700
Importance Code C	\$145,100			
Total	\$603,600	\$51,000	\$44,200	\$143,700



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2108

rchitecture	Current Repair	Futur	Future Replacement		Maintenance		
stem Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
terior							
Exterior Walls				_			
Cast in Place Concrete	5% Now Cracking/Crumbling, Extend Location: Exterior Stairs Exposed Reinforcement, Ext Location: Exterior Stairs	On South Facade ent : Moderate, Area		5	\$32,100		
	Spalling, Extent : Moderate, Location : Exterior Stairs		Ó				
Masonry: Brick	75% Now Cracking/Crumbling, Extend Location: Throughout Sou	\$387,500 LIFE t : Light, Area Affecte uth And West Facade		5	\$96,400		
	Water Penetration, Extent : Location : Throughout Soi		: 10%				
Metal Panel	5% 2-4  Deformed/Dented, Extent: Location: West Facade Ar  Deteriorated Finish, Extent  Location: Fascia Through	\$8,300 2051 Light, Area Affected . nd Fascia Throughou : Light, Area Affecte	t	5	\$12,000		
Window Wall	15% Paint Peeling, Extent: Ligh Location: South Facade	2051	* *	5	\$72,300		
Windows							
Aluminum	95% Now Glazing Clouded, Extent: M Location: Throughout Caulking Deteriorated, Exte			5	\$1,500		
Metal Louvers	5%  Deteriorated Finish, Extent  Location: Facades Throug		* * d : 25%	10	\$1,000		
Parapets							
Metal Rail	100% 4+ Deteriorated Finish, Extent Location: Throughout	\$61,800 2036 : Moderate, Area Aff	* * Cected : 25%	5	\$133,800		
Roof							
Cast in Place Concrete	15%	LIFE	* *				
Copper/Terne Modified Bitumen	25% 60%	2059 2036	* *	10 10	\$104,900 \$100,700		
Modified Bituilleli	0070	2030		10	\$100,700	-	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2108

Architecture	Current Repair		Futur	e Replacement	М	aintenance			
System Component Type	% of Total	Fail Date E (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior									
Soffits									
Cement - Fiber Panel	Misalignea	Now d/Bulging, Ex : South Side	\$2,700 tent : Moderate, Balcony	2031 Area Aff	\$53,300 Tected : 10%				
Metal Panel	75%	Now	\$4,300	2041	* *	5	\$15,700		
		_	ent : Moderate, A		cted : 10%				
		Location: South Side And Throughout							
	-	Deformed/Dented, Extent: Moderate, Area Affected: 5%							
	Location	: South Side	And Throughout						
nterior									
Floors	200/	3.7	фо <b>л</b> 400	2020	<b>#</b> 40 < 000	2	<b>0.40.200</b>		
Carpet		Now	\$97,400	2030	\$486,800	3	\$42,300		
		_	-		Area Affected : 20%	0			
			okstore And Thro	-	250/				
			Moderate, Area A		25%				
			okstore And Thro						
Cast in Place Concrete		Now	\$23,400	LIFE	**	5	\$30,800		
	_	Crumbling, E. : Mechanica	xtent : Moderate l Room	, Area A <u>f</u>	fected : 10%				
Ceramic Tile	5%			2040	* *	5	\$7,000		
Mosaic Tile	5%			2044	* *	5	\$17,600		
Mosaic Tile	5%			2036	* *	5	\$17,600		
Panel/Paver: Cer/Brk	10%			2047	* *	5	\$31,700		
Vinyl Tile	45%	Now	\$34,200	2036	* *	3	\$23,800		
	-	Crumbling, E. : Throughou	xtent : Moderate t	, Area A <u>j</u>	fected : 30%				
Interior Walls									
Cast in Place Concrete	10%			LIFE	* *				
Ceramic Tile	3%			2040	* *	5	\$3,700		
Concrete Masonry Unit	13%			LIFE	* *	5	\$6,300		
Glass: Single Pane	2%			LIFE	* *	5	\$1,800		
Gypsum Board	65%	Now	\$21,600	LIFE	* *	5	\$47,500		
		•	age, Extent : Mo l Rooms Through		Area Affected : 5%				
M		. monume	. 1.00ms imougi		* *				
Masonry: Brick	7%			LIFE	-1· 4·				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2108

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings	700/	<b>N</b> I	¢502 (00	2044	* *	-	¢51.700	
AcousTileSusp.Lay-In	Cracking, Location Misaligne Location Staining/I Location	n : Mecahni ed/Bulging, n : Mecahni Discoloring n : Mecahni	\$503,600 Extent: Moderate ical Spaces, Corrid Extent: Moderate, ical Spaces, Corrid Extent: Light, Are ical Spaces, Corrid	lors 1st A Area Aff lors 1st A ea Affect lors 1st A	ffected : 10% nd Second Floors fected : 10% nd Second Floors ed : 10% nd Second Floors	5	\$51,700	
		neiraiion, E n : Cafeteri	xtent : Light, Area . a	Ајјестеа	. 10%			
Exposed Struc: Concrete				LIFE	* *	5	\$3,500	
Gypsum Board	5%		\$2,500	LIFE	* *	5	\$9,200	
eypoum Deale	Misaligne		Extent : Light, Area		d : 10%	J	<i>\$3,</i> <b>2</b> 00	
Metal Panel	Deformed		\$47,800 xtent : Moderate, A as Room 1st And 2n			5	\$18,500	
Site Enclosure					· · · · · · · · · · · · · · · · · · ·			
Fence/Gates								
Aluminum Rail	Deformed Location Deteriora	n : East Sid	\$10,700 xtent : Moderate, A e Exterior Stair Extent : Light, Ared out			5	\$23,700	
Chain Link	Broken/M		\$7,900 eents, Extent : Mod est Side Of Building		* * ea Affected : 10%			
Free Standing Walls								
Cast in Place Concrete	Exposed Location  Spalling,	n : East Sid Extent : Mo	\$500 ent, Extent : Moder e Of Building derate, Area Affect e Of Building					
Retaining Walls			-					
Cast in Place Concrete	Cracking,  Location  Exposed I  Location  Spalling,	n : West Sid Reinforceme n : West Sid Extent : Mo	\$4,000 Extent: Moderate e Loading Dock ent, Extent: Moder e Loading Dock derate, Area Affect e Loading Dock	ate, Area				

Site Pavements

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2108

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	75%	4+	\$30,200	2044	* *			
	Cracking/	Crumbling,	Extent : Light, Are	a Affecte	ed : 5%			
	Location	: West Sid	e Of Building	50				
Pavers/Stone	25%	4+	\$40,200	2034	\$2,010,000			
	Cracking/	Crumbling,	Extent: Light, Are	a Affecte	ed : 5%			
	Location	: West Sid	e Of Building					
Parking/Driveway								
Asphalt	100%	Now	\$34,000	2034	\$679,000			
-	fected : 15%							
	Location	: West Sid	e Of Building		•			

ectrical	Curre	nt Repair	Futu	re Replacement	M	aintenance	
stem Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2031	\$44,200	5	\$400	
	Other Observation	, Extent : N/A, Area A	ffected :	100%			
	Location : Electr	rical Room					
	Explanation : Mo	ain Service Disconnec	t Switch	Rated At 3,000 Am	iperes.		
Transformers							
Dry Type	100%		2029	\$26,100	5	\$300	
	Other Observation	, Extent : Light, Area	Affected	: 100%			
	Location : Electr	rical Room					
	Explanation: 50	0 Kilovolt-ampere					
Switchgear / Switchboard							
Fused Disc Sw	100%		2031	\$222,300	5	\$400	
Raceway							
Conduit	95%		2031	\$187,200	1		
Conduit	5%		2041	* *	1		
Panelboards							
Fused Disc Sw	5%		2030	\$11,700	5	\$100	
Molded Case Bkrs	90%		2030	\$210,500	5	\$2,200	
Molded Case Bkrs	5%		2039	* *	5	\$100	
Wiring							
Thermoplastic	95%		2031	\$270,700	1		
Thermoplastic	5%		2041	* *	1		
Motor Controllers							
Locally Mounted	20%		2029	\$23,300	5	\$100	
Motor Control Center	75%		2029	\$216,400	5	\$1,900	
Variable Frequency Drive	5%		2044	* *			

Ground

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2108

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost   Year   FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ground						
Grounding Devices				_	** ***	
Generic	100%	LIFE	**	5	\$1,400	
	Other Observation, Extent: 1	Light, Area Affected : I	100%			
	Location: Room U107	,				
7. 11 D	Explanation: Ground Obse	rved				
Stand-by Power Transfer Switches						
Automatic	100%	2029	\$26,200	1	\$29,000	
	10076	2029	\$20,200	1	\$29,000	
Lighting Interior Lighting						
Fluorescent	2%	2031	\$27,400	10	\$1,700	
Tuorescent	Other Observation, Extent : 1		•	10	\$1,700	
	Location : Lobby	771, 111cu 1135ccica . 27	. 0			
	Explanation : Compact Flu	orescent Fixtures				
Fluorescent	13%	2031	\$178,200	10	\$11,200	
Tuorescent	T-8 Lamps And Fixtures, Exte			10	\$11,200	
	Location: Throughout The	0 00	. 10070			
LED	85%	2036	* *			
Egress Lighting						
Emergency, Battery	50%	2031	\$77,200	10	\$11,400	
Exit, Service	50%	2031	\$19,800	1		
Exterior Lighting						
HID	20%	2026	\$85,800	10	\$100	
No Component	80%					
Alarm						
Security System						
No Component	70%					
Generic	30%	2031	\$51,800	1	\$10,600	
	Other Observation, Extent : I	Light, Area Affected : 1	100%			
	Location : Hallways	~				
<del></del>	Explanation: Surveillance	Camera				
Fire/Smoke Detection	700/					
No Component	70%	2026	Φ <b>71</b> 100	1.2	Φ1 <b>7</b> 000	
Generic, Analog	30%	2026	\$71,100	1-3	\$17,900	
	Other Observation, Extent: 1	Light, Area Affected : 1	100%			
	Location : Hallways	C4-4: 41 D 11	Constant	_		
	Explanation: Manual Pull	Stations, Alarm Bells,	smoke Detector.	S		

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Heating

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2108

Mechanical		Current l	Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating									
Energy Source	1000/			2011					
HTHW/HW	100%		7 1:1.4	2041	**	1			
			Extent : Light, Area r Mechanical Roon		: 100%				
			Vater Provided Fro		по Р				
Distribution	Ехриини	11011 . 1101 /	raier i roviaca i ro	m Bunan	<i>ng</i> 1				
Hot Wtr Piping/Pump	100%	2-4	\$40,200	2030	\$201,100	4	\$4,600		
1 0 1	Corroded,	Corroded, Extent : Moderate, Area Affected : 10%							
	Location	ı : Pumps I	n 2nd Floor Mecha	nical Ro	om				
		_	Extent : Moderate,						
			n Mechanical Equi						
			Extent : Moderate, 2		cted: 100%				
			or Mechanical Roo						
Terminal Devices	Ехріапа	non : Pum <sub>ļ</sub>	os Are Heating And	Cooling					
Air Handler	70%	Now	\$242,200	2026	\$1,211,100	1	\$36,700		
All Handiel			ere, Area Affected :		\$1,211,100	1	\$50,700		
			Bl-3 In 2nd Floor		cal Room				
Convector/Radiator	25%			2029	\$188,000	1	\$7,600		
Unit Heater - Hot Water				2026	\$27,300		* - ,		
Air Conditioning									
Energy Source									
District Chilled Water	100%			2041	**	1			
			Extent : Light, Area		: 100%				
			or Mechanical Roo ad Water Provided		uildina D				
Distribution	Ехрійни	uon . Cniii	ed Water Provided	гтот Би	maing F				
CW & CHW Wtr	100%	2-4	\$29,700	2031	\$148,700	4	\$4,600		
Pipe/Pump			<del>+-</del> ,		4-10,100		4 -,000		
• •	Insul. Det	eriorating,	Extent : Moderate,	Area Aff	fected : 10%				
			n Mechanical Equi						
			Extent : Moderate, A		cted : 100%				
			or Mechanical Roo	m					
T7	Explana	tion : See F	Heating For Pumps						
Ventilation Distribution									
Distribution  Ductwork/Diffusers	100%			LIFE	* *	2-5	\$52,500		
Exhaust Fans	10070			LIIL		2-3	\$52,500		
Interior	90%			2026	\$367,000	2	\$2,600		
Roof	5%			2036	**	2	\$100		
Roof	5%			2026	\$8,900	2	\$100		
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2031	\$1,180,800	1			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2108

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Water Heater With Tanks						
Electric	100%	2026	\$23,100	4		
	Other Observation, Extent : Light, Area					
	Location: 2nd Floor Mechanical Equ	-				
	Explanation: Two 120-gallon Units,	For Stand	-by Use			
HW Heat Exchanger	1000/	2021	<b>*** ** ** ** * * * * *</b>			
HTHW/HW	100%	2031	\$257,700			
	Other Observation, Extent : Light, Area Location : 2nd Floor Mechanical Roc		: 100%			
		om				
Caralta and District	Explanation: Two Units					
Sanitary Piping Cast Iron	100%	LIFE	* *	1		
	10076	LIFE		1		
Storm Drain Piping Cast Iron	100%	LIFE	* *	1		
Fixtures	10078	LIFE		1		
Generic	100%					
Vertical Transport	10070					
Elevators						
Hydraulic	100%	LIFE	* *			
Trydraune	Other Observation, Extent : Light, Area		: 100%			
	Location: 1st To 2nd Floor	33				
	Explanation: 3 Units					
Fire Suppression	*					
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%	2026	\$1,000	1-3	\$4,900	
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location : Kitchen					
	Explanation: 6 Sets					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE HEALTH AND PHYSICAL EDUC. CTR.

Address : 1925 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : 230G
Program / Asset # : CUN0003.0G0 / 2126 Yr Built/Renovated : 1976 / 2000

Area Sq Ft : 72,282 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 15-Jan-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 8760 Lot : 60 BIN : 3347725

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$4,688,000	\$656,300
Interior Architecture	\$215,800	
Electrical	\$460,300	\$836,300
Mechanical	\$1,860,200	\$1,321,600
Site Pavements	\$54,700	\$1,094,100
Total	\$7,279,000	\$3,908,300
Importance Code A	\$4,688,000	\$656,300
Importance Code B	\$2,402,700	\$2,157,900
Importance Code C	\$188,300	\$1,094,100
Total	\$7,279,000	\$3,908,300

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$42,700	_	_	_
Interior Architecture	\$104,800	\$25,100		\$31,400
Electrical	\$32,100	\$7,500	\$7,000	\$72,800
Mechanical	\$145,000	\$7,200	\$16,400	\$7,700
Site Enclosure	\$1,400			
Site Pavements	\$21,800	\$300	\$300	\$7,100
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$354,900	\$47,300	\$30,900	\$126,200
Importance Code A	\$42,900			
Importance Code B	\$287,500	\$47,000	\$30,600	\$119,100
Importance Code C	\$24,600	\$300	\$300	\$7,100
Total	\$354,900	\$47,300	\$30,900	\$126,200



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2126

Architecture	Current Repair	Future Replacement	М		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior					
Exterior Walls Cast in Place Concrete	5% Now \$141,300 Cracking/Crumbling, Extent : Moderat Location : Exterior Stairs	LIFE ** te, Area Affected : 15%	5	\$60,500	
	Exposed Reinforcement, Extent : Mode Location : Exterior Stairs	nforcement, Extent : Moderate, Area Affected : 15% Exterior Stairs			
Masonry: Brick	80% Now \$1,556,100 Efflorescence, Extent: Moderate, Area Location: South Facade Expansion Joint Failure, Extent: Mode Location: East And West Sides Horizontal Cracks, Extent: Moderate,	erate, Area Affected : 5%	5	\$193,500	
	Location: South Facade  Joint Mortar Miss/Erod, Extent: Mode  Location: Throughout				
	Vertical Cracks, Extent: Moderate, Ard Location: South Facade Water Penetration, Extent: Light, Area				
	Location: Throughout	i Tijjecica . Tovo			
Window Wall	15% Now \$430,300 Water Penetration, Extent: Moderate, Location: East Facade, West Facade Other Observation, Extent: Moderate, Location: East Facade, West Facade	e Area Affected : 25%	5	\$68,000	
Windows	Explanation : Soft Joints Are Deterior	raiea			
Aluminum	95% Now \$10,900 Broken/Missing Elements, Extent: Mod Location: 3rd Floor Office Caulking Deteriorated, Extent: Moder Location: Throughout Water Penetration, Extent: Moderate, Location: East Facade, West Facade	rate, Area Affected : 25%  Area Affected : 10%	5	\$600	
Metal Louvers	5%	2040 **	10	\$400	
Parapets					
Masonry: Brick Metal Rail	70% 25% Now \$31,900 Deteriorated Finish, Extent: Moderate Location: Throughout	LIFE ** 2036 ** e, Area Affected : 25%	5 5	\$27,200 \$68,900	
Pre-Cast Concrete	5% Now \$77,200  Broken/Missing Elements, Extent: Seven Location: Coping  Joint Mortar Miss/Erod, Extent: Seven Location: Coping  Caulking Deteriorated, Extent: Moder Location: Coping	re, Area Affected : 50%	5	\$12,200	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2126

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Roof								
Single Ply Membrane	Location	Evident, Ex : Through						
	0		oderate, Area Affect oof Around Equipm		ó			
Sloped Glazing	15%		4	LIFE	* *	5	\$265,400	
Soffits							•	
Cement - Fiber Panel	75%			2031		10		
Metal Panel	10%			2051	* *	5-10		
Stucco Cement	15%			2036	* *	5		
nterior								
Floors	100/	3.7	Ф22 200	LIDE	* *	-	<b>#20.200</b>	
Cast in Place Concrete	Cracking/ Location Paint Peel	: Corridoi ling, Exteni	\$22,300 Extent: Moderate r, Locker Rooms An t: Light, Area Affec r And Locker Room	d Mecha ted : 5%	ffected : 20% unical Rooms	5	\$29,300	
Ceramic Tile			\$7,400 : Light, Area Affect And Toilets	2040 ted : 10%	* *	5	\$3,400	
Panel/Paver: Cer/Brk	15%			2047	* *	5	\$45,200	
Sheet Vinyl/Rubber	30%			2036	* *	5	\$60,300	
Vinyl Tile	15%			2036	* *	3	\$7,500	
Wood	25%			2059	* *	5	\$62,800	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE HEALTH AND PHYSICAL EDUC. CTR.

Asset #: 2126

Architecture	Current Repair	Futur	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
terior							
Interior Walls Cast in Place Concrete	5% Now	\$51,200 LIFE	**				
Cast in Frace Concrete	Cracking/Crumbling, Extens Location: Pool Wall	•	ed : 15%				
	Exposed Reinforcement, Ext Location : Pool Wall	ent : Severe, Area Afj	ected : 5%				
	Spalling, Extent : Severe, Ar Location : Pool Wall	rea Affected : 5%					
	Water Penetration, Extent: Location: Pool Wall	Moderate, Area Affec	ted : 15%				
Ceramic Tile	5%	2040	* *	5	\$3,500		
Concrete Masonry Unit	65% Now	\$82,400 LIFE	* *	5	\$17,900		
	Cracking/Crumbling, Extend	0 00					
	Location: Locker Rooms,						
	Water Penetration, Extent:	Moderate, Area Affec	ted : 10%				
	Location : East Exit, Stair						
Glass: Single Pane	5%	LIFE	* *	5	\$2,600		
Gypsum Board	15% Now Cracking/Crumbling, Extend Location: 2nd Floor Mezz	0 00	* * d : 5%	5	\$6,200		
	Water Penetration, Extent: Location: Windows At 2nd		: 5%				
	Other Observation, Extent : Location : 2nd Floor Mezz		: 5%				
	Explanation: Impact Dam	age At Corners					
Metal Panel	5%	LIFE	* *				
Ceilings							
AcousTileConcealSpLn	10% Now Broken/Missing Elements, E Location: 2nd Floor Lobb		* * ea Affected : 10%	5	\$3,500		
	Cracking/Crumbling, Extend Location: 2nd Floor Lobb	t : Moderate, Area A <u>f</u>	fected : 5%				
	Worn/Eroded, Extent: Mode Location: 2nd Floor Lobb	00	50%				
AcousTileSusp.Lay-In	5%	2036	* *	5	\$2,800		
Exposed Struc: Concrete	20% Now	\$82,200 LIFE	* *	5	\$1,800		
	Water Penetration, Extent : Location : Corridor Near L						
Exposed Struc: Steel	45%	LIFE	* *				
Metal Panel	20% Now Bent/Warped Elements, Exte		* * Affected : 10%	5	\$14,000		
	Location: Corridors Thro Broken/Missing Elements, E Location: Corridors Thro	extent : Severe, Area A	Iffected : 25%				
	Deformed/Dented, Extent : I Location : Corridors Thro	Moderate, Area Affec	ted : 5%				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2126

Architecture		Current Rep	oair	Futu	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Site Enclosure									
Fence/Gates									
Aluminum Rail	100%			2036	* *	5-10			
Retaining Walls									
Cast in Place Concrete	100%	Now	\$1,400	2051	* *				
	Cracking/0	Crumbling, Ex	xtent : Moderate	, Area Aj	ffected : 15%				
	Location	: Loading Do	ock						
	Exposed R	einforcement,	Extent: Moder	ate, Area	Affected : 5%				
	Location	: Loading Do	ock						
	Spalling, E	Extent : Modei	rate, Area Affect	ed : 10%	ó				
	Location	: Loading Do	ock						
Site Pavements On-Site Walkways									
Cast in Place Concrete	95%	2-4	\$14,700	2036	* *				
	Cracking/Crumbling, Extent: Moderate, Area Affected: 15%								
	_	: Throughout		·					
Metal	5%			2041	* *	1-3	\$30,300		
Parking/Driveway									
Asphalt	100%	Now	\$54,700	2034	\$1,094,100				
•	Cracking/0	Crumbling, Ex	xtent : Moderate	, Area Aj	ffected : 15%				
	Location	: West Side L	ot						

ectrical	Current Repair	Future	Replacement	М	aintenance				
stem Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
der 600 Volts									
Service Equipment									
Fused Disc Sw	70%	2031	\$31,000	5	\$200				
	Other Observation, Extent:	Light, Area Affected	: 100%						
	Location: Electrical Room	n G121							
	Explanation : Main Servic	e Switches Rated At 3	,000 Amperes And	ł 2,000 A	mperes				
Fused Disc Sw	30%	2031	\$13,300	5	\$100				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room	n							
	Explanation : Main Servic Building	e Switch Rated At 4,0	00 Amperes Suppl	ying The	High School				
Transformers									
Dry Type	100%	2029	\$26,100	5	\$300				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical And Mechanical Rooms								
	Explanation: 225, 45 And	30 Kilovolt-ampere							
Switchgear / Switchboard									
Fused Disc Sw	100%	2031	\$190,500	5	\$300				
Raceway									
	<b>5</b> 0/	2036	* *	1					
Busway	5%	2030		1					

All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Note:

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE HEALTH AND PHYSICAL EDUC. CTR.

Asset #: 2126

Electrical	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost   Year   Estimated Cost   FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts					
Panelboards					
Fused Disc Sw	5%	2030 \$8,800	5	\$100	
Molded Case Bkrs	85%	2030 \$149,100	5	\$1,600	
Molded Case Bkrs	10%	2039 **	5	\$200	
Wiring					
Thermoplastic	95%	2031 \$185,200	1		
Thermoplastic	5%	2041 **	1		
Motor Controllers	100/	2020 011 700	_		
Locally Mounted	10%	2029 \$11,700	5	<b>#1</b> 000	
Motor Control Center	90%	2029 \$259,700	5	\$1,800	
Ground					
Grounding Devices	1000/ 2.4 #10	200 TIEE **	_	Φ1 100	
Generic		,200 LIFE	5	\$1,100	
	Other Observation, Extent : Light Location : Water Main Room G				
		124			
tand-by Power	Explanation: Corroded				
Transfer Switches					
Automatic	100%	2029 \$26,200	1	\$22,200	
Generators	10076	2029 \$20,200	1	\$22,200	
Diesel	100%	2027 \$135,400	1	\$28,000	
Diesei	Other Observation, Extent : Light	. ,	1	\$20,000	
	Location: Generator Room	, incarigicated . 10070			
	Explanation : Emergency Gener	rator Rated At 130 Kilowatts			
Batteries					
Nickel Cadmium	100%	2026 \$2,400	5	\$16,100	
Fuel Storage		, , , , , , , , , , , , , , , , , , , ,		, -,	
Day Tank	50%	2030 \$12,500	5		
,	Other Observation, Extent : Light	. ,			
	Location : Generator Room				
	Explanation: 10 Gallons Rated	Capacity			
Underground Storage	50%	LIFE **	5		
emargreema eterage	Other Observation, Extent : Light				
	Location : Underground	, 33			
	Explanation: 600 Gallons				
ighting	1				
Interior Lighting					
Fluorescent	5%	2031 \$65,200	10	\$4,100	
	T-8 Lamps And Fixtures, Extent:	Light, Area Affected : 100%			
	Location : Throughout The Buil	ding			
Fluorescent	5%	2026 \$65,200	10	\$4,100	
	Compact Fluorescent Light, Exter	. ,	- 0	¥ .,2 v v	
	Location : Lobby	3.5			
LED	90%	2036 **			
Egress Lighting	7070	2030			
Emergency, Service	50%	2031 \$26,900	1		
Exit, Service	50%	2031 \$18,900	1		
	nates are in current dollars and are not a	· ,			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2126

Electrical	Current Repair	Future	Replacement	M				
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Lighting								
Exterior Lighting								
Fluorescent	20%	2031	\$56,300	10	\$1,300			
	Compact Fluorescent Light,	Extent : Light, Area A	ffected : 100%					
	Location : Outside							
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%	2034	\$55,800	5	\$1,400			
Alarm								
Security System								
No Component	70%							
Generic	30%	2031	\$39,800	1	\$8,100			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Hallways And G	Fymnasium						
	Explanation : Surveillance	Cameras						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%	2036	* *	1-3	\$13,400			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Hallways							
	Explanation : Strobe Lights Detectors	s, Manual Pull Station	ıs, Alarm Bells, H	Iorns And	d Smoke			

<b>Mechanical</b>	Current Rep	Current Repair Future Replaceme				aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating							
Energy Source							
HTHW/HW	100%		2041	* *	1		
	Other Observation, Exte	nt : Light, Area A	ffected :	100%			
	Location: 1st Floor M	echanical Room	-				
	Explanation : Hot Wate	er Provided From	Buildin	g P			
Distribution							
Hot Wtr Piping/Pump	100% 0-2	\$114,700	2056	* *	4	\$4,400	
1 6 1	Corroded, Extent : Mode	Corroded, Extent : Moderate, Area Affected : 100%					
	Location : Pumps In M	lechanical Equipn	nent Ro	om			
	Insul. Deteriorating, Ext	ent : Moderate, A	rea Affe	ected : 10%			
	Location : Piping In M	echanical Room	55				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2126

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of 1 Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Terminal Devices	0.007		<b>*</b> =00.000	• • • • •			422.222	
Air Handler	80%	0-2	\$789,900	2041	* *	1	\$39,900	
			vere, Area Affectea	t : 60%				
	Location :	-	Extent : Severe, Ar	na Affaa	tad . 200/			
	Location			еи Ајјесі	ea . 80%			
			xtent : Light, Area	Affected	. 100%			
	Location :		atem : Bigm, mea	11)) се се с	. 100/0			
		-	Provide Cooling					
Convector/Radiator	20%			2036	* *	1	\$5,800	
Air Conditioning							44,000	
Energy Source								
District Chilled Water	95%			2041	* *	1		
	Other Obse	rvation, E	xtent : Light, Area	Affected	: 100%			
			r Mechanical Roon	-				
	Explanati	on : Chill	ed Water Provided	From Bu	ilding P			
Electricity	5%			2039	* *	1		
Conversion Equipment								
Window/Wall Unit	5%			2026	\$16,600	1		
No Component	95%							
Distribution	200/	0.2	<b>#200</b>	2021	<b>#2 100</b>	4	¢1 200	
CW & CHW Wtr	30%	0-2	\$200	2031	\$2,100	4	\$1,300	
Pipe/Pump	Insul Data	rioratina	Extent : Moderate,	Area Afi	Sected : 10%			
			i Mechanical Roon		естей . 10/0			
			xtent : Moderate, A		cted : 100%			
			cal Equipment Roc					
			leating Pumps					
No Component	70%		<u> </u>					
Ventilation	, , , , ,							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$49,900	
Exhaust Fans								
Interior	25%	0-2	\$9,700	2026	\$97,000	2	\$500	
	Malfunction Location	0	nt : Severe, Area A <u>j</u> np Room	ffected :	10%			
Roof	75%			2026	\$127,300	2	\$2,100	
Plumbing					· · · · · · · · · · · · · · · · · · ·			

Plumbing

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2126

Mechanical	Current Repair	Current Repair Future Repla		lacement Maintenance		
System Component Type	% of Fail Date Estimated Co. Total (Years)	st Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
H/C Water Piping						
Brass/Copper	60% 0-2 \$33,700		\$673,900	1		
	Corroded, Extent : Severe, Area Affec	ted : 10%				
	Location: Water Main, 1st Floor					
Galvanized Steel	40% 0-2 \$22,300		\$446,500	1		
	Corroded, Extent: Severe, Area Affect					
	Location: Bad Condition, Pool Pun	-	2007			
	Not Insulated, Extent : Moderate, Are	ea Affected : :	30%			
	Location: Pool Pump Room	4 40	2 . 1 . 500/			
	Pump(s) Malfunctioning, Extent: Sev		ectea : 50%			
W. H. W. W. I.	Location: Valves And Pumps. Pool	Ритр коот				
Water Heater With Tanks	1000/	2026	¢22 100	4		
Electric	100% Other Observation, Extent : Light, Ar	2026	\$23,100	4		
	Location: 1st Floor Mechanical Ro		100/0			
	Explanation: Stand-by Units	oom				
HW Heat Exchanger	Explanation . Stand-by Onlis					
HTHW/HW	100% Now \$24,500	0 2031	\$245,100			
11111111111	Other Observation, Extent: Severe, A					
	Location: 1st Floor Mechanical Ro					
	Explanation: 1 Of 2 Units Not In S	ervice				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Pool Filter/Treatment						
Diatomaceous Earth	100%	2029	\$284,800	4	\$900	
Backflow Preventer	1000/	2026	ate ate		Φ.7. 7.0.0	
Generic	100%	2036	* *	1	\$5,500	
Fixtures	1000/					
Generic	100%					
Vertical Transport						
Elevators Hydraulic	100%	LIFE	* *			
Trydraulic	Other Observation, Extent : Light, Ar					
	Location: 1st To 2nd Floor	cu rijjecieu .	100/0			
	Explanation: One Unit					
Fire Suppression						
Standpipe						
Generic	100%	2031	\$402,600	1-5	\$45,100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE LEON M. GOLDSTEIN PERF. ARTS CTR

Address : 2001 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : 230T

Area Sq Ft : 46,768 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 15-Jan-2020 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 8760 Lot : 60 BIN : 3326937

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$210,000	\$170,700
Electrical	\$70,000	\$1,097,100
Mechanical	\$159,300	\$1,003,500
Site Pavements		\$722,900
Total	\$439,300	\$2,994,200
Importance Code A	\$210,000	\$170,700
Importance Code B	\$229,200	\$2,100,600
Importance Code C		\$722,900
Total	\$439,300	\$2,994,200

Total	\$172,800	\$33,400	\$13,300	\$58,500
Importance Code C	\$19,000			
Importance Code B	\$137,500	\$33,400	\$13,300	\$58,500
Importance Code A	\$16,300			
Total	\$172,800	\$33,400	\$13,300	\$58,500
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Site Pavements	\$14,200			
Site Enclosure	\$4,800			
Mechanical	\$36,200	\$8,700	\$5,300	\$48,100
Electrical	\$73,100	\$1,200	\$800	\$1,100
Interior Architecture	\$21,000	\$16,300		\$2,200
Exterior Architecture	\$16,200			
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE LEON M. GOLDSTEIN PERF. ARTS CTR

Asset # : 2107

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
xterior									
Exterior Walls						_			
Masonry: Brick	80%			LIFE	* *	5	\$59,200		
Metal Coiling Doors	5%			2036	* *	5	\$11,600		
Window Wall	15%		\$131,700	2051	**	5	\$20,800		
			xtent : Moderate, A	rea Affe	cted: 10%				
W 1	Location	i : South Si	de Of Building						
Windows Metal Louvers	100%			2040	* *	10	¢11 200		
Roof	100%			2040		10	\$11,200		
Copper/Terne	60%			2046	* *	10	\$78,400		
Modified Bitumen	20%			2031	\$111,500	10	\$10,400		
Single Ply Membrane	20%			2036	\$111,500 **	10	\$10,400		
nterior	2070			2030		10	ψ10,100		
Floors									
Carpet	50%			2030	\$500,300	3	\$43,400		
Cast in Place Concrete	10%	Now	\$9,600	LIFE	**	5	\$12,700		
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	fected : 10%				
	Location	: Loading	Dock						
Quarry Tile	5%			2044	* *	5	\$4,300		
Sheet Vinyl/Rubber	10%			2036	* *	5	\$8,700		
Vinyl Tile	25%			2036	* *	3	\$5,400		
Interior Walls									
Ceramic Tile	5%			2040	* *	5	\$3,600		
Concrete Masonry Unit	75%			LIFE	* *	5	\$21,700		
Gypsum Board	10%			LIFE	* *	5	\$4,300		
	_	_	Extent : Light, Are	ea Affecte	ed : 5%				
	Location	: Stair To	Mezzanine						
Masonry: Brick	10%			LIFE	* *				
Ceilings									
AcousTileSusp.Lay-In		Now	\$7,100	2036	* *	5	\$4,300		
	_	_	Extent: Moderate	, Area A <u>j</u>	fected : 5%				
		i : Through							
			Extent : Light, Area	ı Affected	d : 10%				
		ı : Toilets A	nd Office						
Exposed Struc: Steel	70%			LIFE	* *				
Gypsum Board	15%			LIFE	* *	5	\$10,900		
ite Enclosure									
Fence/Gates	1000			2025	عاب عاب	<b>.</b>	40.00		
Aluminum Rail	100%			2036	* *	5-10	\$8,000		
Retaining Walls	10007			2000	* *				
Cast in Place Concrete Payements	100%			2066	~ ^				

Site Pavements

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE LEON M. GOLDSTEIN PERF. ARTS CTR

Ass	Δt	#	•	7)	11	17	
733	Cι	π	•	_	.,	,,	

Architecture		Current I	Repair	Futui	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements								
On-Site Walkways								
Asphalt	10%	0-2	\$500	2034	\$23,200			
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 10%			
	Location	ı : West Sid	'e					
Cast in Place Concrete	70%	2-4	\$5,100	2044	* *			
	Cracking/	Crumbling,	Extent : Light, Are	a Affecte	ed : 10%			
	Location	ı : Through	out					
Pavers/Stone	20%			2034	\$291,500			
Parking/Driveway								
Asphalt	100%	Now	\$8,600	2034	\$431,300			
-	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 10%			
	Location	: East Side	e Lot					

lectrical	Current Repair	Future I	Replacement	M	aintenance		
ystem Component Type	% of Fail Date Estir Total (Years)	mated Cost Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2041	* *	5	\$200		
	Other Observation, Extent :	: Light, Area Affected : I	100%				
	Location : Electrical Room	m P A C 104					
	Explanation: 800 Ampere	e Main Switch, Building	Fed From Build	ing A			
Transformers							
Dry Type	10%	2036	* *	5			
	Other Observation, Extent :	: Light, Area Affected : I	100%				
	Location: Mechanical Ro	oom					
	Explanation: 225 Kilovol	lt-ampere					
No Component	90%						
Raceway							
Conduit	100%	2031	\$79,100	1			
Panelboards							
Fused Disc Sw	5%	2030	\$6,800	5	\$100		
Molded Case Bkrs	95%	2030	\$129,600	5	\$1,200		
Wiring							
Thermoplastic	100%	2031	\$103,100	1			
Motor Controllers			-				
Locally Mounted	100%	2029	\$70,000	5	\$300		

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

# CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE LEON M. GOLDSTEIN PERF. ARTS CTR Asset #: 2107

Electrical	Current Repair	Future	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estimated (Years)	Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Lighting									
Interior Lighting									
Fluorescent	20%	2036	* *	10	\$7,100				
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Workshops And Offices									
HID	5%	2026	\$22,400	10	\$100				
Incandescent	75%	2031	\$785,400	2	\$600				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Main Stage								
	Explanation : Stage Lights								
Egress Lighting									
Emergency, Service	50%	2031	\$11,600	1					
Exit, Service	50%	2031	\$8,100	1					
Exterior Lighting									
HID	20%	2026	\$42,600	10					
No Component	80%								
Alarm									
Fire/Smoke Detection									
No Component	70%								
Generic, Digital	30%	2036	* *	1-3	\$8,600				
, 8	Other Observation, Extent : Light,	Area Affected .	: 100%						
	Location : Throughout The Build								
	Explanation : Strobe Lights, Mar	nual Pull Statio	ns, Horms And Al	arm Bell.	S				

Mechanical	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Distribution						
Hot Wtr Piping/Pump	100%	2030	\$82,700	4	\$2,900	
	Other Observation, Extent : Ligh Location : Throughout	t, Area Affected : 1	00%			
	Explanation : Heating Hot Wat	er Provided From A	Administration E	Building		
Terminal Devices						
Convector/Radiator	15%	2029	\$46,400	1	\$1,900	
Induction Unit	5%	2027	\$7,000	1	\$600	
No Component	80%					
_	Other Observation, Extent : Ligh	t, Area Affected : 0	%			
	Location:					
	Explanation : Service Provided	From Administrati	on Building			
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$21,600	
Exhaust Fans						
Interior	95%	2026	\$159,300	2	\$1,100	
Roof	5%	2026	\$3,700	2	\$100	

Plumbing

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE LEON M. GOLDSTEIN PERF. ARTS CTR

Asset #: 2107

Mechanical	Current Repair Future Replacement		e Replacement	Maintenance			
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2031	\$485,500	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		
Sump Pump(s)							
Submersible	100%		2026	\$1,400	4	\$1,500	
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%		2031	\$174,000	1-5	\$19,500	
Sprinkler							
No Component	50%						
Generic	50%		2031	\$261,400	1-2	\$5,400	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE MARINE AND ACADEMIC CENTER - M

Address : 2110 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : 230M
Program / Asset # : CUN0003.0M0 / 4376 Yr Built/Renovated : 1991 / 2007

Area Sq Ft : 204,000 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 23-Jan-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2,3,4

Block : 8760 Lot : 60 BIN : 3326935

CAPITAL	FY 2026 - 2029	FY 2030 - 2035	
Exterior Architecture	\$691,200	\$98,900	
Interior Architecture	\$183,700	\$314,000	
Electrical	\$181,500	\$738,200	
Mechanical	\$4,176,700	\$1,884,100	
Total	\$5,233,000	\$3,035,200	
Importance Code A	\$743,700	\$98,900	
Importance Code B	\$4,436,600	\$2,850,100	
Importance Code C	\$52,800	\$86,200	
Total	\$5,233,000	\$3,035,200	

Total	\$543,000	\$88,200	\$99,200	\$181,000
Importance Code C	\$55,100		\$12,000	
Importance Code B	\$418,900	\$85,700	\$87,200	\$120,900
Importance Code A	\$68,900	\$2,500		\$60,100
Total	\$543,000	\$88,200	\$99,200	\$181,000
Elevators/Escalators	\$28,800	\$28,800	\$28,800	\$28,800
Site Pavements	\$9,400			
Site Enclosure	\$6,500			
Mechanical	\$114,000	\$27,700	\$37,400	\$28,200
Electrical	\$35,000	\$19,900	\$21,000	\$22,600
Interior Architecture	\$283,000	\$11,800	\$12,000	\$43,900
Exterior Architecture	\$66,200			\$57,600
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
estem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Exterior Walls								
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%		\$180,400	2051	**	5	\$28,500	
	_	Deteriorate : Rotunda	ed, Extent : Modera	te, Area	Affected : 15%			
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location	: Rotunda						
Windows								
Aluminum		Now	\$71,300	2047	* *	5	\$7,700	
			ct, Extent : Light, A	lrea Affe	cted : 20%			
	Location	: Through	out					
Metal Louvers	10%			2040	* *	10	\$10,600	
Parapets								
Masonry: Brick	80%			LIFE	* *	5	\$12,900	
Metal Rail	15%			2044	* *	5-10	\$43,800	
Pre-Cast Concrete	5%	Now	\$3,200	LIFE	* *	5	\$5,100	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% Location : Coping							
					1.00			
		Deteriorate : Coping	ed, Extent : Modera	te, Area	Affected : 25%			
Roof								
Cast in Place Concrete	2%	Now	\$1,300	LIFE	* *			
			xtent : Moderate, A		cted : 10%			
	Location	: Over Ro	om 130 C					
IRMA/Protected Membrane	10%			2036	* *	10	\$12,100	
Nemorare		ck Ballast, : Lower To	Extent : Moderate, errace	Area Afj	fected : 100%			
Modified Bitumen	85%	Now	\$439,500	2036	* *			1
2110 011100 2110111011	Miss/Damaged Flashings, Extent: Severe, Area Affected: 25%  Location: Over Third Floor							
			xtent : Moderate, A om M402, 3rd Floo	-				
Skylight, Metal/Glass	3%		· · · · · · · · · · · · · · · · · · ·	2051	* *	10	\$12,100	
Soffits	370			2001		10	Ψ12,100	
SOURS								

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

rchitecture	Current Repair		Future Replacement		M	aintenance		
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Floors	250/	3.7	Ф222 200	2020	Ø1 167 000	2	ф101 <b>2</b> 00	
Carpet		Now	\$233,200	2030	\$1,165,800	3	\$101,200	
	Location	: Through	amage, Extent : Lig out					
Cast in Place Concrete	10%			LIFE	* *	5	\$59,100	
Ceramic Tile	5%			2040	* *	5	\$13,500	
Panel/Paver: Cer/Brk	20%			2047	* *	5	\$121,500	
Quarry Tile	5%			2044	* *	5	\$20,200	
Vinyl Tile	35%			2036	* *	3	\$35,400	
Interior Walls								
Concrete Masonry Unit	15%	0-2	\$52,800	LIFE	* *	5	\$11,500	
	_	_	Extent : Light, Are	ea Affecte	ed : 10%			
	Location	: Through	out					
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	
			amage, Extent : Mo		Area Affected : 10%	6		
	Location	: Through	out Corridors At C	orners				
	Water Pen	etration, E	xtent : Severe, Area	ı Affected	l : 5%			
	Location	: Aquariu	n					
Ceilings								
AcousTileConcealSpLn	5%	Now	\$10,600	2044	* *	5	\$8,400	
			Extent: Light, Are	ea Affecte	ed : 10%			
	Location	: Rotunda	Room					
	Staining/D	iscoloring	Extent : Light, Are	ea Affecte	ed : 10%			
	Location	: Rotunda	Room					
AcousTileSusp.Lay-In	80%	Now	\$70,100	2044	* *	5	\$108,000	
1 2	Broken/Mi	ssing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 10%			
	Location	: Corrido	Near Room 226					
	Misaligne	d/Bulging,	Extent : Moderate,	Area Aff	ected : 10%			
	Location	: Corrido	s Throughout					
	Water Pen	etration, E	xtent : Severe, Area	ı Affected	l : 10%			
	Location	: Corrido	Near Room 226					
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	\$16,900	
te Enclosure	370			LII L			Ψ10,200	
Fence/Gates								
Aluminum Rail	100%	Now	\$1,700	2036	* *	5	\$3,700	
			ctent : Moderate, A		eted : 10%	-	42,100	
			st Corner Of Buildi					
Free Standing Walls			<b>y</b>					
Cast in Place Concrete	50%			2066	* *			
Masonry: Brick	50%	Now	\$4,800	2051	* *			
			Extent : Moderate		fected : 10%			
	_	_	ng Dock And Dum		, */*			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2066	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	50%			2044	* *			
Pavers/Stone	50%			2040	* *			
Parking/Driveway								
Asphalt	100%	4+	\$9,400	2040	* *			
-	Cracking/	Crumbling,	Extent : Light, Are	a Affecte	ed : 10%			
	Location	: Northeas	st Lot					

Electrical	Current Repair	Future Replace	ement	М	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Estimat FY	ed Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2041	* *	5	\$5,400	
	Other Observation, Extent : Light, Are	ea Affected : 100%				
	Location : Electrical Room					
	Explanation : Main Service Switch F	Rated At 1,600 Ampe	res			
Transformers						
Dry Type	100%	2036	* *	5	\$800	
	Other Observation, Extent : Light, Are	ea Affected : 100%				
	Location : Electrical Room					
	Explanation: One 500 Kilovolt-amp Kilovolt-ampere, One 150 Kilovolt-a		lt-amper	e, One 22	25	
Switchgear / Switchboard		•				
Molded Case Bkrs	100%	2041	* *	5	\$5,400	
Raceway						
Conduit	100%	2041	* *	1		
Panelboards						
Fused Disc Sw	5%	2039	* *	5	\$200	
Molded Case Bkrs	95%	2039	* *	5	\$5,100	
Wiring					-	
Thermoplastic	100%	2041	* *	1		
Motor Controllers						
Locally Mounted	10%	2036	* *	5	\$100	
Motor Control Center	90%	2036	* *	5	\$5,000	
Ground						
Grounding Devices						
Not Accessible	100%					
Stand-by Power						
Transfer Switches						
Automatic	100%	2036	* *	1	\$62,800	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Electrical	Current Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power Generators Diesel	100% Other Observation, Extent : Light, Area Location : Generator Room Explanation : Generator Rated At 350			1	\$79,000	
Batteries	Explanation . Generator Rateu III 550	Kuowan				
Lead/Acid	100%	2026	\$2,400	5	\$7,600	
Fuel Storage						
Day Tank	50% Other Observation, Extent: Light, Area Location: Generator Room Explanation: 60 Gallon Capacity	2039 Affected	* * : 100%	5		
Underground Storage	50% Other Observation, Extent: Light, Area Location: Underground Explanation: 1,000 Gallon	LIFE Affected	**	5		
Lighting						
Interior Lighting	20/	2021	<b>#00.100</b>	1.0	Φ.Σ	
Fluorescent	3% Compact Fluorescent Light, Extent : Lig Location : Lobby	2031 ght, Area	\$89,100 Affected : 100%	10	\$5,600	
Fluorescent	97% T-8 Lamps And Fixtures, Extent: Light, Location: Throughout The Building	2036 Area Affa	* * ected : 100%	10	\$181,500	
Egress Lighting						
Emergency, Service Exit, Service	50% 50%	2031 2031	\$61,400 \$43,000	1 1		
Exterior Lighting	3070	2031	ψ+3,000	1		
HID  No Component	20% 80%	2031	\$185,900	10	\$100	
Lightning Protection						
Arresters/Cabling	1000/	2046	* *	_	<b>#1.200</b>	
Generic	100%	2046	* *	5	\$1,300	
Alarm Security System No Component Generic	70% 30% Other Observation, Extent : Light, Area Location : Hallways	2031 Affected	\$112,200 : 100%	1	\$22,900	
Fire/Smales Datastian	Explanation : Surveillance System					
Fire/Smoke Detection No Component Generic, Digital	70% 30% Other Observation, Extent : Light, Area Location : Hallways Explanation : Strobe Lights, Manual F			1-3 Torns And	\$37,700 d Smoke	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical	Current Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Heating						•		
Energy Source								
HTHW/HW	100% Other Observation, Extent: Light, Area Location: 1st Floor Mechanical Root Explanation: Hot Water Provided Fr	m		1				
Conversion Equipment	*		<u> </u>					
HTHW/HW Exchanger	100% Other Observation, Extent: Light, Area Location: 1st Floor Mechanical Room Explanation: 4 Units		\$52,500 : 100%	2	\$12,500			
Distribution	*							
Hot Wtr Piping/Pump	50% Other Observation, Extent: Light, Area Location: Mechanical Equipment Ro Explanation: Serve Air Handlers And	om		4	\$7,500			
Hot Wtr Piping/Pump	50%	2030	\$217,800	4	\$7,500			
	Other Observation, Extent : Light, Area Location : Mechanical Equipment Ro Explanation : Hot Water Radiation Da	om	: 100%					
Terminal Devices	500/	2026	<b>#2 (24 (22</b>		#00 <b>2</b> 00			
Air Handler	70% Other Observation, Extent: Light, Area Location: Mechanical Equipment Ro Explanation: Units Provide Cooling	om	\$2,624,600 : 100%	1	\$88,300			
Convector/Radiator	20%	2029	\$325,800	1	\$13,200			
Fan Coil Unit/Heat	10%	2029	\$494,000	1	\$6,600			
Air Conditioning Energy Source	1070	2020	<del>\$121,000</del>	1	\$0,000			
District Chilled Water	90%	2041	* *	1				
	Other Observation, Extent: Light, Area Location: 1st Floor Mechanical Room Explanation: Chilled Water Provided	m						
Electricity	10%	2039	**	1				
Conversion Equipment Reciprocating Compr/Chiller	10%	2026	\$293,900	1	\$9,500			
Complication	, ,	R-22 Refrigerant, Extent: Light, Area Affected: 10% Location: 2nd Floor Mechanical Equipment Room - For The Theatre Only						
No Component	90%							
Distribution CW & CHW Wtr Pipe/Pump	100%	2031	\$32,200	4	\$15,100			
	Other Observation, Extent : Light, Area Location : 2nd Floor Mechanical Roo		: 100%					
	Explanation: Condenser And Chilled	Water Pu	mps Serve Theater	r				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical		Current I	Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Air Conditioning									
Heat Rejection	100/			• • • •	010100	_	<b></b>		
Water Cooling Tower	10%			2026	\$10,100	2	\$20,500		
No Component	90%								
Ventilation									
Distribution	1000/			LIEE	* *	2.5	¢112.000		
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$113,800		
Exhaust Fans	050/			2021	¢920.500	2	¢5 000		
Interior	95% 5%			2031	\$839,500	2	\$5,900 \$300		
Roof	370			2026	\$19,300	2	\$300		
Plumbing									
H/C Water Piping Brass/Copper	100%			2041	* *	1			
Water Heater With Tanks	10070			2041		1			
Electric	100%			2026	\$23,100	4			
HW Heat Exchanger	10070			2020	\$23,100				
HTHW/HW	100%			2031	\$558,400				
Sanitary Piping	10070			2031	ψ330,100				
Cast Iron	100%	Now	\$50,200	LIFE	* *	1			
Cust Iron			Extent : Severe, Area		d : 50%	•			
		: Culinary		33					
		-	compartment Sink	Indirect	Waste Overflows:	Venting 1	Incorrect.		
			Gas Emission; Bac				,,,		
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1			
Pool Filter/Treatment									
Sand	100%			2029	\$231,400	4	\$900		
			Extent : Light, Area	Affected	: 100%				
		: Mechani							
	Explanai	tion : 1 Uni	it For The Fish Tan	k					
Sewage Ejector(s)									
Electric	100%			2026	\$104,300	4	\$12,200		
			Extent : Light, Area	Affected	: 100%				
			o M158d						
-	Explanai	tion : 1 Uni	it						
Fixtures	1000/								
Generic	100%								
Vertical Transport									
Elevators	1000/			TIPP	* *				
Hydraulic	100%		Sutant Li-L+ 4	LIFE					
			Extent : Light, Area			d Elean			
		: 2 Units 1 tion : 4 Un	From 1st To 4th Flo	or, 2 Ur	uis From 1St 10 3rd	и Г 100r			
Fire Suppression	Expianai	10n . 4 Un	us						
Standpipe									
Generic Standpipe	100%			2041	* *	1-5	\$106,700		
Generic	10070			20 <b>4</b> 1	. •	1-3	\$100,700		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE MARINE AND ACADEMIC CENTER - M Asset #: 4376

Mechanical	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost   Year Estin	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fire Suppression						
Sprinkler						
No Component	60%					
Generic	40%	2041	* *	1-2	\$22,900	
Chemical System						
No Component	98%					
Generic	2%	2029	\$1,000	1-3	\$4,900	
	Other Observation, Extent: N/A	A, Area Affected : 100%				
	Location: 2nd Floor					
	Explanation: 2 Sets					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE ROBERT J KIBEE LIB AND MEDIA CTR

Address : 2000 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : 230L
Program / Asset # : CUN0003.0L0 / 2116 Yr Built/Renovated : 1977 / 2011

Area Sq Ft : 122,364 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 13-Jan-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,4,8

Block : 8760 Lot : 60 BIN : 3348024

CAPITAL	FY 2026 - 2029	FY 2030 - 2035		
Exterior Architecture	\$1,883,000	\$361,800		
Interior Architecture	\$555,500	\$2,173,700		
Electrical	\$462,100	\$1,857,100		
Mechanical	\$2,954,500	\$3,286,400		
Site Pavements	\$92,100	\$815,900		
Total	\$5,947,100	\$8,494,800		
Importance Code A	\$1,883,000	\$446,400		
Importance Code B	\$3,972,000	\$7,232,500		
Importance Code C	\$92,100	\$815,900		
Total	\$5,947,100	\$8,494,800		

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$17,100			
Interior Architecture	\$1,172,300			\$75,500
Electrical	\$36,600	\$18,100	\$15,800	\$54,200
Mechanical	\$36,200	\$10,800	\$22,300	\$10,800
Site Pavements	\$16,300			
Elevators/Escalators	\$16,300	\$16,300	\$16,300	\$16,300
Total	\$1,294,800	\$45,200	\$54,500	\$156,900
Importance Code A	\$17,400			
Importance Code B	\$1,212,900	\$45,200	\$54,500	\$156,900
Importance Code C	\$64,500			
Total	\$1,294,800	\$45,200	\$54,500	\$156,900



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE ROBERT J KIBEE LIB AND MEDIA CTR

Asset #: 2116

chitecture	Current Repair	Future Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior					
Exterior Walls					
Masonry: Brick	80% Now \$980,3		5	\$121,900	
	Cracking/Crumbling, Extent : Moa Location : Throughout	terate, Area Affectea : 20%			
	Water Penetration, Extent: Moder	ate. Area Affected · 20%			
	Location: Throughout				
Window Wall	20% Now \$361,5	500 2041 **	5	\$57,100	
	Water Penetration, Extent : Light,			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
	Location: Throughout				
Windows					
Aluminum	95% Now \$55,3		5	\$2,000	
	Caulking Deteriorated, Extent: Mo Location: Throughout	oaerate, Area Affectea : 25%			
	Water Penetration, Extent: Moder	ate Area Affected · 10%			
	Location: Throughout	e, 11. ea 11,5 eetea . 1 0 7 0			
Metal Louvers	5%	2034 \$11,300	10	\$1,300	
Parapets	-	<del></del>		, ,- · ·	
Cast Stone/Terra Cotta	10% Now \$4,1		5	\$3,500	
	Cracking/Crumbling, Extent : Light Location : Throughout	nt, Area Affected : 10%			
Masonry: Brick	60% Now \$68,0		5	\$2,700	
	Cracking/Crumbling, Extent : Ligh	t, Area Affected : 20%			
	Location: Throughout	6 1 · · · · · · · · · · · · · · · · · ·			
	Joint Mortar Miss/Erod, Extent : N Location : Throughout Parapet	Ioaerate, Area Affectea : 100%			
	Water Penetration, Extent: Light, A	Area Affected : 20%			
	Location : Throughout				
Metal Panel	5%	2041 **	5	\$900	
Metal Rail	25%	2036 **	5-10	\$20,700	
Roof					
Copper/Terne	35%	2059 **	10	\$119,900	
Modified Bitumen	55%	2036 **	10	\$75,400	
Sloped Glazing	10% Now \$222,7 Caulking Deteriorated, Extent: Me		5	\$182,700	
	Location: Over Reception Area,				
	Water Penetration, Extent: Moder				
	Location : Over Information Area				
Soffits					
Stucco Cement	100%	2044 **	5		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE ROBERT J KIBEE LIB AND MEDIA CTR

