

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  
**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
<b>Total</b>	<b>\$52,800</b>	<b>\$1,341,900</b>
Importance Code A	\$52,800	\$52,400
Importance Code B		\$1,289,600
<b>Total</b>	<b>\$52,800</b>	<b>\$1,341,900</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture		\$900		\$5,600
Interior Architecture		\$28,800	\$900	
Electrical	\$2,300	\$2,500	\$2,700	\$2,300
Mechanical	\$4,500	\$3,400	\$6,600	\$30,000
Site Pavements	\$26,100			
<b>Total</b>	<b>\$32,900</b>	<b>\$35,600</b>	<b>\$10,200</b>	<b>\$37,900</b>
Importance Code A		\$900		\$5,600
Importance Code B	\$6,800	\$34,700	\$10,200	\$32,200
Importance Code C	\$26,100			
<b>Total</b>	<b>\$32,900</b>	<b>\$35,600</b>	<b>\$10,200</b>	<b>\$37,900</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	88%			LIFE	**	5	\$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		
Interior								
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								
Gypsum Board	45%			LIFE	**	5	\$6,700	
Masonry: Brick	15%			LIFE	**			
Plaster	20%			LIFE	**	5	\$1,500	
Wood	20%			LIFE	**	5	\$19,800	
Other Observation, Extent : Moderate, Area Affected : 60%								
Location : Main Theater								
Explanation : Wood 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	
Site Enclosure								
Fence/Gates								
Chain Link	75%			2054	**			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : South Side Of Building								
Explanation : Actual Material Is Metal Decorative Panel								
Iron Picket	25%			2069	**			
Site Pavements								

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

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

## Site Pavements

## On-Site Walkways

## Pavers/Stone

100% 2-4 \$26,100 2043 \* \*

*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : 1st Floor Entrance*

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

## Under 600 Volts

## Raceway

## Conduit

100% 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

## Fluorescent

5% 2034 \$12,700 10 \$1,100

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

## Fluorescent

15% 2034 \$38,200 10 \$3,200

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

## 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 : Exterior And Interior**Explanation : CCTV Surveillance Cameras*

## Fire/Smoke Detection

## Generic, Digital

100% 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*

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Central Plant Steam Piping/Pmp	100%			2044	* *	4	\$1,200	
	Terminal Devices								
	Air Handler	100%			2034	\$428,900	1	\$14,400	
		On Extended Life, Extent : Moderate, Area Affected : 100% Location : Various Locations.							
Air Conditioning									
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2044	* *	4	\$1,200	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2034	\$442,300	1	\$14,400	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,000	
	Exhaust Fans								
	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									
	Standpipe								
	Generic	100%			2044	* *	1-5	\$12,200	
	Sprinkler								
	No Component	80%							
	Generic	20%			2044	* *	1-2	\$1,300	

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**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.  
**Borough** : MANHATTAN **Agency's Number** : 1-25001  
**Program / Asset #** : CUN0005.010 / 2097 **Yr Built/Renovated** : 1983 / 2015  
**Area Sq Ft** : 662,615 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 31-Aug-2022 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4,6,Ph  
**Block** : 16 **Lot** : 215 **BIN** : 1066406

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
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	
<b>Total</b>	<b>\$17,712,800</b>	<b>\$35,488,400</b>
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
<b>Total</b>	<b>\$17,712,800</b>	<b>\$35,488,400</b>