Asset #: 2116

Architecture	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Floors	250/	0.2	¢1 124 100	2022	¢1 124 100	2	¢07.600	
Carpet	35%		\$1,124,100 Damage, Extent : Mo	2033	\$1,124,100	3	\$97,600	
		n : Through		jueraie, 1	чтей Ајјестей . 507	o		
		_	: Moderate, Area A	Affected ·	100%			
		n : Through		2,5,00000000000000000000000000000000000	100/0			
Cast in Place Concrete	15%			LIFE	* *	5	\$61,000	
Ceramic Tile	5%			2034	\$511,900	5	\$9,300	
Panel/Paver: Cer/Brk	15%			2039	**	5	\$62,800	
Vinyl Tile	30%		\$150,500	2031	\$1,505,000	3	\$20,900	
,	Cracking/		, Extent : Moderate				. ,	
	Location	n : Through	out					
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Concrete Masonry Unit	15%			LIFE	* *	5	\$7,100	
Glass: Single Pane	10%			LIFE	* *	5	\$8,800	
Gypsum Board	60%		\$48,200	LIFE	**	5	\$42,300	
			, Extent : Moderate	, Area A <u>j</u>	fected: 30%			
		n : Through		1 166-	-4-1.200/			
		neiranion, E n : Through	xtent : Moderate, A	теа Ајјес	nea : 20%			
Masonry: Brick	10%		Oui	LIFE	* *			
Ceilings	1070							
AcousTileSusp.Lay-In	25%	Now	\$77,800	2036	* *	5	\$23,900	
-	Cracking/	Crumbling.	, Extent : Light, Are	ea Affecte	ed : 10%			
	Location	n : Through	out					
Exposed Struc: Concrete	e 35%	Now	\$196,300	LIFE	* *	5	\$10,500	
	Water Per	netration, E	xtent : Light, Area	Affected .	: 5%			
	Location	n : Corrido	r Under Ramp And	L130, TI	roughout.			
Gypsum Board	40%	Now	\$130,900	LIFE	* *	5	\$95,800	
			xtent : Light, Area					
	Location	n : Near Re	ference Desk On F	irst Flooi	; Throughout.			
Site Enclosure								
Fence/Gates	1000/			2051	* *			
Chain Link	100%	)		2051	~ ~			
Retaining Walls Cast in Place Concrete	100%			2051	* *			
Site Pavements	100%	)		2031				
On-Site Walkways								
Cast in Place Concrete	90%	2-4	\$92,100	2036	* *			
Cust in Trace Concrete			, Extent : Light, Are		ed : 10%			
		n : Through		55				
Pavers/Stone	10%		\$16,300	2034	\$815,900			
1 4. 012. 200110			Extent : Light, Area		·			
	-	n : Through	-	00				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE ROBERT J KIBEE LIB AND MEDIA CTR Asset #: 2116

**Electrical Current Repair Future Replacement** Maintenance System **Estimated Cost** | **Priority** % of Fail Date Estimated Cost **Estimated Cost** Cvcle Year Component **Total** (Years) FY (Yrs) **Type** Under 600 Volts Service Equipment Air Circuit Breaker 20% 2031 \$21,200 5 \$100 Other Observation, Extent: N/A, Area Affected: 100% Location: Electrical Room Explanation: Two 4,000 Ampere Main Disconnect Switches Air Circuit Breaker 2031 \$63,500 5 \$400 Other Observation, Extent: N/A, Area Affected: 100% Location: Electrical Room Explanation: Two 3,000 Ampere Main Service Switches Serving T5 Building And Arts And Science Building Fused Disc Sw 2031 \$4,900 5 \$100 Other Observation, Extent: N/A, Area Affected: 100% Location: Electrical Room Explanation: One 3,000 Ampere Main Disconnect Switch Serving Mac Building Transformers Dry Type 100% 2029 \$26,100 5 \$500 Other Observation, Extent: N/A, Area Affected: 100% Location: Electrical Room Explanation: 750 Kilovolt-amperes And Various Others Throughout The Building Switchgear / Switchboard Fused Disc Sw 5 100% 2031 \$105,800 \$500 Raceway 100% 2031 Conduit \$95,300 1 Panelboards Fused Disc Sw 10% 2030 \$6,800 5 \$300 90% \$2,900 Molded Case Bkrs 2030 \$61,400 5 Wiring 90% 2031 1 Thermoplastic \$85,400 2041 Thermoplastic 10% 1 Motor Controllers Locally Mounted 20% 2029 \$60,700 5 \$200 Motor Control Center 80% 2029 \$170,600 5 \$2,700 Ground **Grounding Devices** 100% 5 \$1,800 Generic LIFE Stand-by Power Transfer Switches Automatic 100% 2029 \$10,600 \$37,700 1 Generators Diesel 100% \$78,700 \$47,400 2027 1 Other Observation, Extent: N/A, Area Affected: 100% Location: Generator Room Explanation: Generator Rated At 285 Kilowatts Batteries \$2,400 5 \$27,300 Nickel Cadmium 100% 2026

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE ROBERT J KIBEE LIB AND MEDIA CTR

Asset #: 2116

Electrical	Current Repair	Futu	e Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power						
Fuel Storage						
Day Tank	50%	2030	\$12,500	5		
	Other Observation, Extent: N/A, Area A	ffected :	100%			
	Location: Generator Room					
	Explanation: 25 Gallon Capacity					
Underground Storage	50%	LIFE	**	5		
	Other Observation, Extent: N/A, Area A	ffected :	100%			
	Location: Undreground					
<del></del>	Explanation : 600 Gallons					
Lighting						
Interior Lighting Fluorescent	3%	2026	\$40,600	10	\$2,400	
Fluorescent	Compact Fluorescent Light, Extent : Lig		\$40,600	10	\$3,400	
	Location : Lobby	пі, Агеи	Ајјестей . 100/6			
Ed.		2021	Ф1 212 000	10	<b>0110.700</b>	
Fluorescent	97%	2031	\$1,313,900	10	\$110,500	
	T-8 Lamps And Fixtures, Extent: Light,	Area AJJ	ectea : 100%			
D. T. L.	Location: Throughout The Building					
Egress Lighting	50%	2021	¢27.400	1		
Emergency, Service Exit, Service	50%	2031 2031	\$37,400 \$20,600	1 1		
	3076	2031	\$20,000	1		
Exterior Lighting HID	20%	2026	\$111,500	10	\$100	
No Component	80%	2020	\$111,500	10	\$100	
Lightning Protection	8070					
Arresters/Cabling						
Generic	100%	2046	* *	5	\$1,400	
Alarm	10070				\$1,.00	
Security System						
No Component	90%					
Generic	10%	2031	\$22,400	1	\$4,600	
	Other Observation, Extent : N/A, Area A	ffected :			. ,	
	Location : Outside					
	Explanation: Surveillance Cameras					
Fire/Smoke Detection						
Generic, Digital	100%	2036	* *	1-3	\$75,400	
	Other Observation, Extent : N/A, Area A	ffected :	100%			
	Location : Throughout The Building					
	Explanation : Strobe Lights, Manual F	ull Stati	ons, Horns, Alarm	Bells And	l Smoke	
	Detectors					

Mechanical		Current R	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of I Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Heating

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### CITY UNIVERSITY OF NEW YORK - 042

#### KINGSBOROUGH COMMUNITY COLLEGE ROBERT J KIBEE LIB AND MEDIA CTR

Asset #: 2116

Mechanical	Current Rep	ture Replacement	М			
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Yea		Cycle (Yrs)	Estimated Cost	Priority
Heating Energy Source HTHW/HW	100% Other Observation, Exte Location : Mechanical Explanation : Hot Wat	Room	ed : 100%	1		
Distribution Hot Wtr Piping/Pump	100% Now Broken, Extent: Severe, Location: Pump P-3 In Corroded, Extent: Mode Location: Pumps In M Insul. Deteriorating, Ext Location: Piping In 4t Other Observation, Exte Location: 4th Floor M	\$53,100 203 Area Affected: 30% In Mechanical Room Perate, Area Affected: Techanical Room Tent: Moderate, Area The Floor Mechanical Int: N/A, Area Affecte	0 \$265,300 10% Affected: 10% Room	4	\$6,100	
	Explanation: 3 Heatin		Pumps			
Terminal Devices	•		^			
Air Handler	80% 2-4 Corroded, Extent: Mode Location: Units Cb Bl Noisy/Vibrating, Extent Location: Unit Cb Bl- Other Observation, Exte Location: 4th Floor M Explanation: Units Pr	-5 And Cb Bl-6. 4th F Moderate, Area Affe 2 Bearings. 4th Mech nt : N/A, Area Affecte Jechanical Room	70% Hoor Mechanical Roo cted : 20% anical Room d : 100%	1 om	\$55,300	
Convector/Radiator	20%	202		1	\$8,000	
	2070	202	9 \$190,400	1	\$6,000	
Air Conditioning Energy Source District Chilled Water	100% Other Observation, Exte Location : Mechanical Explanation : Chilled	Room	ed : 100%	1		
Distribution	Explanation : Chitica i	rater 1 rortaea 1 rom	Buttating 1			
CW & CHW Wtr Pipe/Pump	100% Now	\$3,900 203		4	\$6,100	
	Insul. Deteriorating, Ext Location: Chilled Wat Other Observation, Exte Location: 4th Floor M Explanation: See Hea	er Piping In 4th Floo nt : Light, Area Affect Iechanical Room	r Mechanical Room ed : 100%			
Terminal Devices						
Air Handler/Dir Expansion No Component	5% 95% Other Observation, Exte	203 nt : N/A, Area Affecte		1		
	Location : 4th Floor M Explanation : See Hea					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

# CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE ROBERT J KIBEE LIB AND MEDIA CTR Asset #: 2116

Mechanical	(	Current Repair		Future Replacement		Maintenance	
System Component Type		ail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning							
Heat Rejection							
Dry Cooler	5%		2031	\$27,800	2	\$4,300	
No Component	95%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$69,300	
Exhaust Fans							
Interior	95%		2026	\$511,200	2	\$3,600	
Roof	5%		2026	\$11,800	2	\$200	
Plumbing							
H/C Water Piping					_		
Brass/Copper	100%		2031	\$1,558,200	1		
HW Heat Exchanger							
HTHW/HW	100%		2031	\$340,000			
Sanitary Piping				_			
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
		vation, Extent : N/A, Area Ą	ffected :	100%			
		1st To 8th Floor					
	Explanatio	on : Two Units					
Fire Suppression		<del></del>		<del></del>		<del></del>	· <u> </u>
Standpipe							
Generic	100%		2031	\$558,600	1-5	\$62,600	
Sprinkler							
No Component	85%						
Generic	15%		2031	\$251,700	1-2	\$5,200	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG #1 (UAPC)

Address : 2085 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : 230T

Area Sq Ft : 18,942 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 15-Jan-2020 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 8760 Lot : 60 BIN : 3852579

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$51,400	
Mechanical		\$237,600
Site Pavements		\$455,600
Total	\$51,400	\$693,200
Importance Code A	\$51,400	
Importance Code B		\$237,600
Importance Code C		\$455,600
Total	\$51,400	\$693,200

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$34,100	\$400		
Interior Architecture	\$26,200	\$400		\$24,100
Electrical	\$37,400	\$800	\$500	\$500
Mechanical	\$3,700	\$3,000	\$5,200	\$2,500
Site Pavements	\$22,800			
Total	\$124,200	\$4,600	\$5,700	\$27,100
Importance Code A	\$35,000	\$1,400	\$900	\$900
Importance Code B	\$59,800	\$3,200	\$4,700	\$26,200
Importance Code C	\$29,400			
Total	\$124,200	\$4,600	\$5,700	\$27,100



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2109

** 5 ** 5 ** 5 ** 5 ** 5 ** 5 ** 5 ** 5	\$42,200 \$900 \$300 \$51,400	Priority
** 5 ** 10 ** 1 ** 5-10 800 3	\$900 \$300 \$51,400 \$18,100 \$34,000 \$3,100 \$1,400	
** 5 ** 10 ** 1 ** 5-10 800 3	\$900 \$300 \$51,400 \$18,100 \$34,000 \$3,100 \$1,400	
** 5 ** 10 ** 1 ** 5-10 800 3	\$900 \$300 \$51,400 \$18,100 \$34,000 \$3,100 \$1,400	
** 10 ** 10 ** 1 ** 5-10 800 3 ** 5	\$300 \$51,400 \$18,100 \$34,000 \$3,100 \$1,400	
** 10 ** 10 ** 1 ** 5-10 800 3 ** 5	\$300 \$51,400 \$18,100 \$34,000 \$3,100 \$1,400	
** 10 ** 10 ** 1 ** 5-10 800 3 ** 5	\$300 \$51,400 \$18,100 \$34,000 \$3,100 \$1,400	
** 10 ** 10 ** 1 ** 5-10 800 3 ** 5	\$300 \$51,400 \$18,100 \$34,000 \$3,100 \$1,400	
** 10 ** 1 ** 5-10 800 3 ** 5 ** 5	\$51,400 \$18,100 \$34,000 \$3,100 \$1,400	
** 1  ** 5-10  800 3  ** 5  ** 5	\$18,100 \$34,000 \$3,100 \$1,400	
** 1  ** 5-10  800 3  ** 5  ** 5	\$18,100 \$34,000 \$3,100 \$1,400	
** 5-10 800 3 ** 5 ** 5	\$34,000 \$3,100 \$1,400	
800 3 ** 5 ** 5	\$34,000 \$3,100 \$1,400	
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ala ala - ==	#2. <b>7</b> 00	
** 5	\$3,500	
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	** 5  **  **  600	** 5 \$3,500 **  **

Electrical		Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Under 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2109

Electrical	Current Repair	Future Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts		•	•			
Service Equipment						
Fused Disc Sw	100%	2041 **	5	\$100		
	Other Observation, Extent : Light, Are	ea Affected : 100%				
	Location: Room T120					
-	Explanation: Two Main Switches, Re	ating Not Seen				
Raceway Conduit	100%	2057 **	1			
Panelboards	100%	2037	1			
Functionards Fused Disc Sw	20%	2047 **	5	\$100		
Molded Case Bkrs	80%	2047 **		\$400		
Wiring	0070	2047		ΨΤΟΟ		
Thermoplastic	100%	2051 **	1			
Motor Controllers	200.0		-			
Locally Mounted	10%	2044 **	5			
Variable Frequency	90%	2044 **				
Drive						
-ighting						
Interior Lighting						
Fluorescent	80%	2036 **	10	\$13,900		
	Motion Sensors in Use, Extent : Light,	Area Affected : 100%				
	Location : Throughout					
	T-8 Lamps And Fixtures, Extent: Ligh Location: Throughout The Building	t, Area Affected : 100%				
Fluorescent	5%	2036 **	10	\$900		
	Compact Fluorescent Light, Extent : L Location : Hallways	ight, Area Affected : 100%				
Fluorescent	15%	2036 **	10	\$2,600		
	T-5 Lamps And Fixtures, Extent : Ligh	t, Area Affected : 100%				
	Location : Lobby					
Egress Lighting						
Emergency, Battery	50%	2036 **	10	\$2,300		
Exit, LED	50%	2059 **	1			
Exterior Lighting	• • • • • • • • • • • • • • • • • • • •	2026	4.0			
HID	20%	2026 \$17,300	10			
	Other Observation, Extent: Light, Are	ea Affected : 100%				
	Location: Outside					
N. C.	Explanation : Operated Via Timer					
No Component	80%					
Alarm						
Security System  No Component	80%					
Generic	20%	2039 **	1	\$1,400		
Generic	Other Observation, Extent : Light, Are		1	φ1, <del>4</del> 00		
	Location: Storage Area And Hallwa					
	Explanation: Surveillance Cameras					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2109

Electrical	Current Repair	Current Repair Future Replacement		M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2039	* *	1-3	\$3,500	
	Other Observation, Extent : Light, Area	Affected	! : 100%			
	Location : Throughout The Building					
	Explanation: Strobe Lights, Manual I	Pull Stati	ons, Alarm Bells, H	Iorns And	d Smoke	
	Detectors					

Mechanical	Current Re	epair Fut	ure Replacement	M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost Yea FY		Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating		•				
Energy Source						
Natural Gas	100%	205	1 **	1		
Conversion Equipment						
Hot Water Boiler	100%	204		1	\$9,400	
		tent : Light, Area Affect	ed : 100%			
	Location: Mechanic					
	Explanation: 1 New	Unit				
Distribution						
Hot Wtr Piping/Pump	100%	204	7 **	4	\$1,400	
Terminal Devices						
Air Handler	50%	203		1	\$5,900	
Fan Coil Unit/Heat	50%	203		1	\$3,100	
		tent : Light, Area Affect	ed : 50%			
	Location : Various In	-				
	Explanation: Duct R	eheat Coils				
Air Conditioning						
Energy Source						
Electricity	100%	204	7 **	1		
Conversion Equipment						
Ext Pkg Unit -	50%	203	5 **	2	\$600	
Heating/Cooling	-0/	• • •				
Split Unit	5%	203	5 **			
No Component	45%					
Terminal Devices	<b>7</b> 00/					
Air Handler/Dir	50%	203	5 **	1		
Expansion	<b>7</b> 00/					
No Component	50%					
Heat Rejection	<b>7</b> 00/			_	*	
Air Cooled Condenser	50%	203	5 **	2	\$6,600	
Unit	<b>7</b> 00/					
No Component	50%					
Ventilation						
Distribution 1/D:cc	1000/	7 777	· * *	2.5	<b>#10.600</b>	
Ductwork/Diffusers	100%	LIF	**	2-5	\$10,600	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG #1 (UAPC)

Asset #: 2109

Mechanical	Cur	rent Repair	Futu	re Replacement	M	aintenance	
System Component Type		Date Estimated Cost ars)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ventilation							
Exhaust Fans							
Interior	100%		2036	* *	2	\$600	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2031	\$237,600	1		
Water Heater With Tanks							
Not Accessible	100%						
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
Generic	100%		2051	* *	1-2	\$5,300	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T2

Address : 2065 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : 2302T
Program / Asset # : CUN0003.2T0 / 2110 Yr Built/Renovated : 1967 / 2005

Area Sq Ft : 34,800 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 15-Jan-2020 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 8760 Lot : 60 BIN : 3852580

CAPITAL	FY 2026 - 2029	FY 2030 - 2035		
Exterior Architecture	\$109,200	\$59,200		
Electrical		\$379,500		
Mechanical	\$153,900	\$436,500		
Site Pavements		\$647,700		
Total	\$263,100	\$1,522,800		
Importance Code A	\$172,600	\$59,200		
Importance Code B	\$90,400	\$816,000		
Importance Code C		\$647,700		
Total	\$263,100	\$1,522,800		

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$46,500	\$2,000		\$1,000
Interior Architecture	\$63,100			\$7,800
Electrical	\$5,400	\$1,300	\$1,000	\$1,000
Mechanical	\$45,600	\$3,400	\$8,800	\$3,100
Site Pavements	\$37,000			
Total	\$197,700	\$6,800	\$9,800	\$12,900
Importance Code A	\$47,300	\$3,800	\$1,700	\$2,700
Importance Code B	\$90,800	\$3,000	\$8,100	\$10,200
Importance Code C	\$59,600			
Total	\$197,700	\$6,800	\$9.800	\$12,900



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2110

Architecture	Current Repair Future		re Replacement	M	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
Metal Panel		Now	\$40,900	2041	**	5	\$59,200	
		-	Extent : Moderate, A	1rea Affe	cted : 20%			
		: Through		1 <i>CC</i> -	-4-1.200/			
		Deniea, E. i : Through	xtent : Moderate, A	<i>rea Ајје</i> с	nea : 20%			
		_	oui nt, Extent : N/A, Arc	ea Affect	ed · 5%			
		i : Through		ou 1199001	cu . 576			
Metal Coiling Doors	2%			2044	* *	5	\$2,000	
Windows							•	
Aluminum	95%			2047	* *	5	\$4,100	
Metal Louvers	5%			2040	* *	10	\$1,300	
Roof								
Single Ply Membrane	100%			2036	* *	10	\$109,200	
Soffits	1000/	0.2	Ø 5 700	2051	* *	~	фо. <b>2</b> 00	
Metal Panel	100%	0-2	\$5,700 Extent : Moderate, A	2051		5	\$8,200	
		_	xieni : Moderdie, A es Throughout	ігеа Ајје	ciea : 10%			
Interior	2000000		es imougnous					
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$5,700	
Quarry Tile	5%			2044	* *	5	\$3,900	
Vinyl Tile	90%	0-2	\$25,300	2036	* *	3	\$17,600	
		Crumbling, 1 : Corrido	, Extent : Moderate r	, Area Ą	ffected : 5%			
	Patching I	Evident, Ex	tent : Light, Area A	ffected :	50%			
	Location	: Corrido	rs Throughout					
Interior Walls								
Concrete Masonry Unit	40%			LIFE	* *	5	\$7,900	
Gypsum Board	20%		\$2,700	LIFE	**	5	\$5,900	
		-	nents, Extent : Mode	erate, Ar	ea Affected : 2%			
	Location : Corridors Throughout Other Observation, Extent : Moderate, Area Affected : 2%							
		ervanon, E 1 : Corridor		чтеи Ајје	ectea . 270			
			rs ect Damage					
Metal Panel		Now	\$19,900	LIFE	* *			
wiciai fallei			\$19,900 xtent : Moderate, A					
	-		xieni . Moderdie, A oms Along Exterior		лен . 10/0			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2110

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Ceilings								
AcousTileSusp.Lay-In		Now	\$15,200	2044	* *	5	\$23,400	
		_	ents, Extent : Mode	erate, Ar	ea Affected : 5%			
			rs Throughout					
	Staining/Discoloring, Extent: Moderate, Area Affected: 10%							
			ms Throughout					
			: Moderate, Area A	Iffected :	10%			
	Location	: Classroo	ms Throughout					
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	\$3,300	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2051	* *			
Site Pavements								
On-Site Walkways								
Asphalt		Now	\$4,700	2034	\$46,500			
	_	_	Extent : Moderate	, Area A <u>j</u>	fected : 25%			
	Location	: Through	out					
Cast in Place Concrete	25%			2044	* *			
Parking/Driveway								
Asphalt		Now	\$32,400	2034	\$647,700			
	_	_	Extent: Moderate	, Area A <u>j</u>	fected : 15%			
	Location	: East And	l West Lots					

ectrical	Current Repair	Futu	re Replacement	М	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2031	\$7,400	5	\$200	
	Other Observation, Extent: N/A, Area	Affected :	100%			
	Location : Electrical Room					
	Explanation : Main Service Switch Ro	ited At 1,	600 Amperes.			
Switchgear / Switchboard						
Fused Disc Sw	100%	2031	\$42,300	5	\$200	
Raceway						
Conduit	90%	2031	\$32,400	1		
Conduit	10%	2051	* *	1		
Panelboards						
Fused Disc Sw	5%	2030	\$1,500	5		
Molded Case Bkrs	75%	2030	\$21,900	5	\$700	
Molded Case Bkrs	20%	2047	* *	5	\$200	
Wiring						
Thermoplastic	90%	2031	\$29,300	1		
Thermoplastic	10%	2051	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2110

Electrical	Current Repair	ir Future Replacement Maintenance		Maintenance				
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Under 600 Volts								
Motor Controllers								
Locally Mounted	10%	2044	* *	5				
Locally Mounted	85%	2036	* *	5	\$200			
Variable Frequency	5%	2044	* *					
Drive								
Grounding Davises								
Grounding Devices Generic	100%	LIFE	* *	5	\$500			
Lighting	10070	LIFE			ψ300			
Interior Lighting								
Fluorescent	100%	2031	\$379,500	10	\$31,900			
	T-8 Lamps And Fixtures, Ex	tent : Light, Area Aff			4,-			
	Location : Throughout Th							
Egress Lighting								
Emergency, Battery	50%	2036	* *	10	\$4,200			
Exit, LED	10%	2059	* *	1				
Exit, Service	40%	2036	* *	1				
Exterior Lighting								
HID	20%	2031	\$31,700	10				
	Other Observation, Extent:	Light, Area Affected	: 100%					
	Location : Throughout Explanation : Operated Vi	: T:						
No Common and	80%	a 1imer						
No Component Alarm	8070							
Security System								
No Component	70%							
Generic	30%	2036	* *	1	\$3,900			
	Other Observation, Extent:	Light, Area Affected	: 100%		4 - y			
	Location : New Wing							
	Explanation : Surveillance	e Cameras						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%	2036	**	1-3	\$6,400			
		Other Observation, Extent: Light, Area Affected: 100%						
	Location : Throughout The Explanation : Strobe Light Bells	-	ons, Horns, Smoke	Detector	s And Alarm			

Mechanical		Current Rep	pair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Energy Source Natural Gas	100%	Now	\$200	2041	* *	1		

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Location : Incoming Service

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2110

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Conversion Equipment	600/ 0.2	¢(2,400	2041	* *	1	<b>#0.200</b>	
Furnace	60% 0-2 Corroded, Extent: M Location: Through Other Observation, 1 Location: Ceiling	out Extent : Moderate, A		%	1	\$9,300	
	Explanation: 8 Ob		. With Di	ract Expansion Co	il.		
Hot Water Boiler	40%	solele Celling Onlis	2044	**	1	\$6,900	
not water Boiler	Other Observation, 1 Location: New Sec Explanation: 1 Un	ction Mechanical Re	Affected		1	\$0,900	
Distribution	*						
Hot Wtr Piping/Pump No Component	40% 60%		2047	* *	4	\$1,000	
Terminal Devices Air Handler	40% Other Observation, I	Extent : Light, Area	2036 Affected	* * : 40%	1	\$8,600	
	Location : Outside	-	33				
	Explanation : See A		nversion	Equipment			
No Component	60%						
Air Conditioning							
Energy Source							
Electricity	100%		2039	* *	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	40%		2036	* *	2	\$900	
	Other Observation, I	Extent : Light, Area	Affected	: 40%			
	Location : Outside	Of The Building					
	Explanation: 1 Un	it For New Section.	R-410 R	efrigerant			
No Component	60%						
Heat Rejection Air Cooled Condenser	60%		2026	\$23,600	2	\$14,500	
Unit No Component	40%						
Ventilation No Component	4070						
Distribution							
Ductwork/Diffusers	60%		LIFE	* *	2-5	\$11,600	
Ductwork/Diffusers	40%		LIFE	* *	2-5	\$7,800	
Exhaust Fans	<u> </u>					+1,000	
Interior	60%		2026	\$90,400	2	\$600	
Roof	40%		2036	**	2	\$400	
Plumbing							
H/C Water Piping				<u>.</u>			
Brass/Copper	100%		2031	\$436,500	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T2

Asset #: 2110

Mechanical	Current Repair	Future Replacement		Maintenance		t Maintenance		
System Component Type	% of Fail Date Estima Total (Years)	ated Cost   Year   Es	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Plumbing								
Water Heater With Tanks								
Gas Fired	100%	2026	\$16,700	2				
	Other Observation, Extent : I	Light, Area Affected : 10	00%					
	Location: Mechanical Roo	m						
	Explanation : One 50-gallo	n Unit						
Sanitary Piping								
Cast Iron	100%	LIFE	* *	1				
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	60%							
Generic	40%	2051	* *	1-2	\$3,900			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T3

Address : 2055 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : 2303T
Program / Asset # : CUN0003.3T0 / 2111 Yr Built/Renovated : 1970 / 2000

Area Sq Ft : 10,200 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 15-Jan-2020 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 8760 Lot : 60 BIN : 3852581

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$179,700	
Interior Architecture		\$332,800
Electrical		\$111,200
Mechanical		\$127,900
Site Pavements		\$688,000
Total	\$179,700	\$1,259,900
Importance Code A	\$179,700	
Importance Code B		\$702,900
Importance Code C		\$557,100
Total	\$179,700	\$1,259,900

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$38,200			
Interior Architecture	\$31,500		\$1,500	
Electrical	\$17,700	\$200	\$200	\$46,900
Mechanical	\$74,600	\$500	\$2,600	\$500
Site Pavements	\$36,100			
Total	\$198,100	\$700	\$4,300	\$47,400
Importance Code A	\$66,300	\$500	\$500	\$500
Importance Code B	\$88,300	\$200	\$3,800	\$46,900
Importance Code C	\$43,500			
Total	\$198,100	\$700	\$4,300	\$47,400



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2111

Architecture	Current Repair		Future F	Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Exterior Walls	00/ 11	<b>CO 400</b>	LIEE	* *	-	<b>#1.000</b>	
Concrete Masonry Unit	8% Now Diagonal Cracks, Ex Location: At East A Joint Mortar Miss/En Location: At East A	And West Entrances od, Extent : Moder	s ate, Area Aj	: 10%	5	\$1,000	
	Vegetation Growth, E Location : East Side	-	Affected : 5	%			
Metal Panel	90% Now Corrosion/Rusting, E Location: Through Deformed/Dented, Ex Location: At Corne	out At Base xtent : Moderate, A	rea Affectea		5	\$33,900	
Metal Coiling Doors	2%		2036	* *	5	\$1,300	
Windows Steel	100% Now Deteriorated Finish, Location: Through		2056 Area Affect	* * ed : 50%	5	\$11,700	
	Glazing Broken/Crac Location : North Fo Thermally Inefficient Location : Through	ked, Extent : Mode acade . Extent : Moderate					
Roof	4000/ 37	40 < 000	2011	di di	_	000100	
Spray-on Foam	100% Now Punct/Tear/Impact D Location: Through Water Penetration, E. Location: Various Worn/Eroded, Extent Location: Through	out xtent : Moderate, A Classrooms : Moderate, Area A	Area Affected	d : 10%	5	\$20,100	
Soffits Metal Panel	100%		2041	* *	5-10	\$21,200	
Interior	100/0		2071		J-10	Ψ21,200	
Floors Cast in Place Concrete	10% 0-2 Cracking/Crumbling, Location : Mechani		LIFE ea Affected :	**	5	\$3,200	
Mosaic Tile	5% 2-4 Worn/Eroded, Extent Location: Toilets	\$3,300 : Light, Area Affec	2036 sted : 15%	* *	5	\$900	
Vinyl Tile	85%		2031	\$332,800	3	\$4,600	
						. , .	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T3

Asset #: 2111

Architecture		Current I	Repair	Futur	e Replacem	ent	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated	Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior									
Interior Walls									
Concrete Masonry Unit	-	Cracks, Ex	\$10,300 tent : Moderate, Ar Room East Side	LIFE ea Affect	ed : 10%	* *	5	\$2,200	
Gypsum Board	Cracking/ Location Other Obs Location	n : Corridon ervation, E	\$3,700 Extent: Moderate Throughout Extent: Moderate, 2 Throughout ct Damage		•	* *	5	\$8,100	
Metal Panel	15%			LIFE		* *			
Ceilings AcousTileSusp.Lay-In	Location Water Pen	Crumbling, a: Various etration, E	\$11,800 Extent : Light, Are Classrooms And Co xtent : Light, Area 2 Classrooms And Co	orridor T Affected	hroughout : 25%	* *	5	\$7,300	
Site Enclosure									
Fence/Gates									
Chain Link	100%			2051		* *			
lite Pavements									
On-Site Walkways Asphalt	Cracking/	Now Crumbling, 1: Through	\$1,400 Extent : Moderate out	2034 , Area A <u>j</u>		,400			
Cast in Place Concrete	25% Cracking/	4+	\$300 Extent : Light, Are	2044 ea Affecte	ed : 5%	* *			
Parking/Driveway Asphalt	Cracking/	Now Crumbling, 1 : North Si	\$27,900 Extent : Moderate de Lot	2034 , Area A <u>j</u>	\$557 fected : 10%	,			
Activity Yard Asphalt	Cracking/	-	\$6,500 Extent : Moderate t Tennis Courts	2034 , Area Aj	\$130 fected : 15%	-			

Electrical	Current Repair	Future Replacement	Maintenance	
l Component	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw 100% 2031 \$3,700 5

Other Observation, Extent: Light, Area Affected: 100%

Location: Electrical Room

Explanation: Main Service Disconnect Switch Rated At 600 Amperes

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2111

Electrical	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Switchgear / Switchboard Fused Disc Sw	100%	2031	\$42,300	5		
Raceway Conduit	100%	2041	* *	1		
Panelboards						
Fused Disc Sw	5%	2030	\$1,000	5		
Molded Case Bkrs	95%	2030	\$18,500	5	\$300	
Wiring						
Thermoplastic	100%	2041	* *	1		
Motor Controllers						
Locally Mounted	100%	2029	\$46,700	5	\$100	
Ground						
Grounding Devices				_	****	
Generic	100%	LIFE	* *	5	\$200	
Lighting						
Interior Lighting	1000/	2021	#111 <b>2</b> 00	1.0	Φ0.400	
Fluorescent	100%	2031	\$111,200	10	\$9,400	
	T-8 Lamps And Fixtures, Extent		1: 100%			
F 1'14'	Location : Throughout The Bu	niaing				
Egress Lighting	500/	2021	¢0.400	10	¢1 200	
Emergency, Battery	50%	2031	\$8,400	10	\$1,200	
Exit, Service	25% 25% Now	2031 \$400 2041	\$800 * *	1		
Exit, Service	Damaged Fixtures, Extent : Mo	·		1		
	Location: Throughout	иегине, Агей Ајјесней	. 100%			
E-t-si-s I i-l-tis s	Location . Throughout					
Exterior Lighting HID	20% Now \$	9,300 2041	* *			
ШБ	Not in Service, Extent : Modera	*	0%			
	Location: Throughout	ie, mea mjecica . 100	<i>57</i> <b>6</b>			
	Other Observation, Extent: Lig	ht Area Affected : 10	0%			
	Location: Throughout	m, mea myeciea . 10	070			
	Explanation : Operated Via Ti	mer				
No Component	80%					
	8070					
Alarm Fire/Smoke Detection						
No Component	70%					
Generic, Analog	30%	2026	\$7,700	1-3	\$1,900	
Generic, Analog	Other Observation, Extent : Lig			1.5	Ψ1,700	
	Location : Hallways	,, , , , , , , , , , , ,	<b>.</b>			
	Explanation : Alarm Bells And					

Mechanical		Current F	Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Heating

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset # : 2111

Mechanical	Current Repair			Future	Replacement	М		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Natural Gas	100%			2041	* *	1		
Conversion Equipment			010.00	• • • • •	ate ate		<b>** -</b> • •	
Furnace	60%	0-2	\$18,600	2041	* *	1	\$2,700	
			Extent : Light, Area	Affected .	: 60%			
		: Mechan		. D: I				
_		tion : 3 Ob	solete Units; 2 With				*	
Furnace	30%		7	2026	\$9,300	1	\$1,500	
			Extent : Light, Area	Affected .	: 30%			
			ical Equipment	a 1: 0				
_		tion: With	Direct Expansion (					
Furnace	10%		7	2036	**	1	\$500	
			Extent : Light, Area		: 10%			
			ical Equipment Roc		1 -7			
	Explanal	non : With	Direct Expansion (	ooiing C	oll			
Air Conditioning Energy Source								
Electricity	100%			2039	* *	1		
Conversion Equipment	10070			2039		1		
Window/Wall Unit	20%			2026	\$7,500	1		
No Component	80%			2020	Ψ7,500	1		
Heat Rejection	0070							
Air Cooled Condenser	80%	Now	\$2,800	2041	* *	2	\$4,500	
Unit			<del>+-</del> ,	_,		_	4 1,2 0 0	
	Other Obs	ervation, I	Extent : Severe, Are	a Affectea	l : 60%			
		: Backyar						
	Explanat	tion : 2 Of	3 Units Out Of Ser	vice				
Air Cooled Condenser	10%			2036	* *	2	\$700	
Unit							·	
No Component	10%							
entilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,700	
Exhaust Fans								
Roof	100%			2026	\$19,300	2	\$300	
Plumbing								
H/C Water Piping	. مدم س			• • • •	<b></b>	_		
Brass/Copper	100%			2031	\$127,900	1		
Water Heater With Tanks	10001			2026	φ1 < <b>π</b> 0 ο	2		
Gas Fired	100%	,	7	2026	\$16,700	2		
			Extent : Light, Area	Affected .	: 100%			
		: Mechan						
Carrida ma Dinaina	Explanai	non : One	50-gallon Unit					
Sanitary Piping	1000/			LIDD	* *	1		
Cast Iron	100%			LIFE	-1- W	1		
Fixtures	100%							
Generic	100%							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

# CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T3 Asset #: 2111

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG, T4

Address : 2111 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : 2304T
Program / Asset # : CUN0003.4T0 / 2112 Yr Built/Renovated : 1970 / 2000

Area Sq Ft : 51,080 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 13-Jan-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 8760 Lot : 60 BIN : 3852582

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,003,300	\$108,400
Interior Architecture	\$186,000	\$1,237,700
Electrical	\$140,000	\$557,000
Mechanical	\$503,400	\$640,700
Site Pavements		\$53,400
Total	\$1,832,800	\$2,597,200
Importance Code A	\$1,158,500	\$108,400
Importance Code B	\$674,300	\$2,435,400
Importance Code C		\$53,400
Total	\$1,832,800	\$2,597,200

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$32,600			
Interior Architecture	\$421,900			\$17,200
Electrical	\$82,100	\$1,000	\$1,000	\$1,400
Mechanical	\$56,900	\$2,500	\$11,300	\$2,500
Site Pavements	\$25,000			
Total	\$618,500	\$3,500	\$12,200	\$21,100
Importance Code A	\$32,700	\$2,500	\$2,500	\$2,500
Importance Code B	\$539,900	\$1,000	\$9,700	\$18,600
Importance Code C	\$45,900			
Total	\$618,500	\$3,500	\$12,200	\$21,100



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2112

Architecture		Current l	Repair	Futu	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior Exterior Walls Metal Panel	Deformed	Now /Dented, E: 1 : West Ent	\$74,900 xtent : Severe, Area trance	2051 a Affected	* * 1 : 10%	5	\$108,400	
Windows Aluminum	Broken/M	Now issing Elem 1: Through	\$32,600 nents, Extent : Ligh out	2047 t, Area Ą	** ffected : 20%	5	\$3,500	
Roof Built-Up (BUR)	Ponding, Location Water Pen	: South Po	\$928,400 ght, Area Affected : ortion Of Building extent : Moderate, A out		* * cted : 20%			
Soffits				2026	ale ale	_		
Stucco Cement nterior	100%			2036	* *	5		
Floors Carpet	Worn/Eroo Location Wrinkling,	ı : Through	Ioderate, Area Affe			3	\$34,400	
Cast in Place Concrete	5%			LIFE	**	5	\$8,400	
Mosaic Tile Vinyl Tile	Cracking/	Now	\$61,900 , Extent : Moderate out	2036 2031 e, Area A	* * \$1,237,700 ffected : 20%	5	\$9,600 \$17,200	
Interior Walls								
Concrete Masonry Unit Gypsum Board	Location Water Pen	Now Crumbling, 1 : Through	xtent : Light, Area	·		5 5	\$10,200 \$45,900	
Ceilings	Locuitor	i . Through	Oui					
AcousTileSusp.Lay-In	Location Staining/L Location Water Pen	Crumbling, 1 : Through Discoloring 1 : Through	, Extent : Moderate out xtent : Moderate, A	e, Area A	ffected : 50%	5	\$38,200	
Site Enclosure Fence/Gates								
Fence/Gates Chain Link No Component	15% 85%			2041	* *			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2112

Architecture	Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements							
On-Site Walkways							
Asphalt	30% Now	\$5,300	2034	\$53,400			
	Cracking/Crumbling,	Extent : Light, Are	ea Affecte	ed : 20%			
	Location : Through	out					
Cast in Place Concrete	70% Now	\$19,700	2036	* *			
	Cracking/Crumbling,	Extent : Light, Are	ea Affecte	ed : 20%			
	Location : Through	out					

Electrical System Component Type	Current Repair	Futur	Future Replacement		Maintenance	
	% of Fail Date Estimated Cos Total (Years)	t Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2031	\$14,700	5	\$200	
	Other Observation, Extent : Light, Are	a Affected	: 100%			
	Location : Electrical Room					
	Explanation : No Available Ratings					
Switchgear / Switchboard						
Fused Disc Sw	100%	2031	\$42,300	5	\$200	
	Other Observation, Extent : Light, Are	a Affected	: 100%			
	Location: Electrical Room					
<del>-</del>	Explanation: Main Switch Rated At	600 Ampe	res			
Raceway	000/	2021	fi22 400	1		
Conduit	90%	2031	\$32,400	1		
Conduit	10%	2041	~ ~ ~	1		
Panelboards	100/	2020	<b>#2</b> 000	_	<b>#100</b>	
Fused Disc Sw	10%	2030	\$3,900	5	\$100	
Molded Case Bkrs	80% 10%	2030	\$31,200 * *	5	\$1,100	
Molded Case Bkrs	10%	2039		5	\$100	
Wiring	90%	2031	\$20,200	1		
Thermoplastic Thermoplastic	10%	2031	\$29,300	1 1		
Motor Controllers	1070	2041		1		
Locally Mounted	100%	2029	\$140,000	5	\$300	
Ground	10070	2029	\$140,000		\$300	
Grounding Devices						
Not Accessible	100%					
Lighting	10070					
Interior Lighting						
Fluorescent	98%	2031	\$545,800	10	\$45,900	
1 1001 100 101	T-8 Lamps And Fixtures, Extent: Ligh			10	ψ.2,200	
	Location: Throughout The Building					
Fluorescent	2%	2031	\$11,100	10	\$900	
1 Iuorescent	Compact Fluorescent Light, Extent : I		. ,	10	\$300	
	Location: Hallways And Staircase	igiii, mea	11/10/10			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2112

Electrical	Current Repair	Future Ro	eplacement	Maintenance		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost   Year Es FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Egress Lighting						
Emergency, Battery	50%	2031	\$41,900	10	\$6,200	
Exit, Service	50%	2026	\$8,500	1		
Exterior Lighting						
HID	20%	2026	\$46,600	10		
No Component	80%					
Alarm						
Security System						
No Component	80%					
Generic	20%	2031	\$18,700	1	\$3,800	
	Other Observation, Extent : L	ight, Area Affected : 10	0%			
	Location: Hallways					
	Explanation: Surveillance	Camera				
Fire/Smoke Detection						
No Component	80%					
Generic, Analog	20%	2026	\$25,700	1-3	\$6,500	
_	Other Observation, Extent : L	ight, Area Affected : 10	0%			
	Location: Hallways					
	Explanation: Manual Pull S	Station And Alarm Bells	r			

Mechanical		Current F	Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Natural Gas	100%			2041	* *	1		
Conversion Equipment								
Furnace	100%	0-2	\$155,200	2041	* *	1	\$22,700	
	Other Obs	ervation, E	xtent : Severe, Ared	a Affecte	d : 100%			
	Location	: Ceiling						
	Explana	tion : 4 Obs	solete Units - Each	With Di	rect Expansion R-2	2 Compo	onent For Cooling	
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		
Conversion Equipment								
Ext Pkg Unit -	30%			2026	\$251,500	2	\$900	
Heating/Cooling								
	R-22 Refri	gerant, Ext	ent : Light, Area A	ffected :	30%			
	Location	: 1 Unit, C	Outside Of The Buil	ding				
Window/Wall Unit	10%			2026	\$18,900	1		
No Component	60%				+ - /2 = 0			
1	Other Obs	ervation, E	xtent : Light, Area	Affected	: 0%			
		: Ceiling	<b>U</b> .					
		U	leating Conversion	Eauipm	ent			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2112

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	60%	0-2	\$20,800	2041	* *	2	\$17,100	
	Corroded,	Extent : Se	vere, Area Affectea	!: 100%				
	Location	ı : Adjacenı	To Building					
	Other Obs	ervation, E	xtent : Severe, Ared	a Affected	d: 100%			
	Location	ı : Adjaceni	To Building					
	Explana	tion : Obso	lete					
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$28,500	
Exhaust Fans								
Roof	100%			2026	\$96,800	2	\$1,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2031	\$640,700	1		
Water Heater With Tanks								
Gas Fired	100%			2026	\$16,700	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T5

Address : 2100 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : 2305T
Program / Asset # : CUN0003.5T0 / 2113 Yr Built/Renovated : 1970 / 2000

Area Sq Ft : 16,426 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 13-Jan-2020 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 8760 Lot : 60 BIN : 3852583

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$347,800	\$964,700
Interior Architecture	\$239,500	\$563,800
Electrical		\$179,100
Mechanical	\$64,000	\$206,000
Total	\$651,300	\$1,913,700
Importance Code A	\$347,800	\$964,700
Importance Code B	\$303,600	\$949,000
Total	\$651,300	\$1,913,700

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$31,000			
Interior Architecture	\$35,100			\$2,600
Electrical	\$37,500	\$100	\$100	\$46,800
Mechanical	\$64,700	\$800	\$3,000	\$800
Site Pavements	\$500			
Total	\$168,800	\$900	\$3,100	\$50,300
Importance Code A	\$31,800	\$800	\$800	\$800
Importance Code B	\$135,200	\$100	\$2,300	\$49,400
Importance Code C	\$1,800			
Total	\$168,800	\$900	\$3,100	\$50,300



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2113

Architecture	Current Repair		Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Exterior Walls	100/ 31	#21 000	TIPE	* *	-	ф1 <b>2</b> 00	
Concrete Masonry Unit	10% Now Cracking/Crumbling,	\$31,000	LIFE		5	\$1,200	1
	Location: Front Ar			ea : 30%			
	Rusting Masonry Sup			ffected · 50%			
	Location : Masonry		0, 11, 00, 12	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
Metal Panel	90% Now	\$57,500	2041	* *	5	\$33,300	1
Tyrotar I tiror	Corrosion/Rusting, E	· ·		: 20%	5	ψ33,300	•
	Location : At Groun						
	Deformed/Dented, E.	xtent : Moderate, A	rea Affect	ed : 10%			
	Location : Through						
	Water Penetration, E		Affected :	10%			
	Location : Through	out					
Windows	1000/ NI	¢07.200	2056	* *	5	¢12.000	
Steel	100% Now Corrosion/Rusting, E	\$97,300 Extent: Moderate	2056		5	\$13,800	
	Location: Through		1100 115500	ieu . 2570			
	Deteriorated Finish, Location: Through	Extent : Moderate,	Area Affe	ected : 50%			
	Thermally Inefficient Location : Through	, Extent : Moderate	, Area Aff	fected : 100%			
	Caulking Deteriorate Location: Through	ed, Extent : Modera	te, Area A	Iffected : 50%			
Roof							
Single Ply Membrane	100% Now Water Penetration, E. Location: Through		2031 Affected :	\$964,700 20%			
Soffits	1000/		• • • • •		- 10		
Metal Panel	100%		2031		5-10		
Interior							
Floors  Cast in Place Concrete	10%		LIFE	* *	5	\$5,400	
Mosaic Tile	5% Now	\$5,600	2036	* *	5	\$1,500	
	Broken/Missing Elem Location: North En	nents, Extent : Mod		a Affected : 20%	2	<i>\$1,000</i>	
Vinyl Tile	85% Now	\$28,200	2031	\$563,800	3	\$7,800	
·y	Cracking/Crumbling, Location: Through	Extent : Light, Are			2	<i>\$1,000</i>	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2113

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	25%			LIFE	* *	5	\$3,100	
Gypsum Board	50%			LIFE	* *	5	\$9,300	
Gypsum Board	15%		\$1,300	LIFE	* *	5	\$2,800	
	_	_	Extent: Moderate	, Area A <u>j</u>	ffected : 10%			
		ı : Corridoi	~					
			xtent : Light, Area A	4ffected	: 10%			
	Location	ı : Through	out					
Metal Panel	10%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	100%	4+	\$239,500	2051	* *	5	\$12,300	
		_	ents, Extent : Mode	erate, Ar	ea Affected : 25%			
		ı : Through						
			Extent : Moderate	, Area Aj	ffected : 50%			
	Location	ı : Through	out					
			xtent : Moderate, A	rea Affe	cted : 20%			
	Location	ı : Through	out					
Site Enclosure								
Fence/Gates								
Chain Link	10%			2041	* *			
No Component	90%							
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	10%		\$500	2036	**			
	_	_	Extent: Light, Are		ed : 10%			
			s At Front Of Buila	ling				
No Component	90%							

lectrical	Current Repair	Futur	e Replacement	Maintenance		
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2031	\$3,700	5	\$100	
	Other Observation, Extent : Light, Area	a Affected	: 100%			
	Location : Electrical Room					
	Explanation : Main Service Switch R	ated At 1,.	200 Amperes			
Transformers						
Liquid Filled	20%	2036	* *	5		
	Other Observation, Extent : Light, Area	a Affected	: 100%			
	Location: Outside					
	Explanation: Rating Not Visable					
No Component	80%					
Switchgear / Switchboard						
Fused Disc Sw	100%	2031	\$42,300	5	\$100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2113

Electrical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts							
Raceway							
Conduit	100%	2031	\$36,000	1			
Panelboards							
Molded Case Bkrs	100%	2030	\$19,500	5	\$400		
Wiring	100%	2021	\$22.500	1			
Thermoplastic	100%	2031	\$32,500	1			
Motor Controllers Locally Mounted	100%	2029	\$46,700	5	\$100		
Ground	10070	2029	\$40,700		\$100		
Grounding Devices							
Generic General Genera	100%	LIFE	* *	5	\$200		
Lighting					4-00		
Interior Lighting							
Fluorescent	100%	2031	\$179,100	10	\$15,100		
	T-8 Lamps And Fixtures, Ext	ent : Light, Area Affe	ected : 100%				
	Location : Throughout The	Building					
Egress Lighting							
Emergency, Battery	50%	2026	\$13,500	10	\$2,000		
Exit, Service	50%	2026	\$2,700	1			
Exterior Lighting							
HID	20%	2026	\$15,000	10			
No Component	80%						
Alarm							
Fire/Smoke Detection							
No Component	90%						
Generic, Analog	10%	2026	\$4,100	1-3	\$1,000		
	Other Observation, Extent : Location : Corridors	Light, Area Affected	: 100%				
		And Manual Daill Chi	ation				
	Explanation : Alarm Bells	And Manual Pull Sto	ation				

Mechanical	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estin FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Natural Gas	100%	2041	* *	1		
Conversion Equipment						
Furnace	100%	2036	* *	1	\$8,100	
	Recent Replace Evident, Extent: N/A	4, Area Affected : 1	00%			
	Location : Ceiling					
	Other Observation, Extent : Light, A	rea Affected : 1009	%			
	Location : Ceiling					
	Explanation: 5 Package Units					
Air Conditioning						
Energy Source						
Electricity	100%	2039	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2113

Mechanical		Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	15%			2026	\$9,100	1		
No Component	85%							
Terminal Devices								
Air Handler/Dir	35%			2026	\$16,100	1		
Expansion								
No Component	65%							
Heat Rejection								
Dry Cooler	35%			2026	\$3,900	2	\$4,000	
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers		Now	\$14,100	LIFE	* *	2-5	\$9,200	
		eriorating, 1 1 : Ceiling	Extent : Moderate,	Area Aff	fected : 10%			
Exhaust Fans								
Interior	90%			2026	\$64,000	2	\$500	
Roof	10%			2026	\$3,100	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2031	\$206,000	1		
Water Heater With Tanks								
Gas Fired	100%			2026	\$16,700	2		
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: Mechanio	cal Room					
	Explana	tion : One 7	5 Gallon Unit					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T6

Address : 2105 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : 2306T
Program / Asset # : CUN0003.6T0 / 2114 Yr Built/Renovated : 1970 / 2000

Area Sq Ft : 12,070 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 15-Jan-2020 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 8760 Lot : 60 BIN : 3852584

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$307,600	
Interior Architecture	\$75,200	\$407,800
Electrical		\$131,600
Mechanical		\$151,400
Site Pavements		\$54,600
Total	\$382,800	\$745,400
Importance Code A	\$307,600	
Importance Code B	\$75,200	\$690,800
Importance Code C		\$54,600

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture				
Interior Architecture	\$26,300			\$1,900
Electrical	\$20,500	\$300	\$300	\$400
Mechanical	\$136,100	\$900	\$1,600	\$900
Site Pavements	\$5,200			
Total	\$188,100	\$1,200	\$1,900	\$3,200
Importance Code A	\$37,300	\$600	\$600	\$600
Importance Code B	\$128,600	\$600	\$1,300	\$2,600
Immortance Code C	\$22,200			
Importance Code C	\$22,300			



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2114

Architecture	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior Exterior Walls Metal Panel	100% Now \$58,700 Corrosion/Rusting, Extent: Moderate, A Location: At Base Deformed/Dented, Extent: Light, Area A Location: Throughout Water Penetration, Extent: Light, Area A Location: Throughout	Affected : 10%	5	\$34,000	
Windows Steel	100% Now \$82,400	2056 **	5	\$11,700	
	Deteriorated Finish, Extent: Moderate, Location: Throughout Thermally Inefficient, Extent: Moderate Location: Throughout Caulking Deteriorated, Extent: Modera Location: Throughout	e, Area Affected : 100%			
Roof					
Modified Bitumen	25% Now \$87,400 Blisters, Extent: Moderate, Area Affector Location: Throughout Gut/DS Non Func/Miss, Extent: Moder Location: South Side Seams Open/Split, Extent: Moderate, A Location: Throughout	ate, Area Affected : 25% rea Affected : 5%			
Spray-on Foam	75% Now \$79,100 Punct/Tear/Impact Damage, Extent: Mo Location: Throughout Water Penetration, Extent: Moderate, A Location: Various Classrooms Worn/Eroded, Extent: Moderate, Area A Location: Throughout	rea Affected : 10%	5	\$16,400	
Interior					
Floors Mosaic Tile Vinyl Tile	5% 95% Now \$8,200 Broken/Missing Elements, Extent: Mod Location: Corridor And Classrooms To Cracking/Crumbling, Extent: Moderate Location: Corridor And Classrooms To Worn/Eroded, Extent: Moderate, Area A Location: Computer Classroom	Throughout c, Area Affected : 5% Throughout	5 3	\$2,000 \$5,700	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2114

Architecture	Current Repair	Future Replacement	Maintenance				
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Interior							
Interior Walls	4-04		_	44.600			
Concrete Masonry Unit			5	\$1,600			
	Cracking/Crumbling, Extent: Light, A Location: Throughout	rea Affectea : 20%					
	Water Penetration, Extent: Light, Are.	a Affected · 20%					
	Location: Throughout	. 19,000000 . 20,0					
Gypsum Board	65% 0-2 \$4,600	LIFE **	5	\$10,200			
Sypound Double	Cracking/Crumbling, Extent: Modera			\$10, <b>2</b> 00			
	Location: Corridor Throughout						
	Water Penetration, Extent : Moderate,	Area Affected : 20%					
	Location : Classrooms Throughout						
Metal Panel	20% 4+ \$5,300						
	Deformed/Dented, Extent: Moderate,	Area Affected : 20%					
G 11	Location : Throughout						
Ceilings AcousTileSusp.Lay-In	100% Now \$75,200	2044 **	5	\$7,700			
Acous The Susp. Lay-III	Broken/Missing Elements, Extent: Mo		3	\$7,700			
	Location: Corridor And Classrooms						
	Cracking/Crumbling, Extent : Modera	te, Area Affected : 5%					
	Location: Throughout						
	Misaligned/Bulging, Extent: Moderat						
	Location : Corridor And Classrooms Throughout						
	Staining/Discoloring, Extent : Modera Location : Various Classrooms	ite, Area Affected : 5%					
	Water Penetration, Extent: Light, Area	a Affactad : 50/					
	Location: Various Classrooms	a Affectea . 570					
Site Pavements							
On-Site Walkways							
Asphalt	25%	2034 \$54,600					
Cast in Place Concrete	75% 4+ \$5,200						
	Cracking/Crumbling, Extent: Light, A	rea Affected : 5%					
	Location: South And East Side						

Electrical		Current Repair		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts							
Switchgear / Switchboard							
Fused Disc Sw	100%		2031	\$42,300	5	\$100	
Raceway							
Conduit	95%		2031	\$34,200	1		
Conduit	5%		2041	* *	1		
Panelboards							
Fused Disc Sw	5%		2030	\$1,000	5		
Molded Case Bkrs	95%		2030	\$18,500	5	\$300	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2114

Electrical	Current Repair	Future Replace	ement N	Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimate FY	ed Cost   Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts					
Wiring					
Thermoplastic	95%		30,900 1		
Thermoplastic	5%	2041	** 1		
Motor Controllers	4.007	2026	- de de		
Locally Mounted	10%	2036	** 5		
No Component	90%				
Ground					
Grounding Devices	1000/	LIFE	** 5	\$200	
Generic	100% Other Observation, Extent: Light Location: Room 613 Explanation: Ground Observed	t, Area Affected : 100%	** 5	\$200	
Lighting	-				
Interior Lighting					
Fluorescent	100%		31,600 10	\$11,100	
	T-8 Lamps And Fixtures, Extent : Location : Throughout The Buil	_	0%		
Egress Lighting					
Emergency, Service	50%		\$3,600 1		
Exit, Service	50%	2031	\$2,000 1		
Exterior Lighting					
HID	20% Other Observation, Extent: Light Location: Throughout Explanation: Operated Via Tim	t, Area Affected : 100%	11,000 10		
No Component	80%				
Alarm					
Security System No Component Generic	80% 20% Other Observation, Extent : Light Location : Hallways And Outsic Explanation : Surveillance Cam	le	** 1	\$900	
Fire/Smoke Detection	-				
No Component	70%				
Generic, Analog	30%	2026	\$9,100 1-3	\$2,300	
_	Other Observation, Extent : Light Location : Hallways	t, Area Affected : 100%			
	Explanation : Manual Pull State	on And Alarm Bells			

Mechanical	Currer	t Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost )	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source Natural Gas	100%		2041	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2114

Mechanical	Curre	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Darks Total (Year	ate Estimated Cost rs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Conversion Equipment							
Furnace	100%		2026	\$36,700	1	\$6,000	
		n, Extent : Light, Area	Affected	: 100%			
	Location : In Th	-					
	Explanation: 3	Units					
Air Conditioning							
Energy Source							
Electricity	100%		2039	* *	1		
Conversion Equipment							
Window/Wall Unit	80%		2026	\$35,700	1		
No Component	20%						
Terminal Devices							
Air Handler/Dir	20%		2031	\$36,200	1		
Expansion							
No Component	80%						
Heat Rejection							
Dry Cooler	20%		2031	\$8,700	2	\$1,700	
No Component	80%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$6,700	
Exhaust Fans							
Interior	80%		2026	\$41,800	2	\$300	
Roof	20%		2026	\$4,600	2	\$100	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2031	\$151,400	1		
Water Heater With Tanks							
Gas Fired	100%		2026	\$16,700	2		
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG, T7

Address : 2131 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : 2307T
Program / Asset # : CUN0003.7T0 / 2115 Yr Built/Renovated : 1972 / 2000

Area Sq Ft : 24,360 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 13-Jan-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 8760 Lot : 60 BIN : 3852585

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$112,900	
Interior Architecture		\$442,700
Electrical		\$265,600
Mechanical	\$118,900	\$367,500
Site Pavements	\$208,200	\$4,475,100
Total	\$439,900	\$5,550,900
Importance Code A	\$179,500	\$61,900
Importance Code B	\$52,200	\$1,013,900
Importance Code C	\$208,200	\$4,475,100
Total	\$439,900	\$5,550,900

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$120,500			
Interior Architecture	\$299,600			\$8,700
Electrical	\$35,100	\$500	\$500	\$600
Mechanical	\$88,000	\$1,300	\$6,500	\$1,300
Site Enclosure	\$400			
Site Pavements	\$55,600			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$606,400	\$9,000	\$14,200	\$17,700
Importance Code A	\$120,500	\$1,300	\$1,100	\$1,300
Importance Code B	\$423,900	\$7,700	\$13,100	\$16,400
Importance Code C	\$61,900			
Total	\$606,400	\$9,000	\$14,200	\$17,700



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2115

rchitecture	Current Repair		Futur	e Replacement	M		
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls							
Cast in Place Concrete	10% Now Cracking/Crumbling Location: Through	-	LIFE ea Affecte	* * ed : 10%	5	\$12,300	
Concrete Masonry Unit	10% Now Cracking/Crumbling Location: South F Diagonal Cracks, Ex Location: Stairs Joint Mortar Miss/E Location: North A	acade stent : Moderate, Ar rod, Extent : Light,	ea Affect	ed : 10%	5	\$1,500	
Metal Panel	80% Now Corrosion/Rusting, I Location: Through Deformed/Dented, E Location: Through Water Penetration, E Location: Through	\$25,400 Extent : Moderate, A tout Extent : Light, Area Tout Extent : Light, Area	Affected :	5%	5	\$36,800	
Windows Steel	100% Now Broken/Missing Elen Location: Through Thermally Inefficien Location: Through Caulking Deteriorate Location: Through	oout t, Extent : Moderate oout ed, Extent : Modera	, Area A <u>j</u>	fected : 100%	5	\$6,000	
Roof				de de			
Skylight, Metal/Glass Spray-on Foam	2% 98% Now Cracking/Crumbling Location: Through Gut/DS Non Func/M Location: North A Water Penetration, E Location: Through	nout (iss, Extent : Moder nd South Facades Extent : Moderate, A	ate, Area	Affected : 20%	10 5	\$2,400 \$23,400	1
Soffits							
Stucco Cement	100%		2036	* *	5		

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2115

Architecture	Current Repair		Futur	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Floors	2.50	0.2	ФССС 400	2022	ф <b>оо</b> о 400	2	<b>#10.100</b>	
Carpet	35%		\$220,400	2033	\$220,400	3	\$19,100	
		aea, Extent n : Classro	t : Moderate, Area A	нујестеа :	100%			
			oms Aoderate, Area Affe	cted · 25	2/0			
	_	n : Classro		cica . 25.	, <b>o</b>			
Cast in Place Concrete	10%	<u> </u>		LIFE	* *	5	\$8,000	
Mosaic Tile	5%			2036	* *	5	\$4,600	
Vinyl Tile		Now	\$22,100	2031	\$442,700	3	\$6,200	
<b>,</b>	Cracking	/Crumbling	, Extent : Light, Arc	ea Affecte				
	Locatio	n : Through	nout					
Vinyl Tile 9" X 9"	5%	0-2	\$7,100	2041	* *	3	\$700	
			t : Moderate, Area A	Affected :	100%			
	Locatio	n : Corrido	rs					
Interior Walls	<b>5</b> 00			TTDD		_	<b>#0.600</b>	
Concrete Masonry Unit	50%		¢5 000	LIFE	* *	5	\$8,600	
Gypsum Board		Now	\$5,900 , Extent : Light, Arc	LIFE		5	\$12,900	
		n : Through		ги Ајјесте	:u . 2070			
Ceilings								
AcousTileSusp.Lay-In	10%	0-2	\$35,500	2051	* *	5	\$1,800	
	-	_	, Extent : Moderate	, Area A <u>f</u>	fected : 25%			
		n : Through						
	_	_	g, Extent : Moderate	e, Area A <u>j</u>	fected : 25%			
		n : Through		1 100	. 1 200/			
		netration, E n : Through	Extent : Moderate, A	lrea Affec	cted: 20%			
English de Company			ioui	LIEE	* *		\$4.600	
Exposed Struc: Concrete Gypsum Board		Now	\$6,200	LIFE LIFE	* *	5 5	\$4,600 \$4,600	
Сурѕині Воага			50,200 , Extent : Moderate			3	\$4,000	
	_	n : Through		, 11, 00, 11,	,000000.0070			
Site Enclosure								
Fence/Gates								
Chain Link	100%		\$400	2041	* *			
		-	nents, Extent : Ligh	t, Area Aj	ffected : 5%			
		n : Through		1.00	1000/			
		_	Extent : Light, Area	Affected	: 100%			
Site Pavements	Locano	n : Through	ioui					
On-Site Walkways								
Asphalt	50%	2-4	\$31,100	2034	\$310,800			
115611011			, Extent : Light, Arc					
	_	n : Through						
Cast in Place Concrete	50%	0-2	\$24,500	2036	* *			
	Cracking	/Crumbling	, Extent : Moderate		fected : 10%			
	Locatio	n : Through	iout					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2115

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Site Pavements

Parking/Driveway

Location: Throughout Parking Lot

Electrical	Current Repair	Futur	re Replacement	М		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment	1000/	•••	<b>A-</b> 400	_	4400	
Fused Disc Sw	100%	2031	\$7,400	5	\$100	
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Electrical Room	. 1 4 . 20	20.4			
	Explanation: Main Service Switch Ro	ited At 60	10 Amperes			
Raceway	000/	2021	¢22 400	1		
Conduit	90%	2031	\$32,400	1		
Conduit	10%	2041	* *	1		
Panelboards	000/	2020	<b>#26.200</b>	_	Φ.(.0.0	
Molded Case Bkrs	90%	2030	\$26,300	5	\$600	
Molded Case Bkrs	10%	2039	7. 7.	5	\$100	
Wiring	000/	2021	#20.200	1		
Thermoplastic	90%	2031	\$29,300	1		
Thermoplastic	10%	2041		1		
Ground						
Grounding Devices	100%					
Not Accessible	100%					
Lighting Interior Lighting						
Fluorescent	98%	2031	\$260,300	10	\$21,900	
Pluorescent	T-8 Lamps And Fixtures, Extent: Light,			10	\$21,900	
	Location: Throughout The Building	лгеи луу	естей . 100/0			
F1	2%	2021	¢5 200	10	¢400	
Fluorescent		2031	\$5,300	10	\$400	
	Compact Fluorescent Light, Extent : Light	gnı, Area	Affectea : 100%			
	Location : Hallways					
Egress Lighting	500/	2021	<b>#20.000</b>	10	<b>#2.000</b>	
Emergency, Battery	50%	2031	\$20,000	10	\$2,900	
Exit, Service	50%	2031	\$4,000	1		
Exterior Lighting	2007	2026	<b>#22.20</b>	1.0		
HID	20%	2026	\$22,200	10		
No Component	80%					

Alarm

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2115

Electrical	Current Repair	Future Re	placement	M	aintenance				
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Est FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Alarm									
Security System									
No Component	80%								
Generic	20%	2031	\$8,900	1	\$1,800				
	Other Observation, Extent: N/A, A	rea Affected : 1009	%						
	Location : Hallways								
	Explanation : Surveillance Camer	ras							
Fire/Smoke Detection									
No Component	80%								
Generic, Analog	20%	2026	\$12,300	1-3	\$3,100				
	Other Observation, Extent: N/A, A	Other Observation, Extent: N/A, Area Affected: 100%							
	Location : Hallways								
	Explanation : Alarm Bells And Mo	anual Pull Station							

Mechanical	<u> </u>	urrent Rep	air	Futur	e Replacement	М	aintenance	
System Component Type	, , , , , , ,	nil Date Es Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Electricity	10%			2041	* *	1		
Natural Gas	90%			2041	* *	1		
Conversion Equipment								
Furnace  Radiant Heater	Damaged, Ex Location: I Malfunctioni Location: I Other Observ Location: I Explanation For Cooling	Insulation P ng, Extent : Roof vation, Exte Roof n : 7 Obsole g.	\$66,600 re, Area Affected leeling Off, Roop Severe, Area Aj nt : Severe, Area lete Rooftop Paci	fected: Affected aged Un 2031	d : 90%  uits With Direct Exp  \$61,900	pansion 1	\$9,800  R-22 Component  \$1,100	
	Location:		ш . 17/А, Агей А	уестей.	10/0			
	Explanation		c Units					
Air Conditioning	•							
Energy Source								
Electricity	100%			2039	* *	1		
Conversion Equipment Not Accessible	100%	uation Euto	nt : Light, Area	Affortad	. 00/			
	Location : H		nı : Ligni, Area	Ајјестеа	. 0%			
		5	tina Fauinmant					
	Explanation	n : See Heat	ting Equipment					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2115

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Heat Rejection Air Cooled Condenser Unit	100%	0-2	\$41,300	2041	* *	2	\$13,600	
	Other Obs Location		Extent : Severe, Ared	a Affecte	d : 100%			
	Explana	tion : Obso	lete					
Ventilation Distribution						_		
Ductwork/Diffusers	Insul. Det	_	\$52,200 Extent : Severe, Ar			2-5	\$13,600	
	Location	i : Ductwor	k On Roof Is Dama	iged And	Corroded			
Exhaust Fans Roof	100%			2026	\$46,200	2	\$700	
Plumbing	10070			2020	ψ.10,200		\$700	
H/C Water Piping Brass/Copper	100%			2031	\$305,600	1		
Water Heater With Tanks	10070			2031	\$303,000	1		
Gas Fired	Leak Evid		\$300 : Severe, Area Affe	2031 cted : 10	\$16,700 0%	2		
			or Room No. 7214					
			Extent : Severe, Ar or Room No. 7214	ea Affec	ted : 100%			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	1000/				* *			
Cast Iron	100%			LIFE	* *	1		
Fixtures Generic	100%							
Vertical Transport	100%							
Elevators								
Hydraulic	100%			LIFE	* *			
,		ervation, E	Extent : N/A, Area A		100%			
		: 1st To 2r						
	Explana	tion : 1 Uni	it					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T8

Address : 2101 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : 2308T
Program / Asset # : CUN0003.8T0 / 2095 Yr Built/Renovated : 1972 / 2008

Area Sq Ft : 17,418 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 15-Jan-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 8760 Lot : 60 BIN : 3852586

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$367,100	
Interior Architecture		\$422,000
Electrical		\$189,900
Mechanical	\$106,300	\$218,500
Site Pavements		\$224,300
Total	\$473,300	\$1,054,800
Importance Code A	\$473,300	
Importance Code B		\$830,500
Importance Code C		\$224,300
Total	\$473,300	\$1,054,800

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$20,800			\$15,100
Interior Architecture	\$52,600			\$2,000
Electrical	\$33,400	\$400	\$400	\$500
Mechanical	\$88,000	\$500	\$2,600	\$500
Site Pavements	\$7,400			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$209,400	\$8,100	\$10,200	\$25,300
Importance Code A	\$52,600	\$500	\$1,200	\$15,700
Importance Code B	\$133,600	\$7,600	\$9,100	\$9,700
Importance Code C	\$23,200			
Total	\$209,400	\$8,100	\$10,200	\$25,300



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2095

chitecture	Cu	Current Repair Future Replacemen			e Replacement	M		
stem Component Type		Date Est	timated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior								
Exterior Walls								
Concrete Masonry Unit	Joint Mortar M Location : No Misaligned/Bu Location : So	ks, Extent rth Facad liss/Erod, I rth Facad ging, Exte uth Facad	le, South Facad Extent : Moder le nt : Moderate, e	de rate, Area Area Aff	Affected : 20%	5	\$11,200	
	Rusting Masonry Supt, Extent: Moderate, Area Affected: 25%							
	Location : So Vertical Cracks Location : No	, Extent :	Moderate, Are	a Affected	d : 5%			
Pre-Cast Concrete	2% No Cracking/Crum Location: Wi Water Penetrat Location: Wi	bling, Ext ndow Sills ion, Exten	Throughout t : Light, Area			5	\$1,300	
Window Wall	Water Penetrat	iorated, E trances Ar ion, Exten	nd Corridors T	hroughou Affected .	ut : 20%	5	\$1,800	
Windows								
Steel	100% No Deteriorated F Location: Th Thermally Ineff Location: Th Caulking Deter Location: Th	inish, Exte roughout îcient, Ext roughout iorated, E	ent : Moderate	e, Area A <u>j</u>	ffected : 100%	5	\$12,100	
Parapets	1000/			2044	* *	<b>5</b> 10	\$29,600	
Metal Rail Roof	100%			2044	· · · ·	5-10	\$38,600	
Modified Bitumen	95% 2. Blisters, Extent Location: Th	: Modera	\$13,700 te, Area Affect	2036 ed : 10%	* *			
Skylight, Metal/Glass	5%			2051	* *	10	\$4,500	
Soffits Cement - Fiber Panel	100%			2031		10		

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2095

Architecture	Current Repair		Future Replacement		М	Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Floors  Cost in Place Concrete	100/	Now	\$4.200	LIEE	* *	5	¢5 700	
Cast in Place Concrete		Now Crumbling,	\$4,300 Extent : Moderate	LIFE , Area Aj		5	\$5,700	
	Location	ı : Connect	ion To T6 And Mec	hanical I	Room			
Mosaic Tile			\$11,900 : Moderate, Area A hroughout	2036 Affected :	* *	5	\$1,600	
Quarry Tile	25%	Now	\$9,400	2044	* *	5	\$4,900	
	Cracking/	Crumbling,	Extent : Light, Are out Corridors And	ea Affecte	ed : 10%		7 %	
Vinyl Tile	60%	Now	\$8,400	2031	\$422,000	3	\$5,900	
·	_	0	Extent : Moderate out Classrooms	, Area Aj	ffected : 20%			
Interior Walls								
Concrete Masonry Unit	50%		\$15,800	LIFE	**	5	\$3,400	
	-		tent : Moderate, Ar r Main Lobby And					
Gypsum Board	50%			LIFE	* *	5	\$5,200	
Ceilings								
AcousTileSusp.Lay-In	15%			2036	* *	5	\$3,800	
Exposed Struc: Concrete				LIFE	* *	5	\$2,900	
Gypsum Board	10%		\$900	LIFE	* *	5	\$3,100	
	Location	ı: 2nd Floo	ents, Extent : Mod or Corridor					
			it, Extent : N/A, Ar	ea Affect	ed : 5%			
	Location	ı : 2nd Floc	or Corridor					
te Enclosure								
Fence/Gates Aluminum Rail	100%			2036	* *	5-10		
te Pavements	10070			2030		3-10		
On-Site Walkways								
Asphalt	25%	0-2	\$1,000	2034	\$20,400			
1			Extent : Moderate					
			de Of Building	<i>J</i> .	-			
Cast in Place Concrete	75%	4+	\$1,900	2044	* *			
			Extent : Light, Are		ed : 5%			
			nd East Side Of Bui					
Parking/Driveway								
Asphalt		Now	\$4,500	2034	\$224,300			
	_	_	Extent: Moderate	, Area Aj	ffected : 15%			
	Location	ı : North Si	de Lot					

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2095

Electrical	Current Repa	ir Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts Service Equipment Fused Disc Sw	100% Other Observation, Extend Location : Electrical Ro		\$3,700 100%	5	\$100	
	Explanation : Main Serv	vice Disconnect Switch	Rated At 1,200 Am	peres		
Switchgear / Switchboard Fused Disc Sw	100%	2031	\$42,300	5	\$100	
Raceway Conduit	100%	2031	\$36,000	1		
Panelboards Molded Case Bkrs	100%	2030	\$19,500	5	\$500	
Wiring Thermoplastic	100%	2031	\$32,500	1		
Motor Controllers  Locally Mounted  No Component	10% 90%	2036	* *	5		
Ground Grounding Devices Not Accessible	100%					
Lighting	10070					
Interior Lighting Fluorescent	98% Now Damaged Fixtures, Extent Location: Missing Lens T-8 Lamps And Fixtures, I Location: Throughout T	es Throughout Extent : Light, Area Aff				
Fluorescent	2% Compact Fluorescent Ligh Location : Hallways	2031 ht, Extent : Light, Area	\$3,800 Affected : 100%	10	\$300	
Egress Lighting Emergency, Battery Exit, Service	50% 50%	2031 2031	\$14,300 \$2,900	10 1	\$2,100	
Exterior Lighting HID HID	10% 10% Now Not in Service, Extent : M Location : Outside Perin		\$7,900 * *	10		
No Component	80%					
Alarm						
Security System No Component Generic	80% 20%	2036	**	1	\$1,300	
	Other Observation, Extend Location : Hallways Explanation : Surveillan		: 100%			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2095

Electrical	Current Repair	Future Replaceme	nt	Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estimated C FY	Cost Cycle (Yrs		Priority
Alarm					
Fire/Smoke Detection					
No Component	70%				
Generic, Analog	30%	2026 \$13,	200 1-3	\$3,300	
	Other Observation, Extent : Light, A	rea Affected : 100%			
	Location : Hallways				
	Explanation : Manual Pull Station	And Alarm Bells			

Mechanical	Current Repair		Futu	re Replacement	Maintenance			
System Component Type	% of Total	Fail Date l (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
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 Obs Location		tent : Severe, Ared	a Affecte	d : 60%			
	Explanat	ion : 1 Rooft	op Unit With Dir	ect Expa	nsion Cooling Coi	l. On Ext	ended Life.	
Radiant Heater	40%	Now	\$106,300	2041	* *	2	\$2,600	
			ere, Area Affected				4-,000	
	Location	: Various Ar	eas					
	Other Obs	ervation, Ext	tent : Light, Area	Affected	: 75%			
		: Various	G					
	Explanat	ion : 23 Uni	ts					
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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T8

Asset #: 2095

Mechanical		Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Vertical Transport

Elevators

Hydraulic 100% LIFE \*\*

Other Observation, Extent: Light, Area Affected: 100%

Location: 1st To 2nd Floor Explanation: 1 Unit

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE VEHICLE STORAGE - Z

Address : 1530 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : CUN0003.060 / 13607 Yr Built/Renovated : 1992 /

Area Sq Ft : 4,065 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 23-Jan-2020 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 8760 Lot : 250 BIN : 3349320

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Mechanical		\$103,300
Site Pavements		\$161,400
Total		\$264,700
Importance Code A		\$103,300
Importance Code C		\$161,400
Total		\$264,700

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$18,200			\$2,900
Interior Architecture	\$19,900			
Electrical	\$700	\$200	\$300	\$300
Mechanical	\$107,700	\$16,600	\$16,200	\$35,600
Site Pavements	\$8,100			
Total	\$154,600	\$16,900	\$16,500	\$38,700
Importance Code A	\$18,200	\$400		\$3,200
Importance Code B	\$128,300	\$16,500	\$16,500	\$35,500
Importance Code C				
importance code c	\$8,100			



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE VEHICLE STORAGE - Z

Asset #: 13607

Architecture	Current R	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior	-						
Exterior Walls	000/ N	¢0.500	2051	* *	_	¢12.700	
Metal Panel	80% Now Deformed/Dented, Ex	\$9,500	2051		5	\$13,700	
	Location : At Corne			ieu . 1070			
Metal Coiling Doors	20%		2044	* *	5	\$5,700	
Wear Coming Doors	Deformed/Dented, Ex	tent : Light, Area A		5%	5	Ψ5,700	
	Location : Impact D	-					
Windows							
Aluminum	50% 0-2	\$5,500	2047	* *	5	\$300	
	Corrosion/Rusting, Ex Location : North Sid		1rea Affeo	cted : 10%			
Metal Louvers	50% Now	\$3,200	2040	* *			
	Corrosion/Rusting, Ex Location: Througho	-	Affected .	: 20%			
	Other Observation, E	xtent : Light, Area	Affected	: 10%			
	Location : West Side	2 Louver					
	Explanation : Block	ed With Plywood					
Roof Metal Panel	050/		2044	* *	10	¢10.000	
Skylight, Plastic	95% 5%		2044 2044	* *	10 1	\$10,800	
Interior	370		2044		1		
Floors							
Cast in Place Concrete	100% 0-2	\$10,000	LIFE	* *	5	\$13,100	
	Cracking/Crumbling,		ea Affecte	ed : 10%			
	Location : Througho	out					
Ceilings	35% 4+	<b>\$0,000</b>	LIEE	* *			
Exposed Struc: Steel	Corrosion/Rusting, Ex	\$9,900	LIFE Affected				
	Location : Through		Ајјестей .	. 370			
Metal Panel	65%		LIFE	* *	5	\$4,900	
Site Enclosure							
Fence/Gates	1000/		2051	* *			
Chain Link	100%		2051	* *			
Site Pavements On-Site Walkways							
Asphalt	100%		2040	* *			
Parking/Driveway							
Asphalt	100% Now	\$8,100	2034	\$161,400			
	Cracking/Crumbling,						
	Location : East West	t And South Side C	)f Buildin	g			

Electrical		Current F	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Under 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE VEHICLE STORAGE - Z

Asset #: 13607

Electrical	Current Repa	ir Futur	Future Replacement		Maintenance	
system Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts						
Transformers						
Dry Type	100%	2036	* *	5		
	Other Observation, Extent		: 100%			
	Location : Electrical Ro					
	Explanation: 45 Kilovol	t-ampere				
Raceway						
Conduit	100%	2041	* *	1		
Panelboards						
Fused Disc Sw	10%	2039	* *	5		
Molded Case Bkrs	90%	2039	* *	5	\$100	
Wiring						
Thermoplastic	100%	2041	* *	1		
Motor Controllers						
Locally Mounted	100%	2036	* *	5		
ighting						
Interior Lighting						
Fluorescent	10%	2031	\$2,800	10	\$400	
	Other Observation, Extent		: 100%			
	Location : Cafeteria Roc					
	Explanation: T-8 Lamps	,				
LED	90%	2036	* *			
Egress Lighting						
Emergency, Battery	50%	2036	* *	10	\$500	
Exit, Service	50%	2036	* *	1		
Exterior Lighting						
HID	20%	2031	\$3,700	10		
No Component	80%					
larm						
Fire/Smoke Detection						
Generic, Analog	100%	2031	\$10,200	1-3	\$2,500	
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location: Open Space					
	Explanation: Bells, Mar	ual Pull Station				

Mechanical	Current Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating						
Energy Source						
Natural Gas	100%	2041	* *	1		
Conversion Equipment						
Radiant Heater	100%	2031	\$103,300	2	\$1,900	
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Various Locations					
	Explanation: 6 Gas Fired Units					

#### Ventilation

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE VEHICLE STORAGE - Z

Asset #: 13607

Mechanical	C	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type		ail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ventilation							
Exhaust Fans							
Wall Unit	100%		2026	\$1,700	2	\$100	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2041	* *	1		
Water Heater With Tanks							
Electric	100%		2026	\$23,100	4		
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Backflow Preventer							
Generic	100%		2031	\$1,800	1	\$300	
Fire Suppression							
Sprinkler							
Generic	100%		2041	* *	1-2	\$1,100	
Chemical System					•		
Dry	100%		2026	\$47,700	1-3	\$236,700	
	Dry System,	Extent : Light, Area Affected	d: 100%	ó			
	Location:	Gas Station, Outside					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING C

Address : 1950 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : 230C

Area Sq Ft : 32,857 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 13-Jan-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,3

Block : 8760 Lot : 60 BIN : 3347724

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$804,100	\$563,000
Interior Architecture	\$154,600	\$464,400
Electrical	\$53,300	\$668,400
Mechanical	\$1,322,000	\$860,700
Total	\$2,334,000	\$2,556,500
Importance Code A	\$804,100	\$563,000
Importance Code B	\$1,529,900	\$1,993,500
Total	\$2,334,000	\$2,556,500

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$47,900			
Interior Architecture	\$162,700	\$8,300		\$8,300
Electrical	\$30,900	\$900	\$1,100	\$27,600
Mechanical	\$23,500	\$4,200	\$7,500	\$30,500
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$272,200	\$20,700	\$15,800	\$73,600
Importance Code A	\$47,900			
Importance Code B	\$187,700	\$20,700	\$15,800	\$73,600
Importance Code C	\$36,600			
Total	\$272,200	\$20,700	\$15,800	\$73,600



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2122

Current	Repair	Futur	e Replacement	M	aintenance	
% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
000/ 11	<b>#217</b> 000	LIEE	ψ ψ	-	<b>#20.400</b>	
Horizontal Cracks, E Location : Through Joint Mortar Miss/E	Extent : Moderate, A nout rod, Extent : Moder	lrea Affe	cted : 10%	5	\$39,400	
5%		2041	* *	5-10	\$16,900	
Location : Through Water Penetration, E	out Extent : Moderate, A			5	\$13,900	
Location : Through	nout			5	\$900	
5%		2040	* *	10	\$600	
Location : Through Joint Mortar Miss/En	out rod, Extent : Moder			5	\$3,400	
		2051	* *	5	\$800	
			* *		·	
1070		2030		2 10	Ψ7,200	
		2041 Iffected :	**			
Location : Through Water Penetration, E	nout Extent : Moderate, A					
Location : Above L Water Penetration, E	obby, Throughout Extent : Moderate, A					
	80% Now Horizontal Cracks, E Location: Through Joint Mortar Miss/E Location: North F 5% 15% Now Caulking Deteriorate Location: Through Water Penetration, E Location: Through Water Penetration, E Location: Offices 5%  85% Now Horizontal Cracks, E Location: Through Joint Mortar Miss/E Location: Through Joint Mortar Miss/E Location: Through Joint Mortar Miss/E Location: Through Thro	80% Now \$317,000  Horizontal Cracks, Extent: Moderate, A Location: Throughout  Joint Mortar Miss/Erod, Extent: Moderate	80% Now \$317,000 LIFE Horizontal Cracks, Extent: Moderate, Area Affect Location: Throughout Joint Mortar Miss/Erod, Extent: Moderate, Area Affect Location: North Facade  5% 2041 15% Now \$87,700 2041 Caulking Deteriorated, Extent: Moderate, Area Affect Location: Throughout Water Penetration, Extent: Moderate, Area Affect Location: Throughout Water Penetration, Extent: Moderate, Area Affect Location: Throughout Water Penetration, Extent: Moderate, Area Affect Location: Offices  5% 2040  85% Now \$17,300 2039 Caulking Deteriorated, Extent: Moderate, Area Affect Location: Offices  5% 2040  85% Now \$83,400 LIFE Horizontal Cracks, Extent: Moderate, Area Affect Location: Throughout Joint Mortar Miss/Erod, Extent: Moderate, Area Affect Location: Throughout  5% 2051 10% Sow \$21,200 2041 Recent Installation, Extent: N/A, Area Affected: Location: North Facade  85% Now \$21,200 2041 Recent Installation, Extent: Moderate, Area Affected: Location: Throughout  5% 2036  10% Now \$21,200 2041 Recent Installation, Extent: Moderate, Area Affected: Location: Throughout Water Penetration, Extent: Moderate, Area Affected: Location: Throughout  85% Now \$225,200 2031 Miss/Damaged Flashings, Extent: Moderate, Area Affected: Location: Throughout  Water Penetration, Extent: Moderate, Area Affected: Location: Throughout  5% Now \$90,800 2051 Miss/Damaged Flashings, Extent: Moderate, Area Affected: Location: Above Lobby, Throughout Water Penetration, Extent: Moderate, Area Affected: Location: Above Lobby, Throughout Water Penetration, Extent: Moderate, Area Affected: Location: Above Lobby, Throughout Water Penetration, Extent: Moderate, Area Affected: Location: Above Lobby, Throughout Water Penetration, Extent: Moderate, Area Affected: Location: Above Lobby, Throughout Water Penetration, Extent: Moderate, Area Affected: Location: Above Lobby, Throughout	80% Now \$317,000 LIFE ** Horizontal Cracks, Extent: Moderate, Area Affected: 10% Location: Throughout Joint Mortar Miss/Erod, Extent: Moderate, Area Affected: 15% Location: North Facade  5% 2041 ** Location: Throughout Joint Mortar Miss/Erod, Extent: Moderate, Area Affected: 20% Location: North Facade  5% 2041 ** Caulking Deteriorated, Extent: Moderate, Area Affected: 20% Location: Throughout Water Penetration, Extent: Moderate, Area Affected: 20% Location: Throughout  95% Now \$17,300 2039 ** Caulking Deteriorated, Extent: Moderate, Area Affected: 25% Location: Throughout Water Penetration, Extent: Moderate, Area Affected: 10% Location: Offices  5% 2040 **  85% Now \$83,400 LIFE ** Horizontal Cracks, Extent: Moderate, Area Affected: 20% Location: Throughout Joint Mortar Miss/Erod, Extent: Moderate, Area Affected: 20% Location: Throughout  5% 2051 ** 10% Now \$21,200 2041 ** Recent Installation, Extent: N/A, Area Affected: 100% Location: North Facade  85% Now \$225,200 2031 \$563,000 Miss/Damaged Flashings, Extent: Moderate, Area Affected: 30% Location: Throughout Water Penetration, Extent: Moderate, Area Affected: 20% Location: Throughout Water Penetration, Extent: Moderate, Area Affected: 20% Location: Throughout Water Penetration, Extent: Moderate, Area Affected: 20% Location: Throughout Water Penetration, Extent: Moderate, Area Affected: 20% Location: Above Lobby, Throughout Water Penetration, Extent: Moderate, Area Affected: 20% Location: Above Lobby, Throughout Water Penetration, Extent: Moderate, Area Affected: 20% Location: Above Lobby, Throughout Water Penetration, Extent: Moderate, Area Affected: 20% Location: Above Lobby, Throughout Water Penetration, Extent: Moderate, Area Affected: 20% Location: Above Lobby, Throughout Water Penetration, Extent: Moderate, Area Affected: 20% Location: Above Lobby, Throughout Water Penetration, Extent: Moderate, Area Affected: 20%	Sof   Fail Date   Estimated Cost   Fy   Estimated Cost   Cycle   Total   (Years)   Fy   Estimated Cost   Cycle   Total   (Years)   Fy   Estimated Cost   Cycle   Cyrs)	Now

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2122

Architecture	Current Repair Future Replacement Maintenance					aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors Carpet	Punct/Tea Location Staining/L	i : Through Discoloring,	. Extent : Moderate			3	\$18,400	
Cast in Place Concrete Ceramic Tile	20% 5% Cracking/	0-2	\$6,800 Extent : Moderate	LIFE 2040 , Area Aj	* * * * fected : 20%	5 5	\$21,500 \$1,200	
Panel/Paver: Cer/Brk Vinyl Tile	15% 35% Cracking/	0-2	\$9,300 Extent : Light, Are	2047 2031 ea Affecte	* * \$464,400 ed : 10%	5 3	\$16,600 \$6,500	
Interior Walls								
Cast in Place Concrete Ceramic Tile Concrete Masonry Unit		0-2	\$17,300 Extent : Light, Are	LIFE 2040 LIFE ea Affecte	* * * * * * ed : 10%	5 5	\$2,400 \$3,800	
Gypsum Board	60% Cracking/	Now	\$19,300 Extent : Light, Are	LIFE ea Affecte	* * ed : 20%	5	\$17,000	
Masonry: Brick	10%			LIFE	* *			
Ceilings AcousTileConcealSpLn	_		\$7,700 Extent : Light, Are	2029 ea Affecte	\$154,600 ed: 10%	5	\$6,100	
AcousTileSusp.Lay-In	_		\$14,000 Extent : Light, Are out	2036 ea Affecte	* * ed : 10%	5	\$8,600	
Exposed Struc: Concrete Gypsum Board	25% 20% Water Per	Now	\$3,400 xtent : Light, Area	LIFE LIFE Affected	** **	5 5	\$1,900 \$12,300	
Retaining Walls Cast in Place Concrete No Component	10% 90%	·	-	2051	* *			
te Pavements On-Site Walkways Cast in Place Concrete No Component	20% 80%			2036	* *			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2122

Electrical	Current Repair F		Futur	Future Replacement		Maintenance	
System	% of Fail Date	<b>Estimated Cost</b>	Year	<b>Estimated Cost</b>	Cycle	<b>Estimated Cost</b>	Priority
Component Type	Total (Years)		FY		(Yrs)		
Under 600 Volts	ı						
Transformers							
Dry Type	100%		2029	\$26,100	5	\$100	
y -y <sub>F</sub> -	Other Observation, E	xtent : Light, Area		·		4-11	
	Location : Mechani	-	55				
	Explanation: 75 Ki	lovolt-ampere And	Various	Other Sizes			
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	
	T-8 Lamps And Fixtur		Area Aff	ected : 100%			
	Location : Through	out The Building					
LED	2%		2036	* *			
	Other Observation, E	xtent : N/A, Area A	ffected :	100%			
	Location : Lobby						
	Explanation : LEDs	Observed					
Egress Lighting	/						
Emergency, Service	50%		2031	\$9,900	1		
Exit, Service	50%		2031	\$6,900	1		
Exterior Lighting	• • • • • • • • • • • • • • • • • • • •			4.0.000	4.0		
HID	20%		2026	\$29,900	10		
No Component	80%						
Alarm							
Security System	700/						
No Component	70% 30%		2031	¢10 100	1	¢2 700	
Generic	0ther Observation, E	Swight Augus		\$18,100	1	\$3,700	
	Location : Hallway.	-	Ајјестеи	. 100/0			
	Explanation : Surve		stam				
Fire/Smoke Detection	Explanation . Surve	munce Camera sy.	stem				
No Component	70%						
Generic, Digital	30%		2031	\$24,800	1-3	\$6,100	
Generic, Digital	Other Observation, E	Extent : Light Area			1-3	φ0,100	
	Location : Hallway.		00	00/0			
	Explanation : Smok			Bells. Strohe Lights	And Ma	nual Pull	
	Stations Stations	= = = = = = = = = = = = = = = = = =		, <u></u>	-1 1.14		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2122

Broken, Extent : Severe, Area Affected : 50% Location : 1 Of 2 Pumps In Penthouse Mechanical Room Corroded, Extent : Moderate, Area Affected : 30% Location : Pumps In Penthouse Mechanical Room Insul. Deteriorating, Extent : Moderate, Area Affected : 20% Location : Penthouse Mechanical Room  Terminal Devices Air Handler 50% 2026 \$301,900 1 \$10, Convector/Radiator 10% 2029 \$26,200 1 \$1, Fan Coil Unit/Heat 40% Now \$191,000 2041 ** 1 \$3, On Extended Life, Extent : Severe, Area Affected : 40% Location : Various Locations Other Observation, Extent : Severe, Area Affected : 20% Location : Various Locations Explanation : Rusted And Leaking  Air Conditioning Energy Source District Chilled Water 100% 2041 ** 1 Other Observation, Extent : Light, Area Affected : 100% Location : Penthouse Mechanical Room Explanation : Chilled Water Provided From Building P  Distribution CW & CHW Wtr 100% 2-4 \$5,200 2031 \$51,900 4 \$1, Pipe/Pump  Corroded, Extent : Moderate, Area Affected : 25% Location : Pumps In Penthouse Mechanical Room Insul. Deteriorating, Extent : Moderate, Area Affected : 20% Location : Penthouse Mechanical Room Insul. Deteriorating, Extent : Moderate, Area Affected : 20% Location : Penthouse Mechanical Room Insul. Deteriorating, Extent : Moderate, Area Affected : 20% Location : Penthouse Mechanical Room Insul. Deteriorating, Extent : Moderate, Area Affected : 20% Location : Penthouse Mechanical Room Insul. Deteriorating, Extent : Moderate, Area Affected : 20% Location : Penthouse Mechanical Room Insul. Deteriorating, Extent : Moderate, Area Affected : 20% Location : Penthouse Mechanical Room		aintenance	Current Repair Future Replacement Maintenance				Mechanical			
Energy Source HTHW/HW  100% Other Observation, Extent: Light, Area Affected: 100% Location: Penthouse Mechanical Room Explanation: Hot Water Provided From Building P. Building C And F Share The Same Mechanical Room  Bistribution Hot Witr Piping/Pump Hot Witr Provided From Building P Hot Piping/Pump Hot Witr Provided From Building P Hot Piping/Pump Hot Piping/Pump	Cost Priority	<b>Estimated Cost</b>	-	<b>Estimated Cost</b>		<b>Estimated Cost</b>			Component	
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Insul. Deteriorating, Extent: Moderate, Area Affected: 20%  Location: Penthouse Mechanical Room  Terminal Devices	**									
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Air Handler/Cool/Ht 80% 2026 \$498,100 1 \$16,	300	\$16,300	1	\$498 100	2026		,	80%		
	*	\$2,100		·						
Ventilation 2 1 1 20 20 4175,000 1 42,	,	<u> </u>		+->0,000				2070		
Distribution										
	,300	\$18,300	2-5	* *	LIFE		, 0	100%	Ductwork/Diffusers	
Exhaust Fans										
	•	\$1,000								
Roof 5% 2026 \$3,100 2 \$	§100	\$100	2	\$3,100	2026		0	5%		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2122

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Plumbing							
H/C Water Piping							
Brass/Copper	100%	2031	\$412,100	1			
HW Heat Exchanger							
HTHW/HW	100%	2031	\$89,900				
	Other Observation, Extent : Lig		: 100%				
	Location : Penthouse Mechan	nical Room					
	Explanation : Unit Shared Wi	th Building F					
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping							
Cast Iron	100%	LIFE	* *	1			
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%	LIFE	* *				
	Other Observation, Extent: Light, Area Affected: 100%						
	Location: 1st To 3rd Floor, F	Penthouse					
	Explanation : 1 Unit						
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		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING D

Address : 1950 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : 230D
Program / Asset # : CUN0003.0D0 / 2123 Yr Built/Renovated : 1977 / 2000

Area Sq Ft : 32,857 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 13-Jan-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,3

Block : 8760 Lot : 60 BIN : 3347724

CAPITAL	FY 2026 - 2029	FY 2030 - 2035	
Exterior Architecture	\$608,100	\$563,000	
Interior Architecture	\$154,600	\$925,500	
Electrical	\$67,700	\$807,200	
Mechanical	\$1,357,700	\$860,700	
Total	\$2,188,000	\$3,156,300	
Importance Code A	\$608,100	\$563,000	
Importance Code B	\$1,579,900	\$2,466,700	
Importance Code C		\$126,600	
Total	\$2,188,000	\$3,156,300	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$68,400			
Interior Architecture	\$137,600			\$18,700
Electrical	\$32,900	\$1,900	\$2,100	\$54,700
Mechanical	\$23,400	\$4,100	\$7,400	\$30,400
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$269,500	\$13,300	\$16,700	\$111,000
Importance Code A	\$68,400			
Importance Code B	\$164,400	\$13,300	\$16,700	\$109,800
Importance Code C	\$36,600			\$1,200
Total	\$269,500	\$13,300	\$16,700	\$111,000



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2123

chitecture	Current Repair	Future Replacement	M	Maintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior					
Exterior Walls	000/ 31 000	T. T. T. T		# <b>2</b> 0.400	
Masonry: Brick	80% Now \$317,000  Horizontal Cracks, Extent: Moderate, Location: Throughout  Joint Mortar Miss/Erod, Extent: Mode Location: Throughout	Area Affected : 10%	5	\$39,400	
Metal Panel	5%	2041 **	5-10	\$16,900	
Window Wall	15% Now \$87,700 Caulking Deteriorated, Extent: Moder Location: North Facade Water Penetration, Extent: Light, Area Location: North Facade	rate, Area Affected : 20%	5	\$13,900	
Windows					
Aluminum	95% Now \$17,300 Caulking Deteriorated, Extent: Moder Location: Throughout Water Penetration, Extent: Moderate, Location: Offices	rate, Area Affected : 25%	5	\$900	
Metal Louvers	5%	2034 \$5,300	10	\$600	
Parapets Masonry: Brick	85% Now \$41,700 Horizontal Cracks, Extent: Moderate, Location: Throughout Joint Mortar Miss/Erod, Extent: Mode Location: Throughout	Area Affected : 20%	5	\$3,400	
Metal Panel	5%	2041 **	5	\$800	
Metal Rail	10%	2036 **	5-10	\$7,200	
Roof Modified Bitumen	10% Recent Installation, Extent : N/A, Area Location : North Facade	2041 ** Affected : 100%	10	\$3,300	
Single Ply Membrane	85% Now \$112,600 Water Penetration, Extent : Light, Area Location : Third Floor	2031 \$563,000 a Affected : 10%	1		
Skylight, Metal/Glass	5% Now \$90,800  Miss/Damaged Flashings, Extent: Mo Location: Over Lobby  Water Penetration, Extent: Moderate,				
	Location: Over Main Lobby	••			
Soffits					

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2123

Architecture	Current Repair			Futu	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
nterior									
Floors					****		*		
Carpet	20%		\$68,000	2030	\$169,900	3	\$14,800		
		_	amage, Extent : Mo	oderate, .	Area Affected : 30%	0			
		i : Through	out , Extent : Moderate	1400 1	factod 1000/				
	_	i : Through		г, ягеи ң	geciea . 100%				
Cast in Place Concrete	10%			LIFE	* *	5	\$10,800		
Ceramic Tile	5%			2034	\$135,400	5	\$2,500		
Panel/Paver: Cer/Brk	15%			2039	* *	5	\$16,600		
Vinyl Tile	50%		\$13,300	2031	\$663,400	3	\$9,200		
	_	_	Extent : Light, Are	ea Affecto	ed : 10%				
	Location	ı : Through	out						
Interior Walls	50/			LIEE	* *				
Cast in Place Concrete Ceramic Tile	5% 5%			LIFE		5	\$2,400		
Concrete Masonry Unit	3% 20%	0-2	\$17,300	2034 LIFE	\$126,600 * *	5 5	\$2,400 \$3,800		
Concrete Masonry Ont	Cracking/		Extent : Light, Are			3	\$3,800		
Gypsum Board	60%	Now	\$19,300	LIFE	* *	5	\$17,000		
31	_	Crumbling, 1 : Through	Extent : Moderate		ffected : 20%		, ,,,,,,,		
Masonry: Brick	10%			LIFE	* *				
Ceilings									
AcousTileConcealSpLn	20%	0-2	\$7,700	2029	\$154,600	5	\$6,100		
	_	Crumbling, 1 : Through	Extent : Light, Are out	ea Affecto	ed : 10%				
AcousTileSusp.Lay-In	35%			2036	* *	5	\$17,200		
	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	ed : 10%				
	Location	ı : Through	out						
Exposed Struc: Concrete	25%			LIFE	* *	5	\$1,900		
Gypsum Board	20%	0-2	\$3,400	LIFE	* *	5	\$12,300		
	_	Crumbling, 1 : Through	Extent : Light, Are out	ea Affecto	ed : 10%				
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	20%			2036	* *				
No Component	80%								

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type		ail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Under 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2123

Electrical	Current Repair	Futur	e Replacement	M		
System Component	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Туре	Total (Teals)	11		(113)		
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2031	\$22,100	5	\$100	
	Other Observation, Extent:		100%			
	Location : Electrical Room		D . 14.25004			
T	Explanation : Main Servic	e Disconnect Switch	Rated At 2,500 Am	peres		
Transformers	1000/	2020	¢26 100	_	¢100	
Dry Type	100% Other Observation Extent:	2029	\$26,100	5	\$100	
	Other Observation, Extent : Location : Electrical Room	**	100%			
	Explanation: Two 112.5 K					
Switchgear / Switchboard	<u>Емринанон</u> . 1wo 112.3 М	Luovou-umpere				
Fused Disc Sw	100%	2031	\$127,000	5	\$100	
Raceway	100/0	2031	Ψ127,000		ψ100	
Conduit	95%	2031	\$56,800	1		
Conduit	5%	2041	**	1		
Panelboards	270	2011		*		
Fused Disc Sw	5%	2030	\$4,900	5		
Molded Case Bkrs	90%	2030	\$87,700	5	\$800	
Molded Case Bkrs	5%	2039	**	5	4000	
Wiring						
Thermoplastic	95%	2031	\$71,600	1		
Thermoplastic	5%	2041	**	1		
Motor Controllers						
Motor Control Center	100%	2029	\$53,300	5	\$900	
Ground			·			
Grounding Devices						
Generic	100%	LIFE	* *	5	\$500	
Stand-by Power						
Transfer Switches						
Automatic	100%	2029	\$26,200	1	\$10,100	
Lighting						
Interior Lighting						
Fluorescent	3%	2026	\$14,400	10	\$900	
	Other Observation, Extent:	**	100%			
	Location : Lobby And Hal	•				
	Explanation : Compact Fl					
Fluorescent	97%	2031	\$464,000	10	\$29,200	
	T-8 Lamps And Fixtures, Ex		ected : 100%			
	Location : Throughout The	e Building				
Egress Lighting	<b>7</b> 00/		** ** *	_		
Emergency, Service	50%	2031	\$9,900	1		
Exit, Service	50%	2031	\$6,900	1		
Exterior Lighting						
HID	20%	2026	\$29,900	10		
No Component Alarm	80%					

Alarm

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2123

Electrical	Current Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
larm							
Security System							
No Component	70%						
Generic	30%	2031	\$18,100	1	\$3,700		
	Other Observation, Extent: Light,	Area Affected	: 100%				
	Location : Hallways						
	Explanation : Surveillance Came	ra System					
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%	2031	\$24,800	1-3	\$6,100		
, 2	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Hallways, Mechanical						
	Explanation : Strobe Lights,smok		larm Bells. Horns	And Mar	ual Pull Stations		

Current R	Future	Renlacement	М						
						Priority			
			• •	1					
	-		: 100%						
					~				
Explanation: Hot Wo Mechanical Room.	ater Provided Fro	m Buildin	g P. Building D 2	And E Sh	are The Same				
100% Now	\$7,000	2030	\$70,200	4	\$1,600				
_									
* *									
_			ected : 10%						
Location : Circulatir	ig Pump At Air Ho	ındler Ch	Bl-5 In Mechanic	al Room					
					*				
	****								
				1	\$3,800				
Corroded, Extent : Moderate, Area Affected : 20% Location : Various									
•		Affected :	20%						
Location . various L	ocalions								
1000/		2041	* *	1					
	tant : Light Auga			1					
			ilding P						
	% of Fail Date Total (Years)  100%  Other Observation, Extendical Room.  100% Now  Corroded, Extent: Ligtocation: Dual Duty Insul. Deteriorating, Extendication: Penthouse Leak Evident, Extent: Location: Circulating  50% 10% 40% 0-2  Corroded, Extent: Motocation: Various On Extended Life, Extendication: Various Location: Various Location: Various Location: Various Location: Various Location: Mechanication: Me	Total (Years)  100% Other Observation, Extent: Light, Area Location: Penthouse Mechanical Roo Explanation: Hot Water Provided From Mechanical Room.  100% Now \$7,000 Corroded, Extent: Light, Area Affected: Location: Dual Duty Pumps In Penthol Insul. Deteriorating, Extent: Moderate, Location: Penthouse Mechanical Roo Leak Evident, Extent: Severe, Area Affected: Location: Circulating Pump At Air Howard Some Some Some Some Some Some Some Some	Wo of Fail Date Estimated Cost Total (Years)   Year FY	100% 2041 **  Other Observation, Extent: Light, Area Affected: 100% Location: Penthouse Mechanical Room Explanation: Hot Water Provided From Building P. Building D. Mechanical Room.  100% Now \$7,000 2030 \$70,200 Corroded, Extent: Light, Area Affected: 20% Location: Dual Duty Pumps In Penthouse Mechanical Room Insul. Deteriorating, Extent: Moderate, Area Affected: 10% Location: Penthouse Mechanical Room Leak Evident, Extent: Severe, Area Affected: 30% Location: Circulating Pump At Air Handler Ch Bl-5 In Mechanic  50% 2026 \$301,900 10% 2029 \$26,200 40% 0-2 \$191,000 2041 ** Corroded, Extent: Moderate, Area Affected: 20% Location: Various On Extended Life, Extent: Severe, Area Affected: 20% Location: Various Locations	Year   Estimated Cost   Year   Estimated Cost   Year   FY	% of Total   Total   Rail Date   Estimated Cost   Year   Estimated Cost   FY   Cycle   (Yrs)			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2123

Mechanical	Current Repair		Futur	e Replacement	Maintenance					
System Component Type		Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Air Conditioning Distribution CW & CHW Wtr Pipe/Pump	100%	2-4	\$5,200	2031	\$51,900	4	\$1,600			
1 ipe/1 ump	Location : Insul. Deter	Pumps In	ght, Area Affected . n Penthouse Mecho Extent : Moderate, se Mechanical Roo	anical Ro Area Afj						
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	1000/				di di		440.400			
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$18,300			
Exhaust Fans	0.50/			•	<b>0107.0</b> 00		44.000			
Interior	95%			2026	\$135,200	2	\$1,000			
Roof	5%			2026	\$3,100	2	\$100			
Plumbing										
H/C Water Piping	1000/			2021	Φ41 <b>2</b> 100	1				
Brass/Copper	100%			2031	\$412,100	1				
HW Heat Exchanger	1000/			2021	<b>#00.000</b>					
HTHW/HW	100%	F		2031	\$89,900					
			'xtent : Light, Area se Mechanical Roo		: 100%					
G '' B' '	Explanatio	on: Unit .	Shared With Buildi	ng E						
Sanitary Piping	1000/			LIDD	* *	1				
Cast Iron	100%			LIFE		1				
Storm Drain Piping	1000/			TIPE	* *	1				
Cast Iron	100%			LIFE	* *	1				
Fixtures	1000/									
Generic	100%									
Vertical Transport										
Elevators Hydraulic	100%			LIFE	* *					
Trydraune		rvation F	rtant : Light Arag							
	Other Observation, Extent : Light, Area Affected : 100% Location : 1st To 3rd Floor, Penthouse									
	Explanation :									
	Бършини	1 Oni								
Fire Suppression										
Fire Suppression Standpine										
Standpipe	100%			2031	\$147.800	1-5	\$16,600			
Standpipe Generic	100%			2031	\$147,800	1-5	\$16,600			
Standpipe	100%			2031	\$147,800	1-5	\$16,600			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Page: 401