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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	**	5	\$71,300	
	Masonry: Brick Cavity	60%	Now	\$291,100	LIFE	**	5	\$171,100	
	Efflorescence, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Severe, Area Affected : 2%								
	Location : Near Foundaion Base North Side Harrison Street								
	Metal Panel	14%			2054	**	5-10	\$274,500	
	Corrosion/Rusting, Extent : Light, Area Affected : 5%								
	Location : Penthouse Enclosure								
	Deteriorated Finish, Extent : Light, Area Affected : 10%								
	Location : Penthouse Enclosure								
	Metal Coiling Doors	1%			2047	**	5	\$8,900	
	Window Wall	20%			2054	**	5	\$213,900	
Windows									
	Aluminum	95%	Now	\$3,892,000	2042	**	5	\$60,600	
	Air Infiltration, Extent : Moderate, Area Affected : 60%								
	Location : Throughout All Operable Windows								
	Caulking Deteriorated, Extent : Severe, Area Affected : 50%								
	Location : Throughout All Operable Windows								
	Metal Louvers	5%			2043	**	10	\$39,900	
Parapets									
	Masonry: Brick Cavity	65%			LIFE	**	5	\$11,100	
	Efflorescence, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Metal Rail	20%			2047	**	5-10	\$61,700	
	Pre-Cast Concrete	15%			LIFE	**	5	\$16,100	
Roof									
	IRMA/Protected Membrane	10%	Now	\$12,600	2034	\$632,500			
	Gravel/Stone Ballast, Extent : Light, Area Affected : 10%								
	Location : Below Cooling Tower And Child Care Area								
	Paver Block Ballast, Extent : Light, Area Affected : 90%								
	Location : Throughout								
	Modified Bitumen	90%	Now	\$263,000	2039	**			
	Ponding, Extent : Light, Area Affected : 5%								
	Location : Throughout Out Upper Roof								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Over Gymnasium, Library And Stair Tower E								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Soffits								
	Metal Panel	100%	Now	\$46,700	2054	* *	5	\$169,600	
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
		Location : West Side Exit And Loading Dock							
		Deformed/Dented, Extent : Light, Area Affected : 5%							
		Location : West Side Exit And Loading Dock							
		Deteriorated Finish, Extent : Light, Area Affected : 25%							
		Location : Throughout							
		Staining/Discoloring, Extent : Light, Area Affected : 25%							
		Location : Throughout							
Interior									
	Floors								
	Carpet	15%			2033	\$2,654,900	3	\$230,500	
	Cast in Place Concrete	15%	Now	\$255,400	LIFE	* *	5	\$336,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Basement Mechanical Area							
	Ceramic Tile	5%			2043	* *	5	\$51,200	
	Quarry Tile	5%	4+	\$73,600	2047	* *	5	\$38,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : 1st Floor Vestibules Throughout.							
	Sheet Vinyl/Rubber	10%			2039	* *	5	\$153,700	
	Vinyl Tile	50%	2-4	\$276,500	2039	* *	3	\$192,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout Cafateria And Corridors							
		Patching Evident, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
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	65%	Now	\$153,100	LIFE	* *	5	\$336,200	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Basement Mechanical Control Room							
	Masonry: Brick	15%			LIFE	* *			
	Wood	2%			LIFE	* *	5	\$69,000	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileConcealSpLn	15%	Now	\$483,100	2047	* *	5	\$96,100	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Main Entry Lobby, Corridors, Outside Gymnasium							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Various Locations Throughout							
		Patching Evident, Extent : Light, Area Affected : 15%							
		Location : Various Locations Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 30%							
		Location : Outside Gymnasium And Various Locations Throughout							
	AcousTileSusp.Lay-In	50%			2039	* *	5	\$512,300	
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : Library And Book Store							
	Exposed Struc: Steel	10%	Now	\$1,202,600	LIFE	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : First Floor Mechanical Spaces And Gymnasium							
	Gypsum Board	15%			LIFE	* *	5	\$192,100	
	Metal Panel	10%	Now	\$3,314,400	LIFE	* *	5	\$128,100	
		Bent/Warped Elements, Extent : Severe, Area Affected : 50%							
		Location : Corridors Throughout, Elevator Lobby							
		Broken/Missing Elements, Extent : Light, Area Affected : 15%							
		Location : Corridors Throughout							
Site Enclosure									
	Fence/Gates								
	Chain Link	75%	2-4	\$29,900	2044	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 100%							
		Location : East Side Along Property Line							
	Iron Picket	25%			2069	* *			
		Deteriorated Finish, Extent : Light, Area Affected : 50%							
		Location : North West Parking Lot							
Free Standing Walls									
	Masonry: Brick	75%	0-2	\$7,100	2054	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : North Side Exterior Stair							
	Masonry: Fieldstone	25%			2054	* *			
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
		Location : Main Entrance							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Main Entrance							
		Explanation : Actual Material Is Granite Panel							
Retaining Walls									
	Cast in Place Concrete	10%	2-4	\$700	2054	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Northwest Parking Lot							
	Concrete Masonry Unit	90%			2054	* *			

**Site Pavements**

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site 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 Affected : 10%								
Location : West Side North And South Side Stairs, Harrison Street Entrance								
Masonry: Granite	5%			LIFE		* *		
Pavers/Stone	75%	Now	\$105,200	2043		* *		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Main Entrane And East Side Elevated Walkway								
Loose Units, Extent : Moderate, Area Affected : 10%								
Location : Throughout Main Entrane And East Side Elevated Walkway								
Parking/Driveway								
Asphalt	90%	2-4	\$10,500	2037		* *		
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : North Side Parking Lot								
Cast in Place Concrete	10%			2047		* *		
Activity Yard								
Rubber Matting	100%			2039		* *		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Child Care								
Explanation : Located At Child Care Playground								

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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								
	Fused Disc Sw	10%			2033	\$128,600	5	\$1,500	
	Molded Case Bkrs	80%			2042	* *	5	\$14,000	
	Molded Case Bkrs	10%			2050	* *	5	\$1,700	
	Wiring								
	Thermoplastic	10%			2054	* *	1		
	Thermoplastic	90%			2034	\$1,382,100	1		
	Motor Controllers								
	Locally Mounted	20%			2032	\$122,900	5	\$900	
	Motor Control Center	30%			2032	\$738,900	5	\$5,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Rooms							
		Explanation : The Motor Control Centers Are Operational But Are Obsolete And Spare Parts Are Not Easy To Find.							
	Motor Control Center	30%			2047	* *	5	\$5,400	
	Variable Frequency Drive	20%			2047	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$9,700	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2051	* *	1	\$203,900	
	Generators								
	Diesel	100%			2047	* *	1	\$256,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Two New 750 Kilovolt Ampere, 600 Kilowatt Generators Are Installed On The Roof.							
	Batteries								
	Lead/Acid	100%			2029	\$2,400	5	\$24,500	
	Fuel Storage								
	Day Tank	50%			2056	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Two Generators With Day Tank 330 Gallons Capacity							
	Main Tank	50%			2037	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : 5,000 Gallons Rated Capacity							
Lighting									

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	10%			2034	\$964,700	10	\$60,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	10%			2034	\$964,700	10	\$60,800	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2034	\$964,700	10	\$60,800	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Lobby And Hallways							
	LED	70%			2042	* *			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Gymnasium And Other Areas							
		Explanation : New LED Fixtures Have Been Installed In The Gymnasium And All Classrooms.							
Egress Lighting									
	Emergency, Service	5%			2029	\$19,900	1		
	Emergency, Service	55%			2039	* *	1		
	Exit, Service	35%			2029	\$97,700	1		
	Exit, Service	5%			2039	* *	1		
Exterior Lighting									
	HID	20%			2034	\$603,900	10	\$400	
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2034	\$1,214,800	1	\$247,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Exterior And Interior							
		Explanation : CCTV Surveillance Cameras							
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, It Is Frequently Having Problems.							

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2043	* *	5	\$39,400	
	Distribution								
	Central Plant Steam	70%			2054	* *	4	\$34,300	
	Piping/Pmp								
	Steam Piping/Pump	30%	0-2	\$77,700	2054	* *			
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Basement. Steam Leaking At Basement							
	Terminal Devices								
	Air Handler	40%	0-2	\$974,300	2039	* *	1	\$147,500	
		Broken, Extent : Moderate, Area Affected : 20%							
		Location : Basement. Air Handlers 7, 28, 29 And Heating Ventilation Are Not Working							
	Air Handler	30%			2029	\$3,653,500	1	\$122,900	
	Fan Coil Unit/Heat	30%			2034	\$4,813,500	1	\$64,200	
	Controls								
	Pneumatic	100%			2035	\$12,507,200			
Air Conditioning									
	Energy Source								
	Plant Campus Steam / PRV	85%			2044	* *	1		
	Electricity	15%			2042	* *	1		
	Conversion Equipment								
	Absorption	85%			2042	* *	1	\$609,500	
	Chiller/Direct Fire								
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : First Floor Mechanical Equipment Room							
		Explanation : Two Steam Turbine Driven Chillers Using R500 Refrigerant							
	Centrifugal, Elec Chiller	15%			2047	* *	1	\$107,600	
		R-134a Refrigerant, Extent : Light, Area Affected : 10%							
		Location : Penthouse							
		Recent Installation, Extent : N/A, Area Affected : 10%							
		Location : Penthouse							
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2054	* *	4	\$49,000	
	Terminal Devices								
	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 Unit	10%			2044	* *	2	\$46,200	
	Air Cooled Condenser Unit	5%			2034	\$93,700	2	\$23,100	
	Water Cooling Tower	85%			2038	* *	2	\$566,800	

**Ventilation**

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Fire Pump								
	Generic	100%	0-2	\$308,900	2037	* *	1	\$111,400	
Other Observation, Extent : Moderate, 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 System Covers 90 Square Feet (18x5).									

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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

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

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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	50%			LIFE	**	5	\$63,100	
Metal Panel	10%			2054	**	5-10	\$86,800	
Metal Coiling Doors	2%	4+	\$5,300	2047	**	5	\$3,900	
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : Loading Dock At Dumpster								
Granite Panels	3%			LIFE	**	5	\$2,800	
Window Wall	35%			2054	**	5	\$165,700	
Windows								
Aluminum	10%			2050	**	5	\$18,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Fixed Windows								
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 Inaccessible	35%			LIFE	**			
Extensive: Tray Type, Extent : Light, Area Affected : 100%								
Location : 12th And 14th Floor Roofs								
IRMA/Protected Membrane	50%			2039	**	10	\$29,000	
Gravel/Stone Ballast, Extent : Light, Area Affected : 25%								
Location : Throughout								
Paver Block Ballast, Extent : Light, Area Affected : 75%								
Location : Throughout								
Metal Panel	10%			2047	**	10	\$10,600	
Skylight, Metal/Glass	5%			2054	**	10	\$9,700	
Soffits								
Cement - Fiber Panel	100%			2039	**	10		
Interior								
Floors								
Carpet	15%	Now	\$1,277,800	2036	**	3	\$111,000	
Worn/Eroded, Extent : Severe, Area Affected : 75%								
Location : 13th And 14th Floor								
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	

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

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

## Interior

## Interior Walls

Ceramic Tile	5%			2043	**	5	\$33,500	
Concrete Masonry Unit	10%	Now	\$123,200	LIFE	**	5	\$26,800	

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

*Location : Loading Dock Area*

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

*Location : Basement Pump Room From Loading Dock Above And Penthouse Roof Drain Below Green Roof*

Exposed Struc: Steel	2%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$61,600	

## Site Pavements

## Public Sidewalk

Cast in Place Concrete	100%			2047	**			
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## On-Site Walkways

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

## Under 600 Volts

## Service Equipment

Air Circuit Breaker	100%			2054	**	5	\$1,900	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Four 4,000 Ampere Main Disconnect Switches*

## Transformers

Dry Type	100%			2047	**	5	\$1,300	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Four 1,500 Kilovolt Ampere, 208 Pri 480/277 Volts*

## Switchgear / Switchboard

Fused Disc Sw	100%			2054	**	5	\$1,500	
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## Raceway

Conduit	100%			2054	**	1		
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## Panelboards

Fused Disc Sw	10%			2050	**	5	\$800	
Molded Case Bkrs	90%			2050	**	5	\$8,500	

## Wiring

Thermoplastic	100%			2054	**	1		
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**CITY UNIVERSITY OF NEW YORK - 042**  
**BOR. OF MANHATTAN COMM. COLLEGE FITERMAN HALL**  
**Asset # : 4131**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Variable Frequency Drive	100%			2047	**			
		Not in Service, Extent : Moderate, Area Affected : 30% Location : Basement Mechanical Room							
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$5,300	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2051	**	1	\$110,100	
	Generators								
	Diesel	100%			2047	**	1	\$138,600	
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Roof Explanation : Emergency Generator Rated At 1,250 Kilovolt Ampere; 1,000 Kilowatts							
	Batteries								
	Nickel Cadmium	100%			2029	\$2,400	5	\$79,700	
	Fuel Storage								
	Day Tank	50%			2056	**	5		
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Roof Explanation : 248 Gallons Capacity							
	Main Tank	50%			2069	**	5		
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement Explanation : 600 Gallons Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	85%			2039	**	10	\$278,900	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% Location : Throughout The Building							
	Fluorescent	15%			2039	**	10	\$49,200	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100% Location : Hallways							
	Egress Lighting								
	Emergency, Service	50%			2039	**	1		
	Exit, Service	50%			2039	**	1		
	Exterior Lighting								
	Fluorescent	20%			2039	**	10	\$6,600	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100% Location : Roof							
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2069	**	5	\$600	

**Alarm**

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

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

**Alarm**

Security System  
Generic

100% 2042 \* \* 1 \$133,600  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Hallways And Outside*  
*Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection  
Generic, Digital

100% 2042 \* \* 1-3 \$220,500  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : Strobe Lights, Manual Pull Stations, Horns, Alarm Bells*