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E

Address : 1950 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : 230E

Area Sq Ft : 32,857 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 13-Jan-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,3

Block : 8760 Lot : 60 BIN : 3347724

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$899,700	\$563,000
Interior Architecture		\$925,500
Electrical		\$589,600
Mechanical	\$484,600	\$648,700
Site Pavements		\$64,000
Total	\$1,384,300	\$2,790,700
Importance Code A	\$899,700	\$563,000
Importance Code B	\$484,600	\$2,037,100
Importance Code C		\$190,600
Total	\$1,384,300	\$2,790,700

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$33,200			
Interior Architecture	\$150,900			\$18,700
Electrical	\$15,700	\$700	\$900	\$700
Mechanical	\$5,500	\$1,700	\$4,700	\$27,900
Site Pavements	\$6,400			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$218,800	\$9,600	\$12,800	\$54,500
Importance Code A	\$33,200			
Importance Code B	\$155,500	\$9,600	\$12,800	\$53,300
Importance Code C	\$30,100			\$1,200
Total	\$218,800	\$9,600	\$12,800	\$54,500



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2124

rchitecture	Current Repair	Future	Replacement	М	aintenance				
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
terior									
Exterior Walls	000/ 37		de de	_	<b>***</b>				
Masonry: Brick	80% Now \$317,000 Cracking/Crumbling, Extent: Severe, Location: Southwest Corner	LIFE 4rea Affect	* * red : 10%	5	\$39,400				
	Horizontal Cracks, Extent : Moderate,	Avaa Affaa	etad · 10%						
	Location: Throughout	<i>Атеи Ајјес</i>	nea . 10/0						
	Joint Mortar Miss/Erod, Extent: Mode	rate Area	Affected · 15%						
	Location: Throughout	raic, ma	nyeerea . 1570						
Metal Panel	5%	2041	* *	5-10	\$16,900				
Window Wall	15% Now \$87,700	2041	* *	5	\$13,900				
	Caulking Deteriorated, Extent: Moder Location: South Facade		Affected : 20%		4-2,2 0 0				
	Water Penetration, Extent : Light, Area	Affected ·	20%						
	Location: South Facade								
Windows									
Aluminum	95% Now \$17,300	2039	* *	5	\$900				
	Caulking Deteriorated, Extent : Moder Location : Throughout	ate, Area A	Affected : 25%						
	Water Penetration, Extent: Moderate,	Area Affec	ted : 10%						
	Location: Offices								
Metal Louvers	5%	2034	\$5,300	10	\$600				
Parapets									
Masonry: Brick	85% Now \$83,400	LIFE	* *	5	\$3,400				
	Horizontal Cracks, Extent: Moderate,		eted : 10%						
	Location: East Facade And South Facade								
	Joint Mortar Miss/Erod, Extent: Moderate, Area Affected: 50%								
	Location: East Facade And South F	acade							
Metal Panel	5%	2041	* *	5	\$800				
Metal Rail	10% Now \$1,300	2036	* *	5	\$2,800	1			
	Broken/Missing Elements, Extent : Sev								
	Location: Missing Railing At South I	acade Of	Roof						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

**Architecture Current Repair Future Replacement** Maintenance System **Estimated Cost** | **Priority** % of Fail Date Estimated Cost **Estimated Cost** Year Cvcle Component **Total** (Years) FY (Yrs) **Type** Exterior Roof IRMA/Protected 10% Now \$9,600 2026 \$95,600 Membrane Paver Block Ballast, Extent: Moderate, Area Affected: 100% Location: Lower Terrace Water Penetration, Extent: Moderate, Area Affected: 20% Location : Offices Single Ply Membrane 85% Now \$225,200 2031 \$563,000 Miss/Damaged Flashings, Extent: Moderate, Area Affected: 25% Location: Over Third Floor, Throughout Water Penetration, Extent: Moderate, Area Affected: 20% Location: Throughout Skylight, Metal/Glass 5% Now \$90,800 2041 Miss/Damaged Flashings, Extent: Moderate, Area Affected: 30% Location: Over Main Lobby Water Penetration, Extent: Light, Area Affected: 20% Location: Main Lounge, Throughout Soffits 100% Stucco Cement 2036 5 Interior Floors Carpet 25% 0-2\$84,900 2030 \$212,400 3 \$18,400 Punct/Tear/Impact Damage, Extent: Moderate, Area Affected: 30% Location: Throughout Staining/Discoloring, Extent: Moderate, Area Affected: 100% Location: Throughout \* \* Cast in Place Concrete 5% LIFE 5 \$5,400 Ceramic Tile 5% 0-2\$6,800 2034 \$135,400 5 \$1,200

Cracking/Crumbling, Extent: Light, Area Affected: 20%

Cracking/Crumbling, Extent: Light, Area Affected: 10%

\$13,300

2039

2031

5

3

\$663,400

\$16,600

\$9,200

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Location: Throughout

Location: Throughout

0-2

15%

50%

Panel/Paver: Cer/Brk

Vinyl Tile

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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% of			Future Replacement		Maintenance			
Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
					5	\$2,400		
					5	\$3,800		
			a Affecte	d : 10%				
20%	Now	\$6,400	LIFE	* *	5	\$5,700		
Location Water Pen	: Below Sk etration, Ex	cylight At Corner O axtent : Light, Area	of Main L Affected :	ounge 20%		. ,		
Location	: Below Sk	ylight At Corner O	of Main L	ounge				
40%			LIFE	* *	5	\$11,300		
10%			LIFE	* *				
45%	0-2	\$18,000	2036	* *	5	\$11,100		
-	_	-	a Affecte	d : 10%				
30%			LIFE	* *	5	\$2,300		
25%	Now	\$4,200	LIFE	* *	5	\$15,400		
_	_	-	ea Affecte	d : 10%				
10%			2051	* *				
90%								
			2034 ea Affecte	\$64,000 d : 20%				
40%			2036	* *				
	5% 5% 20% Cracking/C Location 20% Cracking/C Location 40% 45% Cracking/C Location 30% 25% Cracking/C Location 10% 60% 60% Cracking/C	5% 5% 20% 0-2 Cracking/Crumbling, Location: Througho 20% Now Cracking/Crumbling, Location: Below Sk Water Penetration, Ex Location: Below Sk 40% 10%  45% 0-2 Cracking/Crumbling, Location: Througho 30% 25% Now Cracking/Crumbling, Location: Througho 10%  90%  60% 0-2 Cracking/Crumbling, Location: Througho	5% 5% 20% 0-2 \$17,300 Cracking/Crumbling, Extent: Light, Are Location: Throughout 20% Now \$6,400 Cracking/Crumbling, Extent: Moderate Location: Below Skylight At Corner Co Water Penetration, Extent: Light, Area Location: Below Skylight At Corner Co 40% 10%  45% 0-2 \$18,000 Cracking/Crumbling, Extent: Light, Area Location: Throughout 30% 25% Now \$4,200 Cracking/Crumbling, Extent: Light, Area Location: Throughout  10% 90%  60% 0-2 \$6,400 Cracking/Crumbling, Extent: Light, Area Location: Throughout	5% 2034 20% 0-2 \$17,300 LIFE Cracking/Crumbling, Extent: Light, Area Affecte Location: Throughout 20% Now \$6,400 LIFE Cracking/Crumbling, Extent: Moderate, Area Affecte Location: Below Skylight At Corner Of Main L Water Penetration, Extent: Light, Area Affected: Location: Below Skylight At Corner Of Main L 40% LIFE 10% LIFE 45% 0-2 \$18,000 2036 Cracking/Crumbling, Extent: Light, Area Affecte Location: Throughout 30% LIFE Cracking/Crumbling, Extent: Light, Area Affecte Location: Throughout 10% 2051 90% 60% 0-2 \$6,400 2034 Cracking/Crumbling, Extent: Light, Area Affecte Location: Throughout	5% LIFE ** 5% 2034 \$126,600 20% 0-2 \$17,300 LIFE ** Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout  20% Now \$6,400 LIFE ** Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Below Skylight At Corner Of Main Lounge Water Penetration, Extent : Light, Area Affected : 20% Location : Below Skylight At Corner Of Main Lounge  40% LIFE ** 10% LIFE **  45% 0-2 \$18,000 2036 ** Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout  30% LIFE ** 25% Now \$4,200 LIFE ** Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout  10% 2051 **  60% 0-2 \$6,400 2034 \$64,000 Cracking/Crumbling, Extent : Light, Area Affected : 20% Location : Throughout	S%	Sy6	

Electrical		Current Repair		Future Replacement		Maintenance	
System Component Type	, , , , , ,	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts							
Raceway							
Conduit	100%		2031	\$59,800	1		
Panelboards							
Fused Disc Sw	50%		2030	\$48,700	5	\$400	
Molded Case Bkrs	50%		2030	\$48,700	5	\$400	
Wiring							
Thermoplastic	100%		2031	\$75,400	1		

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset # : 2124	As	Se	t	#	•	21	24
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Electrical	Cu	Current Repair		<b>Future Replacement</b>		Maintenance		
System Component Type		l Date ears)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting								
Interior Lighting								
Fluorescent	95%			2031	\$454,400	10	\$28,600	
			res, Extent : Light, out The Building	Area Aff	ected : 100%			
LED	5%			2036	* *			
	Other Observa	tion, E	Extent : N/A, Area A	ffected :	100%			
	Location : Lo	obby						
	Explanation	: LEDs	s Observed					
Egress Lighting								
Emergency, Service	50%			2031	\$9,900	1		
Exit, Service	50%			2031	\$6,900	1		
Exterior Lighting								
HID	10%			2026	\$15,000	10		
LED	10%			2036	* *			
			Extent : Light, Area	Affected	: 100%			
	Location : Or							
		: Oper	ate Via Timer					
No Component	80%							
Marm								
Security System	2021							
No Component	90%			• • • • •	4.000		44.000	
Generic	10%			2031	\$6,000	1	\$1,200	
	Other Observa Location : O		Extent : Light, Area	Affected	: 100%			
	Explanation	: Surve	eillance Camera Sy	stem				
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2031	\$24,800	1-3	\$6,100	
, 2	Other Observa	tion, E	Extent : Light, Area	Affected				
			s And Mechanical I					
	Explanation Horns	: Smok	e Detectors, Alarm	Bells, M	lanual Pull Station	s, Strobe	Lights And	

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source				
HTHW/HW	100%	2041 **	1	
	Other Observation, Extent: N/A, Area A	Affected : 100%		
	Location: Penthouse Mechanical Roc	om		
	Explanation: Hot Water Provided Fro	om Building P. Building D	And E Share The Same	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2124

Mechanical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year Es FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating		•				•
Terminal Devices						
Convector/Radiator	10%	2029	\$26,200	1	\$1,100	
Fan Coil Unit/Heat	40% 0-2 \$191,0		* *	1	\$3,800	
	Corroded, Extent : Moderate, Area	Affected: 20%				
	Location : Various					
	On Extended Life, Extent : Severe,	Area Affected : 40	0%			
	Location : Various Locations					
No Component	50%					
	Other Observation, Extent: N/A, A		ó			
	Location: Penthouse Mechanica					
	Explanation : See Wing D Air Ha	ındlers				
Air Conditioning						
Energy Source						
District Chilled Water	100%	2041	* *	1		
	Other Observation, Extent : N/A, A		0%			
	Location: Penthouse Mechanica					
	Explanation: Chilled Water Prov	vided From Buildi	ng P			
Terminal Devices						
Fan Coil - 2 Pipe	30%	2026	\$293,700	1	\$3,200	
No Component	70%					
	Other Observation, Extent: N/A, A		Ó			
	Location : Penthouse Mechanica	l Room				
7	Explanation : See Wing D					
Ventilation						
Distribution	1000/	LIDE	* *	2.5	¢10.200	
Ductwork/Diffusers	100%	LIFE		2-5	\$18,300	
Plumbing						
H/C Water Piping	100%	2031	¢412 100	1		
Brass/Copper	10078	2031	\$412,100	1		
Sanitary Piping Cast Iron	100%	LIFE	* *	1		
	10078	LIFE		1		
Storm Drain Piping Cast Iron	100%	LIFE	* *	1		
	100%	LIFE		1		
Fixtures	100%					
Generic	100%					
Vertical Transport Elevators						
Hydraulic	100%	LIFE	* *			
Trydraulic	Other Observation, Extent: N/A, A					
	Location: 1st To 3rd Floor, Pent.	**	)/U			
	Explanation: 1 Unit					
Fire Suppression	Блушишон . 1 Опп					
Fire Suppression Standpipe						
Generic	100%	2031	\$147,800	1-5	\$16,600	
Sprinkler	10070	2031	ψ177,000	1-3	Ψ10,000	
No Component	80%					
Generic	20%	2031	\$88,800	1-2	\$1,800	
Generic	ZU/0	2031	\$00,000	1-2	\$1,000	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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# CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E Asset #: 2124

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING F

Address : 1950 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : 230F

Area Sq Ft : 33,130 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 13-Jan-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,3

Block : 8760 Lot : 60 BIN : 3347724

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$804,100	\$658,600
Interior Architecture	\$115,900	\$925,500
Electrical		\$593,400
Mechanical	\$892,200	\$654,000
Total	\$1,812,300	\$2,831,500
Importance Code A	\$804,100	\$658,600
Importance Code B	\$1,008,200	\$2,046,300
Importance Code C		\$126,600
Total	\$1,812,300	\$2,831,500

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$45,800			
Interior Architecture	\$170,600	\$212,400		\$18,700
Electrical	\$1,000	\$900	\$1,100	\$900
Mechanical	\$7,000	\$3,300	\$6,300	\$29,700
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$231,500	\$223,800	\$14,600	\$56,500
Importance Code A	\$45,800			
Importance Code B	\$149,100	\$223,800	\$14,600	\$55,400
Importance Code C	\$36,600			\$1,200
Total	\$231,500	\$223,800	\$14,600	\$56,500



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2125

rchitecture	Current	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
terior							
Exterior Walls	000/ 27	<b>42.1 -</b> 000			_	000 400	
Masonry: Brick	80% Now Horizontal Cracks, I Location: Through Joint Mortar Miss/E Location: Through	hout rod, Extent : Moder			5	\$39,400	
Metal Panel	5%		2041	* *	5-10	\$16,900	
Window Wall	15% Now Caulking Deteriorat Location: South F	acade			5	\$13,900	
	Water Penetration, E Location : South F	-	Affected	: 10%			
Windows	0.50%	<b></b>	•				
Aluminum	95% Now Caulking Deteriorat Location: Through	hout			5	\$900	
	Water Penetration, E Location : Offices	Extent : Moderate, A	rea Affe	cted : 10%			
Metal Louvers	5%		2034	\$5,300	10	\$600	
Parapets Masonry: Brick	85% Now	\$83,400	LIFE	* *	5	\$3,400	
	Horizontal Cracks, I Location : Througl Joint Mortar Miss/E Location : Througl	hout rod, Extent : Moder	-				
Metal Panel	5%		2041	* *	5	\$800	
Metal Rail	10%		2036	* *	5-10	\$7,200	
Roof IRMA/Protected Membrane	10% Now	\$19,100	2031	\$95,600			
	Paver Block Ballast, Location : Lower I		Area Afj	fected : 30%			
	Water Penetration, E Location : Offices	Extent : Moderate, A	rea Affe	cted : 30%			
Single Ply Membrane	85% Now Miss/Damaged Flas. Location: Upper R	-	2031 erate, Ar	\$563,000 rea Affected : 40%			
Skylight, Metal/Glass	5% Now Miss/Damaged Flas Location: Over Lo	obby Extent : Moderate, A					
Soffita	Location : Over Lo	nooy					
Soffits Stucco Cement erior	100%		2036	* *	5		

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2125

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Floors	250/	0.2	¢04.000	2027	¢212.400	2	¢10.400	
Carpet	Location Staining/L	r/Impact D 1 : Through	, Extent : Moderate			3	\$18,400	
Cast in Place Concrete	5%			LIFE	* *	5	\$5,400	
Ceramic Tile	_		\$6,800 Extent : Light, Are out	2034 ea Affecte	\$135,400 ed:10%	5	\$1,200	
Panel/Paver: Cer/Brk	15%			2039	* *	5	\$16,600	
Vinyl Tile	_		\$13,300 Extent : Moderate out	2031 , Area A <u>f</u>	\$663,400 fected : 20%	3	\$9,200	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	_	<b>#2.100</b>	
Ceramic Tile	5%	2.4	¢17.200	2034	\$126,600 * *	5	\$2,400	
Concrete Masonry Unit	_		\$17,300 Extent : Moderate out	LIFE , Area A <u>j</u>		5	\$3,800	
Gypsum Board	Cracking/ Location Water Pen	: Through	xtent : Moderate, A			5	\$17,000	
Masonry: Brick	10%			LIFE	* *			
Ceilings AcousTileConcealSpLn	Broken/M	Now issing Elem 1: Through	\$11,600 nents, Extent : Light out	2029 t, Area A	\$115,900 ffected : 10%	5	\$4,600	
AcousTileSusp.Lay-In			\$14,000 Extent : Light, Are out	2036 ea Affecte	** ed : 10%	5	\$8,600	
Exposed Struc: Concrete	30%			LIFE	* *	5	\$2,300	
Gypsum Board	Cracking/ Location Water Pen	: Through	\$3,400 Extent : Light, Are out extent : Light, Area			5	\$12,300	
Site Enclosure								
Retaining Walls  Cast in Place Concrete  No Component	10% 90%			2051	* *			
Site Pavements	7070							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

A5561#.ZIZJ	sset # : 212	5
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Architecture	Current	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements							
On-Site Walkways							
Asphalt	60%		2034				
Cast in Place Concrete	40%		2036	* *			

Electrical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Transformers						
Dry Type	20%	2036	* *	5		
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Mechanical Room					
	Explanation: 112.5 Kilovolt-ampere					
No Component	80%					
Raceway						
Conduit	100%	2031	\$59,800	1		
Panelboards						
Fused Disc Sw	50%	2030	\$48,700	5	\$400	
Molded Case Bkrs	50%	2030	\$48,700	5	\$400	
Wiring						
Thermoplastic	100%	2031	\$75,400	1		
Motor Controllers						
Locally Mounted	10%	2036	* *	5		
No Component	90%					
Lighting						
Interior Lighting						
Fluorescent	95%	2031	\$458,200	10	\$28,900	
	T-8 Lamps And Fixtures, Extent : Light, Location : Throughout The Building	Area Aff	ected : 100%			
LED	5%	2036	* *			
	Other Observation, Extent : N/A, Area Location : Lobby	Affected :	100%			
	Explanation : LEDs Observed					
Egress Lighting	500/	2021	¢10.000	1		
Emergency, Service	50%	2031	\$10,000	1		
Exit, Service	50%	2031	\$7,000	1		
Exterior Lighting	200/	2026	* *			
LED	20%	2036				
	Other Observation, Extent: Light, Area	і Ајјестеа	: 100%			
	Location: Roof					
N. G	Explanation : Operated Via Timer					
No Component	80%					
Alarm						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

	A٩	SS	et	#	:	21	25
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Electrical	Current Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
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	e						
	Explanation : Surveillance Came	era 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	30						
	Explanation : Strobe Lights, Man Detectors	nual Pull Statio	ons, Horns And Ala	ırm Bells	, Smoke			

Mechanical	Current F	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
HTHW/HW	100%		2041	* *	1		
	Other Observation, E	-		100%			
	Location: Penthous						
	Explanation : Hot V Mechanical Room.	Vater Provided Fro	m Buildin	g P. Building C A	And F Sh	are The Same	
Terminal Devices							
Convector/Radiator	10%		2029	\$26,500	1	\$1,100	
Fan Coil Unit/Heat	40% Now	\$192,500	2041	* *	1	\$3,900	
	On Extended Life, Ex		Affected :	40%			
	Location: Various I	Locations					
	Other Observation, E		a Affected	: 20%			
	Location : Various I	Locations					
	Explanation: Ruste	d And Leaking					
No Component	50%						
	Other Observation, E	xtent : Light, Area	Affected :	0%			
	Location: Penthous	se Mechanical Roo	m				
	Explanation : See W	Ving C Air Handler	S				
Air Conditioning							
Energy Source							
District Chilled Water	100%		2041	* *	1		
	Other Observation, E	_	00	100%			
	Location: Penthous	se Mechanical Roo	m				
	Explanation: Chille	ed Water Provided	From Bui	lding 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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2125

Mechanical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$18,500	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2031	\$415,600	1		
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Li	ght, Area Affected	: 100%			
	Location: 1st To 3rd Floor					
	Explanation: 1 Unit					
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	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING

Address : 29-10 THOMSON AVENUE @SKILLMAN AVE.

Borough : QUEENS Agency's Number : N/A

Area Sq Ft : 892,106 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 04-Dec-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,8,9

Block : 273 Lot : 1 BIN : 4003516

CAPITAL	FY 2026 - 2029	FY 2030 - 2039		
Exterior Architecture	\$231,100	\$1,735,900		
Interior Architecture	\$2,444,500	\$1,723,100		
Electrical	\$1,912,500	\$1,795,000		
Mechanical	\$20,454,300	\$20,255,500		
Total	\$25,042,300	\$25,509,500		
Importance Code A	\$231,100	\$1,735,900		
Importance Code B	\$24,368,900	\$23,192,200		
Importance Code C	\$442,200	\$581,500		
Total	\$25,042,300	\$25,509,500		

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture		\$87,900	\$40,100	\$29,900
Interior Architecture	\$35,500		\$33,400	\$105,200
Electrical	\$110,900	\$92,000	\$91,700	\$92,000
Mechanical	\$248,800	\$305,900	\$322,800	\$312,400
Elevators/Escalators	\$117,600	\$117,600	\$117,600	\$117,600
Total	\$512,700	\$603,400	\$605,500	\$657,100
Importance Code A	\$88,300	\$178,100	\$128,400	\$118,200
Importance Code B	\$388,900	\$425,300	\$477,100	\$538,800
Importance Code C	\$35,500			
Total	\$512,700	\$603,400	\$605,500	\$657,100



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4434

Architecture	Current Repair	Future Rep	Future Replacement		Maintenance		
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estin	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
xterior							
Exterior Walls							
Concrete Masonry Unit	3%	LIFE	* *	5	\$9,000		
Glazed Ceramic Panel	75%	LIFE	**	5	\$1,680,700		
	Broken/Missing Elements, Extent: Mo	derate, Area Aff	ected: 5%				
	Location: Throughout Exterior	1000	,				
	Other Observation, Extent: N/A, Area	Affectea : 100%	)				
	Location: Building Exterior						
	Explanation: Under Construction	• • • • • • • • • • • • • • • • • • • •	* *		***		
Metal Sect. OHD	2%	2052		5	\$29,900		
	Other Observation, Extent: Moderate,	Area Affectea :	100%				
	Location: Rear						
36 11 5 1	Explanation: Under Construction	TIPP	* *		# <b>2 7</b> 000		
Marble Panels	10%	LIFE		5	\$35,900		
	Broken/Missing Elements, Extent: Mo	aerate, Area Ajj	ectea : 5%				
	Location: Base Of Building	ACC	,				
	Other Observation, Extent: N/A, Area Location: Base Of Building	Affectea : 100%	)				
C. C.	Explanation: Under Construction	2040	* *	-	Φ <b>7</b> 0 000		
Stucco Cement	5%	2049	* *	5	\$59,800		
Window Wall	5% Glazing Broken/Cracked, Extent: Mod	2062 Janata Araa Affa		5	\$89,600		
	Location: Skillman Avenue, Thomson						
	Other Observation, Extent: N/A, Area						
	Location: Throughout	njjecica i 10076	,				
	Explanation: Under Construction						
Windows	Zapranaron: emacr construction						
Aluminum	95%	2057	* *	5	\$21,500		
	Other Observation, Extent: N/A, Area		ó	-	, ,		
	Location : All Windows						
	Explanation: Under Construction						
Metal Louvers	5%	2047	* *	10	\$7,100		
	Other Observation, Extent: N/A, Area	Affected: 100%	ó				
	Location : Metal Louvers						
	Explanation: Under Construction						
Parapets							
Glazed Ceramic Panel	40%	2062	* *	5-10	\$62,500		
	Other Observation, Extent : N/A, Area	Affected: 100%	Ó				
	Location : Parapet Exterior						
	Explanation: Under Construction						
Masonry: Brick	5%	LIFE	* *	5	\$700		
Metal Panel	10%	2052	* *	5	\$5,700		
Metal Rail	10%	2045	**	5-10	\$26,700		
Stucco Cement	35%	2045	* *	5	\$13,300		
	Other Observation, Extent: N/A, Area	Affected: 100%	)				
	Location: Interior Parapet	. D 1					
	Explanation: Waterproof Cement Fil	ber Panel					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4434

Architecture	Current Repair		Futur	re Replacement	М	aintenance			
System Component Type		Tail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior									
Roof									
Metal Panel	5%			2052	* *	10	\$22,100		
	Other Obser	rvation, Ex	tent : N/A, Area A	ffected :	100%				
	Avenue		long Rear Loading Construction	g Dock, 3	80th Street, Thomso	on Avenu	e And Skillman		
Modified Bitumen	90%	Now	\$231,100	2037	* *				
1/10 01110 0 2 100111011			e, Area Affected :						
	Location: Between Rear Water Tower And Penthouse								
	Punct/Tear/Impact Damage, Extent: Moderate, Area Affected: 5%								
		•	Rear Water Tower		00				
			tent : Light, Area . Rear Water Tower						
Skylight, Metal/Glass	5%			2058	* *	10	\$40,100		
Soffits									
Exposed Struc: Steel	80%			LIFE	* *	5			
•	Other Obser	rvation, Ex	tent : N/A, Area A	ffected :	100%				
	Location : Avenue	Awning Al	long Rear Loading	g Dock, 3	80th St, Skillman A	venue An	d Thomson		
	Explanatio	on : Under	Construction						
Gypsum Board: Exterior Grade	20%			LIFE	* *				
	Broken/Missing Elements, Extent: Moderate, Area Affected: 15%								
	Location:								
			tent : N/A, Area A	ffected :	100%				
	Location:			,,,					
			Construction						
nterior									

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4434

Architecture	Current	Repair	Future Replacement		M		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior							
Floors							
Carpet	5%		2031	\$1,153,200	3	\$100,100	
Cast in Place Concrete	10%		LIFE	* *	5	\$292,100	
	Water Penetration, I			cted : 10%			
		nt And Sub-baseme					
Cast in Place Concrete	2%		LIFE	* *	5	\$58,400	
	Other Observation,			100%			
		or Veterinary Labra	tory				
	Explanation : Epo.	xy Coated Floor					
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	
	Broken/Missing Eler Location: Through Cracking/Crumbling Location: Through Worn/Eroded, Exten Location: Through	hout g, Extent : Moderate hout t : Moderate, Area 2	, Area Aj	ffected : 5%			
Wood	2% Now  Deteriorated Finish,  Location: 9th Floor		2047 ea Affect	* * red : 100%	5	\$25,000	
	Dry Rot/Decay, Exter Location: 9th Floo Split/Cracked, Exter Location: 9th Floo	ent : Moderate, Area or at : Moderate, Area .					
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 Cracking/Crumbling			* * ffected : 10%	1		
	Location : 3rd Flo	or Rear Stairs					
Glass: Special Gauge	1%		LIFE	* *	1		
Gypsum Board	55%		LIFE	* *	5	\$468,000	
Masonry: Brick	5% Now	\$263,800	LIFE	* *			
	Diagonal Cracks, E. Location : Service		ea Affec	ted : 10%			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4434

Architecture		Current Repair Fut		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings	720/	NT	¢217 (00	2045	* *	-	¢407.400	
AcousTileSusp.Lay-In	Misaligned Location Staining/D	: Through	Extent : Moderate		ected : 5%	5	\$487,400	
Exposed Struc: Concrete		Now	\$586,200	LIFE	* *	5	\$31,300	
	Location Water Pene	: Through	xtent : Light, Area					
Exposed Struc: Steel	Corrosion/ Location Staining/D	: Service 2	Extent : Moderate					
Gypsum Board	10%	. Bervice 2	1reu	LIFE	* *	5	\$166,900	
Site Enclosure	1070			DII E			Ψ100,700	
Fence/Gates								
Aluminum Picket	Location	: Rear Of	xtent : N/A, Area A Building Around G rr Construction		**			
Retaining Walls								
Cast in Place Concrete	Location Other Obse Location	: Rear Loo ervation, E : Rear Loo	Extent: Moderate ading Dock And Go Extent: N/A, Area A ading Dock or Construction	arden				
Site Pavements								
Public Sidewalk	600/			2052	* *			
Cast in Place Concrete	Location Other Obse Location	: Along 29 ervation, E : Sidewalk	Extent : N/A, Area A		ea Affected : 20%			
Under Construction	40% Other Observation	ervation, E : Along 29	Extent : N/A, Area A Oth And 30th St Gravel Installed	Iffected :	0%			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4434

Architecture	Current Re	epair Fut	ire Replacement	М	aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost   Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
ite Pavements							
On-Site Walkways							
Asphalt	70%	2047	* *				
	Other Observation, Ex	tent : N/A, Area Affected	: 100%				
	Location: Garden						
	Explanation: Under	Construction					
Cast in Place Concrete	10%	2052	* *				
	Other Observation, Ex	tent : N/A, Area Affected	: 33%				
	Location: Front Enti	y					
	Explanation: Under	Construction					
Pavers/Stone	20%	2047	* *				
	Other Observation, Extent: N/A, Area Affected: 66%						
	Location: Front Enti	y					
	Explanation: Under	Construction					
Parking/Driveway							
<b>Under Construction</b>	100%						

ectrical	Current Repair	Future Rep	lacement	М	aintenance			
stem Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Esti FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
der 600 Volts								
Service Equipment								
Fused Disc Sw	40%	2032		5	\$1,500			
	Other Observation, Extent : N	A, Area Affected : 100%	ó					
	Location : Electrical Room 1							
	Explanation: Two 4000 Amp	ere Main Service Disco	nnect Switch	es				
Fused Disc Sw	60%	2032		5	\$2,300			
	Other Observation, Extent: N	A, Area Affected : 100%	ó					
	Location : Electrical Room 2							
	Explanation: Four 3000 Am	pere Main Service Disco	onnect Switch	hes				
Transformers								
Dry Type	70%	2030	\$18,300	5	\$2,300			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location: Electrical Room 1							
	Explanation: Two 600 Kilov	olt Amperes, 480 Volts F	Primary 277/.	208 Volts	Secondary			
Dry Type	30%	2045	* *	5	\$1,000			
3 31	Other Observation, Extent: N	A, Area Affected : 100%	ó					
	Location : Electrical Room 1							
	Explanation: 500 Kilovolt A	mperes, 480 Volts Prima	ry 277/208 l	Volts Seco	ondary			
Switchgear / Switchboard	-	^	·		•			
Fused Disc Sw	85%	2032		5	\$3,300			
Fused Disc Sw	10%	2052	* *	5	\$400			
Molded Case Bkrs	5%	2032		5	\$1,200			
Raceway								
Conduit	90%	2042	* *	1				
Conduit	10%	2052	* *	1				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4434

Electrical		Current Repair	Future Replacement Maintenance		aintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							1
Panelboards							
Fused Disc Sw	15%		2040	* *	5	\$3,100	
Molded Case Bkrs	45%		2040	* *	5	\$10,600	
Molded Case Bkrs	40%		2048	* *	5	\$9,400	
Wiring							
Thermoplastic	90%		2042	* *	1		
Thermoplastic	10%		2052	* *	1		
Motor Controllers							
Locally Mounted	35%		2030		5	\$2,100	
Locally Mounted	25%		2037	* *	5	\$1,500	
Motor Control Center	10%		2030		5	\$2,400	
Motor Control Center	10%		2045	* *	5	\$2,400	
Variable Frequency	20%		2049	* *			
Drive							
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$13,100	
Stand-by Power							
Transfer Switches							
Automatic	100%		2037	* *	1	\$274,500	
Generators							
Diesel	100%		2035	\$135,400	1	\$345,500	
		servation, Extent : N/A, Area	Affected :	100%			
	Location	J					
	Explana	tion : Emergency Generator .	Rated At 2	200 Kilowatts			
Batteries							
Lead/Acid	100%		2026	\$2,400	5	\$33,000	
Fuel Storage							
Day Tank	10%		2040	* *	5		
		servation, Extent : N/A, Area	Affected :	100%			
	Location	,					
		tion : No Available Nameplai		Capacity			
Main Tank	90%		2035	\$67,600	5		·
	Other Obs	servation, Extent : N/A, Area	Affected :	100%			
	Location	i : Basement					
	Explana	tion : 2000 Gallons Rated Ca	pacity				

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4434

Electrical	Current Repair Futu		Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	60%	2037	* *	10	\$490,900	
	Other Observation, Extent: N/A, Area	Affected .	: 100%			
	Location: Throughout The Building					
	Explanation: T-8 Lamps					
Fluorescent	5%	2032	\$649,400	10	\$40,900	
	Other Observation, Extent : N/A, Area	Affected .	: 100%			
	Location: Hallways					
	Explanation: Compact Fluorescent L					
Fluorescent	5%	2037	* *	10	\$40,900	
	Other Observation, Extent: N/A, Area	Affected .	: 100%			
	Location : Lobby					
	Explanation: T-5 Lamps					
Fluorescent	10%	2027	\$1,298,800	10	\$81,800	
	Other Observation, Extent : N/A, Area	Affected .	: 100%			
	Location : Storage					
	Explanation: T-12 Lamps					
LED	20%	2040	* *			
Egress Lighting						
Emergency, Service	50%	2032	\$268,400	1		
Exit, LED	50%	2060	* *	1		
Exterior Lighting						
LED	20%	2040	* *			
No Component	80%					
Alarm						
Security System						
No Component	70%					
Generic	30%	2037	* *	1	\$100,000	
	Other Observation, Extent: N/A, Area	00	: 100%			
	Location : Hallways And Outside Per					
	Explanation: CCTV Surveillance Car	neras				
Fire/Smoke Detection	<b>5</b> 00/					
No Component	70%	2022	ф. <b>ст. (3</b> 00	1.2	<b>#1</b> 60 000	
Generic, Analog	30%	2032	\$674,200	1-3	\$169,900	
	Other Observation, Extent: N/A, Area					
	Location: Hallways, Basement, Toile		*			
	Explanation : Strobe Lights, Manual	Pull Stati	ons, Alarm Bells, S	moke De	tector, Horns	

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cor Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source Natural Gas	100%	2052 **	1	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4434

Mechanical	Current Repair			Futu	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating	•							•
Conversion Equipment								
Steam Boiler	100%			2045	* *	1	\$883,500	
	Other Obs	servation, E	xtent : N/A, Area A	ffected :	100%			
		ı : Basemen						
	Explana	tion : 3 Uni	its					
Distribution								
Hot Wtr Piping/Pump	45%			2040	**	4	\$19,800	
Hot Wtr Piping/Pump	50%			2054	* *	4	\$33,000	
Steam Piping/Pump	5%			2058	* *			
Terminal Devices	·				<b>*** *** **</b>		<b>** * * * * * * * * *</b>	
Air Handler	65%			2027	\$10,657,600	1	\$358,600	
Air Handler	10%			2040	* *	1	\$55,200	
Convector/Radiator	10%			2037	* *	1	\$28,800	
Convector/Radiator	10%			2045		1	\$28,800	
Fan Coil Unit/Heat	5%			2027	\$1,080,100	1	\$14,400	
Air Conditioning								
Energy Source	100%			2040	* *	1		
Electricity Conversion Equipment	10070			2040		1		
Int Pkg Unit -	20%	0-2	\$2,839,200	2037	* *	2	\$8,700	
Heating/Cooling	2070	0-2	\$2,839,200	2037		2	\$6,700	
Treating/Cooling	R-22 Refr	igerant Ex	tent : Light, Area A	ffected ·	100%			
	-	-	cal Equipment Roc	-		th Floor	5	
			ent : Severe, Area A					
	_	ı : Various		,,,				
			Extent : Moderate, 2	Area Affe	ected : 100%			
		ı : Various		33				
	Explana	tion : On E	xtended Life Time					
Int Pkg Unit -	20%		<u> </u>	2026	\$2,839,200	2	\$10,900	
Heating/Cooling	2070			2020	Ψ2,037,200	_	Ψ10,200	
	R-22 Refr	igerant, Ext	tent : Light, Area A	ffected :	100%			
			cal Equipment Roc			th Floor.	S	
	Other Obs	servation, E	xtent : Moderate, 2	Area Affe	ected : 100%			
		ı : Various I						
	Explana	tion : On E	xtended Life Time					
Reciprocating Compr/Chiller	10%		<u> </u>	2037	* *	1	\$41,400	
1	R-134a Refrigerant, Extent : Light, Area Affected : 100% Location : Mechanical Room							
Ext Pkg Unit - Heating/Cooling	10%			2037	* *	2	\$5,500	
<i>3</i>	Location	n : Roof	Extent : N/A, Area A	ffected :	100%			
		tion: 2 Uni	ts. K-410a					
No Component	40%							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4434

Mechanical		Current Repair	Futu	re Replacement	М	aintenance		
System Component Type		ail Date Estima (Years)	ted Cost   Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
ir Conditioning								
Distribution								
CW & CHW Wtr	50%		2032	\$422,700	4	\$22,000		
Pipe/Pump								
No Component	50%							
Terminal Devices								
Air Handler/Cool/Ht	10%		2040	* *	1	\$55,200		
No Component	90%							
Heat Rejection								
Water Cooling Tower	50%		2033	\$1,320,300	2	\$448,900		
No Component	50%							
entilation								
Distribution								
Ductwork/Diffusers	50%		LIFE	* *	2-5	\$248,700		
No Component	50%							
Exhaust Fans								
Interior	40%		2027	\$1,545,700	2	\$10,900		
Interior	10%		2037	* *	2	\$2,700		
No Component	50%							
lumbing								
H/C Water Piping	000/		2012	* *				
Brass/Copper	80%		2042		1			
Galvanized Steel	20%		2030	\$2,224,600	1			
Water Heater With Tanks	1000/		2020	Φ1 6 <b>7</b> 00	2			
Gas Fired	100%	E	2030	\$16,700	2			
			/A, Area Affected :	100%				
		Basement Boiler						
IIIVIII + F 1	Explanatio	n : 300 Gallon 1a	nk Used For Sumr	ner				
HW Heat Exchanger	1000/		2052	* *	4	<b>#00.200</b>		
Steam Fired	100%		2052	Υ Ý	4	\$88,200		
Sanitary Piping	1000/		TIPP	* *	1			
Cast Iron	100%		LIFE		1			
Storm Drain Piping	1000/		TIPP	* *	1			
Cast Iron	100%		LIFE		1			
Sump Pump(s)	1000/		2027	¢174 400	4	<b>#</b> 20.200		
Non-Submersible	100%		2027	\$174,400	4	\$28,300		
Backflow Preventer	<b>5</b> 0/	0-2	\$400 2027	* *	1	<b>\$2.500</b>		
Generic	5% Other Obser		\$400 2037 Toderate, Area Affe		1	\$2,500		
		vation, Extent : M Basement Meter I		сией . 1070				
			toom					
		n : Leaking	2025	<b>#270 700</b>	1	ФZ1 000		
Generic	95%		2027	\$369,700	1	\$51,900		
Fixtures	1000/							
Generic	100%							

Vertical Transport

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4434

Mechanical	Current Repair	Future	e Replacement	M					
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Vertical Transport									
Elevators									
Geared Traction	90%	LIFE	**						
	Other Observation, Extent : N/A, Area Affected : 100%								
		Location: 8 Units Basement To 9th Floor, 3 Units 1st To 9th Floor							
	Explanation: 11 Units								
Hydraulic	10%	LIFE	* *						
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location : 9th Floor To Roof								
	Explanation: 1 Unit								
Fire Suppression									
Standpipe									
Generic	100%	2032	\$4,011,800	1-5	\$466,500				
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	\$500	1-3	\$2,200				
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location: 3rd Floor Kitchen								
	Explanation: For The Stove								

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : LAGUARDIA COMMUNITY COLLEGE E - E BUILDING

Address : 31-40 THOMSON AVENUE

Borough : QUEENS Agency's Number : N/A
Program / Asset # : CUN0004.020 / 2823 Yr Built/Renovated : 1991 /

Area Sq Ft : 367,000 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 02-Dec-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2,3,4,5

Block : 279 Lot : 1 BIN : 4003535

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,330,900	\$132,200
Interior Architecture	\$530,100	\$2,025,200
Electrical		\$6,980,100
Mechanical	\$1,154,700	\$17,599,100
Site Pavements	\$111,900	
Total	\$3,127,600	\$26,736,600
Importance Code A	\$1,330,900	\$132,200
Importance Code B	\$1,455,700	\$26,290,700
Importance Code C	\$341,000	\$313,800
Total	\$3,127,600	\$26,736,600

EXPENSE  Exterior Architecture	\$58,700	\$36,100		FY 2029
Interior Architecture	\$58,900	\$24,200	\$19,900	\$16,300
Electrical	\$100,400	\$53,900	\$50,200	\$57,000
Mechanical	\$222,200	\$119,800	\$228,100	\$120,200
Elevators/Escalators	\$37,200	\$37,200	\$37,200	\$37,200
Total	\$477,400	\$271,100	\$335,400	\$230,700
Importance Code A	\$93,700	\$69,500	\$35,000	\$32,700
Importance Code B	\$336,900	\$201,500	\$300,500	\$198,000
	<b>#</b> 46.000			
Importance Code C	\$46,800			



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2823

Architecture	Current Repair	Future Replacement	Maintenance		
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior					
Exterior Walls	(10/ )	2025			
Cement - Fiber Panel	61% Now \$297,200 Cracking/Crumbling, Extent: Moderate				
	Location: E365, Penthouse, Through Staining/Discoloring, Extent: Moderate Location: Throughout				
	Water Penetration, Extent : Moderate, A Location : Penthouse, Stairs, E365, E.				
Glass Block	10% Now \$54,500 Cracking/Crumbling, Extent: Light, Ard Location: Along 30th Street And Thor		5	\$17,100	
	Joint Mortar Miss/Erod, Extent : Moder Location : Library And Thomson Aven	rate, Area Affected : 10% nue			
	Water Penetration, Extent : Moderate, A Location : Library				
Masonry: Brick	15% 0-2 \$66,200 Expansion Joint Failure, Extent: Mode Location: Throughout	LIFE ** rate, Area Affected : 2%	5	\$41,100	
	Horizontal Cracks, Extent : Light, Area Location : Rear Of Building	Affected: 2%			
Metal Coiling Doors	3%	2045 **	5	\$25,700	
Pre-Cast Concrete	3% Now \$11,700 Cracking/Crumbling, Extent : Moderate		5	\$26,700	
	Location: At Expansion Joint At Rear Expansion Joint Failure, Extent: Mode Location: Between Building E And M	rate, Area Affected : 100%			
Stucco Cement	5% 0-2 \$15,200	2045 **	5	\$17,100	
Stuceo Cement	Horizontal Cracks, Extent: Moderate, A Location: Penthouse		3	ψ17,100	
Window Wall	3%	2052 **	5	\$30,900	
Windows					
Aluminum	36% Now \$349,300 Ctrwt/Balnc Not Funct, Extent : Modera Location : Throughout	2040 ** ate, Area Affected : 25%	5	\$7,500	
	Misaligned/Bulging, Extent: Moderate, Location: Throughout	Area Affected : 25%			
	Unit Inoperable, Extent : Moderate, Are Location : Throughout	ea Affected : 25%			
Aluminum	59%	2040 **	5	\$24,600	
Metal Louvers	5% Now \$2,300 Bent/Warped Elements, Extent : Modera	2041 ** ate, Area Affected : 5%			
	Bent/Warped Elements, Extent : Modera Location : Rear Of Building And Pent				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2823

rchitecture	Current Repair		Future Replacement		Maintenance			
stem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Parapets								
Metal Panel	48%			2052	* *	5	\$38,100	
			xtent : Moderate, A	Area Affe	cted: 100%			
		n : Exterior	•	C	rei n i			
			Material Is Actually					
Metal Panel	4%		<b>**</b> **********************************	2052	**	5	\$3,200	
Stucco Cement	48%		\$29,600	2049	* *	5	\$12,700	
		v	, Extent : Moderate	e, Area A	Iffected: 10%			
			Parapet Face	CC . 1	1000/			
			xtent : N/A, Area A	ffected :	100%			
			Parapet Face	1: 1 T		n .	W: 11 C C	
D C	Ехріапа	tion : Singl	e Ply Membrane A <sub>l</sub>	ориеа 10	Interior Face Of I	Parapet,	wrinkie Surjaces	
Roof Fiberglass Panel	5%			2041	* *	1		
IRMA/Protected	30%		\$563,800	2041	* *	1		
Membrane	3070	NOW	\$303,800	2042				
Wiemorane	Insul Miss	s/Displaced	Extent : Moderate	. Area A	ffected · 25%			
		•	oling Tower Area	,, 11.00.17	,,, eereu . 20, 0			
			ings, Extent : Mode	erate. Ar	ea Affected : 5%			
		n : Near Me	-	,	3,5			
	Water Per	netration, E	xtent : Moderate, A	rea Affe	cted : 10%			
			By E238 And E27.			nks Betw	een Building M	
		Pool And M		•				
			: Moderate, Area A	Iffected :	25%			
	Location	n : Through	out					
Modified Bitumen	65%	ı		2040	* *	10	\$132,200	
	Recent In:	stallation, E	Extent : N/A, Area A	ffected :	100%			
	Location	ı:Roof						
Soffits								
Cement - Fiber Panel	100%	ı		2037	* *	10		

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2823

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior							
Floors							
Carpet	10%		2033	\$835,400	3	\$72,500	
Cast in Place Concrete	15% Now	\$120,500	LIFE	* *	5	\$158,700	
	Cracking/Crumbling, Location: Filter Roo		, Area Afj	fected : 10%			
Ceramic Tile	5%		2041	* *	5	\$24,200	
Mosaic Tile	5%		2045	* *	5	\$60,500	
Poured Epoxy/Resin	5%		2030	\$1,323,000			
Vinyl Tile	27% Now	\$70,500	2037	* *	3	\$49,000	
·	Cracking/Crumbling, Location: Througho		, Area Afj	fected : 5%			
	Loose Units, Extent : I Location : Througho		fected : 5	<i>5</i> %			
	Misaligned/Bulging, E Location : Througho	Extent : Moderate,	Area Affe	ected : 5%			
	Patching Evident, Exte Location: Througho	ent : Moderate, Ar	ea Affect	ed : 5%			
	Worn/Eroded, Extent :	Moderate, Area A	Iffected :	5%			
V:1 T:1-	Location : Througho	out	2037	* *	3	\$59,800	
Vinyl Tile Interior Walls	3370		2037		3	\$39,800	
Cast in Place Concrete	5%		LIFE	* *			
Ceramic Tile	5% Now	\$46,800	2041	* *	5	\$21,800	
Ceramic The	Cracking/Crumbling,	Extent : Light, Are			3	\$21,800	
	Location : Bathroom		.1.10/				
	Loose Units, Extent : I Location : Bathroom		a: 1%				
		is —	TIPE	ate ate		Φ.5.2.2.0.0	
Concrete Masonry Unit			LIFE	* *	5	\$52,300	
Glass: Single Pane	3%		LIFE	* *	5	\$19,600	
Glass: Special Gauge	2%	<b>#110.100</b>	LIFE		1	<b>#261 500</b>	
Gypsum Board	50% Now	\$119,100	LIFE	**	5	\$261,500	
	Cracking/Crumbling,		, Area Afj	tected: 5%			
	Location : Laborator	-	4.00				
	Water Penetration, Ex		rea Affec	ted: 15%			
	Location : Laborator	ry					
Metal Panel	5% Now	\$110,100	LIFE	* *			
	Corrosion/Rusting, Ex Location : Penthouse		rea Affec	eted : 25%			
	Water Penetration, Ex		rea Affec	ted : 10%			
	Location : Penthouse	e					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2823

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Ceilings								
AcousTileSusp.Lay-In	70%		\$109,900	2037	* *	5	\$169,300	
		_	ents, Extent : Light	, Area Ą	ffected : 2%			
	Location	: Througho	out					
,	Staining/D	iscoloring,	Extent: Moderate	, Area A	ffected : 5%			
	Location	: Through	out, Third Floor, La	aborator	y			
	Water Pen	etration, Ex	ctent : Moderate, A	rea Affe	cted : 5%			
	Location	: Corridor	By E271, E238, B	y 5th Flo	oor Elevator, Pool			
Exposed Struc: Concrete	15%			LIFE	* *	5	\$11,300	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	\$60,500	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	* *			
On-Site Walkways								
Cast in Place Concrete	50%			2045	* *			
Pavers/Stone	50%			2041	* *			
Parking/Driveway								
Cast in Place Concrete	100%	Now	\$111,900	2045	* *			
	Cracking/0	Crumbling,	Extent: Light, Are	a Affecto	ed : 2%			
	Location	: Overhead	d Coiling Door Apr	ron				

ectrical	Current Repai	r Futui	e Replacement	Maintenance					
stem Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit			
der 600 Volts									
Service Equipment									
Fused Disc Sw	100%	2042	* *	5	\$1,600				
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location : Electrical Roo	m							
	Explanation: Four 2500	Ampere Main Service	Disconnect Switch	ies					
Transformers									
Dry Type	100%	2037	* *	5	\$1,300				
	Other Observation, Extent	: N/A, Area Affected :	100%						
	Location : Electrical Roo	m							
	Explanation: Four 750 I	Kilovolt Amperes, 208	Volts Primary, 480	/277 Voli	ts Secondary				
Switchgear / Switchboard									
Fused Disc Sw	100%	2042	* *	5	\$1,600				
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location : Electrical Roo	m							
	Explanation : Nine Vertic	al Sections							
Raceway									
Conduit	100%	2042	* *	1					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2823

Electrical		Current Repair			e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	15%			2040	* *	5	\$1,300	
Molded Case Bkrs	84%			2040	* *	5	\$8,100	
Molded Case Bkrs	1%			2031	\$6,200	5	\$100	
			Extent : Moderate,		fected : 25%			
	Location	ı : Mechani	cal Room Pool Are	а				
Wiring								
Thermoplastic	100%			2042	* *	1		
Motor Controllers								
Locally Mounted	80%			2037	* *	5	\$2,000	
Motor Control Center	10%			2037	* *	5	\$1,000	
Variable Frequency	10%			2049	* *			
Drive								
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	* *	1	\$112,900	
Generators								
Diesel	100%			2035	\$135,400	1	\$142,100	
			xtent : N/A, Area A	ffected :	100%			
	Location: Generator Room							
	Explana	tion : Emer	gency Generator R	ated At 4	450 Kilowatts			
Batteries								
Nickel Cadmium	100%			2026	\$2,400	5	\$81,800	
Fuel Storage								
Day Tank	5%			2040	* *	5		
	Other Observation, Extent: N/A, Area Affected: 100%							
		: Generate						
	Explana	tion : 9 Gai	llons Rated Capaci	ty				
Main Tank	95%			2047	* *	5		
	Other Obs	ervation, E	xtent : N/A, Area A	ffected :	100%			
	Location	: Generate	or Room					
	Explana	tion : 460 C	Gallons Rated Capa	icity				
Lighting			*					

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2823

Electrical	Current Repair	Futu	re Replacement	M					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Lighting									
Interior Lighting									
Fluorescent	92%	2032	\$4,915,700	10	\$309,700				
	Other Observation, Extent: N/A, Area								
	Location: Throughout The Building								
	Explanation: T-8 Lamps								
Fluorescent	3%	2032	\$160,300	10	\$10,100				
	Other Observation, Extent : N/A, Area	Affected .	: 100%						
	Location : Hallways								
	Explanation: Compact Fluorescent I								
LED	5%	2040	* *						
	Other Observation, Extent: N/A, Area	Affected .	: 100%						
	Location: Library And Hallways								
	Explanation : LED Lights								
Egress Lighting	500/	2022	¢110.400	1					
Emergency, Service	50%	2032	\$110,400 * *	1					
Exit, LED	30% 10%	2047 2032		1					
Exit, Service Exit, Battery	10%	2032	\$15,500 \$50,800	1 10	\$2,500				
Exterior Lighting	1070	2032	\$30,800	10	\$2,300				
Fluorescent	5%	2032	\$71,500	10	\$1,700				
Tuorescent	Other Observation, Extent: N/A, Area			10	ψ1,700				
	Location: Outside Perimeter								
	Explanation: Compact Fluorescent I								
HID	5%	2032	\$83,600	10	\$100				
LED	5%	2040	**	10	Ψ100				
No Component	85%								
Alarm									
Security System									
No Component	70%								
Generic	30%	2032	\$201,900	1	\$41,100				
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location: Hallways And Outside Perimeter								
<del></del>	Explanation : CCTV Surveillance Ca	meras							
Fire/Smoke Detection	1000/	202-	<b>#</b> 02.4.555		<b>4022</b> 002				
Generic, Analog	100%	2032	\$924,600	1-3	\$233,000				
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location: Throughout The Building	Darll Chart	iona Alaum Dall- C	moka D-	taatawa Uassa				
	Explanation: Strobe Lights, Manual	ruu Stati	ons, Alarm Bells, S	токе Де	ieciors, Horns				

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Heating

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2823

<b>Mechanical</b>	Current Repair			Future Replacement		Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
eating	-								
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%		7 / 37/4 4	2037		1	\$327,100		
			Extent : N/A, Area A	ffected :	100%				
	Location: 1st Floor Boiler Room								
D' 4 'lead'	Expiana	tion : 2 Un	US						
Distribution Hot Wtr Piping/Pump	20%			2040	* *	4	\$2,600		
1 0 1	70%			2040	* *	4	\$3,600		
Steam Piping/Pump No Component	10%			2042					
Terminal Devices	1070								
Air Handler	80%			2032	\$5,396,100	1	\$181,600		
Convector/Radiator	15%			2032	\$5,590,100 * *	1 1	\$17,800		
Fan Coil Unit/Heat	5%			2027	\$444,300	1	\$5,900		
ir Conditioning	370			2027	\$444,300	1	\$3,900		
Energy Source									
Electricity	100%			2048	* *	1			
Conversion Equipment	10070			2040		1			
Centrifugal, Elec Chiller	70%			2035	\$5,115,700	1	\$278,000		
Centifugui, Elec Chiner			Extent : N/A, Area A			1	Ψ270,000		
			ditioning Room	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	10070				
			its, Using Refriger	ant R123					
Heat Pump Air Sourced	10%		,	2036	* *	2	\$2,200		
Treat I timp All Sourced			Extent : N/A, Area A		100%	2	\$2,200		
		: 5th Floor		ggeerea .	10070				
		tion: 1 Un	•						
Ext Pkg Unit -		Now	\$60,200	2027	\$602,200	2	\$1,800		
Heating/Cooling	1070	NOW	\$00,200	2027	\$002,200	2	\$1,000		
Treating/Cooling	Corroded	Extent · Se	vere Area Affectea	1 · 30%					
	Corroded, Extent : Severe, Area Affected : 30%  Location : Coil And Motor Compressor Sections								
			tent : Light, Area A						
	·	_	rd Floor Roof	,,, сстей .	100/0				
No Component	10%								
Distribution	1070								
CW & CHW Wtr	70%	0-2	\$7,300	2042	* *	4	\$12,700		
Pipe/Pump	7070	0 2	Ψ7,500	20.2		•	Ψ12,700		
1T	Corroded.	Extent : M	oderate, Area Affe	cted : 10	%				
			ate Water Piping.						
No Component	30%								
	2070								
Terminal Devices									
Terminal Devices Air Handler/Cool/Ht	80%			2032	\$5,007,600	1	\$181,600		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### CITY UNIVERSITY OF NEW YORK - 042 LAGUARDIA COMMUNITY COLLEGE E - E BUILDING

Asset #: 2823

Mechanical	С	Current Repair		Future Replacement		Maintenance	
System Component Type		ll Date Estimated Cost /ears)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning							
Heat Rejection							
Water Cooling Tower	70%		2036	* *	2	\$258,500	
No Component	30%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$204,600	
Exhaust Fans							
Interior	80%		2032	\$1,271,800	2	\$9,000	
Roof	20%		2032	\$139,100	2	\$2,200	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2042	* *	1		
Water Heater With Tanks							
Gas Fired	100%		2026	\$16,700	2		
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Submersible	100%		2026	\$11,000	4	\$11,600	
Pool Filter/Treatment							
Sand	100%		2037	* *	4	\$900	
	Corroded, Ex	ent : Moderate, Area Affe	ected : 15%	6			
	Location : I	st Floor Pump Room					
Sewage Ejector(s)							
Electric	100%		2032	\$187,700	4	\$14,600	
Fixtures							
Generic	100%						
/ertical Transport							
Elevators							
Geared Traction	50%		LIFE	* *			
	Other Observ	ation, Extent : N/A, Area	Affected :	100%			
	Location: 1	st To 5th Floor					
	Explanation	: 2 Units					
Hydraulic	50%		LIFE	* *			
Try draune		ation, Extent : N/A, Area .		100%			
		Units From 1st To 2nd F			Floor		
	Explanation		,				
ire Suppression	7						
Standpipe							
Generic	100%		2052	* *	1-5	\$185,000	
Sprinkler	100/0					#100,000	
Generic	100%		2042	* *	1-2	\$102,800	
	10070		2012			Ψ102,000	
	100%		2035	\$342 200	1	\$68 500	
Fire Pump Generic	100%		2035	\$342,200	1	\$68,500	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL

Address : 31-10 THOMSON AVE.