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

**Heating**

Energy Source  
Utility Steam

100% 2060 \* \* 1  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement*  
*Explanation : Steam From Con Edison*

Conversion Equipment

Pres. Reducing Valve/LP  
Steam

100% 2047 \* \* 5 \$21,200  
*Other Observation, Extent : Light, Area Affected : 25%*  
*Location : Basement*  
*Explanation : A Hot Water Converter For Heating Devices*

Distribution

Hot Wtr Piping/Pump  
Central Plant Steam  
Piping/Pmp

25% 2050 \* \* 4 \$6,600  
 75% 0-2 \$736,900 2054 \* \* 4 \$13,200  
*Leak Evident, Extent : Moderate, Area Affected : 10%*  
*Location : Leaking Heat Exchanger Both Primary And Secondary. Leaking Mainsteam Shut Off Valve*  
*Not in Service, Extent : Moderate, Area Affected : 20%*  
*Location : No. 3 Condensate Pump Out Of Services*

Terminal Devices

Air Handler

75% 0-2 \$986,300 2039 \* \* 1 \$149,300  
*Malfunctioning, Extent : Moderate, Area Affected : 10%*  
*Location : Various Locations. Air Handling Units B1, B2 Are Not Working*

Convactor/Radiator

25% 2047 \* \* 1 \$28,900

**Air Conditioning**

Energy Source  
Electricity

100% 2050 \* \* 1

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Centrifugal, Elec Chiller	100%	0-2	\$1,424,900	2043	**	1	\$348,500	
				Leak Evident, Extent : Moderate, Area Affected : 50%					
				Location : Penthouse. Leaking Chiller No. 2 And No. 3					
				Malfunctioning, Extent : Moderate, Area Affected : 20%					
				Location : Chilled Water Pump 3 Brokrn Seal, Chiller Filter And Hot Water Pump Beatring Broken					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Penthouse					
				Explanation : 3 Units. Refrigerant: R-123					
	Distribution								
	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	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$199,500	
	Exhaust Fans								
	Interior	100%			2039	**	2	\$11,000	
				Not in Service, Extent : Moderate, Area Affected : 100%					
				Location : Return Fan Not In Services					
Plumbing									
	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								
	Generic	100%							
	Hot Water Storage Tank								
	Generic	100%			2039	**	1		
Vertical Transport									

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

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

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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	
<b>Total</b>	<b>\$1,564,900</b>	<b>\$315,600</b>
Importance Code A	\$336,600	\$78,300
Importance Code B	\$1,158,200	\$237,300
Importance Code C	\$70,100	
<b>Total</b>	<b>\$1,564,900</b>	<b>\$315,600</b>

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			
<b>Total</b>	<b>\$278,200</b>	<b>\$1,400</b>	<b>\$47,900</b>	<b>\$2,500</b>
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			
<b>Total</b>	<b>\$278,200</b>	<b>\$1,400</b>	<b>\$47,900</b>	<b>\$2,500</b>



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Roof								
	Asphalt Shingle	75%			2036	* *	10	\$1,600	
	Single Ply Membrane	25%	Now	\$32,800	2043	* *			
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%							
		Location : Over Multipurpose Room							
		Seams Open/Split, Extent : Moderate, Area Affected : 20%							
		Location : Over Multipurpose Room							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Over Multipurpose Room							
	Soffits								
	Wood	100%	Now	\$7,400	2038	* *	5	\$2,900	
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Paint Peeling, Extent : Light, Area Affected : 25%							
		Location : Throughout							
Interior									
	Floors								
	Ceramic Tile	10%			2036	* *	5	\$1,600	
	Terrazzo	5%	0-2	\$3,500	LIFE	* *	5	\$600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Stair Nosing							
	Vinyl Tile 9" X 9"	60%	Now	\$218,600	2028	\$728,600	3	\$3,500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 33%							
		Location : Throughout Basement, 2nd Attic							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 33%							
		Location : Throughout Basement, 2nd And Attic							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout Basement, 1st, 2nd And Attic							
	Wood	25%	Now	\$67,900	2048	* *	5	\$3,600	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Split/Cracked, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							

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

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE ALTSCHUL HOUSE**  
**Asset # : 2070**

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

## Site Pavements

## On-Site Walkways

Cast in Place Concrete	15%				2038	**			
Pavers/Stone	85%	Now		\$70,100	2036	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Efflorescence, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									

## Activity Yard

Rubber Matting	100%	Now		\$37,800	2043	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Front Yard</i>									
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Front Yard</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Front Yard</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Front Yard</i>									
<i>Explanation : Vegetation Growth</i>									

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

## Under 600 Volts

## Switchgear / Switchboard

Molded Case Bkrs	100%				2033	\$42,300	5	\$200	
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## 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	
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## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE ALTSCHUL HOUSE**  
**Asset # : 2070**

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

## Lighting

Interior Lighting  
Fluorescent

100% 2-4 \$4,100 2033 \$82,300  
*Damaged Fixtures, Extent : Light, Area Affected : 5%*  
*Location : Throughout The Building*  
*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%*  
*Location : Throughout The Building*

## Egress Lighting

## Exit, Service

100% 2033 \$2,500 1

## Exterior Lighting

## HID

10% 2028 \$3,400 10  
*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Building Perimeter*  
*Explanation : Controlled Via Photocell.*

## No Component

90%

## Alarm

Security System  
Generic

100% 2033 \$13,800 1 \$2,800  
*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : CCTV Surveillance Cameras, Intrusion Alarm System*

## Fire/Smoke Detection

## Generic, Digital

100% 2028 \$19,000 1-3 \$4,700  
*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : Central Control Panel, Manual Pull Stations, Alarm Bells..*