Borough : QUEENS Agency's Number : 24001
Program / Asset # : CUN0004.010 / 2096 Yr Built/Renovated : 1920 / 1971

Area Sq Ft : 261,099 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 02-Dec-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4

Block : 278 Lot : 1 BIN : 4003534

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$2,478,500	\$4,747,000
Interior Architecture	\$237,100	\$7,692,400
Electrical	\$332,800	\$4,554,600
Mechanical	\$4,140,800	\$4,494,700
Total	\$7,189,100	\$21,488,700
Importance Code A	\$2,478,500	\$4,847,400
Importance Code B	\$4,642,600	\$16,491,700
Importance Code C	\$68,100	\$149,500
Total	\$7,189,100	\$21,488,700

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$15,000	\$36,200		
Interior Architecture	\$186,700	\$26,500	\$205,500	\$31,800
Electrical	\$34,700	\$29,300	\$25,600	\$25,500
Mechanical	\$81,200	\$90,100	\$117,100	\$51,000
Site Enclosure	\$5,200			
Site Pavements	\$38,600			
Elevators/Escalators	\$28,800	\$28,800	\$28,800	\$28,800
Total	\$390,200	\$210,900	\$377,000	\$137,000
Importance Code A	\$16,600	\$36,700	\$1,600	
Importance Code B	\$250,800	\$174,200	\$375,400	\$137,000
Importance Code C	\$122,900			
Total	\$390,200	\$210,900	\$377,000	\$137,000



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2096

chitecture	Current Repair Future Replacement					M		
stem Component Type	% of I Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior								
Exterior Walls								
Masonry: Brick	94% Now \$604,400 LIFE ** Broken/Missing Elements, Extent: Moderate, Area Affected: 2% Location: Penthouse Cracking/Crumbling, Extent: Moderate, Area Affected: 15% Location: Penthouse Efflorescence, Extent: Moderate, Area Affected: 15% Location: Penthouse Expansion Joint Failure, Extent: Moderate, Area Affected: 10%						\$150,300	
	Location : Horizontal Location : Joint Morta Location :	Throughe Cracks, E. Penthous Thiss/Er	out xtent : Moderate, A se od, Extent : Moder	lrea Affe ate, Ared	cted : 5% 1 Affected : 50%			
	Location :	: North Fa	ıcade					
Metal Coiling Doors Window Wall	1% 5%			2045 2052	* *	5 5	\$5,000 \$30,000	
Windows Aluminum	Location :	tion, Exten Througho Bulging,	Extent : Severe, Ar			5	\$8,300	1
	Caulking Deteriorated, Extent: Moderate, Area Affected: 50% Location: Throughout Weather Strip Missing, Extent: Moderate, Area Affected: 25% Location: Throughout							
Metal Louvers	Bent/Warpe Location: Broken/Mis Location:	Throughe sing Elem Throughe d Finish,	ents, Extent : Mode out Extent : Moderate,	erate, Ar	ea Affected : 2%			
Parapets Masonry: Brick	Location:	r Miss/Er Througho tration, E	xtent : Moderate, A			5	\$8,000	
Metal Panel Metal Rail	5% 5%			2052 2037	* *	5 5-10	\$1,800 \$8,500	
Pre-Cast Concrete	5%			LIFE	* *	5	\$3,000	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2096

Architecture		Current Repair			e Replacement	М		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Roof	1.50/			2022	Ø1 046 700	10	<b>#45.200</b>	
IRMA/Protected Membrane	15%			2032	\$1,046,500	10	\$45,300	
Modified Bitumen		Now	\$9,700	2040	**			
		etration, E. 1 : Gymnasi	xtent : Moderate, A ium	rea Affe	cted : 5%			
Play Surface	5%			2037	* *	10	\$15,100	
Single Ply Membrane	50%	Now	\$906,200	2032	\$3,020,700			
		aged Flash 1 : Over 4th	ings, Extent : Mod Floor	erate, Ar	ea Affected : 10%			
	_	Extent : Mo i : Through	oderate, Area Affect out	ted : 5%				
	Seams Op	U	ctent : Moderate, A	rea Affec	ted : 15%			
			xtent : Light, Area . 1400, Classrooms A			r		
Sloped Glazing	Broken/M	_	\$98,100 nents, Extent : Mod ndy Lounges	LIFE erate, Ar	* * ea Affected : 10%	5	\$402,500	
			ay Lounges xtent : Moderate, A	roa Affa	stad : 10%			
			tle Theater, Study I		леи . 10/0			
Traffic Topping		Now	\$2,500	2032	\$127,000			
Traine Topping			\$2,500 amage, Extent : Lig					
		-	f Roof Courtyard B	-				
Soffits				,				
Cast in Place Concrete	50%			LIFE	* *	5		
			: Moderate, Area	Affected	: 25%			
	Location	ı : Through	out					
	_	Discoloring, 1: Through	, Extent : Moderate out	, Area A	ffected : 25%			
Cement - Fiber Panel	50%			2037	* *	10		
	_	Discoloring, 1 : Through	, Extent : Light, Are out	ea Affecto	ed : 10%			
nterior								

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2096

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Floors								
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	\$86,700	
Vinyl Tile	21%	Now	\$43,700	2032	\$2,183,200	3	\$30,300	
	Location Worn/Eroc	ı : Basemer	: Moderate, Area A					
Wood	3%	Now	\$13,500	2060	* *	5	\$10,800	
,,,,,,	Misaligne		Extent : Moderate,		fected : 5%	3	Ψ10,000	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	10%			2041	* *	5	\$49,800	
Concrete Masonry Unit	5%	0-2	\$45,800	LIFE	* *	5	\$10,000	
	Location Horizonta	ı : Basemen	xtent : Moderate, A					
Gypsum Board	50%	Now	\$68,100	LIFE	* *	5	\$149,500	
71	Location Cracking/ Location Water Pen	n : Through Crumbling, n : Hall Of L netration, E.	ents, Extent : Mode	ea Affecte oms rea Affec	ed : 5%			
Masonry: Brick	20%			LIFE	* *			
Plaster	10% Water Per	Now	\$23,700 xtent : Moderate, A ls	LIFE	* * cted : 2%	5	\$15,000	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2096

Architecture		Current I	Repair	Futu	re Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cos	t Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Ceilings	110/			2025	ata.		Φ.7.2. 0.0.0		
AcousTileConcealSpLn	11%		¢1.60.000	2037	*	5	\$53,000		
AcousTileSusp.Lay-In		Now	\$168,900 Extent : Moderate	2045		* 5	\$52,000		
	-	_	exient : Moderale out, Basement Cori	-	ijeciea . 1576				
		_	Extent : Moderate,		fected : 20%				
	_	ı : Through		55					
	Staining/L	Discoloring,	Extent : Moderate	, Area Ą	ffected : 20%				
	Location	i : Through	out						
			xtent : Moderate, A						
			out, Daycare, Meci						
			: Moderate, Area A		25%				
			out, Basement Cori						
AcousTileSusp.Lay-In	32%			2045	*	5	\$123,300		
Exposed Struc: Concrete				LIFE	*	5	\$9,000		
Exposed Struc: Steel	5% 10%			LIFE LIFE	*		¢49.200		
Gypsum Board			xtent : Moderate, A			3	\$48,200		
		i : Study Lo			. 10,0				
ite Enclosure		-							
Free Standing Walls									
Masonry: Brick		Now	\$5,200	2052	*	*			
	_	_	Extent : Moderate	, Area A	ffected : 5%				
		: Through			100 / 1 100/				
		tar Miss/Er 1 : Through	od, Extent : Moder out	ate, Ared	а Ајјества : 10%				
Site Pavements									
Public Sidewalk Cast in Place Concrete	85%	0-2	\$11,300	2049	*	*			
Cast III Flace Concrete			Extent : Moderate						
	_	ı : Through		, 117 00 11,	yeerea . 570				
Pavers/Stone	15%			2041	*	*			
Tavels/Stolle			ctent : Light, Area		: 5%				
		ı : Front Oj		50					
Parking/Driveway									
Cast in Place Concrete		Now	\$23,300	2045	*	*			
		issing Elem 1 : Loading	ents, Extent : Seve Dock	re, Area	Affected : 5%				
	_	Crumbling, 1 : Loading	Extent : Moderate Dock	, Area A	ffected : 15%				
		Extent : Mo 1 : Loading	oderate, Area Affec Dock	ted : 5%					
	Tripping I	_	ent : Moderate, Are	ea Affect	ed : 15%				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2096

Architecture		Current I	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements								
Activity Yard								
Cast in Place Concrete	25%			2045	* *			
Pavers/Stone	75%	Now	\$4,000	2041	* *			
	Sinking/Si	ıbsiding, E	ctent : Moderate, A	rea Affec	cted : 10%			
	Location	: Adjaceni	To Building Walls	In Court	tyard			

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	100%		2032	\$100,400	5	\$1,100		
	Other Observation, Ex Location : Electrical		fected :	100%				
			<i>c</i> .	D: (G. )	,			
T. C	Explanation: Two 4	000 Amperes, Mair	i Service	Disconnect Switch	hes			
Transformers	1000/		2045	* *	-	¢1 000		
Dry Type	100% Other Observation, Ex	ctent : N/A, Area A <u>j</u>	2045 fected :		5	\$1,000		
	Location : Chiller Ai	rea						
	Explanation: 300 K	ilovolt Amperes, 20	08 Volts	Primary 480/277 V	olts Seco	ondary		
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	20%		2045	* *				
Drive								
Ground								
Grounding Devices								
Generic	100%		LIFE	* *	5	\$3,800		
Stand-by Power								
Transfer Switches								
Automatic	100%		2030	\$26,200	1	\$80,300		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2096

Electrical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
tand-by Power						
Generators						
Diesel	100%	2028	\$135,400	1	\$101,100	
	Other Observation, Extent : N/A, Area A	Affected: 10	00%			
	Location: Generator Room					
=	Explanation : Emergency Generator F	Rated At 75	Kilowatts			
Batteries	1000/	2026	¢2 400	-	¢0.700	
Lead/Acid	100%	2026	\$2,400	5	\$9,700	
Fuel Storage	1000/	2025	Φ <b>7</b> 5 100	-		
Main Tank	100%	2035	\$75,100	5		
	Other Observation, Extent: N/A, Area A	Affectea : 10	00%			
	Location: Generator Room	.,				
	Explanation: 550 Gallons Rated Cape	acity				
ighting						
Interior Lighting Fluorescent	400/	2022	¢1 400 200	10	¢04.400	
Fluorescent	40%	2032	\$1,499,300	10	\$94,400	
	Other Observation, Extent: N/A, Area A	Ајјестеа : 10	00%			
	Location: 2nd And 3rd Floor					
	Explanation: T-8 Lamps					
LED	60%	2040	* *			
	Other Observation, Extent : N/A, Area A		00%			
	Location: Basement, 1st Floor, 4th Fl	oor				
	Explanation : LED Light Fixtures					
Egress Lighting						
Emergency, Service	40%	2032	\$62,000	1		
Emergency, Battery	10%	2032	\$42,200	10	\$6,200	
Exit, LED	20%	2060	* *	1		
Exit, Service	30%	2032	\$32,500	1		
Exterior Lighting						
Fluorescent	5%	2037	* *	10	\$1,200	
	Other Observation, Extent : N/A, Area A	Affected : 10	00%			
	Location : Outside Perimeter					
	Explanation: Compact Fluorescent La	ights				
HID	5%	2032	\$59,500	10		
LED	10%	2040	**			
No Component	80%					
ightning Protection						
Arresters/Cabling						
Arresters/Cabling No Component	98%					
No Component	98% 2%	2035	\$2,500	5	\$100	
			\$2,500	5	\$100	
No Component	2%			5	\$100	

Alarm

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2096

Electrical	Current Repa	ir Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Security System						
No Component	70%					
Generic	30%	2037	* *	1	\$29,300	
	Other Observation, Extend	t : N/A, Area Affected :	100%			
	Location : Hallways And	Roof				
	Explanation: CCTV Sur	veillance Cameras				
Fire/Smoke Detection						
No Component	70%					
Generic, Analog	30%	2027	\$197,300	1-3	\$48,300	
_	Other Observation, Extend	t : N/A, Area Affected :	100%			
	Location : Hallways, Me	echanical Spaces				
	Explanation : Alarm Bel	ls, Manual Pull Station	ıs, Smoke Detector	S		

<b>l</b> echanical	Curren	t Repair	Future	e Replacement	Maintenance		
ystem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating							
Energy Source							
Electricity	10%		2042	* *	1		
<b>Under Construction</b>	90%						
	Other Observation,	Extent: N/A, Area A	ffected :	0%			
	Location: Basem	ent Boiler Room					
	Explanation: Ent	ire Boiler Room Is U	nder Con	struction			
Conversion Equipment							
Heat Pump Air Sourced	10%		2026		2	\$8,000	
	Other Observation,	Extent: N/A, Area A	ffected :	100%			
	Location: 2nd Flo	oor Roof					
	Explanation: 5 R	ooftop Package Unit	S				
Under Construction	90%						
	Other Observation,	Extent: N/A, Area A	ffected :	0%			
	Location: Basem	ent Boiler Room					
	Explanation: Ent	ire Boiler Room Is U	nder Con	struction			
Distribution							
Steam Piping/Pump	90%		2032	\$1,812,100			
No Component	10%						
Terminal Devices							
Air Handler	30% 2-4	\$709,700	2042	* *	1	\$43,000	
	On Extended Life, I	Extent : Moderate, A	ea Affect	ed : 100%			
	Location: 2nd Fl	oor Boiler Room					
	Other Observation,	Extent: Moderate, 2	Area Affed	cted : 100%			
	Location: 2nd Fl	oor Boiler Room					
	Explanation: 3 D	efective Old Units					
Air Handler	50%		2040	* *	1	\$79,600	
Convector/Radiator	20%		2037	* *	1	\$16,600	

Air Conditioning

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2096

echanical	Current Re	Current Repair Future Replacement								
stem Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Conditioning										
Energy Source										
Electricity	100%		2040	* *	1					
Conversion Equipment										
Centrifugal, Elec Chiller			2041	* *	1	\$97,500				
	R-134a Refrigerant, Ex	-	ı Affected	: 100%						
	Location: 1st Floor	Chiller Room								
Centrifugal, Elec Chiller			2028	\$1,794,300	1	\$97,500				
	R-22 Refrigerant, External	-	ffected : .	100%						
	Location: 1st Floor	Chiller Room								
Heat Pump Air Sourced	7% 0-2	\$26,300	2026	\$263,500	2	\$900				
-	Not Energy Efficient, E	xtent : Moderate	, Area Aff	ected : 100%						
	Location: 2nd Floor	Roof								
	On Extended Life, Exte	nt : Moderate, A	rea Affect	ed : 100%						
	Location: 2nd Floor	Roof								
	R-22 Refrigerant, Exte	nt : Light, Area A	ffected : .	100%						
	Location: 2nd Floor	Roof								
Heat Pump Air Sourced	3%		2026	\$112,900	2	\$500				
Exterior Pkg Unit -	10% 0-2	\$82,700	2042	**	2	\$1,300				
Cooling	1070 02	Ψ02,700	20.2		_	Ψ1,500				
coomig	Controller Not Working	e. Extent : Moder	ate. Area	Affected: 5%						
	Location: Gymnasium Roof									
	R-22 Refrigerant, Extent : Light, Area Affected : 100%									
	Location: Gymnasium Roof									
	Other Observation, Extent : Moderate, Area Affected : 10%									
	Location: Gymnasium Roof									
	Explanation: 1 Exter		nit. Defec	tive And Leaking (	Compress	sor				
No Component	10%				T. T.					
Distribution	1070									
CW & CHW Wtr	70%		2042	* *	4	\$13,300				
Pipe/Pump	7070		2042		7	\$15,500				
No Component	30%									
Terminal Devices	3070									
Air Handler/Cool/Ht	45%		2040	* *	1	\$71,600				
Air Handler/Cool/Ht	25%		2027	\$1,097,700	1	\$39,800				
No Component	30%		2027	ψ1,077,700	1	Ψ32,000				
Heat Rejection	3070									
Water Cooling Tower	70% 0-2	\$80,000	2030	\$800,100	2	\$145,100				
water cooming rower					_	Ψ1.0,100				
	Corroded, Extent : Moderate, Area Affected : 25% Location : Support Beams And Cooling Fins									
	Leak Evident, Extent: Moderate, Area Affected: 5%									
	Location: 2nd Floor		- <sub>JJ</sub> - 2 - 1 - 1 .	- · ·						
	Other Observation, Ex	•	Area Affe	cted · 100%						
	Location: 2nd Floor		1. cu 11jjet							
	Explanation : Ineffici	•								
No Component	30%									
No Component	3070									

#### Ventilation

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2096

Mechanical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$143,600	
Exhaust Fans						
Interior	80%	2032	\$892,100	2	\$6,300	
Roof	20%	2032	\$97,600	2	\$1,600	
Plumbing H/C Water Piping						
Brass/Copper	100%	2042	* *	1		
Water Heater With Tanks Under Construction	100%					
HW Heat Exchanger Under Construction	100%					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s) Under Construction	100%					
Sewage Ejector(s)						
Electric	100%	2032	\$133,500	4	\$10,400	
Fixtures						
Generic	100%					
ertical Transport						
Elevators						
Geared Traction	50%	LIFE	* *			
	Other Observation, Extent: N/A, A Location: Basement To 4th Floor Explanation: 2 Units	**	100%			
Hydraulic	50%	LIFE	* *			
Hydraune	Other Observation, Extent: N/A, A Location: One Unit From Basem Explanation: 2 Units	rea Affected : I	100%	Basemei	nt To 2nd Floor	
ire Suppression	Explanation . 2 Ontis					
Standpipe						
Generic	100%	2042	* *	1-5	\$129,800	
Sprinkler	10070	2072		1.5	Ψ127,000	
No Component	80%					
Generic	20%	2032	\$695,400	1-2	\$14,400	
Chemical System	2070	2032	ψυνν,πυυ	1 2	ψ17,700	
No Component	99%					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE ADMIN. AND BUSINESS BLDG

Address : 222-11 56TH AVENUE

Borough : QUEENS Agency's Number : 11-27011
Program / Asset # : CUN0006.110 / 2085 Yr Built/Renovated : 1978 / 2010

Area Sq Ft : 72,026 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 16-Oct-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,Ph

Block : 7490 Lot : 2 BIN : 4862628

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$214,600	\$385,700
Interior Architecture		\$1,396,000
Electrical	\$185,300	\$504,700
Mechanical	\$1,296,100	\$720,400
Site Pavements		\$301,500
Total	\$1,696,000	\$3,308,300
Importance Code A	\$214,600	\$563,400
Importance Code B	\$1,481,400	\$2,374,000
Importance Code C		\$370,900
Total	\$1,696,000	\$3,308,300

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$23,100	\$17,200	\$22,400	
Interior Architecture	\$34,900	\$2,500	\$16,400	\$8,600
Electrical	\$12,100	\$50,300	\$11,400	\$11,500
Mechanical	\$26,700	\$24,100	\$20,400	\$13,300
Site Pavements	\$6,000			
Elevators/Escalators	\$14,900	\$14,900	\$14,900	\$14,900
Total	\$117,800	\$108,900	\$85,400	\$48,200
Importance Code A	\$28,800	\$20,800	\$26,100	\$3,600
Importance Code B	\$81,500	\$88,100	\$59,300	\$44,700
Importance Code C	\$7,500			
Total	\$117,800	\$108,900	\$85,400	\$48,200



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2085

rchitecture		Current Repair			e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	* *	5	\$9,200	
Masonry: Brick Cavity	70%	0-2	\$109,400	LIFE	**	5	\$64,300	
		l Cracks, E : Penthou	xtent : Moderate, 2 se	Area Affe	cted: 5%			
Metal Panel	10%			2052	* *	5-10	\$63,100	
Metal Panel	3%			2058	* *	5-10	\$18,900	
	Location	: Holocau	-	Iffected :	100%			
		tion : Holo	caust Wing					
Stucco Cement	5%			2045	* *	5	\$11,500	
Window Wall	5%		\$13,600	2052	* *	5	\$8,600	
	_		ed, Extent : Moderd On 5th Floor	ite, Area	Affected : 5%			
	Water Pen	etration, E	xtent : Moderate, A	1rea Affe	cted : 5%			
	Location	: Offices (	On 5th Floor					
Window Wall	5%			2058	* *	5	\$17,200	
		ervation, E : Holocau	Extent : N/A, Area A st Wing	Affected :	100%			
	Explana	tion : Holo	caust Wing					
Windows								
Aluminum		Now	\$105,200	2040	* *	5	\$11,300	
	-	Deteriorate : Through	ed, Extent : Moderd out	ite, Area	Affected : 10%			
		etration, E : Through	xtent : Moderate, A out	1rea Affe	cted : 5%			
Metal Louvers	5%			2041	* *	10	\$7,400	
Parapets							4 1 , 1 1	
Masonry: Brick	75%			LIFE	* *	5	\$8,700	
Metal Rail	10%			2045	* *	5-10	\$21,000	
Pre-Cast Concrete	5%			LIFE	* *	5	\$3,700	
No Component	10%							
-	Other Obs	ervation, E	Extent : N/A, Area A	Affected :	0%			
	Location	: Holocau	st Wing					
	Explana	tion : No P	arapet					
Roof								
Modified Bitumen	65%			2032	\$321,500	10	\$30,100	
Paver: Asphalt	30%			2041	* *	10	\$20,800	
Single Ply Membrane	5%	2-4	\$9,300	2037	* *			
	_		derate, Area Affec	ted : 40%	ó			
	Location	: Holocau	st Wing Roof					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2085

Architecture		Current	Repair	Futur	e Replacement	M			
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
kterior									
Soffits									
Fiberglass Panel	5%			2041	* *	5	\$100		
			Extent : N/A, Area A	ffected :	100%				
			try Canopy						
			In Fiberglass Panel						
Metal Panel	65%		\$200	2052	* *	5	\$700		
		Corrosion/Rusting, Extent : Light, Area Affected : 5%							
	Location	ı : Various							
Stucco Cement	30%			2045	* *	5	\$500		
terior									
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		
			Extent : N/A, Area A	ffected :	100%				
	Location	า : Holocaเ	st Wing						
	Explana	tion : Polis	hed Concrete						
Mosaic Tile	5%			2045	* *	5	\$13,700		
Slate	5%	1		LIFE	* *	5	\$5,800		
Vinyl Tile	45%			2032	\$1,326,600	3	\$24,600		
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	* *				
			Extent : N/A, Area A	ffected :	5%				
	Location	า : Holocaเ	st Wing						
	Explana	tion : Holo	caust Wing Gallery						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2085

Architecture	Current Repair		Future Replacement		М	Maintenance		
System Component Type	% of I Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings	4.50 /	3.7	<b>#12</b> 000	2015	ale ale	_	<b>#27</b> (00	
AcousTileConcealSpLn	45%		\$13,900	2045	**	5	\$27,600	
			ents, Extent : Light	, Area A	ffected: 5%			
	Location .	Inrough	out					
AcousTileSusp.Lay-In	5%			2037	* *	5	\$4,900	
AcousTileSusp.Lay-In	5%			2049	**	5	\$4,900	
			xtent : N/A, Area A	ffected :	100%			
	Location		-			a		
		on : Lay I	n Panels Intentiona	-				
Exposed Struc: Concrete				LIFE	* *	5	\$800	
Gypsum Board	40%		\$13,400	LIFE	* *	5	\$49,100	
			Extent : Moderate	, Area Aj	fected : 10%			
	Location							
			xtent : Moderate, A	rea Affe	cted : 10%			
	Location	: Holocau.	st Stair					
Site Enclosure								
Fence/Gates					di di			
Chain Link	100%			2052	**			
			xtent : N/A, Area A	ffected :	100%			
		-	Holocaust Wing					
F. C. P. W.H.	Explanati	on : Surro	und Mechanical E	дигртеп	<u>t</u>			
Free Standing Walls	500/			2052	* *			
Cast in Place Concrete	50%			2052	* *			
Masonry: Brick	50%			2052				
Retaining Walls	100%			2067	* *			
Cast in Place Concrete	100%			2067				
Site Pavements								
On-Site Walkways  Cast in Place Concrete	40%			2045	* *			
Pavers/Stone	60%	Now	\$6,000	2045	\$301,500			
ravers/Stone			Extent : Moderate					
	Location .	_		, лгеи лј	jecieu . 2070			
Porking/Driveyyey	Locuiton	11010000	J. J.M.I.S					
Parking/Driveway Asphalt	100%			2041	* *			
Activity Yard	10070			2041				
Pavers/Stone	100%			2045	* *			
1 avers/Stone		mation E	xtent : Light, Area		. 100%			
			xiem . Ligni, Area Activity Area	zijjecieu	. 100/0			
			acuvuy Area caust Museum Addi	ition				
	Ехріанан	on . 110100	лиы тимент Ани	uon				

Electrical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Over 600 Volts

Service Equipment

Not Accessible 100%

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2085

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year F FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Over 600 Volts						
Transformers						
Dry Type	100%	2049	**	3	\$400	
	Other Observation, Extent: N		00%			
	Location : Outside The Buil Explanation : 1,000 Kilovol	O	Primary 208/13	20 Volts S	Secondary	
Feeders	Explanation : 1,000 Kitovoi	i imperes, 4100 rous	11 rumary, 200/12	o rous L	<i>эесонии</i> у	
Cable	100%	2054	* *	1		
Raceway						
Conduit	100%	2058	* *	1		
Under 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2058	* *	5	\$400	
	Other Observation, Extent : N	I/A, Area Affected : 10	00%			
	Location : Electrical Room					
a : 1 (a : 11 1	Explanation: Main Service	Disconnect Switch Ro	ated At 4,000 Am	peres.		
Switchgear / Switchboard Molded Case Bkrs	1000/	2059	* *	-	¢1 000	
Molded Case Bkrs	100%	2058		5	\$1,900	
	Other Observation, Extent : N Location : Electrical Room	//A, Area Affectea : 10	00%			
		Sactions				
Raceway	Explanation: Two Vertical S	sections				
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		\$86,900 2057	* *	1		
	Insulation Aged, Extent : Mod	**	: 100%			
	Location: Throughout The	Building				
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	
Ground						
Grounding Devices	1000/		ماد راي	_	<b>01 100</b>	
Generic	100%	LIFE	* *	5	\$1,100	
Stand-by Power						
Transfer Switches	1000/	2040	* *	1	¢22.200	
Automatic	100%	2049	ጥ ጥ	1	\$22,200	

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<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2085

Electrical	Current Repair	М				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
and-by Power						
Generators						
Diesel	100%	2045	* *	1	\$27,900	
	Other Observation, Extent: N/A, Area A Location: Generator Room	ffected :	100%			
	Explanation : Emergency Generator R	ated At	100 Kilowatts			
Batteries				_	**	
Lead/Acid	100%	2027	\$2,400	5	\$2,700	
Fuel Storage	4-04	• • • • •		_		
Day Tank	45%	2054	**	5		
	Other Observation, Extent: N/A, Area A	ffected :	100%			
	Location: Generator Room					
	Explanation: 275 Gallons Rated Capa					
Underground Storage	55%	LIFE	* *	5		
	Other Observation, Extent: N/A, Area A	ffected :	100%			
	Location : Outside					
	Explanation: 330 Gallons Rated Capa	ıcity				
ighting						
Interior Lighting						
Fluorescent	55%	2037	* *	10	\$36,300	
	Other Observation, Extent: N/A, Area A	ffected :	100%			
	Location: Offices, Classrooms					
	Explanation: T-8 Lamps					
Incandescent	5%	2037	* *	2	\$100	
LED	40%	2040	* *			
	Other Observation, Extent: N/A, Area A		100%			
	Location : Hallways, Basement, Office	2S				
	Explanation : LED Lights					
Egress Lighting						
Emergency, Service	50%	2037	* *	1		
Exit, LED	10%	2060	* *	1		
Exit, Service	40%	2037	* *	1		
Exterior Lighting						
HID	30%	2027	\$98,500	10	\$100	
No Component	70%					
larm						
Security System						
No Component	60%					
Generic	40%	2032	\$52,800	1	\$10,800	
	Other Observation, Extent: N/A, Area A					
	Location : Hallways, Some Classroom		le Perimeter			
	Explanation: CCTV Surveillance Can	ieras				
Fire/Smoke Detection						
Generic, Analog	100%	2032	\$181,500	1-3	\$45,700	
	Other Observation, Extent : N/A, Area A	ffected :	100%			
	Location: Throughout The Building					
	Explanation: Strobe Lights, Manual F	Pull Stati	ons, Alarm Bells, S	moke De	tectors, Horns	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2085

Mechanical	Current Repair		Futu	e Replacement	M			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Energy Source HTHW/HW	Location	servation, E 1 : Through			* * : 100% djacent Building K	1 Tennedy I	Hall Gymnasium	
Conversion Equipment Heat Exchanger, Plate & Frame	15% Corroded,	Now  Extent: Se	\$2,700 evere, Area Affected at Mechanical Roo	2035 d: 20%	\$26,600	1	\$4,800	
Heat Exchanger, Plate & Frame	85%			2035	\$151,000	1	\$30,300	
Distribution Steam Piping/Pump		Extent : M	\$3,400 Toderate, Area Affe at Mechanical Equ					
Steam Piping/Pump	70%			2042	* *			
Terminal Devices Air Handler Air Handler Convector/Radiator	50% 10% 40%			2027 2037 2030	\$661,900 * * \$230,100	1 1 1	\$22,300 \$4,500 \$9,300	
Air Conditioning Energy Source District Chilled Water	Location	servation, E 1 : Various 2	Extent : N/A, Area A Areas ed Water From Me			1		
Electricity	45%			2040	**	1		
Conversion Equipment Reciprocating Compr/Chiller	20%			2040	* *	1	\$6,700	
	Location		Extent : N/A, Area A Of The Building its. R-410a	Iffected :	100%			
Exterior Pkg Unit - Cooling	25%		tent : Light, Area A	2037	**	2	\$1,100	
	-	-	Lower Roof	ујества .	10070			
No Component	55%							
Distribution CW & CHW Wtr Pipe/Pump	55%			2042	* *	4	\$2,900	
	Location Explana	i : Entrance tion : Suppl	Extent : N/A, Area A e Through First Flo lied Form Medical	oor				
No Component	45%							

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<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2085

Mechanical	Current Repair			Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Air Conditioning									
Terminal Devices					<b>***</b>		001.500		
Air Handler/Cool/Ht	55%			2027	\$337,800	1	\$24,500		
Air Handler/Cool/Ht	20%			2037	* *	1	\$8,900		
No Component	25%								
Heat Rejection Air Cooled Condenser Unit	20%			2040	* *	2	\$10,000		
No Component	80%								
/entilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$40,200		
Exhaust Fans									
Interior	95%			2027	\$296,400	2	\$2,100		
Roof	5%			2032	\$6,800	2	\$100		
Plumbing									
H/C Water Piping	200/	0.2	05.400	20.42	* *	1			
Brass/Copper	30%		\$5,400	2042		1			
	Location	ı : Various 2	oderate, Area Affe Areas		<i>~</i>				
Brass/Copper	70%			2042	* *	1			
Water Heater With Tanks									
Electric	100%			2030	\$115,500	4			
HW Heat Exchanger HTHW/HW	100%			2032	\$197,200				
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1			
Fixtures	10001								
Generic	100%								
Vertical Transport									
Elevators	1000/			TIPP	* *				
Hydraulic	100%		Extent : N/A, Area A	LIFE					
		servation, E 1 : 1st To 5ti		ујества :	10070				
		i : 1st 10 st tion : Two l							
Fire Suppression	Елріина	uon . 1wo (	onus.						
Standpipe									
Generic Generic	100%			2042	* *	1-5	\$36,300		
Sprinkler	100/0			2012			\$50,500		
	000/								
No Component	90%								

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE C BUILDING

Address : 222-03 56TH AVENUE

Borough : QUEENS Agency's Number : T4-270T4
Program / Asset # : CUN0006.4T0 / 2087 Yr Built/Renovated : 1976 / 2006

Area Sq Ft : 20,804 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 16-Oct-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 7490 Lot : 2 BIN : 4439439

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture		\$79,400
Interior Architecture		\$784,700
Electrical		\$504,500
Mechanical	\$37,900	\$198,600
Total	\$37,900	\$1,567,100
Importance Code A	\$37,900	\$79,400
Importance Code B		\$1,487,800
Total	\$37,900	\$1,567,100

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$53,700	\$2,500		
Interior Architecture	\$25,100			\$3,600
Electrical	\$800	\$19,500	\$1,100	\$600
Mechanical	\$44,100	\$13,100	\$4,800	\$1,300
Site Pavements	\$1,500			
Total	\$125,200	\$35,100	\$5,900	\$5,600
Importance Code A	\$54,800	\$3,500	\$1,300	\$1,000
Importance Code B	\$69,000	\$31,600	\$4,600	\$4,600
Importance Code C	\$1,500			
Total	\$125,200	\$35,100	\$5,900	\$5,600



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2087

Architecture		Current	Repair	Futu	e Replacement	M	aintenance	
ystem	% of	Fail Date	<b>Estimated Cost</b>	Year	<b>Estimated Cost</b>	Cycle	<b>Estimated Cost</b>	Priority
Component	Total	(Years)		FY		(Yrs)		
Type						` ′		
terior								
Exterior Walls	50/			LIDD	* *	-	<b>#0.700</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	
Windows								
Aluminum	90%	4+	\$6,100	2048	* *	5	\$3,300	
			ed, Extent : Light, A	rea Affe	cted : 5%			
	Location	: Window	Sills					
Metal Louvers	10%			2041	* *	10	\$4,600	
Parapets								
Metal Panel	5%			2052	* *	5	\$1,000	
Metal Rail	25%			2045	* *	5-10	\$22,800	
Metal: Cage/Fence	10%			2045	* *	5-10	\$3,900	
No Component	60%			20.0		0 10	42,500	
rve compenent		ervation F	Extent : N/A, Area A	ffected ·	0%			
		: Sloped R		jjecica .	070			
		-	ed Roof, No Parape	t				
Roof	Ехрини	non . Stope	u Rooj, No i urupe	ı				
Asphalt Shingle	65%			2041	* *	10	\$2,300	
Modified Bitumen	35%	2-4	\$47,600	2032	\$79,400	10	\$2,300	
Modified Bitumen								
	Drains Inad/Misposn, Extent: Moderate, Area Affected: 100% Location: Intersection Of Sloped And Flat Roof							
				-				
			: Moderate, Area A	ујестеа :	100%			
	Location	: Flat Roo	<u> </u>					
Soffits					de de			
Metal Panel	5%			2052	* *	5-10		
Stucco Cement	95%			2045	* *	5		
terior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$7,100	
Vinyl Tile		Now	\$15,700	2032	\$784,700	3	\$10,900	
	Broken/Mi	issing Elem	ents, Extent : Light	, Area Ą	ffected : 2%			
	Location	: Lobby, C	Corridors And Stair	S				
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Concrete Masonry Unit	95%			LIFE	* *	5	\$22,200	
Ceilings								
AcousTileSusp.Lay-In	90%	4+	\$9,400	2037	* *	5	\$14,500	
iiio as i iio saspi.Laj ili			Extent : Moderate		ffected : 29%	5	Ψ11,000	
	_	: First Fla		, 11)	y / - / / 0			
			, Extent : Moderate	Area 1	ffected · 30%			
	_	: First Fla		, 111 си А	yeereu . 30/0			
D 1 116 1		. 1 11 31 1 10	ioi		ala -4-		<b>*=</b> *:	
Embossed Metal	5%			LIFE	* *	5	\$700	
Exposed Struc: Wood	5%			LIFE	* *			

Site Pavements

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2087

Architecture		Current Repair Future Replacement		M				
System Component Type	% of I Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements								
On-Site Walkways								
Asphalt	20%			2041	* *			
Cast in Place Concrete	80%			2045	* *			
Parking/Driveway								
Cast in Place Concrete	100%	4+	\$1,500	2045	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location .	: Througho	out					

Electrical	Current Repair	Futu	e Replacement	М		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2058	* *	5	\$500	
	Other Observation, Extent: N/A, Area	Affected :	100%			
	Location : Electrical Room					
	Explanation : Main Service Disconne	ct Switch	Rated At 2,000 Am	iperes.		
Switchgear / Switchboard						
Molded Case Bkrs	100%	2058	* *	5	\$500	
Raceway						
Conduit	80%	2032	\$47,800	1		
Conduit	15%	2042	* *	1		
Conduit	5%	2058	* *	1		
Panelboards						
Fused Disc Sw	40%	2040	* *	5	\$200	
Molded Case Bkrs	60%	2031	\$58,500	5	\$300	
Wiring						
Thermoplastic	15%	2042	* *	1		
Thermoplastic	80%	2032	\$60,300	1		
Thermoplastic	5%	2058	* *	1		
Motor Controllers						
Locally Mounted	50%	2030	\$35,000	5	\$100	
Locally Mounted	50%	2037	* *	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$300	
Lighting						
Interior Lighting						
Fluorescent	100%	2032	\$302,900	10	\$19,100	
	Other Observation, Extent : N/A, Area	Affected :	100%			
	Location: Throughout The Building					
	Explanation: T-8 Lamps					
Egress Lighting						
Emergency, Battery	50%	2032	\$17,100	10	\$2,500	
Exit, Service	50%	2032	\$4,400	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2087

Electrical	Current Repa	ir Future Re	placement	Maintenance				
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year Est FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Lighting								
Exterior Lighting								
HID	20%	2027	\$19,000	10				
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%	2040	* *	1	\$1,600			
	Other Observation, Exten	t : N/A, Area Affected : 100	%					
	Location: Exit And Ent.	rance Doors						
	Explanation: CCTV Su	rveillance Cameras						
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	2032	\$15,700	1-3	\$4,000			
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location : Hallways And Toilets							
	Explanation: Manual Pull Stations, Alarm Bells, Smoke Detectors, And Strobe Lights							

Mechanical	Current Rep	pair	Futur	e Replacement	Ma					
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Heating										
Energy Source Natural Gas	100%	2	2042	* *	1					
Conversion Equipment	10070	-								
Furnace	60%	2	2027	\$37,900	1	\$6,200				
					_	4-7,				
	Other Observation, Extent : N/A, Area Affected : 100% Location : 2 Units On Side Of The Building, 2 Units On The Roof									
	Explanation : 4 Gas F	-	-							
Furnace	40%		2037	* *	1	\$4,100				
1 0111100	Other Observation, Extent: N/A, Area Affected: 100%									
	Location: Room 109,			100,0						
	Explanation: 2 Units	1100111 200								
Air Conditioning	Empression : 2 emis									
Energy Source										
Electricity	100%	2	2040	* *	1					
Conversion Equipment										
Int Pkg Unit -	60%	2	2030	\$198,600	2	\$800				
Heating/Cooling				. ,		·				
8 8	R-134a Refrigerant, Extent : Light, Area Affected : 100%									
	Location: Room 109,		J							
Ext Pkg Unit - Heating/Cooling	40% 0-2	\$41,000	2042	* *	2	\$400				
8	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		-							
		0j 1 zwww.	0							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2087

Mechanical		Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Heat Rejection								
Air Cooled Condenser	60%			2032	\$35,300	2	\$8,700	
Unit								
No Component	40%							
Ventilation								
Distribution							***	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,600	
Exhaust Fans								
Interior	70%			2037	* *	2	\$400	
Roof	30%			2027	\$11,800	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2030	\$16,700	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2037	* *	1	\$1,300	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2042	* *	1-2	\$600	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG

Address : 221-35 56TH AVENUE

Borough : QUEENS Agency's Number : 6-27006

Program / Asset # : CUN0006.060 / 2103 Yr Built/Renovated : 1970 / 2006

Area Sq Ft : 33,746 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 14-Oct-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,Ph

Block : 7490 Lot : 2 BIN : 4862627

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Interior Architecture	\$176,600	\$549,000
Electrical		\$331,200
Mechanical	\$2,517,800	
Total	\$2,694,300	\$880,100
Importance Code B	\$2,694,300	\$880,100
Total	\$2,694,300	\$880,100

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$30,500	\$11,100	\$1,600	_
Interior Architecture	\$123,300	\$13,800		\$4,800
Electrical	\$10,400	\$9,400	\$3,900	\$3,500
Mechanical	\$38,600	\$13,900	\$18,700	\$9,100
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$209,900	\$55,500	\$31,400	\$24,600
Importance Code A	\$39,200	\$11,100	\$2,100	
Importance Code B	\$161,500	\$44,400	\$29,300	\$24,600
Importance Code C	\$9,200			
Total	\$209,900	\$55,500	\$31,400	\$24,600



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Architecture	Current Repair			Futur	e Replacement	Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
terior									
Exterior Walls									
Cast in Place Concrete	10%			LIFE	* *	5	\$17,800		
Masonry: Brick	75%			LIFE	* *	5	\$26,700		
Metal Panel	10%		\$11,500	2052	* *	5	\$6,700		
	-		xtent : Moderate, A						
	Location: Underside Of Connecting Bridge To Oakland Building								
			xtent : Moderate, A		cted : 10%				
		: North F	acade, West Facade						
Window Wall	5%			2052	* *	5	\$6,700		
Windows									
Aluminum	100%			2048	* *	5	\$3,100		
Parapets									
Concrete Masonry Unit	10%			LIFE	* *	5	\$600		
Masonry: Brick	10%			LIFE	* *	5	\$500		
Metal Rail	10%			2045	* *	5-10	\$9,400		
Pre-Cast Concrete	5%			LIFE	* *	5	\$1,600		
No Component	65%								
	Other Observation, Extent: N/A, Area Affected: 0%								
	Location: Sloped Roof								
	Explana	tion : Slope	ed Roof, No Parape	et .					
Roof	50/	N.T.	Φ1.5.200	20.42	* *				
Built-Up (BUR)		Now	\$15,300 Extent : Moderate	2042					
	_	_	Extent : Moderate nnecting Bridge	, Area Aj	yeciea : 25%				
			nnecung Биаде : Moderate, Area A	1ffactad.	500/				
			. Moderale, Area A nnecting Bridge	нујества .	3070				
M ( I D ) I		. Over co	mneeting bridge	20.45	* *	10	Φ <b>27</b> 100		
Metal Panel	55%			2045	* *	10	\$27,100		
Modified Bitumen	20%			2037	* *	10	\$5,400		
Paver: Asphalt	20%			2041		10	\$8,100		
Soffits	2007	N	¢2.700	LIEE	* *	_	¢1 (00		
Cast in Place Concrete	20%		\$3,700	LIFE		5	\$1,600		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%  Location : Underside Northeast Stair								
				luga Aff-	atad : 100/				
		etration, E : Northea	xtent : Moderate, A st Stairs	неи Ајјес	.ieu . 10/0				
M . 1D . 1		. Ivorinea.	si siuirs	20.50	* *	7.10	Ф0.700		
Metal Panel	80%			2052	* *	5-10	\$8,700		

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Architecture		Current Repair			Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors								
Carpet	Staining/L	Now Discoloring, 1 : Mezzanii	\$78,100 Extent : Moderate ne	2034 , Area Aj	\$78,100 ffected : 50%	3	\$6,800	
		ded, Extent 1 : Mezzanii	: Moderate, Area A ne	Iffected :	50%			
		, Extent : M 1 : Mezzanii	loderate, Area Affe ne	cted : 50	%			
Cast in Place Concrete	Cracking/	Now Crumbling, 1 : Northeas	\$3,800 Extent : Moderate st Stairs	LIFE , Area Aj	* * ffected : 10%	5	\$4,900	
		netration, E. n : Northeas	xtent : Moderate, A st Stairs	rea Affe	cted : 10%			
Ceramic Tile	10%			2041	* *	5	\$4,500	
Quarry Tile	25%			2045	* *	5	\$17,000	
Vinyl Tile	45%			2032	\$549,000	3	\$10,200	
Vinyl Tile 9" X 9"	5%			2027	\$176,600	3	\$800	
	Other Observation, Extent : Light, Area Affected : 100% Location : Room Adjacent To Bridge Explanation : Deteriorating Tiles							
Interior Walls								
Concrete Masonry Unit	25%			LIFE	* *	5	\$7,800	
Gypsum Board	55%			LIFE	* *	5	\$25,600	
Masonry: Brick	10%			LIFE	* *			
Plaster	10% Now \$9,200 LIFE ** 5 \$2,300 Cracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: Northeast Stairs							
		netration, E. n : Northeas	xtent : Moderate, A st Stairs	rea Affe	cted : 10%			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2103

Architecture	Current Repair			Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileSusp.Lay-In	60%			2037	* *	5	\$27,100		
AcousTileSusp.Lay-In	5%	4+	\$7,300	2049	* *	5	\$1,100		
	_	_	Extent : Moderate oom, Corridor Near	-	-				
Exposed Struc: Concrete	Cracking/	Now Crumbling, 1 : Northeas	\$6,600 Extent : Moderate st Stairs	LIFE , Area Aj	* * ffected : 10%	5	\$400		
	-	Reinforceme 1 : Northeas	ent, Extent : Severe, st Stairs	Area A <u>f</u>	fected : 10%				
Gypsum Board	10%			LIFE	* *	5	\$5,700		
Plaster	20%	Now	\$13,400	LIFE	* *	5	\$5,700		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Over Mezzanine, Stair Paint Peeling, Extent : Moderate, Area Affected : 10%								
	Location: Over Mezzanine								
	O	Discoloring, 1 : Over Me	Extent : Moderate zzanine	, Area A	ffected : 10%				
Site Pavements On-Site Walkways									
Cast in Place Concrete	100%			2045	* *				

lectrical	Current Repair	Futur	e Replacement	М	aintenance					
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority				
nder 600 Volts										
Service Equipment										
Air Circuit Breaker	100%	2058	* *	5	\$200					
	Other Observation, Extent: N/A, Area Affected: 100%									
	Location : Electrical Room									
	Explanation : Main Service Switch R	ated At 4,	000 Amperes.							
Switchgear / Switchboard										
Molded Case Bkrs	100%	2058	* *	5	\$900					
	Other Observation, Extent: N/A, Area Affected: 100%									
	Location : Electrical Room									
	Explanation : Three Vertical Sections	,								
Raceway										
Conduit	98%	2032	\$35,200	1						
Conduit	2%	2058	* *	1						
Panelboards										
Fused Disc Sw	10%	2031	\$2,900	5	\$100					
Molded Case Bkrs	80%	2031	\$23,400	5	\$700					
Molded Case Bkrs	10%	2048	* *	5	\$100					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Electrical	Current Repair	Futur	e Replacement	Maintenance				
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Under 600 Volts								
Wiring	200/ 2.4	0 2057	* *					
Braided Cloth	20% 2-4 \$6,50 Insulation Aged, Extent: Moderate,			1				
	Location: Throughout The Buildin		a . 100%					
Thermoplastic	60%	2032	\$19,500	1				
Thermoplastic	20%	2052	* *	1				
Motor Controllers								
Locally Mounted	30%	2030	\$28,000	5	\$100			
Motor Control Center	70%	2030	\$37,300	5	\$600			
Ground								
Grounding Devices	1000/			_	<b># # 0 0</b>			
Generic	100%	LIFE	* *	5	\$500			
Stand-by Power								
Transfer Switches Automatic	100%	2049	* *	1	\$10,400			
Generators	10070	2049		1	\$10,400			
Diesel	100%	2045	* *	1	\$13,100			
Dieser	Other Observation, Extent : N/A, Are		100%	1	Ψ15,100			
	Location: Outside The Building		100,0					
	Explanation : Emergency Generate	or Rated At 1	150 Kilowatts					
Batteries	1 0 7							
Nickel Cadmium	100%	2027	\$2,400	5	\$7,500			
Fuel Storage								
Main Tank	100%	2067	* *	5				
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location : Outside The Building							
·	Explanation: 275 Gallons Rated C	Capacity						
Lighting								
Interior Lighting	900/	2022	¢204 400	10	¢24.000			
Fluorescent	80% Other Observation, Extent: N/A, Are	2032	\$294,400	10	\$24,800			
	Location: Throughout The Buildin		100/0					
	Explanation: T-8 Lamps	8						
Fluorescent	10%	2032	\$36,800	10	\$3,100			
Fluorescent	10% Other Observation, Extent : N/A, Are			10	\$3,100			
	Location: Lobby	си Ајјестеи .	100/0					
	Explanation : Compact Fluorescen	t Lights						
IED	10%	2040	* *					
LED	10% Other Observation, Extent : N/A, Are							
	Location: Hallways	a rijjecieu .	100/0					
	Explanation : LED Lights							
Egress Lighting	Empunation . DDD Digitio							
Emergency, Service	50%	2037	* *	1				
Exit, Service	10%	2032	\$1,100	1				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Electrical	Current Rep	oair Futur	e Replacement	M	aintenance				
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
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 St	Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection	•								
No Component	70%								
Generic, Analog	30%	2032	\$25,500	1-3	\$6,400				
, ,	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Hallways, Basement								
	Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns								

Mechanical		Current R	epair	Future	Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
HTHW/HW	100%			2042	* *	1		
		ervation, Ex : Througho	ctent : N/A, Area Ą ut	ffected :	100%			
	Explanat	ion : High T	Temperature Water	From Ac	djacent Building K	ennedy I	Hall Gymnasium	
Conversion Equipment								
HTHW/HW Exchanger	100%	0-2	\$8,700	2047	* *	2	\$1,700	
	Corroded,	Extent : Mo	derate, Area Affec	ted : 30%	6			
	Location	: Equipmer	nt Room					
	Other Obs	ervation, Ex	ctent : Severe, Area	a Affected	l : 100%			
	Location	: Equipmer	nt Room					
	Explanat	ion : Obsole	ete Unit					
Distribution								
Steam Piping/Pump	70%	0-2	\$9,200	2042	* *			
1 0 1	Corroded,	Extent : Mo	derate, Area Affec	ted : 30%	6			
	Location	: Equipmer	nt Room					
Steam Piping/Pump	30%			2042	* *			
Terminal Devices								
Air Handler	80%			2027	\$496,200	1	\$16,700	
Convector/Radiator	20%			2037	* *	1	\$2,200	
Air Conditioning								
Energy Source								
Steam/HW System	100%			2042	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

	Current Repair Future Replacement Maintenance								
Mechanical	Current Repair			Futur	e Replacement	М			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit	
Air Conditioning Conversion Equipment Absorption	100%	)		2028	\$1,069,400	1	\$36,500		
Chiller/Steam/HW	Location	n : Mechani	Extent : Light, Area ical Equipment Roc Corroded And Leak	om		o Be Repl	laced Next Year.		
Distribution CW & CHW Wtr Pipe/Pump	100%	0-2	\$2,700	2042	* *	4	\$1,700		
	Corroded Location		oderate, Area Affe	cted : 259	%				
Terminal Devices Air Handler/Cool/Ht	100%	)		2027	\$639,500	1	\$20,900		
Heat Rejection Water Cooling Tower	Corroded Location Other Ob Location	n : Supporti servation, E n : Roof	\$8,300 evere, Area Affected ng Beams, Roof Extent : Light, Area Scheduled To Be Re	Affected		2	\$27,200		
entilation	Блрини		эспешией 10 Вс Ке	piacea 1	text Icur.				
Distribution Ductwork/Diffusers	100%	)		LIFE	* *	2-5	\$18,800		
Exhaust Fans Interior	100%	)		2027	\$146,200	2	\$1,000		
lumbing									
H/C Water Piping	1000/			2042	* *	1			
Brass/Copper Water Heater With Tanks	100%	)		2042		1			
Gas Fired	85%			2032	\$14,200	2			
Gas Fired	15%		\$100	2032	\$2,500	2			
	Malfuncti	oning, Exte	nt : Moderate, Ared	a Affected	•				
IIIVII 4E 1	Location	n : Mechani	ical Equipment Roc	om					
HW Heat Exchanger HTHW/HW	100%			2042	* *				
	Other Ob.	servation, E	Extent : N/A, Area A		100%				
		n : Basemen							
G ', B' '	Explana	ition : 2 Un	its						
Sanitary Piping Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping	10070	,		LIII		1			
Cast Iron	100%	)		LIFE	* *	1			
Sewage Ejector(s)	10070					-			
Not Accessible	100%	)							
Fixtures Generic	100%	1							
Generic	100/0	,							

Vertical Transport

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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## CITY UNIVERSITY OF NEW YORK - 042 QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG Asset #: 2103

Mechanical	Current Repa	ir Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Exten	t : N/A, Area Affected :	100%			
	Location : Basement To	2nd Floor				
	Explanation: One Unit					
Fire Suppression						
Standpipe						
Generic	100%	2042	* *	1-5	\$17,000	
Sprinkler						
No Component	60%					
Generic	40%	2042	* *	1-2	\$3,800	
Chemical System						
No Component	99%					
Generic	1%	2026	\$500	1-3	\$2,400	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG