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

## Heating

## Energy Source

## Fuel Oil No 2

100% Now \$300 2033 \$16,900 5 \$1,200  
*Controller Not Working, Extent : Moderate, Area Affected : 50%*  
*Location : Basement - Fuel 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 - Boiler Room*  
*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Basement - Boiler Room*  
*Explanation : Quantity: 1, 488 Mbh Output*

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

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

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\*\* 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 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
<b>Total</b>	<b>\$3,611,100</b>	<b>\$6,681,100</b>
Importance Code A	\$992,700	\$67,600
Importance Code B	\$2,618,400	\$6,613,500
<b>Total</b>	<b>\$3,611,100</b>	<b>\$6,681,100</b>

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			
<b>Total</b>	<b>\$310,500</b>	<b>\$17,300</b>	<b>\$173,300</b>	<b>\$10,600</b>
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		
<b>Total</b>	<b>\$310,500</b>	<b>\$17,300</b>	<b>\$173,300</b>	<b>\$10,600</b>



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	90%	Now	\$271,700	LIFE	* *	5	\$67,600	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Throughout Lower Base							
		Paint Peeling, Extent : Moderate, Area Affected : 75%							
		Location : East And West Facades							
		Painted Surfaces, Extent : Light, Area Affected : 75%							
		Location : East, South And West Facades							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Masonry: Limestone	5%	Now	\$14,400	LIFE	* *	5	\$2,800	
		Worn/Eroded, Extent : Moderate, Area Affected : 5%							
		Location : At Base On North Elevation							
	Stucco Cement	5%			2038	* *	5	\$9,400	
Windows									
	Aluminum	95%	Now	\$46,900	2041	* *	5	\$5,000	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 100%							
		Location : Window Guards							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Various Windows							
	Metal Louvers	5%	Now	\$2,900	2036	* *			
		Bent/Warped Elements, Extent : Moderate, Area Affected : 10%							
		Location : Various Window Louvers							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : 4th Floor Window Louvers							
Parapets									
	Masonry: Brick	90%	0-2	\$16,400	LIFE	* *	5	\$6,600	
		Spalling, Extent : Moderate, Area Affected : 5%							
		Location : Inner Parapet Face							
	Masonry: Limestone	10%	0-2	\$1,800	LIFE	* *	5	\$900	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Roof									
	Built-Up (BUR)	95%			2028	\$662,900	10	\$58,100	
		Alligatoring, Extent : Light, Area Affected : 20%							
		Location : Base Flashing At Parapet							
		Embedded Gravel Surface, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Roll Roofing	5%			2026	\$19,400	5	\$5,100	
Interior									
Floors									
	Cast in Place Concrete	35%			LIFE	* *	5	\$84,900	
	Ceramic Tile	15%			2036	* *	5	\$16,600	
	Vinyl Tile	25%			2033	\$748,000	3	\$10,400	
	Wood	25%			2048	* *	5	\$52,000	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	10%			2042	**	5	\$9,700	
	Concrete Masonry Unit	60%			LIFE	**	5	\$23,300	
	Masonry: Brick	5%			LIFE	**			
	Plaster	15%	Now	\$17,300	LIFE	**	5	\$4,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : North Side By Windows									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : North Side By Windows									
	SGFT/Glazed Masonry	5%	Now	\$8,500	LIFE	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Various Corridors									
Ceilings									
	AcousTile,Adhered	10%	Now	\$7,000	2038	**	5	\$5,500	
Broken/Missing Elements, Extent : Light, Area Affected : 1%									
Location : Locker Rooms On 3rd Floor									
	AcousTileSusp.Lay-In	5%			2038	**	5	\$5,500	
	Exposed Struc: Concrete	30%			LIFE	**	5	\$5,200	
	Exposed Struc: Concrete	20%	Now	\$64,900	LIFE	**	5	\$3,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%									
Location : 3rd Floor Stairwell									
Exposed Reinforcement, Extent : Moderate, Area Affected : 1%									
Location : 3rd Floor Stairwell									
Water Penetration, Extent : Moderate, Area Affected : 1%									
Location : 3rd Floor Stairwell									
	Exposed Struc: Steel	25%			LIFE	**			
	Plaster	10%	Now	\$6,600	LIFE	**	5	\$6,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : 2nd Floor Main Entry Lobby									
Site Enclosure									
Fence/Gates									
	Chain Link	80%			2043	**			
	Metal Rail	20%			2038	**			
Free Standing Walls									
	Cast in Place Concrete	100%	0-2	\$2,500	2053	**			
Spalling, Extent : Moderate, Area Affected : 1%									
Location : Handball Court Wall									
Retaining Walls									
	Masonry: Fieldstone	100%			2033	\$2,255,000			
Site Pavements									

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

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

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

## Site Pavements

## On-Site Walkways

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

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

Cast in Place Concrete      35%      2050      \* \*

*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : North Ramp And Walkway Below*  
*Explanation : Recent Replacement*

Panel/Paver: Cer/Brk      35%      2041      \* \*    5      \$1,100

## Parking/Driveway

Asphalt      100%      2036      \* \*

## Activity Yard

Asphalt      100%      2036      \* \*

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

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

## Under 600 Volts

## Service Equipment

Under Construction      100%

## Transformers

Under Construction      100%

## Switchgear / Switchboard

Under Construction      100%

## Raceway

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

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

Conduit      20%      2043      \* \*    1

## Panelboards

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

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

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

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

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

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

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

**Asset # : 2080**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	40%	2-4	\$78,000	2058	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	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									
	Under Construction	100%							
Lighting									
Interior Lighting									
	Fluorescent	70%			2033	\$719,700	10	\$45,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	20%			2041	**	10	\$13,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Pool Area									
	HID	5%			2038	**	10	\$100	
	LED	5%			2041	**			
Egress Lighting									
	Emergency, Service	30%			2028	\$12,700	1		
	Emergency, Battery	20%			2041	**	10	\$3,400	
	Exit, Service	25%	Now	\$7,400	2043	**	1		
Not Functioning, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Exit, Battery	25%			2028	\$24,400	10	\$1,200	
Exterior Lighting									
	HID	3%			2028	\$9,700	10		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Building Perimeter									
Explanation : Controlled Via Photocell									
	HID	4%			2041	**	10		
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Tennis Courts									
	Incandescent	3%	0-2	\$11,100	2043	**	2		
Malfunctioning, Extent : Moderate, Area Affected : 100%									
Location : Building Perimeter									
	No Component	90%							

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

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

**Alarm**

Security System  
Generic

100%

2038

\* \*

1

\$26,400

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Under Construction

100%

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

**Heating**

Energy Source  
HTHW/HW

100%

2043

\* \*

1

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

Conversion Equipment

Heat Exchanger, Shell &  
Tube

100%

2036

\* \*

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

Ductwork/Diffusers  
Steam Piping/Pump

30%

LIFE

\* \*

2-5

\$11,800

70%

Now

\$116,000

2033

\$386,600

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Basement, Other Locations**Damaged, Extent : Severe, Area Affected : 100%**Location : Basement Mechanical Area - Steam Condensate Return System**Insul. Deteriorating, Extent : Severe, Area Affected : 10%**Location : Basement**Leak Evident, Extent : Severe, Area Affected : 10%**Location : Basement**On Extended Life, Extent : Light, Area Affected : 90%**Location : Throughout**Steam Traps Faulty, Extent : Moderate, Area Affected : 100%**Location : Throughout*

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Terminal Devices									
	Air Handler	12%			2038	* *	1	\$5,200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 3rd Floor Mechanical Room									
Explanation : 2 Units, Heating And Ventilating Units For Swimming Pool									
	Air Handler	28%	Now	\$363,400	2043	* *	1	\$11,000	
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Locker Rooms, Ceiling Mounted, 5 Units									
Unit Inoperable, Extent : Moderate, Area Affected : 100%									
Location : Locker Rooms, Ceiling Mounted, 5 Units									
	Convector/Radiator	58%			2031	\$327,100	1	\$13,200	
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Throughout									
	Unit Heater - Steam	2%			2028	\$7,800	4	\$100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Entrance Lobby									
Explanation : Location Noted									
Controls									
	Digital	100%	Now	\$99,000	2026	\$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 With Dedicated Building Air Compressor									
Air Conditioning									
Energy Source									
	Electricity	20%			2041	* *	1		
	No Component	80%							
Conversion Equipment									
	Campus Chilled Water	1%			2046	* *			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : Campus Chilled Water Connection To Building In Basement Provided For Future Expansion, Not Connected.									
	Int Pkg Unit - Heating/Cooling	10%			2031	\$112,400	2	\$400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 3rd Floor Toilet Room, Ceiling Mounted									
Explanation : Unit With Electric Re-heat Coil In Duct, Serving Adjacent Offices									
	Window/Wall Unit	10%			2028	\$26,100	1		
	No Component	79%							
Distribution									
	Ductwork/Diffusers	10%			LIFE	* *	2	\$9,200	
	No Component	90%							
Ventilation									

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	30%			LIFE	**	2-5	\$11,800	
	No Component	70%							
Exhaust Fans									
	Interior	25%		2038		**	2	\$500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 3rd Floor Mechanical Room - Motor Starters							
		Explanation : 3 Units Serving Swimming Pool							
	Interior	5%		2028		\$15,300	2	\$100	
		On Extended Life, Extent : Light, Area 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, Area Affected : 90%							
		Location : Throughout							
	Water Heater With Tanks								
	Electric	100%		2031		\$461,900	4		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Mechanical Area							
		Explanation : Quantity: 4, 250 Gallons 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								
	Cast Iron	100%	Now	\$17,400	LIFE	**	1		
		Broken, Extent : Severe, Area Affected : 10%							
		Location : Basement Mechanical Area By Steam Generator							
	Storm Drain Piping								
	Cast Iron	100%		LIFE		**	1		
	Sump Pump(s)								
	Non-Submersible	100%		2028		\$13,800	4	\$1,500	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Basement Mechanical Area							
	Pool Filter/Treatment								
	Sand	100%		2046		**	4	\$1,300	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%		2033		\$317,600	1-5	\$35,600	

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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	
<b>Total</b>	<b>\$855,100</b>	<b>\$257,100</b>
Importance Code A	\$462,200	\$91,700
Importance Code B	\$392,900	\$165,400
<b>Total</b>	<b>\$855,100</b>	<b>\$257,100</b>

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
<b>Total</b>	<b>\$2,300</b>	<b>\$1,200</b>	<b>\$21,000</b>	<b>\$1,000</b>
Importance Code A	\$1,100		\$14,300	
Importance Code B	\$1,200	\$1,200	\$6,700	\$1,000
Importance Code C				
<b>Total</b>	<b>\$2,300</b>	<b>\$1,200</b>	<b>\$21,000</b>	<b>\$1,000</b>