Address : 222-25 56TH AVENUE

 Borough
 : QUEENS
 Agency's Number
 : 30-27030

 Program / Asset #
 : CUN0006.300 / 1570
 Yr Built/Renovated
 : 1970 /

Area Sq Ft : 148,066 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 16-Oct-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,Ph

Block : 7490 Lot : 2 BIN : 4439431

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,241,200	\$1,249,100
Interior Architecture	\$357,200	\$143,500
Electrical	\$202,400	\$3,604,400
Mechanical	\$2,411,400	\$3,992,300
Total	\$4,212,100	\$8,989,200
Importance Code A	\$1,241,200	\$1,249,100
Importance Code B	\$2,971,000	\$7,740,100
Total	\$4,212,100	\$8,989,200

Total	\$583,800	\$116,200	\$87,200	\$61,200
Importance Code C				
Importance Code B	\$528,200	\$85,700	\$79,500	\$53,900
Importance Code A	\$55,600	\$30,500	\$7,700	\$7,300
Total	\$583,800	\$116,200	\$87,200	\$61,200
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Mechanical	\$111,100	\$52,400	\$47,000	\$27,300
Electrical	\$16,000	\$33,500	\$17,600	\$14,800
Interior Architecture	\$433,000		\$15,400	\$11,800
Exterior Architecture	\$16,500	\$23,100		
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1570

chitecture		Current I	Repair	Futur	e Replacement	М	aintenance		
stem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit	
erior									
Exterior Walls									
Cast in Place Concrete	5%			LIFE	* *	5	\$52,000		
Concrete Masonry Unit	5%			LIFE	* *	5	\$6,500		
Masonry: Brick	30%		\$250,800	LIFE	* *	5	\$62,400		
	Location Joint Mor	ı : Penthou:	od, Extent : Mode						
Pre-Cast Concrete	55%	Now	\$162,000	LIFE	* *	5	\$371,600		
	Caulking Location Water Pen	Deteriorate 1 : Classroo	d, Extent : Moder oms 206, 208, 209 xtent : Moderate, 2	ate, Area		·	*******		
Window Wall	5%			2052	* *	5	\$39,000		
Windows									
Aluminum	Caulking	Now Deteriorate 1 : Through	\$497,900 ed, Extent : Moder out	2040 ate, Area	* * Affected : 50%	5	\$17,800		
		netration, E. n : East Fac	xtent : Moderate, 2 cade	Area Affe	cted : 25%				
Metal Louvers	5%			2041	* *	10	\$11,700		
Parapets									
Cast in Place Concrete	Location Exposed I	Crumbling, 1 : Cooling Reinforceme	\$16,500 Extent : Moderat Tower Area ent, Extent : Model Tower Area			5	\$9,700		
Masonry: Brick	25%			LIFE	* *	5	\$4,700		
Metal Panel	10%			2052	* *	5	\$7,300		
Metal Rail	30%			2045	* *	5-10	\$102,200		
Pre-Cast Concrete	30%			LIFE	* *	5	\$35,600		
Roof	2070						\$22,000		
Cast in Place Concrete		etration, E.	xtent : Moderate, 2 r Roof Plaza	LIFE Area Affe	* * cted : 15%				
Modified Bitumen	Miss/Dam Location Ponding,	n : Southeas Extent : Mo	\$210,300 sings, Extent: Mod at Corner derate, Area Affect of And Cooling To	eted : 25%					
Skylight, Metal/Glass	Water Per Location	ı : Skylight	\$120,200  xtent: Moderate, 2						
	Location	ı : Skylight	Extent : Moderate, ded Over Due To V						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1570

Architecture		Current F	Repair	Futur	e Replacement	М	Maintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
kterior								
Soffits								
Stucco Cement	100%			2045	* *	5		
terior								
Floors	100/	<b>N</b> T	¢400,000	2024	£400.000	2	¢25.500	
Carpet	Punct/Tear Location	: 1st Floor	r Classrooms		\$408,900 Area Affected : 109	3	\$35,500	
	Location	: 1st Floor	: Moderate, Area A r Classrooms					
			Ioderate, Area Affe r Classrooms	ctea : 5%	o			
Cast in Place Concrete	14%	. 15:1 :001	Crassi Como	LIFE	* *	- 5	\$72.500	
Cast in Place Concrete Ceramic Tile	14% 5%			2041	* *	5 5	\$72,500 \$11,800	
Terrazzo	14%			LIFE	* *	5	\$25,900	
Vinyl Tile	52%			2037	* *	3	\$46,200	
Under Construction	5%			2037		3	\$40,200	
Onder Construction	Other Obs	ervation, E : Auditorii	ixtent : N/A, Area A um	lffected :	0%			
	Explanat	ion : Audit	orium Under Cons	truction				
Interior Walls								
Concrete Masonry Unit	33%			LIFE	* *	5	\$30,600	
Masonry: Brick	9%			LIFE	**	_	****	
Plaster	53%			LIFE	* *	5	\$36,800	
Under Construction	5%		37/4 4	1.00	00/			
	Location	: Auditorii			0%			
	Explanat	ion : Audit	orium Under Cons	truction				
Ceilings	400/	N	\$257.200	2052	* *	_	¢71 000	
AcousTileConcealSpLn	Broken/Mi	Now ssing Elem : Basemen	\$357,200 ents, Extent : Mod	2052 erate, Ar		5	\$71,000	
	Cracking/0		Extent : Moderate	, Area Aj	ffected : 25%			
	Staining/D	_	Extent : Moderate	e, Area Aj	ffected : 25%			
		ed, Extent : Through	: Moderate, Area A out	Affected :	50%			
Exposed Struc: Concrete	38%			LIFE	* *	5	\$14,100	
Gypsum Board		Now	\$18,200	LIFE	* *	5	\$26,600	
		Crumbling, : Stair No.	Extent : Moderate 2	, Area Aj	ffected : 5%			
Under Construction	5%							
			Extent : N/A, Area A	lffected :	0%			
		: Auditorii						
	Explanat	ion : Audit	orium Under Cons	truction				

#### Site Pavements

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1570

Architecture	Current	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements On-Site Walkways							
Pavers/Stone	100%		2041	* *			

Electrical		Current Repair			Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2058	**	5	\$800	
			xtent : N/A, Area A	ffected :	100%			
		: Electrica		~	D 1 4 4 000 4			
	Explanati	ion : Main	Service Disconnec	t Switch	Rated At 4,000 Am	iperes.		
Transformers	100%			2020	¢26 100	5	\$500	
Dry Type		amation F	xtent : N/A, Area A	2030	\$26,100	5	\$500	
		: Electrica	•	уестей.	100/0			
				80 Volts	Primary 208/120 V	Valts Seco	ondarv	
Switchgear / Switchboard	Бършии	1011 . 150 K	ovon miperes, 4	oo rous	1 i i i i i i i i i i i i i i i i i i i	ous sect	лиш у	
Molded Case Bkrs	100%			2058	* *	5	\$3,900	
minimum cunt Bind		ervation, E	xtent : N/A, Area A		100%	C	42,500	
		: Electrica						
	Explanati	ion : Three	Vertical Sections					
Raceway								
Conduit	98%			2032	\$276,500	1		
Conduit	2%			2058	* *	1		
Panelboards								
Fused Disc Sw	15%			2031	\$43,900	5	\$500	
Molded Case Bkrs	20%			2040	* *	5	\$800	
Molded Case Bkrs	65%			2031	\$190,000	5	\$2,500	
Wiring								
Thermoplastic	98%			2032	\$382,400	1		
Thermoplastic	2%			2058	* *	1		
Motor Controllers	100/			2020	¢17.700	-	Ф100	
Locally Mounted Motor Control Center	10% 70%			2030	\$17,700	5	\$100	
	20%			2030	\$497,100 * *	5 5	\$2,800	
Motor Control Center	20%			2049		3	\$800	
Ground Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,200	
Stand-by Power	100/0			<b>L</b> 11 L			Ψ2,200	
Transfer Switches								
Automatic	100%			2049	* *	1	\$45,600	
-							+ - )	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1570

lectrical	Current Repair	Futu	e Replacement	Maintenance		
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
and-by Power						
Generators	1000/	2017			<b>4.77.4</b> 00	
Diesel	100% Other Observation, Extent: N/A, Area Location: Generator Room Explanation: Emergency Generator I			1	\$57,300	
Batteries	1 0 7					
Nickel Cadmium	100%	2027	\$2,400	5	\$33,000	
Fuel Storage						
Day Tank	10%	2054	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100% Location : Generator Room					
	Explanation: 60 Gallons Rated Capa					
Underground Storage	90%	LIFE	* *	5		
	Other Observation, Extent: N/A, Area Affected: 100%  Location: Outside  Final position of No. Applicable Newscalets Position Comparity					
	Explanation : No Available Nameplat	e Rating	Capacity			
ghting						
Interior Lighting Fluorescent	95%	2032	\$2,047,900	10	\$129,000	
Puolescent	Other Observation, Extent: N/A, Area Location: Throughout The Building Explanation: T-8 Lamps			10	\$129,000	
LED	5%	2040	* *			
Egress Lighting	370	2040				
Emergency, Service	50%	2032	\$44,500	1		
Exit, Service	50%	2032	\$31,200	1		
Exterior Lighting	3070	2032	ψ51,200	-		
HID	30%	2027	\$202,400	10	\$100	
No Component	70%	2027	Ψ202,100	10	Ψ100	
arm	, 0, 0					
Security System						
No Component	70%					
Generic	30%	2032	\$81,400	1	\$16,600	
	Other Observation, Extent : N/A, Area L Location : Hallways And Outside Per					
	Explanation: CCTV Surveillance Car	neras				
Fire/Smoke Detection						
No Component	70%					
Generic, Analog	30%	2037	* *	1-3	\$27,400	
	Other Observation, Extent : N/A, Area Affected : 100%  Location : Hallways And Toilets  Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And					
	Horns	3,,,,,,,	,,			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1570

Current Repair		Future Replacement		Maintenance			
% of 1 Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Location	Through	out	-		1 Cennedy I	Hall Gymnasium	
		^				•	
15%	2-4	\$32,900	2047	* *	1	\$9,900	
Location Other Obse Location	: Basemen rvation, E : Basemen	t xtent : N/A, Area A t		100%			
85%	on . 2 Oni	ıs	2047	* *	1	\$62,200	
Corroded, I Location Insul. Dete Location Leak Evide	Extent : Se : Basemen riorating, I : Basemen nt, Extent	t Level And Risers Extent : Moderate, t Mechanical Roon : Severe, Area Affeo	Area Aff 1 cted : 5%	6			
80%			2032	\$926,400			
-	-		2027 2030 2032 Affected	\$1,360,700 \$295,600 \$358,500 d:70%	1 1 1	\$45,800 \$12,000 \$4,300	
15%			2032	\$537,800	1	\$7,200	
Location	Through	out		**	1		
	<i>on</i> . <i>enine</i>	Trater 1 Tom Wea		**	1		
	100% Other Obse Location 1 15% Corroded, It Location 1 85%  20% Corroded, It Location 1 85%  20% Corroded, It Location 1 15%  20% Corroded, It Location 1 15%  50% 25% 10% Malfunction 1 15%  75% Other Obse Location 1	100% Other Observation, E. Location: Throughe Explanation: High 15% 2-4 Corroded, Extent: Se Location: Basemen Other Observation, E. Location: Basemen Explanation: 2 Uni 85%  20% Now Corroded, Extent: Se Location: Basemen insul. Deteriorating, I. Location: Basemen Location: Basemen Location: Basemen Location: Zone Val 80%  50% 25% 10% 0-2 Malfunctioning, Exten Location: Various II 15%  75% Other Observation, E. Location: Throughe Explanation: Chille	Total (Years)  100% Other Observation, Extent: N/A, Area A, Location: Throughout Explanation: High Temperature Water  15% 2-4 \$32,900 Corroded, Extent: Severe, Area Affected Location: Basement Other Observation, Extent: N/A, Area A, Location: Basement Explanation: 2 Units  85%  20% Now \$69,500 Corroded, Extent: Severe, Area Affected Location: Basement Level And Risers Insul. Deteriorating, Extent: Moderate, Location: Basement Mechanical Room Leak Evident, Extent: Severe, Area Affected Location: Zone Valves, Basement Mechanical Room Leak Evident, Extent: Moderate, Area Location: Various Locations  15%  75% Other Observation, Extent: Light, Area Location: Throughout Explanation: Chiller Water From Med	Total (Years)  100%  2042  Other Observation, Extent: N/A, Area Affected: Location: Throughout  Explanation: High Temperature Water From A  15%  2-4  \$32,900  2047  Corroded, Extent: Severe, Area Affected: 40%  Location: Basement  Other Observation, Extent: N/A, Area Affected: Location: Basement  Explanation: 2 Units  85%  2047  20% Now  \$69,500  2032  Corroded, Extent: Severe, Area Affected: 30%  Location: Basement Level And Risers  Insul. Deteriorating, Extent: Moderate, Area Affected: 5%  Location: Basement Mechanical Room  Leak Evident, Extent: Severe, Area Affected: 5%  Location: Zone Valves, Basement Mechanical  80%  2032  50%  2032  50%  2032  Alfunctioning, Extent: Moderate, Area Affected: Location: Various Locations  15%  2032  T5%  2032  T5%  2032	Total (Years)  FY  100%  2042  ** Other Observation, Extent: N/A, Area Affected: 100% Location: Throughout Explanation: High Temperature Water From Adjacent Building K  15% 2-4  \$32,900 2047  ** Corroded, Extent: Severe, Area Affected: 40% Location: Basement Other Observation, Extent: N/A, Area Affected: 100% Location: Basement Explanation: 2 Units  85%  2047  **  20% Now \$69,500 2032 \$231,600 Corroded, Extent: Severe, Area Affected: 30% Location: Basement Level And Risers Insul. Deteriorating, Extent: Moderate, Area Affected: 30% Location: Basement Mechanical Room Location: Zone Valves, Basement Mechanical Room  80%  2032  \$926,400  50% 2032  \$926,400  50% 2030 \$295,600 205% 2030 \$295,600 205% 2030 \$295,600 207 Location: Various Locations  15%  2042  ** Other Observation, Extent: Light, Area Affected: 100% Location: Throughout Explanation: Chiller Water From Medical Arts Building	Total (Years)  FY  (Yrs)  100%  2042  ** 1  Other Observation, Extent: N/A, Area Affected: 100%  Location: Throughout  Explanation: High Temperature Water From Adjacent Building Kennedy I  15% 2-4  \$32,900  2047  ** 1  Corroded, Extent: Severe, Area Affected: 40%  Location: Basement  Other Observation, Extent: N/A, Area Affected: 100%  Location: Basement  Explanation: 2 Units  85%  2047  ** 1  20% Now  \$69,500  2032  \$231,600  Corroded, Extent: Severe, Area Affected: 30%  Location: Basement Level And Risers  nsul. Deteriorating, Extent: Moderate, Area Affected: 30%  Location: Basement Mechanical Room  Location: Zone Valves, Basement Mechanical Room  80%  2032  \$926,400  50%  2027  \$1,360,700  1  25%  2030  \$295,600  1  10%  0-2  \$35,900  2032  \$358,500  1  Adfunctioning, Extent: Moderate, Area Affected: 70%  Location: Various Locations  15%  2032  \$537,800  1  75%  2042  ** 1  Other Observation, Extent: Light, Area Affected: 100%  Location: Throughout  Explanation: Chiller Water From Medical Arts Building	Total (Years)   FY   (Yrs)

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1570

Maabaalaal	Current Panair Eutona Panlacement Maintenance									
Mechanical	Current Repair			Futu	re Replacement	Maintenance				
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority		
Air Conditioning										
Conversion Equipment										
Reciprocating Compr/Chiller	5%	0-2	\$2,100	2032	\$106,700	1	\$3,100			
	Location R-22 Refri	: Leaking	: Moderate, Area A Refrigerant, Basen tent : Light, Area A t, Chiller	nent Mec	rhanical Room					
Reciprocating	20%			2032	\$426,700	1	\$13,700			
Compr/Chiller					. ,		. ,			
No Component	75%									
Distribution CW & CHW Wtr Pipe/Pump	100%	0-2	\$2,900	2032	\$58,500	4	\$7,300			
1 1			oderate, Area Affe		%					
		Location: Basement Mechanical Room Insul. Deteriorating, Extent: Moderate, Area Affected: 20%								
		_	Extent : Moaerate, et Mechanical Rooi		tectea : 20%					
Terminal Devices										
Air Handler/Cool/Ht	80%			2027	\$561,200	1	\$73,300			
Fan Coil - 4 Pipe	20%			2027	\$275,000	1	\$9,600			
Heat Rejection										
Water Cooling Tower	25%			2030	\$45,700	2	\$37,300			
No Component	75%									
Tentilation										
Distribution										
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$82,600			
Exhaust Fans										
Interior	85%			2032	\$545,200	2	\$3,900			
Roof	15%			2037	* *	2	\$700			
lumbing								_		
H/C Water Piping										
Brass/Copper	100%			2042	* *	1				
Water Heater With Tanks										
Electric	100%			2026	\$69,300	4				
HW Heat Exchanger HTHW/HW	100%			2032	\$405,300					
Sanitary Piping										
Cast Iron	10%	0-2	\$3,600	LIFE	* *	1				
			Extent : Moderate, . at Fan Room	Area Affe	ected : 5%					
Cast Iron	90%			LIFE	* *	1				
Storm Drain Piping										
Cast Iron	100%			LIFE	* *	1				
Sewage Ejector(s)										
Electric	100%			2027	\$75,700	4	\$8,800			
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.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### CITY UNIVERSITY OF NEW YORK - 042 QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG

Asset #: 1570

Mechanical	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Vertical Transport						
Elevators	1000/	LIPP	* *			
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : N/A	, Area Affected : 10	0%			
	Location: Basement To 4th Flo	oor, Roof				
	Explanation: 1 Unit	V				
Fire Suppression						
Standpipe						
Generic	100%	2042	* *	1-5	\$74,700	
Sprinkler						
No Component	95%					
Generic	5%	2032	\$100,000	1-2	\$2,100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM

Address : 221-05 56TH AVENUE

Borough : QUEENS Agency's Number : 5-27005
Program / Asset # : CUN0006.050 / 2102 Yr Built/Renovated : 1967 / 2006

Area Sq Ft : 57,776 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 14-Oct-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,Ph

Block : 7490 Lot : 2 BIN : 4439435

CAPITAL	FY 2026 - 2029	FY 2030 - 2035		
Exterior Architecture	\$848,700	\$154,000		
Interior Architecture	\$126,700			
Electrical	\$97,500	\$1,033,300		
Mechanical	\$1,094,700	\$1,867,700		
Total	\$2,167,700	\$3,055,000		
Importance Code A	\$848,700	\$154,000		
Importance Code B	\$1,318,900	\$2,901,000		
Total	\$2,167,700	\$3,055,000		

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$106,900	\$8,700		
Interior Architecture	\$44,100		\$2,900	
Electrical	\$4,200	\$3,800	\$4,400	\$3,700
Mechanical	\$16,000	\$19,600	\$20,100	\$11,000
Site Pavements	\$28,600			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$207,000	\$39,300	\$34,500	\$21,900
Importance Code A	\$109,700	\$11,500	\$3,000	\$2,900
Importance Code B	\$52,100	\$27,800	\$31,500	\$19,000
Importance Code C	\$45,100			
Total	\$207,000	\$39,300	\$34,500	\$21,900



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2102

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
xterior									
Exterior Walls	400/		***			_			
Masonry: Brick		Now	\$186,000	LIFE	**	5	\$23,100		
	_	Trumbling, : North Fa	Extent : Moderate	, Area Aj	ffected: 10%				
			icaae od, Extent : Moder	rate Area	a Affected · 10%				
		: Base Of		<i>atc</i> , 217cc	i Tijjecica . 1070				
Metal Coiling Doors		Now	\$12,100	2037	* *	5	\$1,800		
8	Broken/Mi	ssing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 50%		, ,		
	Location	: Overhea	d Coiling Door						
Pre-Cast Concrete	39%			LIFE	* *	5	\$73,300		
Pre-Cast Concrete	11%	2-4	\$45,100	LIFE	* *	5	\$20,700		
			od, Extent : Moder	ate, Area	a Affected : 10%				
	Location		1.5		100 / 1 200/				
	Cauiking L Location		ed, Extent : Modera	ite, Area	Affectea : 20%				
			Extent : Moderate	Area A	ffected · 10%				
	Location	_	Estetti : moderate	, 111 cu 11 <sub>9</sub>	geerea : 1070				
Window Wall	8%			2042	* *	5	\$17,300		
Windows									
Aluminum	95%	4+	\$92,800	2040	* *	5	\$3,300		
	Hardware Missing, Extent : Moderate, Area Affected : 25% Location : Boiler Room								
			oom d, Extent : Modera	uta Araa	Affacted : 25%				
		: Through		ie, Area	Affected . 2570				
		_	ent : Moderate, Are	a Affecte	ed : 25%				
	-	: Boiler R		55					
Metal Louvers	5%			2041	* *	10	\$2,200		
Parapets									
Masonry: Brick	10%	4+	\$4,200	LIFE	* *	5	\$700		
			od, Extent : Moder Over Boiler Room		a Affected : 25%				
Metal Rail	80%			2045	* *	5-10	\$98,900		
Pre-Cast Concrete	10%	2-4	\$2,700	LIFE	* *	5	\$4,300		
			od, Extent : Moder	ate, Arec	a Affected : 20%		-		
<u></u>	Location	: Upper A	nd Lower Roofs						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2102

Architecture	Curr	Current Repair		Future Replacement		Maintenance	
ystem Component Type	% of Fail I Total (Yea	Oate Estimated Cost ers)	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior							
Roof							
Modified Bitumen	20% No	* >	2042	* *			
		Light, Area Affected:	15%				
	Location: Boiler Room Roof						
	Vegetation Growth, Extent : Light, Area Affected : 5% Location : Boiler Room Roof						
	Water Penetration Location: Boil	on, Extent : Moderate, 2 er Room Roof	ed : 5%				
		ctent : Moderate, Area .	Affected : 5	0%			
	Location : Boil		199000000000000000000000000000000000000	0,0			
Panel/Paver: Cer/Brk	10% No	w \$42,800	2052	* *			
1		ling, Extent : Light, Ar		: 5%			
	Location : Terr	ace Over Mechanical I	Room				
	Misaligned/Bulg	ing, Extent : Moderate,	, Area Affec	eted : 15%			
	Location : Terr	race					
	-	th, Extent : Moderate, . ace Over Mechanical I		ed : 25%			
		on, Extent : Moderate, A		ed : 10%			
		chanical Room Below T	00				
Single Ply Membrane	20% No	w \$326,000	2042	* *			
	Drains Inad/Mis Location : Ove	posn, Extent : Moderat r Lobbv	ected : 50%				
		Flashings, Extent : Mod	lerate, Area	Affected: 25%			
	Location: Ove	r Lobby					
	Water Penetratio	on, Extent : Moderate, A	Area Affecte	ed : 25%			
	Location : Ove	r Lobby					
Single Ply Membrane	43% 4+	4, -,	2037	* *			
		Light, Area Affected:	10%				
	Location : Upp	er Roof					
Skylight, Plastic	7%		2045	* *	1		
Soffits							
Cast in Place Concrete	100%		LIFE	* *	5		
	Cracking/Crumb Location : Vari	oling, Extent : Light, Ar	ea Affected	: 3%			
terior	Locuiton . Vari	ous					

Ir

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2102

Architecture		Current	Repair	Future Replacement		M		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors	100/			LIEE	* *	_	¢1.6.700	
Cast in Place Concrete	10%		¢52.500	LIFE	**	5 5	\$16,700	
Mosaic Tile	15%		\$52,500 nents, Extent : Mod	2045		3	\$14,300	
		n : Showers		eruie, Ar	ей Аујесіей . 170			
			, Extent : Light, Are	ea Affecte	ed · 5%			
	_	_	Showers, And Bati		54.570			
Terrazzo	10%		\$14,000	LIFE	* *	5	\$6,000	
Terrazzo			, Extent : Light, Are		ed · 5%	3	\$0,000	
	_	n : Stairs	, Emeni : Eigni, iire	a Hyeer	54.570			
Vinyl Tile	30%			2037	* *	3	\$8,600	
Wood	35%			2060	* *	5	\$50,200	
Interior Walls	3370	!		2000			\$30,200	
Cast in Place Concrete	5%			LIFE	* *			
Cust in Flace Concrete			xtent : Moderate, A		cted : 20%			
		n : Pool Wa		33				
Ceramic Tile	15%	Now	\$16,400	2041	* *	5	\$7,700	
2			nents, Extent : Ligh		ffected : 2%	J	Ψ7,700	
		n : Locker I	-	,	,,,			
			, Extent : Light, Are	ea Affecte	ed : 2%			
	_	_	And Bathroom	33				
Concrete Masonry Unit	30%			LIFE	* *	5	\$12,200	
Masonry: Brick	10%			LIFE	* *		Ψ1=,=00	
Plaster	15%			LIFE	* *	5	\$4,600	
SGFT/Glazed Masonry	25%			LIFE	* *		. ,	
Ceilings								
AcousTileSusp.Lay-In	55%	4+	\$13,700	2045	* *	5	\$21,000	
	Staining/L	Discoloring	, Extent : Light, Are	ea Affecto	ed : 10%			
	Location	n : 2nd Floo	or Lobby					
			xtent : Moderate, A	rea Affe	cted : 5%			
	Location	n : 2nd Floo	or Lobby					
Exposed Struc: Concrete	5%			LIFE	* *	5	\$600	
Exposed Struc: Steel	15%	ı		LIFE	* *			
Metal Panel	5%		\$74,200	LIFE	* *	5	\$4,800	
	-		ts, Extent : Modera	te, Area	Affected : 25%			
		n : Basemei						
			Extent : Moderate,	Area Afj	fected : 50%			
		n : Basemer		,	1.00			
			s, Extent : Moderat	e, Area A	Affected: 25%			
	Location	n : Basemer	ıt					
Plaster	20%	1		LIFE	* *	5	\$9,600	
ite Enclosure								
Fence/Gates	10001			2022				
Aluminum Picket	100%	l		2032				
Retaining Walls	10007			2077	* *			
Cast in Place Concrete	100%	)		2067				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2102

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements								
On-Site Walkways								
Asphalt	80%	4+	\$4,700	2041	* *			
	U	Crumbling, n : Rear Of	Extent : Moderate Building	, Area Aj	ffected : 20%			
Cast in Place Concrete	20%	)		2045	* *			
Parking/Driveway								
Asphalt	100%	4+	\$24,000	2041	* *			
-	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 20%			
	Location	n : Various						

Electrical	Current Rep	pair Futu	re Replacement	М					
System Component Type	% of Fail Date E Total (Years)	stimated Cost   Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Over 600 Volts									
Service Equipment									
Not Accessible	100%								
Transformers									
Dry Type	100%	2049	* *	3	\$300				
	Other Observation, Exte		100%						
	Location: Outside The Building Explanation: 1,000 Kilovolt Amperes, 4,160 Volts Primary, 208/120 Volts Secondary								
	Explanation: 1,000 K	ilovolt Amperes, 4,160 V	olts Primary, 208/1	20 Volts	Secondary				
Feeders									
Cable	100%	2054	* *	1					
Raceway									
Conduit	100%	2058	* *	1					
Under 600 Volts									
Service Equipment									
Air Circuit Breaker	100%	2058	* *	5	\$300				
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location: Electrical Room								
	Explanation : Main Se	rvice Disconnect Switch	Rated At 4,000 Am	iperes.					
Switchgear / Switchboard									
Molded Case Bkrs	100%	2058	* *	5	\$1,500				
	Other Observation, Exte	**	100%						
	Location : Electrical Room								
	Explanation : Two Ver	tical Sections							
Raceway									
Conduit	90%	2032	\$127,100	1					
Conduit	10%	2042	* *	1					
Panelboards									
Fused Disc Sw	10%	2031	\$13,600	5	\$100				
Molded Case Bkrs	55%	2031	\$75,000	5	\$800				
Molded Case Bkrs	35%	2040	* *	5	\$500				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2102

Electrical	Current R	epair Futu	ıre Replacement	М	aintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts								
Wiring								
Braided Cloth	50% 2-4	\$97,500 2057		1				
		at : Moderate, Area Affect	ted : 100%					
	Location : Througho	ut The Building						
Thermoplastic	30%	2032	\$58,500	1				
Thermoplastic	20%	2042	* *	1				
Motor Controllers								
Locally Mounted	5%	2030	\$3,500	5				
Locally Mounted	25%	2037	* *	5	\$100			
Motor Control Center	20%	2030	\$57,700	5	\$300			
Motor Control Center	50%	2037	**	5	\$800			
Ground								
Grounding Devices								
Generic	100%	LIFE	**	5	\$800			
Stand-by Power								
Transfer Switches								
Automatic	100%	2037	* *	1	\$17,800			
Lighting								
Interior Lighting								
Fluorescent	85%	2032	. ,	10	\$45,000			
		tent : N/A, Area Affected	: 100%					
	Location : Througho							
	Explanation: T-8 La	1						
LED	15%	2040						
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location : Lobby An							
	Explanation : LED L	ights						
Egress Lighting								
Emergency, Battery	50%	2032		10	\$7,000			
Exit, Service	50%	2032	\$12,200	1				
Exterior Lighting								
HID	10%	2032	* - )	10				
LED	10%	2040	* *					
No Component	80%							
Alarm								
Security System	<b>5</b> 00/							
No Component	70%		<b>**</b> *****	_	A = -0 =			
Generic	30%	2032		1	\$6,500			
	Other Observation, Extent: N/A, Area Affected: 100%							
	•	And Outside Perimeter						
	Explanation: CCTV	Surveillance Cameras						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2102

Electrical	Current Repair	Future Replacement	М						
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority				
Alarm									
Fire/Smoke Detection									
No Component	70%								
Generic, Analog	30%	2032 \$43,700	1-3	\$11,000					
_	Other Observation, Extent: N/A, Area	Affected : 100%							
	Location : Hallways, Toilets And Basement								
	Explanation: Manual Pull Stations, Alarm Bells, Smoke Detectors, Strobe Lights And								
	Horns								

Mechanical	Current Repair	Future Replacement	M	aintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority			
Heating								
Energy Source								
Interruptible Gas/Dual	100%	2042 **	1					
Fuel								
	Other Observation, Extent: N/A, Area	Affected: 100%						
	Location: Buried Tanks							
	Explanation: Oil No.2, Two Tanks 30	0,000 Gallons Each						
Conversion Equipment								
Hot Water Boiler	100%	2037 **	1	\$28,600				
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location : Basement Boiler Room							
	Explanation: 3 Boilers. Providing H Campus	igh Temperature Water To M	lost Of Th	ne Buildings On				
Distribution	*							
Hot Wtr Piping/Pump	90%	2040 **	4	\$2,600				
1 0 1	Other Observation, Extent: N/A, Area	Affected : 100%						
	Location : Boiler Room							
	Explanation : Distributes High Temp	erature Water To Most Build	lings On	Campus				
Hot Wtr Piping/Pump	10% 0-2 \$1,200	2031 \$12,300	4	\$300				
1 0 1	Other Observation, Extent: Moderate,	Area Affected : 2%						
	Location: Various Locations							
	Explanation : No Spare Parts In Mar	ket For Outdated Pneumati	c Control	System.				
Terminal Devices								
Air Handler	40%	2027 \$424,800	1	\$14,300				
Convector/Radiator	30%	2030 \$138,400	1	\$5,600				
Fan Coil Unit/Heat	30%	2027 \$419,700	1	\$5,600				
Air Conditioning		· · · · · · · · · · · · · · · · · · ·		•				
Energy Source								
Electricity	100%	2040 **	1					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2102

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Conversion Equipment	4007			2022	Ф222 000		<b>#10.700</b>	
Reciprocating	40%			2032	\$333,000	1	\$10,700	
Compr/Chiller	R-22 Refer	igarant Ex	ent : Light, Area A	ffected :	100%			
		gerani, Exi : Side Yara		уестей.	10070			
Split Unit	10%		<u> </u>	2037	* *			
No Component	50%			2037				
Distribution	3070							
CW & CHW Wtr	40%			2042	* *	4	\$1,700	
Pipe/Pump							4-,,	
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2032	\$219,000	1	\$14,300	
Fan Coil - 2 Pipe	10%			2037	* *	1	\$1,900	
No Component	50%							
Heat Rejection								
Air Cooled Condenser	10%			2037	* *	2	\$4,000	
Unit								
Dry Cooler	40%			2032	\$51,800	2	\$16,100	
No Component	50%							
Ventilation								
Distribution	1000/			LIEE	* *	2.5	£22.200	
Ductwork/Diffusers	100%			LIFE	· · · ·	2-5	\$32,200	
Exhaust Fans	1000/			2027	<b>#250 200</b>	2	¢1 000	
Interior	100%			2027	\$250,300	2	\$1,800	
Plumbing H/C Water Piping								
Brass/Copper	50%			2042	* *	1		
Galvanized Steel	50%			2030	\$360,200	1		
Water Heater With Tanks	3070			2030	Ψ300,200	1		
Gas Fired	15%	Now	\$100	2032	\$2,500	2		
2.02.2.22.0			re, Area Affected :		4-,	_		
		: Boiler R						
Gas Fired	85%			2032	\$14,200	2		
HW Heat Exchanger					¥1., <b>2</b> 00			
HTHW/HW	100%			2042	* *			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2032	\$11,300	4	\$1,200	
Pool Filter/Treatment								
Diatomaceous Earth	100%			2030	\$284,800	4	\$1,300	
Sewage Ejector(s)								
Not Accessible	100%							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

# CITY UNIVERSITY OF NEW YORK - 042 QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM

Asset #: 2102

Mechanical	Current Repa	air Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Exten	nt : N/A, Area Affected :	100%			
	Location: Basement To	2nd Floor				
	Explanation: 1 Unit					
Fire Suppression						
Standpipe						
Generic	100%	2042	* *	1-5	\$29,100	
Sprinkler						
No Component	40%					
Generic	60%	2032	\$468,200	1-2	\$9,700	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY

Address : 222-05 56TH AVENUE

 Borough
 : QUEENS
 Agency's Number
 : 3-27003

 Program / Asset #
 : CUN0006.030 / 2100
 Yr Built/Renovated
 : 1967 / 2006

Area Sq Ft : 107,884 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 15-Oct-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,Ph

Block : 7490 Lot : 2 BIN : 4444187

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$84,400	\$1,164,800
Interior Architecture	\$1,348,600	
Electrical	\$122,900	\$1,462,200
Mechanical	\$2,541,200	\$3,720,800
Total	\$4,097,200	\$6,347,900
Importance Code A	\$84,400	\$1,164,800
Importance Code B	\$4,012,700	\$5,183,100
Total	\$4,097,200	\$6,347,900

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$92,500	\$1,400	\$7,300	
Interior Architecture	\$39,900	\$2,000	\$1,265,300	
Electrical	\$67,600	\$25,000	\$13,000	\$10,800
Mechanical	\$64,700	\$43,400	\$55,100	\$27,300
Site Enclosure	\$13,500			
Elevators/Escalators	\$14,900	\$14,900	\$14,900	\$14,900
Total	\$293,000	\$86,600	\$1,355,700	\$53,000
Importance Code A	\$97,800	\$6,700	\$13,000	\$5,300
Importance Code B	\$181,700	\$80,000	\$1,342,700	\$47,700
Importance Code C	\$13,500			
Total	\$293,000	\$86,600	\$1,355,700	\$53,000



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2100

Architecture		Current	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls						_		
Concrete Masonry Unit	Diagonal Location	ı : Cooling	\$47,900 tent : Moderate, Ar Tower Area			5	\$2,900	
			od, Extent : Moder Tower Area	ate, Area	Affected : 25%			
Masonry: Brick	25%			LIFE	* *	5	\$22,900	
Pre-Cast Concrete	70%			LIFE	* *	5	\$208,300	
Windows								
Aluminum			\$12,800 ed, Extent : Light, A out	2048 Irea Affect	* * red : 10%	5	\$1,400	
Aluminum	80%			2048	* *	5	\$14,700	
Metal Louvers	5%			2041	* *	10	\$5,700	
Parapets								
Concrete Masonry Unit	Diagonal Location Joint Mor	n : Cooling tar Miss/Er	\$4,200 tent : Moderate, Ar Tower Area od, Extent : Moder Tower Area			5	\$800	
Metal Panel	5%			2052	* *	5	\$2,700	
Metal Rail	70%			2045	* *	5-10	\$176,700	
Pre-Cast Concrete	20%		\$22,200	LIFE	* *	5	\$17,600	
	Joint Mor Location Misaligne	tar Miss/Er n : Coping ( ed/Bulging,	od, Extent : Moder Over Cooling Towe Extent : Moderate, Over Cooling Towe	ate, Area r Wall Area Affe			<b>4</b> -1,300	
Roof	Locuitor	i. Coping (	over cooling towe	rran				
Modified Bitumen			: Moderate, Area 2 of	2032 Affected : .	\$713,100	10	\$66,800	
Paver: Asphalt	Water Pen	Now netration, E n : Over Ro	\$5,300 xtent : Moderate, A om B-16	2041 Irea Affect	* * ted : 10%			
Skylight, Plastic	Water Pen	Now netration, E n : Skylights	\$84,400 xtent : Moderate, A	2037 Irea Affect	** ted : 25%	1		
Soffits								
Pre-Cast Concrete	30%			LIFE	* *	5	\$10,200	
Stucco Cement	70%			2045	* *	5	\$18,200	

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2100

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors								
Carpet	45%			2028	\$1,225,000	3	\$106,400	
Cast in Place Concrete	10%		\$26,200	LIFE	* *	5	\$34,500	
	-	-	Extent : Light, Are at Mechanical Room		ed : 10%			
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	\$1,230,900	3	\$5,900	
			nt, Extent : N/A, Ard nt And Corridors	ea Affect	ed : 10%			
Interior Walls								
Glass: Single Pane	5%			LIFE	* *	5	\$10,700	
Gypsum Board	15%			LIFE	* *	5	\$25,700	
Masonry: Brick	25%			LIFE	* *			
Metal Panel	20%			LIFE	* *			
Plaster	35%			LIFE	* *	5	\$30,000	
Ceilings AcousTileConcealSpLn		Now	\$117,700	2052	* *	5	\$23,400	
	Location Staining/L Location Worn/Eroo	: Corridon Discoloring, 1: Corridon	, Extent : Moderate rs : Moderate, Area A	, Area A	ffected : 25%			
AcousTileSusp.Lay-In	20%		\$9,700	2045	* *	5	\$15,000	
Acous Theousp. Eay-In	Broken/M	issing Elem	eents, Extent : Light rs And Classrooms		ffected : 15%	3	Ψ13,000	
Exposed Struc: Concrete	40%			LIFE	* *	5	\$9,400	
Gypsum Board	10%			LIFE	* *	5	\$18,700	
Plaster	5%			LIFE	* *	5	\$4,700	
Site Enclosure Free Standing Walls								
Masonry: Brick	100% Joint Mor Location	tar Miss/Er	\$13,500 rod, Extent : Light,	2042 Area Affa	* * ected : 10%			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	60%			2045	* *			
Pavers/Stone	40%			2041	* *			
Parking/Driveway								
Asphalt	100%			2041	* *			

Electrical	Current Repair			Future Replacement Maintenance				
System Component Type	% of F Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Note: Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2100

Electrical	Current Repair		Future	Replacement	Maintenance			
System Component Type	% of Fail Da Total (Year	te Estimated Cost s)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit	
over 600 Volts	•							
Service Equipment								
Not Accessible	100%							
Transformers								
Dry Type	100%		2049	* *	3	\$600		
	Other Observation	a, Extent : N/A, Area A	Affected : I	100%				
	Location : Outsi	de The Building						
	Explanation: 1,	000 Kilovolt Amperes,	4,160 Vo	lts Primary, 208/1	20 Volts	Secondary		
Feeders								
Cable	100%		2054	* *	1			
Raceway								
Conduit	100%		2058	* *	1			
Inder 600 Volts								
Service Equipment								
Air Circuit Breaker	100%		2058	* *	5	\$600		
	Other Observation	a, Extent : N/A, Area A	Iffected : I	100%				
	Location : Electr	rical Room						
	Explanation : M	ain Service Disconnec	ct Switch I	Rated At 4,000 Am	peres.			
Switchgear / Switchboard								
Molded Case Bkrs	100%		2058	* *	5	\$2,800		
	Other Observation	a, Extent : N/A, Area A	Affected : I	100%				
	Location : Electi	rical Room						
	Explanation: Tv	vo Vertical Sections						
Raceway								
Conduit	98%		2032	\$93,400	1			
Conduit	2%		2058	* *	1			
Panelboards								
Fused Disc Sw	8%		2031	\$5,500	5	\$200		
Molded Case Bkrs	92%		2031	\$62,800	5	\$2,600		
Wiring								
Braided Cloth	48% 2-4	\$45,500	2057	* *	1			
	Insulation Aged, E	Extent : Moderate, Are	a Affectea	l : 100%				
	Location : Throi	ghout The Building						
Thermoplastic	50%		2032	\$47,400	1			
Thermoplastic	2%		2058	**	1			
Motor Controllers	270		2000					
Locally Mounted	10%		2030	\$30,300	5	\$100		
Locally Mounted	10%		2045	**	5	\$100 \$100		
Motor Control Center	60%		2030	\$127,900	5	\$1,800		
Motor Control Center	20%		2049	\$127,900 **	5	\$600		
Fround	20/0		20 <b>4</b> 7	•	3	\$000		
Grounding Devices								
Generic Generic	100% 2-4	\$10,200	LIFE	* *	5	\$1,600		
Generic		\$10,200 a, Extent : Moderate, 2			3	\$1,000		
	Location : Basen		пен Ајјес	ica . 100/0				
	Explanation : Co							
stand-by Power	Explanation : Co	nroueu						

Stand-by Power

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2100

Electrical	Current Repair	Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
tand-by Power						
Transfer Switches						
Automatic	100%	2049	* *	1	\$33,200	
Generators						
Diesel	100%	2045	* *	1	\$41,800	
	Other Observation, Extent : N/A, Area	Affected :	100%			
	Location: Basement					
	Explanation : Emergency Generator	Rated At .	150 Kilowatts			
Batteries						
Nickel Cadmium	100%	2027	\$2,400	5	\$24,000	
Fuel Storage						
Day Tank	10%	2054	* *	5		
	Other Observation, Extent : N/A, Area	Affected :	100%			
	Location: Basement					
	Explanation: 60 Gallons Rated Capa	acity				
Underground Storage	90%	LIFE	* *	5		
	Other Observation, Extent : N/A, Area	Affected :	100%			
	Location : Outside The Building					
	Explanation : No Available Namepla	te Rating	Capacity			
ghting						
Interior Lighting						
Fluorescent	90%	2032	\$1,058,800	10	\$89,100	
	Other Observation, Extent: N/A, Area	Affected :	100%			
	Location: Throughout The Building					
	Explanation: T-8 Lamps					
LED	10%	2040	* *			
	Other Observation, Extent : N/A, Area	Affected :	100%			
	Location : Hallways					
	Explanation : LED Lights					
Egress Lighting						
Emergency, Service	50%	2032	\$32,500	1		
Exit, Service	50%	2032	\$17,800	1		
Exterior Lighting			***			
Fluorescent	5%	2032	\$21,000	10	\$500	
	Other Observation, Extent: N/A, Area	Affected :	100%			
	Location : Outside Perimeter					
	Explanation: Compact Fluorescent I					
HID	25%	2027	\$122,900	10	\$100	
No Component	70%					
larm						
Security System	500/					
No Component	70%	• •	ai. •			
Generic	30%	2037	**	1	\$12,100	
	Other Observation, Extent: N/A, Area		100%			
	Location: Hallways And Outside Per					
	Explanation: CCTV Surveillance Ca	meras				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset # : 2100

Electrical	Current Repair	Future Repla	<b>Future Replacement</b>		Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estim FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Alarm									
Fire/Smoke Detection									
No Component	70%								
Generic, Analog	30%	2037	* *	1-3	\$19,900				
	Other Observation, Extent: N/A, Area A	Iffected : 100%							
	Location: Hallways								
	Explanation: Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Control Panel And Horn								

Mechanical		Current Re	pair	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
HTHW/HW	100%			2042	**	1		
			tent : N/A, Area A	ffected :	100%			
		n : Throughoi		F 4	1:	· 1	H 11 C :	
G : E :	Explana	ition : High I	emperature Water	r From A	djacent Building K	Lennedy I	Hall Gymnasium	
Conversion Equipment	100%			2045	* *	1	Ø52 200	
Heat Exchanger, Plate & Frame	100%	1		2043		1	\$53,300	
Frame	Other Ob	servation Ex	tent : N/A, Area A	ffected .	100%			
			Equipment Room		100/0			
		tion : 2 Units						
Distribution			<u> </u>					
Hot Wtr Piping/Pump	100%	0-2	\$11,500	2040	* *	4	\$5,300	
Tiet with Tiping Tump			derate, Area Affed		%	·	\$2,200	
					nd Various Other A	4reas		
Terminal Devices								
Air Handler	80%	1		2027	\$1,586,300	1	\$53,400	
Convector/Radiator	20%	)		2037	* *	1	\$7,000	
Air Conditioning								
Energy Source								
Electricity	10%			2040	* *	1		
Steam/HW System	90%	)		2042	* *	1		
Conversion Equipment								
Absorption	70%	1		2035	\$2,393,200	1	\$81,700	
Chiller/Steam/HW	0.1. 01		37/4		1000/			
			tent : N/A, Area A	ffected :	100%			
		n : Basement	. Had D.C.				T	
					· In Lithium Bromic er Is Supplied Fron			
	Year.	еи 10 ве кет	ovea Due 10 Cm	iiea maie	ет 13 ѕиррией г топ	п мешси	i Building Nexi	
Split Unit	15%	<u> </u>		2037	* *			
Spin Oint	_		nt : Light, Area A		100%			
		n : 6 Units Oi		geneu .	- · · · · ·			
No Component								
No Component	15%	)						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2100

Mechanical		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of l Total	Fail Date F (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Distribution								
CW & CHW Wtr	70%			2042	* *	4	\$5,600	
Pipe/Pump								
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 Unit	15%			2040	* *	2	\$11,300	
Water Cooling Tower	70%			2030	\$316,700	2	\$76,000	
water cooming rower		ervation. Ext	ent : N/A, Area A			_	Ψ70,000	
	Location .		, , , , , , , , , , , , , , , , , , , ,	<i>yy</i>				
	Explanati			To Be R	emoved Due To Ch	illed Wai	ter Is Supplied	
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	
lumbing								
H/C Water Piping								
Brass/Copper		0-2 Extent : Moa : Basement	\$4,100 lerate, Area Affe	2042 cted : 109	**	1		
Brass/Copper	85%			2042	* *	1		
Water Heater With Tanks	05/0			2072		1		
Electric	100%			2031	\$23,100	4		
HW Heat Exchanger	10070			2001	Ψ25,100	•		
HTHW/HW	100%			2042	* *			
		l in Place. Es	ctent : Light, Are		d: 100%			
			-		or Long Time. Bas	ement.		
Sanitary Piping					<u> </u>			
Cast Iron	10%	0-2	\$2,700	LIFE	* *	1		
			ent : Moderate, .		ected : 5%	-		
	_		Mechanical Equ					
Cast Iron	90%		1	LIFE	* *	1		
Storm Drain Piping	7070			LIIL		1		
Cast Iron	100%			LIFE	* *	1		
	100/0			LITE		1		
Sewage Ejector(s)	1000/-			2022	\$55,200	1	\$4.200	
Electric  Backflow Preventer	100%			2032	\$55,200	4	\$4,300	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

# CITY UNIVERSITY OF NEW YORK - 042 QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY

Asset #: 2100

Mechanical	Current R	epair	Future	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)		Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing							
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%	I	LIFE	* *			
	Other Observation, Ex	ctent : N/A, Area Affe	cted:	100%			
	Location: Basement	To 4th Floor					
	Explanation: Two U	nits					
Fire Suppression							
Standpipe							
Generic	100%	2	2042	* *	1-5	\$54,400	
Sprinkler							
No Component	80%						
Generic	20%	2	2052	* *	1-2	\$6,000	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG

Address : 222-01 56TH AVENUE

 Borough
 : QUEENS
 Agency's Number
 : 12-27012

 Program / Asset #
 : CUN0006.120 / 2086
 Yr Built/Renovated
 : 1978 / 2003

Area Sq Ft : 141,324 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 15-Oct-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,Ph

Block : 7490 Lot : 2 BIN : 4439438

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$270,700	\$227,100
Interior Architecture	\$866,900	\$123,200
Electrical	\$106,800	\$2,888,400
Mechanical	\$348,600	\$5,675,200
Site Pavements	\$81,500	
Total	\$1,674,600	\$8,913,900
Importance Code A	\$619,300	\$227,100
Importance Code B	\$973,700	\$8,686,800
Importance Code C	\$81,500	
Total	\$1,674,600	\$8,913,900

Total	\$168,800	\$206,200	\$505,900	\$115,600
Importance Code C	\$44,500			
Importance Code B	\$87,800	\$189,700	\$498,700	\$108,700
Importance Code A	\$36,500	\$16,500	\$7,200	\$7,000
Total	\$168,800	\$206,200	\$505,900	\$115,600
Elevators/Escalators	\$14,900	\$14,900	\$14,900	\$14,900
Site Pavements	\$15,900			
Mechanical	\$64,600	\$113,600	\$61,600	\$72,100
Electrical	\$15,300	\$33,700	\$14,800	\$14,000
Interior Architecture	\$28,600	\$34,600	\$414,600	\$14,600
Exterior Architecture	\$29,500	\$9,400		
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2086

rchitecture		Current l	Repair	Futur	e Replacement	М	aintenance	
rstem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Exterior Walls	• • •				di di	_	440.000	
Cast in Place Concrete	2%		4440	LIFE	* *	5	\$10,000	
Masonry: Brick	93%		\$149,600	LIFE	**	5	\$93,000	
	_		tent : Moderate, Ai	-				
			acade, Stair Door T					
	-		ure, Extent : Mode	rate, Are	a Affected : 10%			
		: South Fo						
			od, Extent : Light,	Area Aff	ected: 10%			
		: Penthou	se					
Window Wall	5%			2042	* *	5	\$18,800	
			Extent : N/A, Area A	Iffected :	100%			
		: Roof Gre						
	Explana	tion : Glass	s Enclosure Greenh	iouse				
Windows						_	***	
Aluminum		Now	\$121,100	2040	* *	5	\$13,000	
	_		ed, Extent : Modera	ite, Area	Affected: 15%			
		: Through						
			xtent : Moderate, A	lrea Affe	cted : 5%			
	Location	: Through	out					
Metal Louvers	5%			2041	* *	10	\$8,600	
Parapets						_		
Concrete Masonry Unit			*** -**	LIFE	* *	5	\$2,700	
Masonry: Brick	75%		\$29,500	LIFE	**	5	\$11,900	
			od, Extent : Severe	, Area Aj	ffected: 5%			
		: Parapet		1.00	7.50/			
			Extent: N/A, Area	Affectea	1:/3%			
		: Roof Par	rapet					
Metal Rail	5%			2045	* *	5-10	\$14,400	
Pre-Cast Concrete	5%			LIFE	* *	5	\$5,000	
Roof								
Modified Bitumen	95%			2040	* *	10	\$78,800	
Sloped Glazing	5%			LIFE	**	5	\$55,300	
			Extent : N/A, Area A	Iffected :	100%			
		: Roof Gre						
-	Explana	tion : Glass	Roof					
Soffits	1000/			2045	ale ale	_		
Stucco Cement	100%			2045	* *	5		
terior								
Floors	10%			2020	\$368,000	2	\$22,000	
Carpet				2028	\$368,000	3	\$32,000	
Cast in Place Concrete Mosaic Tile	15% 5%			LIFE	* *	5	\$69,900	
	5% 15%			2037	* *	5	\$26,600	
Panel/Paver: Cer/Brk		Now	\$42.200	2048	* *	5 3	\$71,900	
Vinyl Tile	55%		\$63,200	2037		3	\$43,900	
		_	nents, Extent : Mod	eraie, Ar	еи Ајјестеа : 15%			
	Localion	: Basemer	u storage					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### CITY UNIVERSITY OF NEW YORK - 042 QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG

Asset #: 2086

Architecture		Current l	Repair	Futur	e Replaceme	nt	Ma	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated (	Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior									
Interior Walls									
Cast in Place Concrete	5%			LIFE		* *			
Concrete Masonry Unit	49%			LIFE		* *	5	\$30,100	
Gypsum Board	25%			LIFE		* *	5	\$23,100	
Masonry: Brick	5%		\$28,600	LIFE		* *			
	_	Cracks, Ex 1 : Lobby A	tent : Moderate, Ar rea	ea Affeci	ed: 10%				
		-	Extent : Moderate, 2	Area Affe	cted · 10%				
		ı : Lobby A		1700 11990	. 1070				
		-	nsion Joint Failure						
Plaster	15%			LIFE		* *	5	\$6,900	
Under Construction	1%			LIIL			3	\$0,700	
Onder Construction			Extent : N/A, Area A	ffected :	0%				
			nt Chiller Control E		0,0				
	Explana	tion : Chill	er Control Booth S	till Unde	r Construction	ı. Gla	ass Panel	ls Cracked	
Ceilings	2. promo		e. common Boom s.		Constituents.	., 0		s c. weiten	
AcousTileConcealSpLn	40%	Now	\$803,700	2052		* *	5	\$53,300	
r			nents, Extent : Mode		ea Affected : 3	80%		422,200	
		_	rs, Penthouse And (						
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	fected : 25%				
	-	_	rs And 4th Floor						
	Misaligne	d/Bulging,	Extent : Moderate,	Area Aff	ected : 15%				
	_	ı : Corridoi							
AcousTileSusp.Lay-In	20%			2037		* *	5	\$42,600	
Exposed Struc: Concrete				LIFE		* *	5	\$13,300	
Site Enclosure	1070			LII L				Ψ13,500	
Fence/Gates									
Iron Picket	100%			2067		* *			
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2045		* *			
On-Site Walkways									
Cast in Place Concrete	100%	Now	\$15,900	2045		* *			
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	fected : 5%				
		ı : Underpa							
Parking/Driveway									
Asphalt	100%	Now	\$81,500	2041		* *			
1			Extent : Moderate		fected : 25%				
		ı : Underpa							

Electrical		Current F	Repair	Futur	re Replacement	Ma	aintenance	
System Component Type	% of I Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Over 600 Volts