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

**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE BEGRISCH HALL**  
**Asset # : 2093**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	100%	Now	\$235,200	LIFE	* *	5	\$91,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Base, Around Windows, Exterior Stairs And Various Other Locations									
Exposed Reinforcement, Extent : Moderate, Area Affected : 25%									
Location : Various Locations									
Spalling, Extent : Moderate, Area Affected : 5%									
Location : Various Locations									
Windows									
	Aluminum	98%	Now	\$58,000	2058	* *	5	\$600	
Air Infiltration, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Bent/Warped Elements, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
	Metal Louvers	2%			2036	* *	10	\$100	
Parapets									
	Metal Panel	100%			2043	* *	5	\$1,500	
Roof									
	Built-Up (BUR)	100%			2028	\$169,000	10	\$13,500	
Alligatoring, Extent : Moderate, Area Affected : 20%									
Location : Roof Perimeter									
Gravel/Slag Surface, Extent : Light, Area Affected : 100%									
Location : Throughout									
Soffits									
	Cast in Place Concrete	100%	Now	\$900	LIFE	* *	5	\$700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	* *	5	\$2,800	
	Ceramic Tile	5%			2042	* *	5	\$600	
	Terrazzo	85%			LIFE	* *	5	\$8,500	
Interior Walls									
	Cast in Place Concrete	20%			LIFE	* *			
	Concrete Masonry Unit	15%			LIFE	* *	5	\$1,400	
	Plaster	65%			LIFE	* *	5	\$4,500	
Ceilings									
	AcousTile,Adhered	30%			2038	* *	5	\$3,800	
	AcousTileConcealSpLn	10%			2038	* *	5	\$1,600	
	Plaster	60%			LIFE	* *	5	\$4,800	
Site Enclosure									

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

Estimates are rounded to the nearest hundred dollars.

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE BEGRISCH HALL**  
**Asset # : 2093**

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

## Site Enclosure

## Retaining Walls

Masonry: Fieldstone

100% Now \$158,900 2043 \* \*

*Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%**Location : South Side Of Building*

## Site Pavements

## On-Site Walkways

Asphalt

85% 2036 \* \*

Masonry: Granite

15% LIFE \* \*

*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Entry Stair*

## Parking/Driveway

Asphalt

100% 2036 \* \*

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

## Under 600 Volts

## Raceway

Conduit

100% 2043 \* \* 1

## Panelboards

Molded Case Bkrs

100% 2041 \* \* 5 \$200

## Wiring

Thermoplastic

100% 2043 \* \* 1

## Motor Controllers

Locally Mounted

100% 2046 \* \* 5 \$100

## Lighting

## Interior Lighting

Fluorescent

50% 2033 \$60,700 10 \$3,500

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

LED

50% 2038 \* \*

## Egress Lighting

Emergency, Service

40% 2033 \$2,000 1

Emergency, Battery

30% 2033 \$4,100 10 \$600

Exit, Service

30% 2033 \$1,100 1

## Exterior Lighting

HID

10% 2033 \$3,800 10

*Other Observation, Extent : Light, Area Affected : 100%**Location : Building Perimeter**Explanation : Controlled Via Photocell*

No Component

90%

## Alarm

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE BEGRISCH HALL**  
**Asset # : 2093**

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

**Alarm**

Fire/Smoke Detection

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, Smoke Detection.*

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

**Heating**

Distribution

Steam Piping/Pump

100%

2053

\* \*

Controls

Digital

100%

2028

\$234,000

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout**Explanation : Campus Central Plant Digital Controls With Local Direct Digital Controls***Air Conditioning**

Conversion Equipment

Campus Chilled Water

100%

2042

\* \*

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2

\$9,900

Terminal Devices

Air Handler/Cool/Ht

100%

2038

\* \*

1

\$4,700

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Attic Mechanical Room**Explanation : Air Handler With Steam And Chilled Water Coils***Ventilation**

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$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/A, Area Affected : 100%**Location : Throughout**Explanation : Domestic Cold And Hot Water Provided By Adjacent Building*

Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

Storm Drain Piping

Cast Iron

100%

LIFE

\* \*

1

Fixtures

Generic

100%

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

Print Date : 14-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
<b>Total</b>	<b>\$4,330,100</b>	<b>\$2,055,000</b>
Importance Code A	\$884,700	\$346,700
Importance Code B	\$3,364,400	\$1,708,300
Importance Code C	\$81,000	
<b>Total</b>	<b>\$4,330,100</b>	<b>\$2,055,000</b>

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
<b>Total</b>	<b>\$202,900</b>	<b>\$7,000</b>	<b>\$123,100</b>	<b>\$2,200</b>
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			
<b>Total</b>	<b>\$202,900</b>	<b>\$7,000</b>	<b>\$123,100</b>	<b>\$2,200</b>



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

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

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

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

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

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE BLISS HALL**  
**Asset # : 2062**

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

## Interior

## Ceilings

AcousTileConcealSpLn	15%			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/Crumbling, Extent : Moderate, Area Affected : 30%*

*Location : Roof Stair*

*Water Penetration, Extent : Moderate, Area Affected : 25%*

*Location : Stairwell At 4th Floor*

## Site Enclosure

## Fence/Gates

Chain Link	100%			2043	**				
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## 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	**				
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2043	**	5		\$100	
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*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Three Main Service Switch Rated At 4,000, 3,000, And 2,500 Amperes*

## Transformers

Dry Type	100%			2038	**	5		\$100	
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*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Multiple Locations*

*Explanation : Various Capacities*

## Switchgear / Switchboard

Fused Disc Sw	50%			2043	**	5		\$100	
Molded Case Bkrs	50%			2033		5		\$400	

## Raceway

Conduit	90%			2033		1			
Conduit	10%			2043	**	1			

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

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

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



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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	10%	2-4	\$9,700	2058	* *	5		
Enclosure Corroded, Extent : Moderate, Area Affected : 20%									
Location : Basement									
	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		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout 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								
	Fluorescent	95%			2028	\$429,800	10	\$27,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout 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		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Building Perimeter									
Explanation : Controlled Via Photocell									
	No Component	90%							
Alarm									
Fire/Smoke Detection									
	Under Construction	100%							