Service Equipment

Not Accessible 100%

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2086

<b>lectrical</b>	Current Repair	Future	Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estim Total (Years)	ated Cost   Year   FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
ver 600 Volts						
Transformers						
Dry Type	70%	2049	* *	3	\$500	
	Other Observation, Extent: Location: Electrical Room Explanation: 2,000 Kilovo	2		77 Volts	Secondary	
Dry Type	30%	2037	* *	3	\$200	
	Other Observation, Extent: Location: Electrical Room Explanation: 1,000 Kilovo	1		7 Volts !	Secondary	
Feeders	Explanation: 1,000 Kitovo	ii Amperes, 4100 rous	111mary, 400/27	7 10113 1	secondary	
Cable	70%	2054	* *	1		
Cable	30%	2040	* *	1		
	3070	2040		1		
Raceway Conduit	70%	2058	* *	1		
Conduit	30%	2038	* *	1		
	30%	2042		1		
nder 600 Volts						
Service Equipment	50%	2059	* *	_	\$400	
Air Circuit Breaker	0ther Observation, Extent : .	2058		5	\$400	
	Location : Electrical Room Explanation : Main Service	1		peres.		
Fused Disc Sw	50% Other Observation, Extent: Location: Electrical Room	2042 N/A, Area Affected : 10 2	* *	5	\$300	
	Explanation: Two Main D	isconnect Switches Rai	ted At 2,000 Amp	eres Eac	ch.	
Transformers	000/	2027		_	<b>#</b> 400	
Dry Type	80% Other Observation, Extent: Location: Electrical Room	2		5	\$400	
	Explanation: 750 Kilovolt	Amperes, 480 Volts Pr	imary, 208/120 V		ondary	
Dry Type	20% Other Observation, Extent: Location: Basement Explanation: 112.5 Kilovo 208/120 Volts Secondary			5 30 Volts 1	\$100 Primary,	
Switchgear / Switchboard	200/120 rous secondary					
Fused Disc Sw	70% Other Observation, Extent: Location: Electrical Room Explanation: Five Vertical	2	* *	5	\$400	
Molded Cose Direc			* *	5	¢1 100	
Molded Case Bkrs	30%	2058		3	\$1,100	
Raceway	100/	2050	* *	1		
Conduit	10%	2058		1		
Conduit	90%	2032	\$253,900	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2086

Electrical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts								
Panelboards								
Fused Disc Sw	10%			2031	\$29,200	5	\$300	
Fused Disc Sw	5%			2040	* *	5	\$200	
Molded Case Bkrs	75%			2031	\$219,300	5	\$2,800	
Molded Case Bkrs	10%			2054	* *	5	\$400	
Wiring								
Thermoplastic	90%			2032	\$351,200	1		
Thermoplastic	10%			2058	* *	1		
Motor Controllers								
Locally Mounted	5%			2030	\$8,900	5		
Locally Mounted	5%			2049	* *	5		
Motor Control Center	60%			2030	\$426,100	5	\$2,300	
Motor Control Center	20%			2037	* *	5	\$800	
Variable Frequency	10%			2049	* *			
Drive								
round								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,100	
tand-by Power								
Transfer Switches								
Automatic	100%			2049	* *	1	\$43,500	
Generators								
Diesel	100%			2045	**	1	\$54,700	
			Extent : N/A, Area A	ffected :	100%			
		: Penthou.						
	Explana	tion : Emer	gency Generator R	ated At 3	300 Kilowatts			
Batteries	1000/			2027	Φ2 400	-	<b>#21.500</b>	
Nickel Cadmium	100%			2027	\$2,400	5	\$31,500	
Fuel Storage	100/			2054	* *	-		
Day Tank	10%	·· T	7 / 37/4 4 4	2054		5		
			Extent : N/A, Area A	јјестеа :	100%			
		: Penthou						
		tion : 60 G	allons Rated Capac					
Underground Storage	90%			LIFE	* *	5		
			xtent : N/A, Area A	ffected :	100%			
		: Outside						
	Explana	tion : No A	vailable Nameplate	Rating	Capacity			

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2086

Electrical	Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	69%	2032	\$1,419,700	10	\$89,400	
	Other Observation, Extent: N/A, Area A		100%			
	Location : Offices, Basement, Classro	oms				
	Explanation: T-8 Lamps					
HID	1%	2032	\$16,300	10		
LED	30%	2040	* *			
	Other Observation, Extent : N/A, Area A	Affected :	100%			
	Location: Hallways, Classrooms					
	Explanation : LED Lights					
Egress Lighting						
Emergency, Service	50%	2037	* *	1		
Exit, Service	50%	2037	* *	1		
Exterior Lighting						
HID	20%	2032	\$128,800	10	\$100	
No Component	80%					
Marm						
Security System						
No Component	70%		de de		*	
Generic	30%	2037	**	1	\$15,800	
	Other Observation, Extent: N/A, Area A		100%			
	Location : Hallways, Outside Perimet					
71. (2. 1. 7. 1.	Explanation: CCTV Surveillance Can	neras				
Fire/Smoke Detection	700/					
No Component	70%	2025	<b>#106</b>	1.0	<b>#26100</b>	
Generic, Analog	30%	2027	\$106,800	1-3	\$26,100	
	Other Observation, Extent : N/A, Area A	Affected :	100%			
	Location: Hallways			a ·	1 D 1	
-	Explanation : Manual Pull Stations, A	tarm Bel	is, Smoke Detector	s, Contro	ol Panel	

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
HTHW/HW	100%	2042	* *	1		
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location : Throughout					
	Explanation : High Temperature Water	From A	djacent Building K	ennedy I	Hall Gymnasium	
Conversion Equipment						
Heat Exchanger, Plate &	100%	2028	\$348,600	1	\$69,900	
Frame						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2086

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating Distribution								
Hot Wtr Piping/Pump	50% Now	\$7,500	2040	* *	4	\$3,500		
Tiot wit i iping/i ump		Moderate, Area Affe		6	7	\$5,500		
		Heat Exchanger Val			ıs			
Hot Wtr Piping/Pump	50%		2040	* *	4	\$3,500		
Terminal Devices						4 - 7		
Air Handler	60%		2032	\$1,558,500	1	\$52,400		
Convector/Radiator	30%		2037	* *	1	\$13,700		
Fan Coil Unit/Heat	10%		2032	\$342,200	1	\$4,600		
Air Conditioning								
Energy Source								
Electricity	100%		2048	* *	1			
Conversion Equipment	1000/		20.47	* *		Ф1. <b>72</b> .000		
Centrifugal, Compressor	100%		2047	* *	1	\$152,900		
Turbine	R-131a Refrigeran	t, Extent : Light, Area	Affected	. 100%				
		, Extent . Lignt, Ared Isement Mechanical I		. 10070				
		dent, Extent : N/A, A		ted : 100%				
		uem, Extent : WA, A usement Mechanical I		iea . 10070				
Distribution	Eccurion : Suc of							
CW & CHW Wtr	100%		2062	* *	4	\$10,400		
Pipe/Pump	10070		2002		-	Ψ10,100		
1 1	Recent Replace Evi	dent, Extent : N/A, A	rea Affect	ted : 100%				
	Location : Throug	ghout						
Terminal Devices								
Air Handler/Cool/Ht	100%		2032	\$2,678,200	1	\$87,400		
Heat Rejection								
Water Cooling Tower	100%		2037	**	2	\$142,200		
		dent, Extent : N/A, A	rea Affect	ted: 100%				
T7 (11 (1	Location: Roof							
Ventilation								
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$78,800		
Exhaust Fans	10070		LITE		2-3	\$70,000		
Interior	100%		2032	\$612,200	2	\$4,300		
Plumbing	10070		2032	\$012,200		ψ 1,5 0 0		
H/C Water Piping								
Brass/Copper	80%		2042	* *	1			
Galvanized Steel	20% 0-2	\$7,000	2030	\$352,400	1			
		Moderate, Area Affec	cted : 10%					
	Location : Throug	ghout						
Water Heater With Tanks								
Electric	100%		2027	\$23,100	4			
HW Heat Exchanger								
HTHW/HW	100%		2042	* *				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2086

Mechanical	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost   Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Sanitary Piping						
Cast Iron	5% 0-2	\$1,700 LIFE	* *	1		
	Leak Evident, Extent : Moder	**				
	Location : From 4th Floor N	1echanical Room Floo	or Drain To Low	er Floor		
Cast Iron	95%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2032	\$27,600	4	\$3,000	
	Other Observation, Extent : N	VA, Area Affected : 100	0%			
	Location: Sub-basement					
	Explanation: 1 Unit					
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : N			_	_	
	Location: One Unit From S	ub-basement To 4th Fl	oor, One Unit F	rom Bas	ement To	
	Penthouse Explanation : Two Units					
Fire Suppression	Explanation . Two Units					
Standpipe						
Generic	100%	2052	* *	1-5	\$71,300	
Sprinkler	10070	2032		1.5	Ψ/1,500	
No Component	90%					
Generic	10%	2052	* *	1-2	\$4,000	
Fire Pump	1070	2002			<b>4.,000</b>	
Generic	100%	2035	\$131,800	1	\$26,400	
	100,0	=023	4121,000		¥=0,.00	

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG

Address : 221-15 56TH AVENUE

Borough : QUEENS Agency's Number : 1-27001
Program / Asset # : CUN0006.010 / 2099 Yr Built/Renovated : 1910 / 2006

Area Sq Ft : 23,520 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 14-Oct-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 7490 Lot : 2 BIN : 4439433

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$113,100	\$54,700
Electrical		\$163,800
Mechanical		\$444,300
Total	\$113,100	\$662,800
Importance Code A	\$113,100	\$54,700
Importance Code B	·	\$608,100
Total	\$113,100	\$662,800

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture		_	\$1,700	_
Interior Architecture	\$13,200		\$2,200	
Electrical	\$2,300	\$11,100	\$3,000	\$2,400
Mechanical	\$12,300	\$7,800	\$13,100	\$7,100
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$35,000	\$26,100	\$27,200	\$16,700
Importance Code A	\$2,300	\$2,400	\$4,100	\$2,300
Importance Code B	\$31,100	\$23,700	\$23,200	\$14,300
Importance Code C	\$1,600			
Total	\$35,000	\$26,100	\$27,200	\$16,700



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2099

Sester   Component   Type   Sestimated Cost   Prior   Component   Cost	Architecture		Current Repair		Futur	e Replacement	Maintenance		
Exterior Walls   Masonry: Fieldstone   40%   2037   ** 5   \$24,600   \$\text{Wood}   \$40%   2037   ** 5   \$\$109,300   \$\text{Windows}   \$\text{Aluminum}   \$80%   2048   ** 5   \$3,500   \$\text{Other Observation, Extent: Light, Area Affected: 100%   \$\text{Location: Throughout Explanation: These Windows Are Made Out Of Wood On The Interior Side   \$\text{Exposed Strue: Concrete}   \$100%   4+   \$\$58,400   \$\text{LIFE}   **   \$\text{Broken/Missing Elements, Extent: Moderate, Area Affected: 10%   \$\text{Location: Throughout Gut/DS Nor Func/Miss. Extent: Moderate, Area Affected: 25%   \$\text{Location: North And South Sides}   \$\text{Interior}   \$\text{Floors}   \$\text{Carpet Interior}   \$\text{Solon Func/Miss. Extent: Moderate, Area Affected: 25%   \$\text{Location: North And South Sides}   \$\text{Interior}   \$\text{Floors}   \$\text{Carpet Interior}   \$\text{Solon On The Interior Side}   \$\text{Solon On The Interior Side}   \$\text{Solon Func/Miss. Extent: Moderate, Area Affected: 10%   \$\text{Location: North And South Sides}   \$\text{Interior}   \$\text{Solon On The Interior Side}   \$\text{Solon Func/Miss. Extent: Moderate, Area Affected: 10%   \$\text{Location: North And South Sides}   \$\text{Interior}   \$\text{Solon On The Interior Side}   \$\text{Solon On Solon On The Interior Side}   \$	Component			<b>Estimated Cost</b>		<b>Estimated Cost</b>		<b>Estimated Cost</b>	Priority
Masonry: Fieldstone   40%   2037   ** 5   \$24,600   Wood   40%   2037   ** 5   \$109,300   Windows   Aluminum   80%   Coher Observation, Extent: Light, Area Affected : 100%   Location : Throughout   Explanation : These Windows Are Made Out Of Wood On The Interior Side   Vocation : Throughout   Explanation : Throughout   Explanation : Throughout   Explanation : Throughout   Exposed Strue: Concrete   100%   4 + \$\$8,400   LIFE   * *   \$\$8,700   \$\$\$\$   \$\$\$   \$\$\$\$   \$\$\$   \$\$\$\$   \$\$\$\$   \$\$\$\$   \$\$\$\$   \$\$\$\$   \$\$\$\$   \$\$\$\$   \$\$\$\$   \$\$\$\$	xterior								
Wood   40%   2037   ** * 5   \$109,300	Exterior Walls								
Windows   80%   2048   * * 5   \$3,500						* *	5		
Aluminum		40%			2037	* *	5	\$109,300	
Noter Observation, Extent: Light, Area Affected: 100%   Location: Throughout   Explanation: Throughout   Explanation: Throughout   Explanation: Threse Windows Are Made: Out Of Wood On The Interior Side									
Nood   10%   4+   55   57,700	Aluminum						5	\$3,500	
Nood   20%   2040   **   5   \$8,700					Affected	: 100%			
Nood   20%   2040   ** 5   \$8,700			-				~ .		
Roof   Slate   100%   4+   \$58,400   LIFE   * *				e Windows Are Mad					
Slate		20%			2040	* *	5	\$8,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%   Location : Throughout		4000/		<b>\$ 5</b> 0 400					
Location : Throughout   Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%   Location : North And South Sides	Slate			·					
Countries   Carpet   10%   2031   \$60,800   3   \$5,300   \$60,800   Cast in Place Concrete   10%   2041   ** 5   \$1,800   Carpet   10%   2045   ** 5   \$7,700   Cast in Place Concrete   10%   2045   ** 5   \$7,900   Cast in Place Concrete   10%   2045   ** 5   \$1,800   Cast in Place Concrete   10%   2045   ** 5   \$1,800   Cast in Place Concrete   10%   2045   ** 5   \$1,800   Cast in Place Concrete   10%   2045   ** 5   \$1,800   Cast in Place Concrete   10%   2045   ** 5   \$1,800   Cast in Place Concrete   10%   2045   ** 5   \$1,800   Cast in Place Concrete   10%   2045   ** 5   \$1,800   Cast in Place Concrete   10%   2037   ** 3   \$1,300   Cast in Place Concrete   10%   2060   ** 5   \$26,400   Cast in Place Concrete   2041   ** 5   \$32,00   Cast in Place Concrete   2045   ** 5   \$12,600   Cast in Place Concrete   2045   ** 5   \$12,600   Cast in Place Concrete   2045   ** 5   \$1,800   Cast in Place Concrete   2045   Cast in Place			-		erate, Ar	ea Affected : 10%			
The content of the			_			100 1 250/			
Telepit					ate, Area	Affectea : 25%			
Carpet	4	Locuitor	i . North Ar	ia south staes					
Carpet									
Cast in Place Concrete		10%			2031	\$60.800	3	\$5,300	
Ceramic Tile									
Quarry Tile						* *		•	
Slate						* *		•	
Vinyl Tile						* *			
Wood   40%   2060   ** 5   \$26,400						* *		•	
Interior Walls	•					* *		•	
Cetalint Tite	Interior Walls								
Masonry: Brick   10%	Ceramic Tile	5%			2041	* *	5	\$3,200	
Wood   5%   LIFE   ** 5   \$12,600	Gypsum Board	80%			LIFE	* *	5	\$30,300	
Ceilings	Masonry: Brick	10%			LIFE	* *			
AcousTileSusp.Lay-In   5%   2045   * * * 5   \$1,800     Exposed Struc: Concrete   10%   Now   \$10,800   LIFE   * * * 5   \$600     Exposed Reinforcement, Extent : Light, Area Affected : 5%     Location : Basement	Wood	5%			LIFE	* *	5	\$12,600	
Exposed Struc: Concrete   10%   Now   \$10,800   LIFE   **   5   \$600									
Exposed Struc: Concrete   10%   Now   \$10,300   EHE     3   \$3000								•	
Location : Basement	Exposed Struc: Concrete			+ - )			5	\$600	
Exposed Struc: Wood 15% LIFE ** Gypsum Board 70% LIFE ** 5 \$32,100  ite Enclosure Free Standing Walls Masonry: Fieldstone 100% 2052 **  ite Pavements On-Site Walkways Asphalt 65% 2041 **		-	-	_	Area Affe	ected: 5%			
Gypsum Board         70%         LIFE         * * 5         \$32,100           ite Enclosure         Free Standing Walls         **         **           Masonry: Fieldstone         100%         2052         * *           ite Pavements         On-Site Walkways         **           Asphalt         65%         2041         * *				t t					
ite Enclosure Free Standing Walls  Masonry: Fieldstone 100% 2052 **  ite Pavements On-Site Walkways Asphalt 65% 2041 **									
Free Standing Walls  Masonry: Fieldstone 100% 2052 **  ite Pavements On-Site Walkways Asphalt 65% 2041 **		70%			LIFE	* *	5	\$32,100	
Masonry: Fieldstone 100% 2052 **  ite Pavements On-Site Walkways Asphalt 65% 2041 **									
ite Pavements On-Site Walkways Asphalt 65% 2041 **		1000			20.55	ناف بوائق			
On-Site Walkways Asphalt 65% 2041 **		100%			2052	* *			
Asphalt 65% 2041 **									
		(50/			2041	* *			
Cast in Frace Concrete 5% 2045									
Pavers/Stone 30% 2041 **									

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2099

Electrical	Current Repair Fu		Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost   Year   E   FY	Stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	50%	2032	\$7,400	5	\$100	
	Other Observation, Extent : N/.	A, Area Affected : 10	00%			
	Location : Electrical Room					
	Explanation : Main Service L	Disconnect Switch Ra	ated At 400 Ampe	eres.		
Fused Disc Sw	50%	2052	* *	5	\$100	
	Other Observation, Extent: N/.	A, Area Affected : 10	00%			
	Location : Electrical Room					
	Explanation : Main Service L	Disconnect Switch Ra	ated At 400 Ampe	eres.		
Switchgear / Switchboard						
Fused Disc Sw	100%	2032	\$127,000	5	\$100	
Raceway						
Conduit	80%	2052	* *	1		
Conduit	20%	2032	\$12,000	1		
Panelboards						
Fused Disc Sw	10%	2048	* *	5	\$100	
Molded Case Bkrs	80%	2048	* *	5	\$500	
Molded Case Bkrs	10%	2031	\$9,700	5	\$100	
Wiring			42,		4	
Thermoplastic	80%	2052	* *	1		
Thermoplastic	20%	2032	\$15,100	1		
Motor Controllers	20,0		Ψ10,100			
Locally Mounted	100%	2045	* *	5	\$200	
Ground	10070	2015			Ψ200	
Grounding Devices						
Generic Generic	100%	LIFE	* *	5	\$300	
Stand-by Power	10070	EH E			ΨΣΟΟ	
Transfer Switches						
Automatic	100%	2045	* *	1	\$7,200	
Lighting	10070	2013			ψ7,200	
Interior Lighting						
Fluorescent	40%	2037	* *	10	\$8,600	
Tuorescent	Other Observation, Extent: N/		00%	10	\$6,000	
	Location: Offices	11, 211 cu 213 cerea . 10	,0, <b>0</b>			
	Explanation: T-8 Lamps					
T., 1, 4		2027	* *		¢200	
Incandescent	55%	2037	* *	2	\$300	
LED	5%	2040	4. 4.			
Egress Lighting	500/	2027	* *			
Emergency, Service	50%	2037		1		
Exit, LED	30%	2060	* *	1		
Exit, Service	20%	2037	* *	1		
Exterior Lighting						
HID	20%	2032	\$21,400	10		
No Component	80%					

Alarm

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2099

Electrical	Current Repair	Future Repl	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Estim	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
larm						
Security System						
No Component	70%					
Generic	30%	2037	* *	1	\$2,600	
	Other Observation, Extent: N/A	, Area Affected : 100%				
	Location: Gallery And Outside	е				
	Explanation: CCTV Surveillar	ice Cameras				
Fire/Smoke Detection						
Generic, Analog	100%	2037	* *	1-3	\$14,500	
_	Other Observation, Extent: N/A	, Area Affected : 100%				
	Location : Throughout The Bui	ilding				
	Explanation : Strobe Lights, M Horns	anual Pull Stations, Ald	ırm Bells, S	moke De	tectors And	

Mechanical	Current Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Estima Total (Years)	ated Cost   Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source Interruptible Gas/Dual Fuel	100%	2052	* *	1		
	Other Observation, Extent:	V/A, Area Affected :	100%			
	Location: Buried Tank					
	Explanation: No.2 Oil, 20	00 Gallon Tank				
Conversion Equipment						
Steam Boiler	100%	2045	* *	1	\$23,300	
	Other Observation, Extent : I	V/A, Area Affected :	100%			
	Location: Basement					
	Explanation: 2 Units					
Distribution						
Steam Piping/Pump	100%	2052	* *			
Terminal Devices						
Air Handler	50%	2037	* *	1	\$7,300	
Convector/Radiator	30%	2045	* *	1	\$2,300	
Fan Coil Unit/Heat	20%	2037	* *	1	\$1,500	
Air Conditioning						
Energy Source						
Electricity	100%	2048	* *	1		
Conversion Equipment						
Reciprocating	100%	2032	\$338,900	1	\$10,900	
Compr/Chiller						
	R-22 Refrigerant, Extent : Li Location : Basement, Chille		100%			
Distribution CW & CHW Wtr Pipe/Pump	100%	2052	* *	4	\$1,200	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2099

Mechanical	Current Repair	Future Replac	ement	Maintenance		
System Component Type	% of Fail Date Estimated Co. Total (Years)	st Year Estimat FY	ted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning						
Terminal Devices						
Air Handler/Cool/Ht	70%	2037	* *	1	\$10,200	
Fan Coil - 4 Pipe	30%	2037	* *	1	\$2,300	
Heat Rejection	1000/	2022	105 100	2	<b>016400</b>	
Dry Cooler	100%	2032 \$1	105,400	2	\$16,400	
Ventilation Distribution						
Distribution  Ductwork/Diffusers	100%	LIFE	* *	2-5	\$12 100	
Exhaust Fans	100%	LIFE		2-3	\$13,100	
Exhaust Fans Interior	95%	2037	* *	2	\$700	
Roof	5%	2037	* *	2	\$700	
Plumbing	370	2037				
H/C Water Piping						
Brass/Copper	100%	2052	* *	1		
Water Heater With Tanks	10070					
Electric	50%	2031	\$11,500	4		
	Other Observation, Extent : N/A, Are		,			
	Location: Basement					
	Explanation: 1 Unit					
Gas Fired	50%	2031	\$8,300	2		
	Other Observation, Extent: N/A, Are		1 - )			
	Location: Basement					
	Explanation: 1 Unit					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Submersible	100%	2026	\$700	4	\$700	
Backflow Preventer						
Generic	100%	2037	* *	1	\$1,400	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators	1000/	LIDE	* *			
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Light, Ar	rea Affected : 100%				
	Location: Basement To 2nd Floor					
	Explanation : One Unit					
Fire Suppression						
Sprinkler Generic	100%	2052	* *	1-2	\$6,600	
Fire Pump	10070	2032		1-2	\$0,000	
Fire Pump Generic	100% 0-2 \$1,100	0 2035	\$21,900	1	\$4,000	
Generic	Corroded, Extent : Moderate, Area A		p21,900	1	\$4,000	
	Location: Basement	Дескей . 10/0				
Chemical System	Location . Duscinette					
No Component	99%					
Generic Generic	1%	2027	\$500	1-3	\$2,200	
Generic	1/0	2021	ψυσο	1.3	Ψ2,200	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

# CITY UNIVERSITY OF NEW YORK - 042 QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG

Asset # : 2099

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG

Address : 222-15 56TH AVENUE

Borough : QUEENS Agency's Number : 4-27004 Program / Asset # : CUN0006.040 / 2101 Yr Built/Renovated : 1967 /

Area Sq Ft : 171,204 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 15-Oct-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,Ph

Block : 7490 Lot : 2 BIN : 4439434

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
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	\$1,022,400
Total	\$1,552,300	\$14,078,300
Importance Code A	\$256,800	\$231,500
Importance Code B	\$1,244,400	\$12,824,400
Importance Code C	\$51,100	\$1,022,400
Total	\$1,552,300	\$14,078,300

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture		\$15,400	\$24,600	\$40,700
Interior Architecture	\$64,700		\$258,100	\$21,800
Electrical	\$18,900	\$38,200	\$20,400	\$16,700
Mechanical	\$85,300	\$62,200	\$52,500	\$36,800
Elevators/Escalators	\$7,400	\$7,400	\$7,400	\$7,400
Total	\$176,400	\$123,100	\$363,000	\$123,400
Importance Code A	\$21,100	\$23,800	\$33,500	\$49,100
Importance Code B	\$150,000	\$99,300	\$329,400	\$74,200
Importance Code C	\$5,300			
Total	\$176,400	\$123,100	\$363,000	\$123,400



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2101

chitecture	Current Repair		Futur	e Replacement	M			
stem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior								
Exterior Walls								
Cement - Fiber Panel	2%			2037	* *	10	\$5,300	
Masonry: Brick	48%		\$65,900	LIFE	* *	5	\$41,000	
		tar Miss/Ei n : Penthou	od, Extent : Light, . se	Area Aff	ected : 5%			
Pre-Cast Concrete	50%	4+	\$60,500	LIFE	* *	5	\$138,800	
			ed, Extent : Light, A Various Areas	rea Affe	cted : 10%			
Windows								
Aluminum	37%	4+	\$130,300	2048	* *	5	\$14,000	
	_	Deteriorate n : Through	ed, Extent : Modera out	te, Area	Affected : 50%			
Aluminum	58%	ı		2048	* *	5	\$43,900	
Metal Louvers	5%			2041	* *	10	\$23,600	
Parapets							-	
Cast Stone/Terra Cotta	15%	1		LIFE	* *	5	\$10,800	
Masonry: Brick Cavity	30%			LIFE	* *	5	\$2,800	
		onstruction, n : Parapet	Extent : N/A, Area	Affected	! : 100%			
Metal Panel	15%			2058	* *	5	\$5,400	
		onstruction, n : Parapet	Extent: N/A, Area	Affected	!: 100%		. ,	
Metal Rail	40%			2049	* *	5-10	\$67,000	
		onstruction, n : Parapet	Extent : N/A, Area	Affected	! : 100%		4,	
Roof								
Modified Bitumen	80%			2040	* *	10	\$92,700	
		onstruction,	Extent: N/A, Area		! : 100%		, , , , , , , , , , , , , , , , , , ,	
Skylight, Plastic	20%	ı		2049	* *	1		
,6, * 10001	Other Ob.		Extent : N/A, Area A oof		100%	-		
			ted Roof System					
Soffits	-	*						
Metal Panel	100%			2052	* *	5-10	\$36,800	

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2101

Architecture	Current	Repair	Futur	e Replacement	Maintenance		
system Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Floors	<b>-</b> 0.4		•••	<b>***</b>		44.000	
Carpet	5%		2028	\$250,800	3	\$21,800	
Cast in Place Concrete	10%		LIFE	* *	5	\$63,500	
Cast in Place Concrete	7%	E	LIFE	**	5	\$44,500	
	Other Observation, Location: Atrium		Iffected :	100%			
G ' TT'1	Explanation : Pol		20.41	* *		Ф7.200	
Ceramic Tile	5% 0-2	\$16,000	2041		5	\$7,300	
	Location: 1st Flo	g, Extent : Light, Arc	га Ајјесте	a : 5%			
			LIEE	* *		<b>#20.500</b>	
Terrazzo	13% Now	\$68,900	LIFE		5	\$29,500	
	Location: Port O	g, Extent : Moderate Gentra	e, Area Aff	јестеа : 10%			
			2012	di di		<b></b>	
Vinyl Tile	18% 4+	\$28,200	2042	**	3	\$19,600	
	Cracking/Crumblin	-	e, Area Afj	tected : 10%			
	Location : Corrid		1.00 . 1	100/			
		nt : Moderate, Area A	Affected :	10%			
	Location : Corrid	ors					
Vinyl Tile	42%		2032	\$3,290,800	3	\$61,000	
Interior Walls Ceramic Tile	<b>5</b> 0/		2041	* *	5	¢10.500	
	5% 15%		2041 LIFE	* *	5 5	\$10,500	
Concrete Masonry Unit	10%		LIFE	* *	3	\$12,600	
Masonry: Brick Metal Panel	15%		LIFE	* *			
Plaster	30%		LIFE	* *	5	\$18,900	
SGFT/Glazed Masonry	25%		LIFE	* *	3	\$10,900	
Ceilings	2370		LIIL				
AcousTileConcealSpLn	12% Now	\$54,800	2052	* *	5	\$21,800	
Ticous The Contours p.2.11	Broken/Missing Ele			ea Affected : 10%	J	Ψ21,000	
	Location : Corrid		,	33			
	Cracking/Crumblin	g, Extent : Moderate	, Area Af	fected : 25%			
	-	loor Corridor And B					
	Worn/Eroded, Exter	nt : Moderate, Area A	Affected :	15%			
	Location : Corrid						
AcousTileSusp.Lay-In	23%		2045	* *	5	\$66,800	
111000111112000112001120011111	Broken/Missing Ele	ments, Extent : Ligh		fected : 5%	C	\$00,000	
	Location : Basemo	-		,			
	Misaligned/Bulging	, Extent : Light, Area	a Affectea	d : 5%			
	Location : Baseme						
Exposed Struc: Concrete	45%		LIFE	* *	5	\$20,400	
Exposed Struc: Steel	10%		LIFE	* *	-	, = -,	
No Component	10%						
1		Extent : N/A, Area A	Affected :	0%			
	Location : Atrium						
	Explanation : Infl	ated Plastic Roof					

#### Site Pavements

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2101

Architecture		<b>Current F</b>	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	10%			2045	* *			
Pavers/Stone	90%			2041	* *			
Parking/Driveway								
Asphalt	100%	2-4	\$51,100	2035	\$1,022,400			
	Cracking/0	Crumbling,	Extent: Moderate	, Area Aj	ffected : 30%			
	Location	: Parking	Area					
	Ponding, E	Extent : Lig	ht, Area Affected :	5%				
	Location	: Parking	Lot					

Electrical	Current	Repair	Futu	re Replacement	М			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%		2058	* *	5	\$900		
	Other Observation, I	Extent : N/A, Area A <u>j</u>	ffected :	100%				
	Location : Electric	al Room						
	Explanation : Main	n Service Disconnect	t Switch	Rated At 4,000 Am	iperes.			
Switchgear / Switchboard								
Molded Case Bkrs	100%		2058	* *	5	\$4,500		
	Other Observation, I		ffected :	100%				
	Location : Electric							
	Explanation: Thre	e Vertical Sections						
Raceway								
Conduit	98%		2032	\$322,700	1			
Conduit	2%		2058	* *	1			
Panelboards								
Fused Disc Sw	15%		2031	\$49,700	5	\$600		
Molded Case Bkrs	85%		2031	\$281,700	5	\$3,800		
Wiring								
Braided Cloth	58% 2-4	\$254,500	2057	* *	1			
	Insulation Aged, Extent: Moderate, Area Affected: 100%							
	Location: Baseme	nt, Upper Floors						
Thermoplastic	40%		2032	\$175,500	1			
Thermoplastic	2%		2058	* *	1			
Motor Controllers								
Locally Mounted	38%		2030	\$67,300	5	\$400		
Motor Control Center	60%		2030	\$426,100	5	\$2,800		
Variable Frequency	2%		2049	* *				
Drive								
Ground								
Grounding Devices								
Generic	100%		LIFE	* *	5	\$2,500		
Stand-by Power								

Stand-by Power

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2101

Total (Years)  100%  100%  er Observation, Encation : Penthou.	Estimated Cost  Extent: N/A, Area Aj se gency Generator Ro		** 100%	Cycle (Yrs)	\$52,700 \$66,300	Priority					
100% er Observation, E ocation : Penthou. xplanation : Emer	se	2045 ffected :	* *	1	•						
100% er Observation, E ocation : Penthou. xplanation : Emer	se	2045 ffected :	* *	1	•						
100% er Observation, E ocation : Penthou. xplanation : Emer	se	2045 ffected :	* *	1	•						
er Observation, E ocation : Penthou ocalion : Emer	se	ffected :		1	\$66,300						
er Observation, E ocation : Penthou ocalion : Emer	se	ffected :		1	\$66,300						
ocation : Penthou. aplanation : Emer	se		100%								
xplanation : Emer		ated At 3	Location: Penthouse								
_	gency Generator Ri	iiea Ai 3	250 Vilouatta								
1000/			550 Kilowalis								
		2027	\$2,400	5	\$38,200						
10070		2027	\$2,400		\$30,200						
10%		2054	* *	5							
	Extent : N/A. Area A		100%	5							
		,									
		ity									
	1		* *	5							
	Extent : N/A, Area A		100%	5							
	-	,									
	-	Rating (	Capacity								
^	•										
80%		2032	\$1,994,000	10	\$125,600						
er Observation, E	Extent : N/A, Area Aj	ffected :	100%								
cplanation : T-8 L	amps										
5%		2040	* *	10	\$7,900						
		ffected :	100%								
cplanation : Comp	pact Fluorescent Lig	ghts									
15%		2040	* *								
40%		2032	•	1							
					\$4,100						
50%		2032	\$36,000	1							
• • • •		• • • •	<b></b>								
		2032	\$156,000	10	\$100						
80%											
700/											
		2027	* *	1	\$10.200						
	Extent : N/A Avea A			1	\$19,200						
		-	100/0								
•											
	scation: Penthou. scation: Penthou. scation: 60 Gr 90% ser Observation, Eccation: Outside scation: No A  80% ser Observation, Eccation: Through scation: Through scation: Hallway scation: Hallway scation: Comp 15%  40% 10% 50%  20% 80%  70% 30% ser Observation, Eccation: Hallway scation: Hallway scation: Hallway scation: Hallway scation: Hallway scation: Hallway	ner Observation, Extent: N/A, Area Ajocation: Penthouse explanation: 60 Gallons Rated Capacing 90% ner Observation, Extent: N/A, Area Ajocation: Outside The Building explanation: No Available Nameplate  80% ner Observation, Extent: N/A, Area Ajocation: Throughout The Building explanation: T-8 Lamps  5% ner Observation, Extent: N/A, Area Ajocation: Hallways And Cafeteria explanation: Compact Fluorescent Light 15%  40% 10% 50% 20% 80% 70% 30% ner Observation, Extent: N/A, Area Ajocation: Hallways And Outside Pering	ner Observation, Extent: N/A, Area Affected: ocation: Penthouse explanation: 60 Gallons Rated Capacity  90% LIFE ner Observation, Extent: N/A, Area Affected: ocation: Outside The Building explanation: No Available Nameplate Rating explanation: No Available Nameplate Rating explanation: Throughout The Building explanation: Throughout The Building explanation: T-8 Lamps  5% 2040  10 2040  40% 2032  40% 2032  20% 2032  20% 2032  20% 2032  70%  30% 2037	ther Observation, Extent: N/A, Area Affected: 100% ocation: Penthouse explanation: 60 Gallons Rated Capacity  90% LIFE **  ther Observation, Extent: N/A, Area Affected: 100% ocation: Outside The Building explanation: No Available Nameplate Rating Capacity  80% 2032 \$1,994,000 ocation: Throughout The Building explanation: T-8 Lamps  5% 2040 **  ther Observation, Extent: N/A, Area Affected: 100% ocation: Hallways And Cafeteria explanation: Compact Fluorescent Lights  15% 2040 **  40% 2032 \$41,200 ocation: Hallways And Cafeteria explanation: Compact Fluorescent Lights  15% 2040 **  40% 2032 \$41,200 ocation: 40%	ser Observation, Extent: N/A, Area Affected: 100% sociation: Penthouse explanation: 60 Gallons Rated Capacity  90%	Secretarian   Secretarian					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2101

Electrical	Current Repair	Future Replacem	ent	Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Alarm							
Fire/Smoke Detection							
No Component	70%						
Generic, Analog	30%	2037	* *	1-3	\$31,600		
	Other Observation, Extent: N/A, Area A	Iffected : 100%					
	Location: Hallways, Toilets						
	Explanation: Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke						
	Detectors And Horns						

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source	1000/			2012	* *			
HTHW/HW	100%			2042		1		
			xtent : N/A, Area A	tffected :	100%			
		: Through		F 4		. , ,		
	Explana	tion : High	Temperature Water	r From A	djacent Building K	ennedy I	Hall Gymnasium	
Conversion Equipment	1000/	Now	¢21 100	2047	* *	1	\$76.200	
Heat Exchanger, Plate & Frame			\$21,100	2047	4. 4.	1	\$76,200	
			vere, Area Affected	d : 60%				
		: Basemen						
			xtent : N/A, Area A	lffected :	100%			
		: Basemen						
	Explana	tion : 2 Uni	ts					
Distribution Project (P)	1.50/	0.2	Φ4.000	20.42	* *			
Steam Piping/Pump	15%		\$4,000	2042				
			oderate, Area Affed t Mechanical Root		%			
			i Mechanicai Kooi					
Steam Piping/Pump	85%			2042	* *			
Terminal Devices								
Air Handler	10%			2027	\$314,700	1	\$10,600	
Air Handler	70%			2032	\$2,202,600	1	\$74,100	
Convector/Radiator	15%			2037		1	\$8,300	
Fan Coil Unit/Heat	5%			2032	\$207,300	1	\$2,800	
ir Conditioning								
Energy Source District Chilled Water	100%			2042	* *	1		
District Chilled Water	100,0		xtent : N/A, Area A			1		
		ervation, E. i : Througho		ујестеи .	100/0			
		_	ed Water From Med	dical Art	s Ruilding			
Distribution	Блрини	Chille	a maior 1 rom Me	accus 111 b	s Danaing			
CW & CHW Wtr	100%			2042	* *	4	\$12,700	
Pipe/Pump	10070			2012		•	Ψ12,700	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2101

Mechanical	Curren	Current Repair		e Replacement	M				
System Component Type	% of Fail Da Total (Years	te Estimated Cost )	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Air Conditioning									
Terminal Devices									
Air Handler/Cool/Ht	15%		2027	\$486,700	1	\$15,900			
Air Handler/Cool/Ht	85%		2032	\$2,757,800	1	\$90,000			
Ventilation									
Distribution	1000/		LIEE	* *	2.5	<b>\$05.500</b>			
Ductwork/Diffusers	100%		LIFE	77 77	2-5	\$95,500			
Exhaust Fans Interior	80%		2032	\$502.200	2	\$4.200			
Roof	20%		2032	\$593,300 \$64,900	2 2	\$4,200 \$1,100			
Plumbing	2070		2027	\$04,900		\$1,100			
H/C Water Piping									
Brass/Copper	100%		2042	* *	1				
Water Heater With Tanks	10070		2012						
Electric	100%		2026	\$23,100	4				
21001110		, Extent : N/A, Area A			•				
	Location : Basem	-	,						
	Explanation : Un	dersized For Building	Hot Wa	ter Demand					
HW Heat Exchanger	*								
HTHW/HW	100%		2042	* *					
Sanitary Piping									
Cast Iron	5% Now	\$2,100	LIFE	* *	1				
	Leak Evident, Exte	nt : Moderate, Area Ą	ffected :	2%					
	Location: From	Penthouse Floor Drai	n To Lo	wer Floor					
Cast Iron	95%		LIFE	* *	1				
Storm Drain Piping									
Cast Iron	90%		LIFE	* *	1				
Cast Iron	10% Now	\$1,200	LIFE	* *	1				
	Blockage /Clogged, Extent: Moderate, Area Affected: 5%								
	Location : Rear I	Exit Of Auditorium Sta	ige						
Sump Pump(s)									
Non-Submersible	100%		2032	\$33,500	4	\$3,600			
Backflow Preventer				di di		*			
Generic	100%		2042	* *	1	\$10,500			
Fixtures	1000/								
Generic	100%								
Vertical Transport									
Elevators Geared Traction	100%		LIFE	* *					
Geared Traction		, Extent : Severe, Area		d · 100%					
		ient To 4th Floor, Pen		u . 100/0					
		e Unit. It Is Broken.	nouse						
Fire Suppression	Empianation . Off	Sim. It is Divicit.							
Standpipe									
Generic	100%		2042	* *	1-5	\$86,300			
Sprinkler	20070					\$00,200			
*	95%								
No Component	7.770								

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## CITY UNIVERSITY OF NEW YORK - 042 QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG

Asset #: 2101

Mechanical	Curre	nt Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost es)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fire Suppression							
Fire Pump							
Generic	100%		2045	* *	1	\$32,000	
Chemical System							
No Component	99%						
Generic	1%		2026	\$500	1-3	\$2,400	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG

Address : 221-03 56TH AVENUE

Borough : QUEENS Agency's Number : 10-27010
Program / Asset # : CUN0006.100 / 2084 Yr Built/Renovated : 1976 / 2006

Area Sq Ft : 27,622 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 15-Oct-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 7490 Lot : 2 BIN : 4845889

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$460,300	
Interior Architecture	\$106,600	\$560,700
Electrical		\$230,800
Mechanical	\$322,000	\$325,700
Site Pavements		\$1,656,700
Total	\$888,800	\$2,773,900
Importance Code A	\$528,400	
Importance Code B	\$360,400	\$1,117,200
Importance Code C		\$1,656,700
Total	\$888,800	\$2,773,900

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$19,400	\$9,600		
Interior Architecture	\$11,200	\$3,600	\$900	\$2,600
Electrical	\$3,000	\$47,000	\$3,400	\$2,700
Mechanical	\$58,800	\$84,400	\$6,200	\$3,800
Site Pavements	\$62,600			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$162,100	\$151,800	\$17,700	\$16,300
Importance Code A	\$20,700	\$11,000	\$1,700	\$1,400
Importance Code B	\$78,800	\$140,800	\$16,000	\$14,900
Importance Code C	\$62,600			
Total	\$162,100	\$151,800	\$17,700	\$16,300



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2084

Architecture	Current Repair		Future Repl	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year Estin FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior Exterior Walls Masonry: Brick Cavity	75% Now Cracking/Crumbling, Location : Loading Diagonal Cracks, Ex Location : Corners	Dock tent : Moderate, Ar	rea Affected : 10		5	\$18,400	
	Spalling, Extent : Mo Location : Above R		rs				
Metal Coiling Doors	25%		2037	* *	5	\$19,200	
Windows Aluminum	95% Now Hardware Missing, E Location: Corridor Misaligned/Bulging,	rs		**	5	\$500	
	Location: 2nd Floo Caulking Deteriorate Location: Through Water Penetration, E Location: Through	ed, Extent : Moderd out extent : Moderate, A					
Metal Louvers	5%		2041	* *	10	\$300	
Parapets Concrete Masonry Unit	25% Now Diagonal Cracks, Ex Location: Interior Vertical Cracks, Exte Location: Interior	Face Of Parapet C nt : Moderate, Are	Over Second Flo a Affected : 10%	or 6	5	\$300	
Masonry: Brick	70% 2-4  Joint Mortar Miss/En  Location: Interior				5	\$700	
Pre-Cast Concrete	5% Now Cracking/Crumbling, Location: Coping Joint Mortar Miss/En Location: Coping Caulking Deteriorate Location: Coping	od, Extent : Moder	rate, Area Affeci	ed : 25%	5	\$300	
Roof Modified Bitumen	100% Now Alligatoring, Extent: Location: Upper A. Blisters, Extent: Mod Location: Upper A. Worn/Eroded, Extent Location: Through	nd Lower Roof derate, Area Affecto nd Lower Roof : Moderate, Area A	ed : 10%	* *			
Soffits Cement - Fiber Panel	100%		2032		10		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2084

Architecture		Current F	Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
nterior									
Floors									
Carpet	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%		\$11,200	2032	\$560,700	3	\$7,800		
	Broken/M	issing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 15%				
	Location	i : Basemer	nt And 2nd Floor M	echanic	al Room				
Interior Walls									
Concrete Masonry Unit	57%			LIFE	* *	5	\$9,800		
Gypsum Board	40%			LIFE	* *	5	\$10,300		
Wood	3%			LIFE	* *	5	\$5,100		
Ceilings									
AcousTileConcealSpLn	10%			2037	* *	5	\$4,600		
AcousTileSusp.Lay-In	30%	Now	\$106,600	2052	* *	5	\$5,500		
	Location	i : First Flo	Extent : Moderate oor Corridor	·					
	Location		: Moderate, Area A oor Corridor	ffected :	25%				
AcousTileSusp.Lay-In	30%			2045	* *	5	\$10,900		
			xtent : Moderate, A Facilities Office	rea Affe	cted : 5%				
Exposed Struc: Steel	25%			LIFE	* *				
Plaster	5%			LIFE	* *	5	\$1,100		
Site Pavements On-Site Walkways									
Cast in Place Concrete	_		\$49,000 Extent : Moderate	2030 , Area Aj	\$980,500 ffected : 10%				
Parking/Driveway			·· <i>y</i>						
Asphalt	_	Crumbling,	\$13,500 Extent : Light, Are Lot And Loading D		\$676,100 ed : 10%				
	_	Extent : Lig 1 : Parking	ht, Area Affected : Lot	10%					

Electrical	Current Repair	Future Replac	cement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY	ted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Over 600 Volts	·					
Service Equipment						
Not Accessible	100%					
Transformers						
Dry Type	100%	2049	* *	3	\$200	
7 71	Other Observation, Extent: N/A, Area A	ffected : 100%				
	Location: Outside The Building					
	Explanation: 1,000 Kilovolt Amperes,	4160 Volts Prima	ary, 208/1.	20 Volts S	Secondary	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2084

lectrical	Current Repair		Futur	Future Replacement		Maintenance	
ystem	% of Fail Date	<b>Estimated Cost</b>	Year	<b>Estimated Cost</b>	Cycle	<b>Estimated Cost</b>	Priori
Component	Total (Years)		FY		(Yrs)		
Туре							
ver 600 Volts							
Feeders	1000/		2054	* *			
Cable	100%		2054	* *	1		
Raceway	1000/		2050	* *			
Conduit	100%		2058	* *	1		
nder 600 Volts							
Service Equipment	1000/		2050	* *	_	Φ <b>=</b> 00	
Molded Case Bkrs	100%	37/4 4	2058		5	\$700	
	Other Observation, E.		ffected :	100%			
	Location : Electrica						
	Explanation : Main	Service Disconnec	t Switch	Rated At 2,000 Am	peres.		
Switchgear / Switchboard	500/		2050		_	***	
Fused Disc Sw	50%		2058	* *	5	\$100	
Molded Case Bkrs	50%		2058	* *	5	\$400	
Raceway							
Conduit	98%		2032	\$58,600	1		
Conduit	2%		2058	* *	1		
Panelboards							
Fused Disc Sw	10%		2031	\$9,700	5	\$100	
Fused Disc Sw	5%		2048	* *	5		
Molded Case Bkrs	75%		2031	\$73,100	5	\$500	
Molded Case Bkrs	10%		2048	* *	5	\$100	
Wiring							
Thermoplastic	85%		2032	\$64,100	1		
Thermoplastic	2%		2058	* *	1		
Thermoplastic	13%		2042	* *	1		
Motor Controllers							
Locally Mounted	50%		2037	* *	5	\$100	
Locally Mounted	50%		2030	\$35,000	5	\$100	
ound							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$400	
and-by Power							
Transfer Switches							
Automatic	100%		2049	* *	1	\$8,500	
Generators							
Diesel	100%		2045	* *	1	\$10,700	
	Other Observation, E.	xtent : N/A, Area A	ffected :	100%		•	
	Location: Outside T	The Building					
	Explanation : Emerg	gency Generator R	ated At 5	00 Kilowatts			
Batteries		•					
Nickel Cadmium	100%		2027	\$2,400	5	\$6,200	
Fuel Storage						· · · · · · · · · · · · · · · · · · ·	
Underground Storage	100%		LIFE	* *	5		
	Other Observation, E.	xtent : N/A, Area A		100%			
	Location : Outside T		-				
	Explanation: 8,000	-	nacity				

#### Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2084

Electrical	Current Repair		re Replacement	M				
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Lighting								
Interior Lighting	-00/		de de	4.0	<b>41</b> 00			
Fluorescent	70%	2037	**	10	\$17,700			
	Other Observation, Extent : N/A, Area	i Affected :	100%					
	Location : Offices							
	Explanation: T-8 Lamps							
LED	30%	2040	* *					
	Other Observation, Extent: N/A, Area	a Affected :	100%					
	Location : Hallways And Storage							
	Explanation : LED Lights							
Egress Lighting	500/	2022	ФО 200					
Emergency, Service	50%	2032	\$8,300	1				
Exit, Service	50%	2032	\$5,800	1				
Exterior Lighting	200/	2022	<b>#25.200</b>	10				
HID	20%	2032	\$25,200	10				
No Component	80%							
Alarm								
Security System  No Component	70%							
Generic	30%	2037	* *	1	\$3,100			
Generic			100%	1	\$3,100			
	Other Observation, Extent : N/A, Area Affected : 100% Location : Hallways And Outside Perimeter							
	Explanation: CCTV Surveillance C							
Fire/Smoke Detection	Explanation. CC11 but vettiance C	unicius						
No Component	70%							
Generic, Analog	30%	2027	\$20,900	1-3	\$5,100			
Senerie, mining	Other Observation, Extent : N/A, Area			1 3	ψ5,100			
	Location: Storage And Hallways	,,,	/ •					
	Explanation : Manual Pull Stations,	Alarm Bel	lls And Horns					

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
HTHW/HW	100%	2042	* *	1		
	Other Observation, Extent : Lig	ht, Area Affected	: 100%			
	Location : Throughout					
	Explanation : High Temperatu	re Water From A	djacent Building K	ennedy I	Hall Gymnasium	
Conversion Equipment			-			
Heat Exchanger, Plate &	100%	2028	\$68,100	1	\$13,700	
Frame						
	Other Observation, Extent : Lig	ht, Area Affected	: 100%			
	Location : Mechanical Room	00				
	Explanation: 1 Unit					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2084

Mechanical		Current I	Repair	Future Replacement		М	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating									
Distribution	• • • • •		4	2012					
Steam Piping/Pump			\$3,200 Toderate, Area Affec at	2042 cted : 10	**				
Steam Piping/Pump	70%			2042	* *				
Terminal Devices Air Handler	Location	ervation, E	Extent : N/A, Area A or Mechanical Roo Jandlers		\$253,800 100%	1	\$8,500		
Convector/Radiator	25%			2030	\$55,200	1	\$2,200		
Fan Coil Unit/Heat	25%			2032	\$167,200	1	\$2,200		
Air Conditioning Energy Source Electricity	100%			2040	* *	1			
Conversion Equipment Reciprocating Compr/Chiller	20%	0-2	\$47,800	2042	* *	1	\$2,300		
	Location On Extend Location	Equipment, 1: 1 Unit, R led Life, Ex 1: Roof igerant, Ex	Extent : Moderate, oof tent : Moderate, A tent : Light, Area A	rea Affec	ted : 100%				
No Component	80%								
Terminal Devices Air Handler/Cool/Ht No Component	20% 80%			2027	\$20,900	1	\$3,400		
Heat Rejection Air Cooled Condenser Unit	20%	0-2	\$1,900	2042	* *	2	\$3,100		
	Location	: Roof	evere, Area Affected						
	Location	: Roof	Extent : Moderate, 1 Obsolete Unit	Area Affe	cted : 30%				
No Component	80%								
Ventilation Distribution									
Ductwork/Diffusers No Component	50% 50%			LIFE	* *	2-5	\$7,700		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2084

Mechanical		Current l	Repair	Future	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Ventilation									
Exhaust Fans									
Interior	30%			2027	\$35,900	2	\$300		
Roof	20%			2032	\$10,500	2	\$200		
No Component	50%								
Plumbing									
H/C Water Piping									
Brass/Copper	70%			2042	* *	1			
Galvanized Steel	30%	0-2	\$2,100	2030	\$103,300	1			
	Corroded,	Extent: M	loderate, Area Affec	eted : 5%					
	Location	: Basemer	ıt						
Water Heater With Tanks									
Electric	100%			2027	\$23,100	4			
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1			
Sump Pump(s)									
Non-Submersible	100%			2032	\$5,400	4	\$600		
Fixtures					4-7		*		
Generic	100%								
Vertical Transport									
Elevators									
Hydraulic	100%			LIFE	* *				
11) 42.44112		ervation. E	Extent : Light, Area		: 100%				
			nt To 1st Floor	55					
	Explana	tion : One	Unit						
Fire Suppression	<i>F</i>								
Sprinkler									
No Component	40%								
Generic	60%			2042	* *	1-2	\$4,600		
Chemical System	3370			20.2			ψ 1,300		
Dry	1%			2027	\$500	1-3	\$2,200		
2.,		ervation F	Extent : N/A, Area A			1 3	Ψ2,200		
		: Out Pari		,,, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	- · · · · •				
			Station Only						
No Commonant	99%	ion . I uel	Similon Only						
No Component	99%								

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG

Address : 221-25 56TH AVENUE

 Borough
 : QUEENS
 Agency's Number
 : 2-27002

 Program / Asset #
 : CUN0006.020 / 2647
 Yr Built/Renovated
 : 1963 / 1974

Area Sq Ft : 30,632 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 14-Oct-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,Ph

Block : 7490 Lot : 2 BIN : 4439432

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$930,600	\$248,600
Interior Architecture	\$84,200	
Electrical	\$60,300	\$216,300
Mechanical		\$955,900
Total	\$1,075,200	\$1,420,800
Importance Code A	\$930,600	\$248,600
Importance Code B	\$144,600	\$1,172,200
Total	\$1,075,200	\$1,420,800

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$51,600	\$7,800		
Interior Architecture	\$5,700		\$5,100	
Electrical	\$3,400	\$63,000	\$3,600	\$3,000
Mechanical	\$18,900	\$2,900	\$5,800	\$2,900
Total	\$79,500	\$73,600	\$14,400	\$5,900
Importance Code A	\$59,400	\$8,200	\$400	
Importance Code B	\$18,600	\$65,500	\$14,100	\$5,900
Importance Code C	\$1,500			
Total	\$79,500	\$73,600	\$14,400	\$5,900



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2647

rchitecture	Current	Repair	Future Replacement			Maintenance	
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls							
Cast in Place Concrete	5%		LIFE	* *	5	\$12,000	
Masonry: Brick	20% Now	\$77,400	LIFE	* *	5	\$9,600	
	Diagonal Cracks, Ex		rea Affect	ed : 5%			
	Location: Corners			100 1 250/			
	Joint Mortar Miss/El Location : South Fo		ate, Area	Affectea : 25%			
	Misaligned/Bulging,		Arag Aff	acted : 10%			
	Location : South F		Агеи Ајј	естей . 10/0			
Massauru Eiglidetens		icuuc	LIEE	* *		¢5 400	
Masonry: Fieldstone Metal/Glass Curt Wall	15% 55%		LIFE LIFE	* *	5 5	\$5,400 \$49,600	
Metal Panel	5% 5%		2052	* *	5-10	\$16,500	
Windows	370		2032		3-10	\$10,500	
Aluminum	95% Now	\$675,700	2057	* *	5	\$7,300	
Trummum	Deteriorated Finish,			ected : 50%	3	Ψ1,500	
	Location : Through						
	Hardware Missing, E		Area Affe	cted : 50%			
	Location : Through		55				
Metal Louvers	5%		2041	* *	10	\$4,800	
Parapets							
Masonry: Brick	50% Now	\$29,700	LIFE	* *	5	\$2,400	
	Broken/Missing Elen		erate, Are	ea Affected : 10%			
	Location: Southean		1.00	1 100/			
	Vertical Cracks, Exte		a Affectea	t : 10%			
	Location : Southwe	est Corner					
Metal/Glass Curt Wall	35%	Ф1 000	2052	* *	5	\$6,500	
Metal Panel	10% 2-4	\$1,900	2052	**	5	\$900	
	Caulking Deteriorate Location: Roof An		ite, Area 2	Ајјества : 10%			
M + 1D '1		a r eninouse	20.45	* *	7.10	£4.200	
Metal Rail	5%		2045	* *	5-10	\$4,300	
Roof Madified Pitumen	60% Now	\$12,000	2032	¢190.400			
Modified Bitumen	Reflective Surface, E	\$18,900		\$189,400			
	Location : Main Ro		1164 115560	ieu . 7570			
	Water Penetration, E		rea Affec	eted · 5%			
	Location : In Front						
Single Ply Membrane	10%		2032	\$59,200	10	\$3,000	
Single Ply Membrane	30% Now	\$177,500	2042	**	10	Ψ5,000	
Single 1 ly ividinarane	Adhesion Failure, Ex			: 50%			
	Location: Penthou		33 - 22230				
	Not Insulated, Exten	t : Moderate, Area .	Affected :	100%			
	Location : Penthou						
	Water Penetration, E	xtent : Moderate, A	lrea Affec	eted : 10%			
	Location: Penthou	se					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2647

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Soffits								
Cast in Place Concrete		Now	\$1,000	LIFE	* *	5	\$400	
		-	ents, Extent : Seve					
			oncrete Stair At Re	-	-			
	~	-	ent, Extent : Severe,	Area Aff	fected: 15%			
			oncrete Stair					
Stucco Cement	80%			2045	* *	5	\$900	
			: Light, Area Affec	ted : 10%	6			
	Location	i : Front En	trance					
nterior								
Floors	-0/			•••	440.500		<b></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	
Interior Walls Ceramic Tile	3%			2041	* *	5	\$3,000	
Concrete Masonry Unit	80%			LIFE	* *	5	\$3,000	
Gypsum Board	10%			LIFE	* *	5	\$6,000	
Metal Panel	2%			LIFE	* *	3	\$0,000	
SGFT/Glazed Masonry	5%			LIFE	* *			
Ceilings	370			DII L				
AcousTileSusp.Lay-In	30%	4+	\$4,200	2045	* *	5	\$6,500	
riceas riiesasp. Lay iii			ents, Extent : Light		fected : 2%	5	φο,σου	
		ı : Through			,			
Exposed Struc: Concrete				LIFE	* *	5	\$4,100	
Metal Panel		Now	\$84,200	LIFE	* *	5	\$5,400	
ivicual i difei			ts, Extent : Modera		Affected : 25%	5	ψ5,100	
		i : Basemen		,	33			
	Deteriora	ted Finish,	Extent : Moderate,	Area Affe	ected : 50%			
			t Corridor					
Site Pavements								
On-Site Walkways								
Asphalt	20%			2041	* *			
Cast in Place Concrete	40%			2045	* *			
Pavers/Stone	40%			2041	* *			
Parking/Driveway								
Asphalt	100%			2035				

Electrical	Current Repair			Futu	re Replacement	M		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Under 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2647

Electrical	Current Repair	Futu	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2062	* *	5	\$800	
	Other Observation, Extent : N/A, Area	Affected :	100%			
	Location : Electrical Room					
	Explanation : Main Service Disconne	ect Switch	Rated At 2,000 Am	peres.		
Switchgear / Switchboard	1000/	2050	* *	-	<b>#000</b>	
Molded Case Bkrs	100%	2058		5	\$800	
	Other Observation, Extent : N/A, Area Location : Electrical Room	Ајјестеа :	100%			
Raceway	Explanation: Two Vertical Sections					
Conduit	98%	2032	\$58,600	1		
Conduit	2%	2058	**	1		
Panelboards	270	2030		-		
Fused Disc Sw	10%	2031	\$9,700	5	\$100	
Molded Case Bkrs	90%	2031	\$87,700	5	\$700	
Wiring			401,100		4,00	
Braided Cloth	80% 2-4 \$60,300	2057	* *	1		
	Insulation Aged, Extent : Moderate, Ar	ea Affecte	ed : 100%			
	Location: Throughout The Building					
Thermoplastic	18%	2032	\$13,600	1		
Thermoplastic	2%	2058	* *	1		
Motor Controllers						
Locally Mounted	100%	2030	\$70,000	5	\$200	
Ground						
Grounding Devices						
Not Accessible	100%					
Stand-by Power						
Transfer Switches						
Automatic	100%	2049	* *	1	\$9,400	
Generators						
Diesel	100%	2045	**	1	\$11,900	
	Other Observation, Extent: N/A, Area	Affected :	100%			
	Location: Generator Room	D . 1.4.	105 W.1			
D-44:	Explanation : Emergency Generator	Kated At	123 Kilowatts			
Batteries Nickel Cadmium	100%	2027	\$2,400	5	\$6,800	
Fuel Storage						
Main Tank	100%	2067	* *	5		
	Other Observation, Extent : N/A, Area	Affected :	100%			
	Location : Outside					
Lighting	Explanation : 480 Gallons Rated Cap	pacity				

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2647

Electrical	Curren	t Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting							
Interior Lighting							
Fluorescent	90%		2037	* *	10	\$25,300	
		Extent: N/A, Area A	lffected :	100%			
		ghout The Building					
	Explanation: T-8	Lamps					
Fluorescent	2%		2037	* *	10	\$600	
	Other Observation,	Extent: N/A, Area A	Iffected :	100%			
	Location : Hallwo	ays					
	Explanation : Con	npact Fluorescent Li	ights				
LED	8%		2040	* *			
	Other Observation,	Extent: N/A, Area A	Iffected :	100%			
	Location: Hallwo	ays, Staircases					
	Explanation : LE	D Lights					
Egress Lighting							
Emergency, Service	50%		2037	* *	1		
Exit, Service	50%		2037	* *	1		
Exterior Lighting							
HID	20%		2027	\$27,900	10		
No Component	80%						
Alarm							
Security System							
No Component	70%						
Generic	30%		2037	**	1	\$3,400	
		Extent: N/A, Area A		100%			
		ays And Outside Peri					
<del></del>	Explanation : CC	TV Surveillance Can	neras				
Fire/Smoke Detection	<b>7</b> 00/						
No Component	70%		• • • •			<b></b> .	
Generic, Analog	30%		2037	**	1-3	\$5,700	
		Extent: N/A, Area A		100%			
		ays, Toilets, Basemen			G: 1	T. I. 4 I	
	-	nual Pull Stations, A	tarm Bell	s, Smoke Detector	rs, Strobe	Lights And	
	Horns						

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source				
HTHW/HW	100%	2042 **	1	
	Other Observation, Extent: N/A, Area A	Iffected : 100%		
	Location : Throughout			
	Explanation : High Temperature Wate	r From Adjacent Building K	Kennedy Hall Gymnasium	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2647

Mechanical	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment HTHW/HW Exchanger	100% 0-2	\$7,900	2047	* *	2	\$1,500	
HIHW/HW Exchanger	Corroded, Extent : M	· ·			2	\$1,500	
	Location : Basemen						
	Leak Evident, Extent	: Severe, Area Affe	cted : 109	%			
	Location : Equipme						
	Other Observation, I	Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Equipme						
	Explanation: Obse	oleted Unit On Exte	nded Life	Time.			
Distribution	0.50/		20.42	* *			
Steam Piping/Pump	95% 5% 0-2	¢7.200	2042 2062	* *			
Steam Piping/Pump	5% 0-2 Corroded, Extent : M	\$7,200 Toderate Area Affec					
	Location : And Lea	**		o .			
	Obsolete Equipment,			ected : 100%			
	Location : Vacuum						
Terminal Devices							
Convector/Radiator	75%		2037	* *	1	\$7,400	
Fan Coil Unit/Heat	25%		2032	\$185,400	1	\$2,500	
Air Conditioning							
Energy Source	1000/		20.42	* *	1		
District Chilled Water	100% Other Observation, I	Extant: N/A Amag A	2042		1		
	Location: Through		ујестеи .	10070			
	Explanation : Chill		acent Me	dical Arts Buildins	?		
Distribution		<u> </u>			,		
CW & CHW Wtr	100%		2042	* *	4	\$2,300	
Pipe/Pump							
	Other Observation, I		lffected :	100%			
	Location : Basemen		4 . D .I	7.			
Terminal Devices	Explanation : Supp	lied From Medical	Arts Buil	ding			
Air Handler/Cool/Ht	100%		2032	\$580,500	1	\$18,900	
Ventilation	10070		2032	\$300,300	1	\$10,700	
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$17,100	
Exhaust Fans							
Interior	80%		2032	\$106,100	2	\$800	
No Component	20%						
Plumbing							
H/C Water Piping	100%		2042	* *	1		
Brass/Copper HW Heat Exchanger	10070		∠04∠		1		
HW Heat Exchanger HTHW/HW	100%		2032	\$83,900			
Sanitary Piping	100/0		2032	ψ03,700			
Cast Iron	100%		LIFE	* *	1		
	200,0				-		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## CITY UNIVERSITY OF NEW YORK - 042 QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG

Asset #: 2647

Mechanical	Current Re	epair Fu	ture Replacement	М	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost Yea FY		Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIF	E **	1		
Backflow Preventer						
Not Accessible	100%					
Fixtures						
Generic	100%					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY W

Address : 226-11 56TH AVENUE

Borough : QUEENS Agency's Number : Y1-270Y1
Program / Asset # : CUN0006.Y10 / 2088 Yr Built/Renovated : 1967 / 1995

Area Sq Ft : 10,540 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 22-Oct-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 7490 Lot : 2 BIN : 4458074

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$207,600	
Electrical		\$103,400
Site Pavements	\$293,000	\$5,859,400
Total	\$500,600	\$5,962,800
Importance Code A	\$207,600	
Importance Code B		\$103,400
Importance Code C	\$293,000	\$5,859,400
Total	\$500,600	\$5,962,800

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$34,800		\$27,300	
Interior Architecture	\$1,100		\$46,900	
Electrical	\$800	\$35,900	\$700	\$700
Mechanical	\$30,400	\$32,800	\$1,300	\$2,000
Site Pavements	\$17,200			
Total	\$84,200	\$68,600	\$76,200	\$2,600
Importance Code A	\$34,800		\$27,300	
Importance Code B	\$31,600	\$68,600	\$48,900	\$2,600
Importance Code C	\$17,900			
Total	\$84,200	\$68,600	\$76,200	\$2,600



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## CITY UNIVERSITY OF NEW YORK - 042 QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY W

Asset #: 2088

Architecture	Current Repai	r Futur	Future Replacement Maintenance			
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior						
Exterior Walls						
Cast in Place Concrete	5%	LIFE	* *	5	\$4,500	
Masonry: Brick	10% 2-4	\$7,300 LIFE	**	5	\$1,800	
	Cracking/Crumbling, Exter		fected: 10%			
	Location: Asap Front Ar		. 1 150/			
	Joint Mortar Miss/Erod, E. Location: Throughout	xieni : Ligni, Area Ajje	ectea : 15%			
36 . 15 . 1		<b>#10.000 20.50</b>	* *		Ф27.200	
Metal Panel	80% Now	\$18,800 2052		5	\$27,200	
	Broken/Missing Elements, Location: East Facade	Extent : Moderate, Arc	ea Affected : 1%			
	Deteriorated Finish, Exten	t Madauata Auga Aff	Control . 100/			
	Location: Throughout	i . Moderate, Area Ajj	естей . 10/0			
Metal Coiling Doors	5%	2045	* *	5	\$2,800	
Windows	370	2043			\$2,800	
Aluminum	100% Now	\$8,700 2040	* *	5	\$900	
1 Hummun	Air Infiltration, Extent : M		: 50%	5	Ψ, σσ	
	Location : Asap Office					
	Caulking Deteriorated, Ex	tent : Moderate, Area .	Affected : 50%			
	Location : Asap Office					
Roof						
Roll Roofing	100%	2028	\$207,600	5	\$54,600	
Interior						
Floors			***		***	
Carpet	50%	2031	\$137,400	3	\$11,900	
Carpet	15%	2028	\$41,200	3	\$3,600	
Ceramic Tile	5%	2041	* *	5	\$800	
Vinyl Tile Wood	25% 5%	2037 2060	* *	3 5	\$1,500	
wood	Other Observation, Extent			3	\$1,500	
	Location : Bookstore	. IVA, Area Ajjeciea .	10/0			
	Explanation : Engineered	l Wood Floor				
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	1000					
Aluminum Picket	100%	2052	* *			
Site Pavements						
Public Sidewalk	1000/	2045	* *			
Cast in Place Concrete	100%	2045	-u w			
On-Site Walkways	1000/ 2.4	\$17,200 2027	* *			
Cast in Place Concrete	100% 2-4 Cracking/Crumbling, Exte	\$17,200 2037				
	Location: Ramps, Walks		10/0			
N . 411	actes are in surrent dellars and a		16			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2088

Architecture	Current	Repair	Futu	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Site Pavements

Parking/Driveway

Asphalt 100% 4+ \$293,000 2035 \$5,859,400

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 R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2032	\$3,700	5		
	Other Observation, Ex	tent : N/A, Area Aff	ected :	100%			
	Location : Electrical	Room					
	Explanation : Main S	Service Disconnect	Switch	Rated At 400 Amp	eres.		
Switchgear / Switchboard							
Fused Disc Sw	100%		2032	\$42,300	5		
Raceway							
Conduit	100%		2032	\$36,000	1		
Panelboards							
Fused Disc Sw	10%		2031	\$1,900	5		
Molded Case Bkrs	90%		2031	\$17,500	5	\$300	
Wiring							
Thermoplastic	100%		2032	\$32,500	1		
Ground							
Grounding Devices							
Not Accessible	100%						
Lighting							
Interior Lighting							
Fluorescent	90%		2032	\$103,400	10	\$8,700	
	Other Observation, Ex	tent : N/A, Area Aff	ected :	100%			
	Location : Througho	ut The Building					
	Explanation: T-8 La	mps					
LED	10%		2037	* *			
Egress Lighting							
Emergency, Battery	50%		2032	\$8,600	10	\$1,300	
Exit, Service	50%		2032	\$1,700	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2088

Electrical	Current Repair	Future Rep	olacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Esti FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Exterior Lighting						
Fluorescent	10%	2027	\$4,100	10	\$100	
	Other Observation, Extent: N/A,	Area Affected: 100%	ó			
	Location: Door Entrance					
	Explanation: Compact Fluores	scent Lights				
Fluorescent	10%	2027	\$4,100	10	\$100	
	Other Observation, Extent: N/A,	Area Affected: 100%				
	Location: Front Of The Building					
	Explanation : T-8 Lamps					
No Component	80%					
Alarm						
Security System						
No Component	80%					
Generic	20%	2037	* *	1	\$800	
	Other Observation, Extent: N/A,	Area Affected: 100%	ó			
	Location: Hallways And Outsi	de Perimeter				
	Explanation : CCTV Surveillan	ce Cameras				
Fire/Smoke Detection						
Generic, Analog	100%	2027	\$26,600	1-3	\$6,500	
, 8	Other Observation, Extent: N/A,	Area Affected : 100%	-			
	Location : Throughout The Bui					
	Explanation : Manual Pull Stat	0				

Mechanical	Current Repair	Future Replacement	nt	Ma	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated C FY	Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Natural Gas	100%	2042	* *	1		
Conversion Equipment						
Not Accessible	100%					
	Other Observation, Extent: N/A, Area A	Iffected : 0%				
	Location : In The Ceiling					
	Explanation: 2 Furnace Units Built In	nto The Air Handlers				
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$5,900	
Air Conditioning						
Energy Source						
Electricity	100%	2040	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2088

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Conversion Equipment Reciprocating Compr/Chiller	100%		\$30,400	2042	* *	1	\$4,400	
4			: Moderate, Area A Refrigerant	ffected :	10%			
	On Extended Life, Extent : Moderate, Area Affected : 100% Location : On Side Of The Building R-22 Refrigerant, Extent : Light, Area Affected : 100%							
j	-	-	tent : Light, Area Aj On Side Of The Bui	-	100%			
Terminal Devices								
Not Accessible			Extent : N/A, Area Ą	ffected :	0%			
		_	Handler Units With	h Ruilt Is	n Gas Furnaces			
Heat Rejection	Explaina	2 1111	Tianater Chills With	i Built II	i dus i innuces			
Air Cooled Condenser Unit	100%			2027	\$29,800	2	\$7,300	
•	Location	n : Side Of	Extent : N/A, Area A The Building	-				
	Explana	tion : 2 Uni	its. R-22 Is Used As	Refrige	rant			
Ventilation Exhaust Fans								
Roof	5%			2027	\$1,000	2		
No Component	95%			2021	Ψ1,000	2		
Plumbing								_
H/C Water Piping								
Brass/Copper	100%	1		2042	* *	1		
Water Heater With Tanks Not Accessible	100%							
Sanitary Piping								
Cast Iron	100%	ı		LIFE	* *	1		
Fixtures Generic	100%	ı						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Y2

Address : 222-09 56TH AVENUE

Borough : QUEENS Agency's Number : Y2-270Y2
Program / Asset # : CUN0006.Y20 / 2089 Yr Built/Renovated : 1967 /

Area Sq Ft : 12,840 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 22-Oct-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 7490 Lot : 2 BIN : 4439437

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$290,000	
Interior Architecture		\$427,000
Electrical		\$140,000
Total	\$290,000	\$567,000
Importance Code A	\$290,000	
Importance Code B	·	\$567,000
Total	\$290,000	\$567,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$43,100			
Interior Architecture	\$19,900	\$1,000		\$1,800
Electrical	\$400	\$16,000	\$300	\$300
Mechanical	\$1,100	\$24,200	\$2,100	\$1,100
Site Pavements	\$6,900			
Total	\$71,400	\$41,200	\$2,400	\$3,200
Importance Code A	\$43,100			
Importance Code B	\$21,500	\$41,200	\$2,400	\$3,200
Importance Code C	\$6,900			
Total	\$71,400	\$41,200	\$2,400	\$3,200



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2089

	Current Repair Future Replacement			М				
ystem Component Type		ail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Exterior Walls	0.50/	2.4	¢22.200	20.42	* *	-	£22.200	
Metal Panel	95%	2-4	\$22,300	2042		5	\$32,300	
		-	xtent : Moderate, A	irea Ajje	ctea : 15%			
	Location:	_	ъuse tent : Light, Area 1	Affordad .	. 100/			
	-		iem . Ligni, Area 1 South Facade	нујестеи .	. 10/0			
			Souin Facaae Extent : Moderate,	Araa Afi	factad : 25%			
	Location:			Агеи Ајј	ectea . 2570			
		_	: Light, Area Affec	ted · 200	2/2			
	Location:			ieu . 207	· 0			
Metal Coiling Doors	5%			2045	* *	5	\$2,800	
Windows				20.0			Ψ2,000	
Steel	100%	Now	\$82,400	2057	* *	5	\$11,700	
	Deteriorated	l Finish,	Extent : Moderate,	Area Aff	fected : 50%			
	Location:	Through	out					
	Glazing Bro	ken/Crac	ked, Extent : Mode	rate, Are	ea Affected : 5%			
	Location:	Through	out					
			Extent: Moderate	e, Area Aj	ffected : 100%			
	Location:	_						
			xtent : Moderate, A	rea Affe	cted : 15%			
	Location:	_						
			g, Extent : Modera	te, Area 2	Affected : 100%			
D 6	Location:	Inrough	Out					
Roof		<b>3</b> .T	Φ20,000		<b>#207</b> (00	5	\$27,300	
	100%		V 711 V 1111	2028	V/11/6111	.)		
Roll Roofing	100% Water Penet		\$20,800 stent : Moderate A	2028 rea Affe	\$207,600 cted : 20%	•	\$27,300	
	Water Penet	ration, E	xtent : Moderate, A		·		\$27,300	
Roll Roofing		ration, E	xtent : Moderate, A		·		\$27,300	
Roll Roofing	Water Penet	ration, E	xtent : Moderate, A		·		\$27,300	
Roll Roofing	Water Penet	ration, E	xtent : Moderate, A		·	5	\$1,700	
Roll Roofing  terior Floors Cast in Place Concrete Mosaic Tile	Water Penet. Location: 5% 5%	ration, E	stent : Moderate, A ide	LIFE 2037	**		\$1,700 \$2,000	
Roll Roofing  terior Floors Cast in Place Concrete	Water Penet. Location:  5% 5% 85%	ration, Ex Testing S 4+	stent : Moderate, A ide \$7,300	LIFE 2037 2032	* * * * * * * * * * * * * * * * * * *	5	\$1,700	
Roll Roofing  terior Floors Cast in Place Concrete Mosaic Tile	Water Penet. Location:  5% 5% 85% Cracking/Cr	ration, Ex Testing S 4+ cumbling,	stent : Moderate, A ide \$7,300 Extent : Light, Are	LIFE 2037 2032	* * * * * * * * * * * * * * * * * * *	5 5	\$1,700 \$2,000	
Roll Roofing  terior Floors Cast in Place Concrete Mosaic Tile Vinyl Tile	Water Penet. Location:  5% 5% 85% Cracking/Cr	ration, Ex Testing S 4+ cumbling,	stent : Moderate, A ide \$7,300 Extent : Light, Are	LIFE 2037 2032 ea Affecte	* * * * \$364,900 ed : 5%	5 5	\$1,700 \$2,000 \$5,100	
Roll Roofing  terior Floors Cast in Place Concrete Mosaic Tile Vinyl Tile  Vinyl Tile 9" X 9"	Water Penet. Location:  5% 5% 85% Cracking/Cr	ration, Ex Testing S 4+ cumbling,	stent : Moderate, A ide \$7,300 Extent : Light, Are	LIFE 2037 2032	* * * * * * * * * * * * * * * * * * *	5 5	\$1,700 \$2,000	
Roll Roofing  terior Floors Cast in Place Concrete Mosaic Tile Vinyl Tile  Vinyl Tile 9" X 9"  Interior Walls	Water Penet. Location:  5% 5% 85% Cracking/Cr Location: 5%	ration, Ex Testing S 4+ cumbling,	stent : Moderate, A ide \$7,300 Extent : Light, Are	LIFE 2037 2032 ea Affecte	** ** \$364,900 ed:5%	5 5 3	\$1,700 \$2,000 \$5,100	
Roll Roofing  terior Floors Cast in Place Concrete Mosaic Tile Vinyl Tile  Vinyl Tile 9" X 9"  Interior Walls Concrete Masonry Unit	Water Penet. Location:  5% 5% 85% Cracking/Cr Location: 5% 35%	ration, Ex Testing S 4+ cumbling,	stent : Moderate, A ide \$7,300 Extent : Light, Are	LIFE 2037 2032 2032 LIFE	* * * * \$364,900 ed : 5%	5 5 3	\$1,700 \$2,000 \$5,100	
Roll Roofing  terior Floors Cast in Place Concrete Mosaic Tile Vinyl Tile  Vinyl Tile 9" X 9"  Interior Walls Concrete Masonry Unit Metal Panel	Water Penet. Location:  5% 5% 85% Cracking/Cr Location: 5%	ration, Ex Testing S 4+ cumbling,	stent : Moderate, A ide \$7,300 Extent : Light, Are	LIFE 2037 2032 ea Affecte	**  **  \$364,900  ed: 5%  \$62,100  **	5 5 3	\$1,700 \$2,000 \$5,100	
Roll Roofing  terior Floors Cast in Place Concrete Mosaic Tile Vinyl Tile Vinyl Tile  Vinyl Tile 9" X 9"  Interior Walls Concrete Masonry Unit Metal Panel Ceilings	Water Penet. Location:  5% 5% 85% Cracking/Cr Location: 5% 35% 65%	ration, Ex Testing S 4+ rumbling, Through	stent : Moderate, A ide \$7,300 Extent : Light, Are	LIFE 2037 2032 LIFE LIFE	**  **  \$364,900  ed: 5%  \$62,100  **	5 5 3 3	\$1,700 \$2,000 \$5,100 \$400 \$3,700	
Roll Roofing  terior Floors Cast in Place Concrete Mosaic Tile Vinyl Tile  Vinyl Tile 9" X 9"  Interior Walls Concrete Masonry Unit Metal Panel	Water Penet. Location:  5% 5% 85% Cracking/Cr Location: 5%  35% 65%	ration, Ex Testing S 4+ rumbling, Througho	\$7,300 Extent: Light, Areout	LIFE 2037 2032 LIFE LIFE 2037	**  \$364,900  **  \$62,100  **  **	5 5 3	\$1,700 \$2,000 \$5,100	
Roll Roofing  terior Floors Cast in Place Concrete Mosaic Tile Vinyl Tile Vinyl Tile  Vinyl Tile 9" X 9"  Interior Walls Concrete Masonry Unit Metal Panel Ceilings	Water Penet. Location:  5% 5% 85% Cracking/Cr Location: 5%  35% 65%	Testing S  4+  rumbling, Througher  0-2  ing Elem	stent : Moderate, A ide \$7,300 Extent : Light, Are	LIFE 2037 2032 LIFE LIFE 2037	**  \$364,900  **  \$62,100  **  **	5 5 3 3	\$1,700 \$2,000 \$5,100 \$400 \$3,700	
Roll Roofing  terior Floors Cast in Place Concrete Mosaic Tile Vinyl Tile Vinyl Tile  Vinyl Tile 9" X 9"  Interior Walls Concrete Masonry Unit Metal Panel Ceilings	Water Penet. Location:  5% 5% 85% Cracking/Cr Location: 5%  35% 65%  100% Broken/Miss Location:	tation, Extraction, Extraction	\$7,300 Extent: Light, Areout \$12,500 ents, Extent: Light	LIFE 2037 2032 LIFE LIFE 2037 t, Area A	**  \$364,900  ed: 5%  \$62,100  **  **  ffected: 3%	5 5 3 3	\$1,700 \$2,000 \$5,100 \$400 \$3,700	
Roll Roofing  terior Floors Cast in Place Concrete Mosaic Tile Vinyl Tile  Vinyl Tile 9" X 9"  Interior Walls Concrete Masonry Unit Metal Panel Ceilings	Water Penet. Location:  5% 5% 5% 85% Cracking/Cr Location: 5%  35% 65%  100% Broken/Miss Location: Staining/Dis	4+ rumbling, Throught  0-2 ing Elem Various coloring,	\$7,300 Extent: Light, Areout \$12,500 ents, Extent: Light	LIFE 2037 2032 LIFE LIFE 2037 t, Area A	**  **  \$364,900  ed: 5%  \$62,100  **  **  ffected: 3%  ffected: 10%	5 5 3 3	\$1,700 \$2,000 \$5,100 \$400 \$3,700	
Roll Roofing  terior Floors Cast in Place Concrete Mosaic Tile Vinyl Tile Vinyl Tile  Vinyl Tile 9" X 9"  Interior Walls Concrete Masonry Unit Metal Panel Ceilings	Water Penet. Location:  5% 5% 85% Cracking/Cr Location: 5%  35% 65%  100% Broken/Miss Location: Staining/Dis Location:	Testing S  4+ rumbling, Throught  0-2 ing Elem Various coloring, Throught	\$7,300 Extent: Light, Areout \$12,500 ents, Extent: Light	LIFE 2037 2032 LIFE LIFE 2037 , Area A d d Testing	**  **  \$364,900  ed: 5%  \$62,100  **  **  ffected: 3%  ffected: 10%	5 5 3 3	\$1,700 \$2,000 \$5,100 \$400 \$3,700	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2089

Architecture		<b>Current F</b>	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2067	* *			
Retaining Walls								
Cast in Place Concrete	100%			2052	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$6,900	2037	* *			
	Cracking/C	Crumbling,	Extent: Moderate	, Area A <u>j</u>	ffected : 10%			
	Location	: Walkway	rs.					

Electrical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Switchgear / Switchboard						
Fused Disc Sw	100%	2032	\$42,300	5	\$100	
	Other Observation, Extent: N/A, A	rea Affected :	100%			
	Location: Electrical Room					
	Explanation : Main Service Disco	onnect Switch	In The Switchboar	d		
Raceway						
Conduit	100%	2032	\$36,000	1		
Panelboards						
Fused Disc Sw	10%	2031	\$1,900	5		
Molded Case Bkrs	70%	2031	\$13,600	5	\$200	
Molded Case Bkrs	20%	2040	* *	5	\$100	
Wiring					· · · · · · · · · · · · · · · · · · ·	
Thermoplastic	100%	2032	\$32,500	1		
Ground			•			
Grounding Devices						
Not Accessible	100%					
Lighting						
Interior Lighting						
Fluorescent	100%	2032	\$140,000	10	\$11,800	
	Other Observation, Extent: N/A, A	rea Affected :	100%			
	Location: Throughout The Build	ing				
	Explanation: T-8 Lamps					
Egress Lighting	^					
Emergency, Battery	50%	2032	\$10,500	10	\$1,600	
Exit, Service	50%	2032	\$2,100	1	. ,	
Exterior Lighting			+ , , , ,			
HID	10%	2027	\$5,900	10		
No Component	90%	2027	\$2,500	- 0		
Alarm						

Alarm

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2089

Electrical	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Estin	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Security System						
No Component	80%					
Generic	20%	2032	\$4,700	1	\$1,000	
	Other Observation, Extent:	N/A, Area Affected : 100%	Ó			
	Location : Hallways And C	Dutside				
	Explanation: CCTV Surve	illance Cameras				
Fire/Smoke Detection						
No Component	70%					
Generic, Analog	30%	2027	\$9,700	1-3	\$2,400	
	Other Observation, Extent:	Other Observation, Extent: N/A, Area Affected: 100%				
	Location: Hallways					
	Explanation : Alarm Bells	And Manual Pull Stations				

Mechanical	Current Repair	Future R	eplacement	М			
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Es FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
leating							
Energy Source							
Natural Gas	100%	2042	* *	1			
Conversion Equipment							
Not Accessible	100%						
	Other Observation, Extent : N/A, Are	a Affected : 0%					
	Location : In The Ceiling						
	Explanation: 2 Furnace Units Buil	t Into Ceiling H	landler Units				
Distribution							
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$7,200		
ir 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	* *				
5F33. 2333.	Other Observation, Extent : N/A, Are	a Affected : 100	0%				
	Location : Outside Of The Building	00					
	Explanation: 2 Units. R-410a						
Terminal Devices	,						
Fan Coil - 2 Pipe	50%	2037	* *	1	\$2,100		
Not Accessible	50%				, , , , ,		
·	Other Observation, Extent : N/A, Are	a Affected : 0%	1				
	Location : In The Ceiling						
	Explanation: 2 Ceiling Air Handle.	rs With Built In	Gas Furnaces				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## CITY UNIVERSITY OF NEW YORK - 042 QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Y2

Asset #: 2089

Mechanical	Current Re	pair	Future	Replacement	Ma		
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning							
Heat Rejection Air Cooled Condenser Unit	50%	2	2037	* *	2	\$4,500	
	Other Observation, Ex	tent : N/A, Area Affe	cted : 1	100%			
	Location : At Side Of	Building					
	Explanation: 3 Units	•					
Air Cooled Condenser Unit	50%	2	2040	* *	2	\$4,500	
	Other Observation, Ex	tent : N/A, Area Affe	cted : 1	100%			
	Location : At Side Of	Building					
	Explanation: 2 Units	•					
Ventilation							
Exhaust Fans							
Roof	5%	2	2037	* *	2		
No Component	95%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%	2	2042	* *	1		
Water Heater With Tanks							
Electric	100%	2	2027	\$23,100	4		
Sanitary Piping							
Cast Iron	100%	I	LIFE	* *	1		
Fixtures							
Generic	100%						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Z

Address : 220-09 56TH AVENUE

Borough : QUEENS Agency's Number : Z-2700Z
Program / Asset # : CUN0006.0Z0 / 2104 Yr Built/Renovated : 1965 / 2002

Area Sq Ft : 8,660 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 22-Oct-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 7490 Lot : 2 BIN : 4834375

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$160,100	
Interior Architecture		\$280,000
Electrical		\$94,400
Mechanical	\$142,100	\$117,000
Total	\$302,200	\$491,400
Importance Code A	\$160,100	
Importance Code B	\$142,100	\$491,400
Total	\$302,200	\$491,400

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$70,600		\$21,000	
Interior Architecture	\$22,500	\$1,100		\$1,300
Electrical	\$300	\$6,800	\$200	\$200
Mechanical	\$800	\$50,900	\$3,600	\$700
Site Pavements	\$2,300			
Total	\$96,500	\$58,900	\$24,800	\$2,200
Importance Code A	\$71,000	\$26,800	\$21,500	\$400
Importance Code B	\$23,100	\$32,200	\$3,400	\$1,800
Importance Code C	\$2,400			
Total	\$96,500	\$58,900	\$24,800	\$2,200



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2104

Architecture		Current Repair Future Replacement			М			
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Exterior Walls								
Cast in Place Concrete	-		\$2,800 Extent : Light, Are Building	LIFE ea Affecte	* * ed : 5%	5	\$4,800	
Metal Panel	Location	n/Rusting, E n : Base Of	\$22,600 Extent : Light, Area Building Extent : Moderate, A			5	\$32,700	
	-	n : At Buildi		геи Ајјес	леи . 20/0			
Metal Coiling Doors	5%	)		2045	* *	5	\$3,000	
Windows								
Steel	Air Infiltr Location Corrosion Location Glazing C Location Caulking	n : Through n/Rusting, E n : Through Clouded, Ex n : Through	xtent : Moderate, A out tent : Moderate, Ar out ed, Extent : Modera	Area Affe ea Affect	cted : 25% ed : 25%	5	\$6,300	
Roof Roll Roofing	100%			2028	\$160,100	5	\$42,100	
Soffits	10070	,		2020	\$100,100		ψτ2,100	
Metal Panel	Location Corrosion	lissing Elem n : Northeas 1/Rusting, E	\$900 nents, Extent : Seve st Corner Of Buildi extent : Light, Area st Corner Of Buildi	ng Affected		5	\$3,300	
terior								
Floors Mosaic Tile	5%			2045	* *	5	\$1,500	
Vinyl Tile	85% Cracking	4+	\$5,600 Extent : Light, Are	2032	\$280,000	3	\$3,900	
Wood	Location	servation, E n : Shadow	Extent : N/A, Area A Theatre ood Sheathing	2047 Iffected :	**	5	\$2,300	
Interior Walls	p.,							
Ceramic Tile	1%	)		2041	* *	5	\$200	
Concrete Masonry Unit	15%	)		LIFE	* *	5	\$1,200	
Gypsum Board Metal Panel	49% 10%			LIFE LIFE	* *	5	\$5,700	
Micial Lanci								

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2104

Architecture	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Yea FY		Cycle (Yrs)	Estimated Cost	Priority
Interior						
Ceilings	0.50/	Φ1 6 000 <b>2</b> 02	7 **	_	<b>45.2</b> 00	
AcousTileSusp.Lay-In	85% 4+ Cracking/Crumbling, Ext Location: Throughout	\$16,900 203 tent : Moderate, Area	/	5	\$5,200	
	Staining/Discoloring, Ext Location : Throughout	tent : Moderate, Area	Affected : 10%			
Exposed Struc: Steel	10%	LIF	E **			
Gypsum Board	5%	LIF	E **	5	\$800	
Site Enclosure Fence/Gates						
Exposed Struc: Steel	100%	LIF	E **			
	Other Observation, Exter Location : Walkway Gu		l : 100%			
	Explanation: Pipe Rail	!				
Site Pavements On-Site Walkways						
Asphalt	55% Now Cracking/Crumbling, Ext Location: Various Area		ected : 50%			
	Ponding, Extent : Modero Location : Rear Area		-			
	Sinking/Subsiding, Exten Location : Rear Area	t : Moderate, Area Af	fected : 10%			
Cast in Place Concrete	45%	204	5 **			
Parking/Driveway Asphalt	100%	204	1 **			

Electrical	Current Rep	air Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2032	\$3,700	5		
	Other Observation, Exter	nt : N/A, Area Affected	: 100%			
	Location: Electrical Re	oom				
	Explanation: Main Ser	vice Disconnect Switch	n Rated At 400 Amp	eres.		
Switchgear / Switchboard						
Fused Disc Sw	100%	2032	\$42,300	5		
Raceway						
Conduit	100%	2032	\$36,000	1		
Panelboards						
Fused Disc Sw	10%	2048	* *	5		
Molded Case Bkrs	30%	2040	* *	5	\$100	
Molded Case Bkrs	60%	2031	\$11,700	5	\$100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2104

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts								
Wiring								
Thermoplastic	30%		2042	* *	1			
Thermoplastic	70%		2032	\$22,800	1			
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%		2032	\$94,400	10	\$7,900		
		Other Observation, Extent: N/A, Area Affected: 100%						
	Location: Throughout The Building							
	Explanation : T-8	Lamps						
Egress Lighting								
Emergency, Battery	50%		2032	\$7,100	10	\$1,000		
Exit, Service	50%		2032	\$1,400	1			
Exterior Lighting								
HID	10%		2032	\$3,900	10			
No Component	90%							
Alarm								
Security System								
No Component	80%							
Generic	20%		2032	\$3,200	1	\$700		
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location : Outside Perimeter							
	Explanation : CC	TV Surveillance Can	ieras					
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%		2027	\$6,500	1-3	\$1,600		
		Extent: N/A, Area A	ffected :	100%				
	Location : Hallwo	•						
	Explanation : Ma	nual Pull Stations, A	larm Bell	S				

Mechanical	Current Repair	Future Replaceme	nt	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated C FY	Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Natural Gas	100%	2042	* *	1		
Conversion Equipment						
Furnace	100%	2027 \$26,3	300	1	\$4,300	
	Other Observation, Extent: N/A, Area A	Iffected : 100%				
	Location : Side Of The Building					
	Explanation: 3 Units Built Into Air Co	onditioning Package U	nit			
Air Conditioning						
Energy Source						
Electricity	100%	2040	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2104

Mechanical	Current Repair	Future	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%	2027	\$142,100	2	\$500			
	R-22 Refrigerant, Extent : L	ight, Area Affected : 10	00%					
	Location : Package Unit At Side Of The Building							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Side Of The Building							
	Explanation : 3 Package U	Inits With Built In Gas	Furnaces					
Distribution								
Ductwork/Diffusers	100%	LIFE	* *	2	\$11,300			
Ventilation								
Exhaust Fans								
Roof	5%	2027	\$800	2				
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	2042	* *	1				
Water Heater With Tanks								
Electric	100%	2027	\$23,100	4				
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location : In The Ceiling							
	Explanation: 1 Unit							
Sanitary Piping								
Cast Iron	100%	LIFE	* *	1				
Fixtures								
Generic	100%							
Fire Suppression Sprinkler								
Generic	100%	2032	\$117,000	1-2	\$2,400			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD

Address : NORTH SIDE (SHEEPSHEAD BAY)

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : CUN0003.010 / 13549 Yr Built/Renovated :

Linear Ft : 1,127 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 04-Dec-2020 Landmark Status : NONE

Areas Surveyed :

Block : 8760 Lot : 60 BIN :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	\$65,300	\$708,300
Total	\$65,300	\$708,300
Importance Code B	\$65,300	\$708,300
Total	\$65,300	\$708,300

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	\$15,800		\$100	
Total	\$15,800		\$100	
Importance Code A			\$100	
Importance Code B	\$15,800			
Importance Code C				
Total	\$15,800		\$100	



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

# CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD

Asset #: 13549

Bulkheads	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost   Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Revetment						
Stone	5%	LIFE	* *	5	\$300	
No Component	95%					
Sheet Piles						
Steel	55%	LIFE	* *			
	Corrosion, Extent : Moderate	**				
	Location : Primarily At Ou	ter Flanges And Knuckle	es Above Wale			
Not Accessible	45%					
Wales						
Steel	90%	LIFE	* *	5	\$23,900	
	Corrosion, Extent : Moderate Location : Entire Wale	e, Area Affected : 50%				
Not Accessible	10%					
Pile Caps						
Concrete	95%	LIFE	* *	5	\$3,200	
	Discolor & Bleeding, Extent Location : Efflorescence An			Of Pile C	Cap	
Steel	3%	2033	\$30,700	5	\$300	
No Component	2%		-			
Backfill						
Fill						
Not Accessible	100%					
Surface						
Concrete	48%	2041	* *	5	\$6,200	
	Cracking, Extent : Light, Are					
	Location : Isolated Location	ns Along Walkway				
Concrete	2% 4+	\$10,100 2047	* *	5	\$100	
	Settlement, Extent : Light, Ar	ea Affected : 50%				
	Location: Access Path At I	Oock Entrance				
Topsoil	46%	2030	\$50,900	5	\$2,400	
Topsoil	4% 4+	\$2,700 2032	\$4,400	5	\$100	
-	Settlement, Extent : Light, Ar	ea Affected : 20%				
	Location: 270 To 310 Feet	From West End And Iso	lated Location	S		
Deck Elements						
Railing						
Steel		\$65,300 2030	\$652,900			
	Corrosion, Extent : Moderate	**				
	Location : Isolated Post Co	nnections				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD

Address : EAST SIDE (JAMAICA BAY)

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : CUN0003.020 / 13550 Yr Built/Renovated :

Linear Ft : 1,895 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 04-Dec-2020 Landmark Status : NONE

Areas Surveyed :

Block : 8760 Lot : 60 BIN :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	\$452,900	\$768,300
Total	\$452,900	\$768,300
Importance Code A	\$305,400	
Importance Code B	\$147,500	\$768,300
Total	\$452,900	\$768,300

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	\$82,500	\$7,200		\$3,400
Total	\$82,500	\$7,200		\$3,400
Importance Code A	\$14,200			
Importance Code B	\$20,400	\$7,200		\$3,400
Importance Code C	\$47,900			
Total	\$82,500	\$7,200		\$3,400



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

# CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD

Asset #: 13550

Bulkheads	Current Repair	Future Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
tructural					
Gravity Wall					
Concrete	75%	LIFE **	5	\$5,700	
Concrete	10% 4+ \$111,5		5	\$800	
	Spalling, Extent: Moderate, Area A Location: Multiple Sections Alon Delamination Other Observation, Extent: Moder Location: Multiple Sections Alon Explanation: Cracking With Efflo	g Offshore Edge, Cracking Wit. ate, Area Affected : 20% g Offshore Edge	h Efflores	cence And	
No Commonant	15%	Tescence And Delamination			
No Component Revetment	1370				
Stone	80%	LIFE **	5	\$9,100	
Stone	5% 4+ \$47,9			\$600	
5.6.1.	Settlement, Extent : Light, Area Affe Location : 85 Foot Section, 106 F	ected : 50%			
No Component	15%				
Sheet Piles					
Steel	15% 4+ \$138,5 Corrosion, Extent : Moderate, Area Location : Splash Zone				
Steel	2% Now \$55,4 Corrosion, Extent: Severe, Area Af, Location: Holes In Sheeting 830,	fected : 10%		ind	
No Component	83%				
Pile Caps	0370				
Concrete	15% Cracking, Extent : Light, Area Affec Location : 785 To 1106 Feet From		5	\$900	
No Component	85%				
ackfill Fill					
Not Accessible	100%				
Surface		and the			
Asphalt	5% Cracking, Extent : Moderate, Area Location : 25 To 765 Feet And 11.	**	5	\$1,100	
Concrete	95% Cracking, Extent : Light, Area Affec	2041 ** cted : 5%	5	\$20,500	
	Location : Along Entire Length				
ender Piles					
Timber	15% Rotting/Splitting, Extent : Light, Ard Location : Top 1 Foot Of Fender .		4	\$6,800	
	85%				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

# CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD

Asset #: 13550

Bulkheads	Current R	epair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fender							
Wales and Chocks							
Timber	14%		2035	\$334,500	4	\$21,600	
	Rotting/Splitting, Exter Location : Along Fer	0 .	fected : 30	9%			
Timber	1% Now	\$9,600	2047	* *	4	\$1,000	
	Missing Part, Extent:	Severe, Area Affe	cted : 100	%			
	Location: 10 Foot S	ection Of Missing	Wales An	d Chocks			
No Component	85%						
Deck Elements							
Railing							
Concrete	15%		2033	\$65,100			
Concrete	85% 2-4	\$147,500	2033	\$368,800			
	Cracking, Extent: Mod	. 55					
	Location : Widesprea						
	Other Observation, Ex	tent : Light, Area	Affected :	100%			
	Location : Chains Be	etween Posts					
	Explanation : Corros	rion					
Electrical							
Lighting Fixture							
Sodium	100% 4+	\$1,300	2026	\$12,900			
	Other Observation, Ex	-	Affected :	15%			
	Location: 3 Of 4 Fix						
	Explanation : Handh	ole Covers Missir	ıg				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD

Address : SOUTH SIDE (ALTLANTIC OCEAN)

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : CUN0003.030 / 13551 Yr Built/Renovated :

Linear Ft : 1,535 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 04-Dec-2020 Landmark Status : NONE

Areas Surveyed :

Block : 8760 Lot : 60 BIN :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	\$264,000	\$299,800
Total	\$264,000	\$299,800
Importance Code A	\$117,400	
Importance Code B	\$146,600	\$299,800
Total	\$264,000	\$299,800

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	\$26,900			
Total	\$26,900			
Importance Code A	\$13,200			
Importance Code B	\$13,700			
Importance Code C				
Total	\$26,900			



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

# CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD

Asset #: 13551

Bulkheads	Current	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
ructural							
Gravity Wall		*			_	*	
Concrete	65% 4+	\$117,400	LIFE	* *	5	\$4,000	
	Cracking, Extent: M		cted : 10%	)			
	Location : At Top (		4-1.50/				
	Spalling, Extent : Mo Location : 250 Fee		rea : 5%				
		i From East Ena		ماد ماد		***	
Concrete	15%		LIFE	* *	5	\$900	
No Component	20%						
Revetment	7.50/		LIDE	* *	-	Φ. 6.00.0	
Stone	75%		LIFE	* *	5	\$6,900	
No Component	25%	F44 . N/A . A	(CC4-1.	1000/			
	Other Observation, I Location : West En		ijjeciea : .	100%			
	Explanation: No R						
ackfill	Explanation . No N	everment At Deach					
Fill							
Not Accessible	100%						
Surface	10070						
Asphalt	31%		2041	* *	5	\$5,400	
<u>F</u>	Cracking, Extent : M	loderate, Area Affec		ó	-	40,100	
	Location : Through						
Concrete	47%		2041	* *	5	\$8,200	
Concrete	8% 4+	\$6,900	2041	* *	5	\$700	
	Settlement, Extent : I	. ,		0%	-	4	
	Location : At Raili	**			om East I	End	
Topsoil	7%		2030	\$10,600	5	\$500	
No Component	7%		2050	Ψ10,000	J	Ψ	
eck Elements	,,,						
Railing							
Concrete	60% 4+	\$84,300	2033	\$210,900			
	Cracking, Extent : M	loderate, Area Affec	cted : 10%	, i			
	Location: Widespr	read At Concrete Po	osts				
	Other Observation, I	Extent : Moderate, 2	Area Affec	ted : 100%			
	Location: Chains	Between Posts And	One Isola	ted Disconnected	Chain		
	Explanation: Corr	rosion					
Steel	5% 4+	\$17,800	2030	\$44,500			
	Corrosion, Extent : I						
	Location : Bases O	f Posts From 500 T	o 570 Fee	t From East End			
Steel	5% 0-2	\$44,500	2032	\$44,500			
	Corrosion, Extent : S			. ,			
	Location : Offshore	e Face Of Railing F	From 730 T	To 800 Feet From	East End	d	
No Component	30%						
lectrical							

Electrical

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD

Asset #: 13551

Bulkheads		Current F	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Electrical

Lighting Fixture

Sodium 100% 4+ \$300 2026 \$12,900

Other Observation, Extent: Light, Area Affected: 5%

Location: 1 Of 4 Fixtures

Explanation: Missing Handhole Cover

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Aug-2024 CITY UNIVERSITY OF NEW YORK - FY 2025

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE MARINA AND BOAT LIFT
Address : NORTH SIDE OF PENNINSULA SHEEPSHEAD BAY ALONG SHORE BLVD

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : CUN0003.065 / 15280 Yr Built/Renovated :

Area Sq Ft : 5,439 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 09-Mar-2021 Landmark Status : NONE

Areas Surveyed :

Block : 8760 Lot : 60 BIN :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Marinas/Docks	\$85,700	\$467,300
Total	\$85,700	\$467,300
Importance Code A Importance Code C	\$85,700	\$255,900 \$211,400
Total	\$85,700	\$467,300

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Marinas/Docks	\$101,500	\$22,300	\$84,000	\$11,200
Total	\$101,500	\$22,300	\$84,000	\$11,200
Importance Code A	\$78,600	\$10,100	\$81,600	\$8,200
Importance Code B	\$16,200	\$4,900	\$1,200	\$1,400
Importance Code C	\$6,700	\$7,300	\$1,200	\$1,500
Total	\$101,500	\$22,300	\$84,000	\$11,200



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

# CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE MARINA AND BOAT LIFT

Asset #: 15280

arinas/Docks	Current Repair		Futur	e Replacement	Maintenance			
estem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
cess Walkways								
Deck	4007			2041	* *	_	<b>#1 100</b>	
Concrete	42%			2041	* *	5	\$1,100	
Not Accessible	58%							
Gangways Aluminum	50%			2052	* *	1-3	\$3,800	
Aummum			Extent : Light, Area		: 5%	1-3	\$5,000	
			Of Gangway To We					
		tion : Impa						
Aluminum	50%	Now	\$15,500	2062	* *	1-3	\$3,700	
	Missing C	omponents	, Extent : Severe, A	lrea Affec	eted : 100%			
	Location	ı : Gangwa	y To East Floats M	lissing				
Piles and Bracing								
Timber	50%			2052	* *	4-5	\$6,500	
			Extent : Light, Area	Affected	: 25%			
		ı : Tidal Zo						
		tion : Shell	Peeling					
Not Accessible	50%							
Fender Piles, Wales and Choo Timber	100%			2041	* *	3	\$2,600	
pating Docks								
Anchor Piles Steel	60%	4+	\$24.800	2058	* *	3-5	\$22.200	
Steel			\$24,800 Ioderate, Area Affa			3-3	\$23,200	
			ne And Tops Of Pi		<b>, 0</b>			
Not Accessible	40%		1 3					
Deck	1070							
Concrete	100%	4+	\$6,700	2041	* *	5	\$155,600	
	Spalling, I	Extent : Mo	derate, Area Affec	ted : 5%				
	Location	ı : At West 1	And East Floats D	ue To Gar	ngway Impact			
Fenders								
Rubber	35%			2030	\$61,500	1-2	\$7,000	
Rubber		Now	\$5,300	2032	\$26,400	1-2	\$2,700	
			re, Area Affected :		1 . 1 .			
		<del>-</del>	t To Every Pile Gu					
Timber	45%		4.00	2030	\$111,200	3	\$19,500	
Timber		Now	\$600	2032	\$12,400	3	\$2,200	
		olitting, Ext 1 : Isolated	ent : Severe, Area . Locations	<i>А</i> ЈЈЕСГЕЙ :	100%			
Floats/ Frames	. ندد د		<b>.</b>	• • • •			<b>+</b> =	
Steel		Now	\$85,700	2037	**	5	\$7,400	
			le Guide, Extent : ; ile Guides Broken ;		rea Affected : 1009	%		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

# CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE MARINA AND BOAT LIFT

Asset #: 15280

Marinas/Docks	Current Repair		Futu	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Floating Docks	•							
Mooring Piles								
Steel	100%			2052	* *	5-10	\$15,000	
			xtent : Moderate, .		ected : 50%			
			ne And Tops Of Pil	les				
	Explanai	tion : Corre	osion					
Launch/Haulout								
Fenders	2.52/			• • • •	44.	_	44.000	
Timber	95%		*	2030	\$12,300	3	\$13,000	
Timber	5%		\$600	2032	\$600	3	\$700	
			re, Area Affected : Broken Elements	100%				
Piles and Bracing								
Timber	100%			2052	* *	4	\$162,800	
Runway								
Concrete	100%			2052	* *	5	\$1,000	
Deck Elements								
Railing								
Steel	90%			2030	\$90,200			
	_	_	ent : Moderate, Ar h Platform And La		ed : 25%			
Steel	10%	2-4	\$6,000	2030	\$10,000			
			evere, Area Affecte					
	Location	: Primarii	y At Offsnore Ena	Oj Laune	ch And Isolated Are	eas		
Electrical								
Conduit	100/	3.7	Φ0.000	2020	Ф22 200			
PVC		Now	\$8,900	2030	\$22,200			
	Other Observation, Extent: Severe, Area Affected: 100%							
	Location: Between Approach Platform And West Dock, And At Launch							
		tion : Disco	onnected / Broken					
Not Accessible	90%							
Lighting Fixture								
Incandescent	100%	Now	\$6,600	2027	\$6,600			
	Other Obs	ervation, E	Extent : Severe, Are	a Affecte	d : 100%			
	Location	: 3 Broken	Fixtures					
	Explanai	tion : Broke	en					
Electrical/Mech.								
Power Supply/Bollards								
Plastic	100%	Now	\$24,500	2031	\$24,500			
	Other Obs	ervation, E	xtent : Severe, Are	a Affecte				
	Location	: 5 Missin	g And 5 Disconnec	ted				
	Explana	tion : Broke	en					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

10,000

4,300

3,100

### **CITY UNIVERSITY OF NEW YORK - 042**

#### **Project: CITY UNIVERSITY OF NEW YORK**

1858

2640

13608

QUEENSBOROUGH COMMUNITY COLLEGE TEMP

KINGSBOROUGH COMMUNITY COLLEGE SECURITY

BRONX COMMUNITY COLLEGE GUARD HOUSE #2

**VEHICLE STORAGE - TEMP 5** 

POST - R

CAPITAL		F	FY 2026 - 2029			FY 2030 - 2035		
Miscellaneous Buildings			395,500			388,700		
EXPENSE		FY 2026	FY 2027		FY 2028	FY 2029		
Miscellaneous Buildings		20,300	9,100		9,300	8,900		
ASSET#	NAME			SQFT	CAPITAL	EXPENSE		
1844	BRONX COMMUNITY CO CENTER	DLLEGE INFORMAT	250	19,400	5,300			
1845	BRONX COMMUNITY CO	60	0	3,100				
1846	BRONX COMMUNITY CO	300	23,300	6,400				
1847	BRONX COMMUNITY CO	NITY COLLEGE DROP-IN-CENTER			384,000	15,300		

2,624

1,130

60

249,900

107,600

0

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<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.