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

Heating

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Energy Source									
HTHW/HW	98%			2043	* *	1			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : Supplied From Campus Heating Plant								
Natural Gas	2%			2033	\$200	1			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement By Old Campus Heating Plant								
	Explanation : For Gas-fired Unit Heater								
Conversion Equipment									
Furnace	2%			2028	\$1,900	1	\$300		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement By Old Campus Heating Plant								
	Explanation : Gas-fired Unit Heater								
HTHW/HW Exchanger	97%	Now	\$400	2042	* *	2	\$1,500		
	Controller Not Working, Extent : Moderate, Area Affected : 100%								
	Location : Basement - Bliss Hall Generator - Pneumatic 3-way Control Valve Air Dryer Defective								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : Two Steam Generators, High Temperature Water Heat Source From Campus Heating Plant. One Steam Generator Serves Adjacent Building - New Hall								
Steam Boiler	1%			2031	\$2,600	1	\$300		
	Abandoned in Place, Extent : Light, Area Affected : 100%								
	Location : Basement - Old Campus Heating Plant								
Distribution									
Steam Piping/Pump	100%	Now	\$24,300	2033	\$243,000				
	Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
	Location : Basement - Old Campus Heating Plant								
	Leak Evident, Extent : Severe, Area Affected : 10%								
	Location : Basement - Old Campus Heating Plant								
	On Extended Life, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Terminal Devices									
Convactor/Radiator	100%			2031	\$248,200	1	\$10,000		
	On Extended Life, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Controls									
Digital	100%	Now	\$43,600	2026	\$871,700				
	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 With Dedicated Building Air Compressor								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

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

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

Print Date : 14-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

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

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
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			
<b>Total</b>	<b>\$133,300</b>	<b>\$700</b>	<b>\$11,400</b>	<b>\$3,000</b>
Importance Code A	\$57,200		\$400	
Importance Code B	\$25,900	\$700	\$11,000	\$3,000
Importance Code C	\$50,200			
<b>Total</b>	<b>\$133,300</b>	<b>\$700</b>	<b>\$11,400</b>	<b>\$3,000</b>



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

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

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

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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Soffits								
	Cast in Place Concrete	10%			LIFE	**	5	\$800	
	Wood	90%	Now	\$18,400	2038	**	5	\$3,600	
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : North And South Gables								
	Dry Rot/Decay, Extent : Moderate, Area Affected : 10%								
	Location : North And South Gables								
	Paint Peeling, Extent : Moderate, Area Affected : 20%								
	Location : North And South Gables								
Interior									
	Floors								
	Cast in Place Concrete	12%			LIFE	**	5	\$6,100	
	Ceramic Tile	3%	2-4	\$1,900	2036	**	5	\$300	
	Worn/Eroded, Extent : Moderate, Area Affected : 10%								
	Location : Toilets In Basement								
	Quarry Tile	5%			2038	**	5	\$1,700	
	Vinyl Tile 9" X 9"	80%	Now	\$144,600	2028	\$1,445,500	3	\$6,900	
	Adhesion Failure, Extent : Moderate, Area Affected : 10%								
	Location : Corridors, Bathrooms, Classrooms								
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Corridors, Various Other Locations								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Corridors, Various Other Locations								
Interior Walls									
	Concrete Masonry Unit	30%			LIFE	**	5	\$3,600	
	Masonry: Brick	40%	Now	\$44,400	LIFE	**			
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Basement, Stair								
	Paint Peeling, Extent : Moderate, Area Affected : 5%								
	Location : Various Locations								
	Spalling, Extent : Moderate, Area Affected : 5%								
	Location : Basement								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Basement								
	Masonry: Fieldstone	10%	Now	\$5,400	LIFE	**			
	Other Observation, Extent : Moderate, Area Affected : 20%								
	Location : Basement								
	Explanation : Mortar Joints Eroded								
	Plaster	20%			LIFE	**	5	\$1,800	
Ceilings									
	Exposed Struc: Concrete	10%			LIFE	**	5	\$400	
	Gypsum Board	20%			LIFE	**	5	\$5,800	
	Plaster	70%			LIFE	**	5	\$10,100	
Site Enclosure									
	Retaining Walls								
	Cast in Place Concrete	100%			2053	**			

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	90%				2046	**			
Masonry: Granite	10%	Now		\$400	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Main Entry Stair</i>									
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Main Entry Stair</i>									

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

Under 600 Volts

Service Equipment

Under Construction	100%
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Switchgear / Switchboard

Under Construction	100%
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Raceway

Conduit	100%			2033	\$25,100	1			
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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	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5		\$300	
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Stand-by Power

Transfer Switches

Under Construction	100%
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Lighting

Interior Lighting

Fluorescent	100%			2033	\$247,900	10		\$15,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									

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

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

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

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

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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
<b>Total</b>		<b>\$203,600</b>
Importance Code B		\$203,600
<b>Total</b>		<b>\$203,600</b>

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
<b>Total</b>	<b>\$145,700</b>	<b>\$22,300</b>	<b>\$56,900</b>	<b>\$45,100</b>
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		
<b>Total</b>	<b>\$145,700</b>	<b>\$22,300</b>	<b>\$56,900</b>	<b>\$45,100</b>



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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	100%			LIFE	**	5	\$16,200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : Exterior Masonry Is A Thin Brick System									
Windows									
	Aluminum	100%			2049	**	5	\$5,800	
Parapets									
	Masonry: Brick	60%			LIFE	**	5	\$2,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : Exterior Masonry Is A Thin Brick System									
	Metal Panel	15%			2053	**	5	\$2,300	
	Metal: Cage/Fence	25%			2046	**	5-10	\$7,700	
Roof									
	Fluid Applied Roofing	15%			2048	**			
	Modified Bitumen	85%			2038	**	10	\$18,300	
Soffits									
	Cement - Fiber Panel	100%			2038	**	10		
Interior									
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									
	AcousTileSusp.Lay-In	95%	4+	\$6,100	2046	**	5	\$9,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Corridors									
Staining/Discoloring, Extent : Light, Area Affected : 2%									
Location : Lower Level Classroom. May Be Due To Hvac									
	Gypsum Board	5%			LIFE	**	5	\$1,200	
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2053	**			
Retaining Walls									
	Cast in Place Concrete	100%			2068	**			
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	100%			2046	**			
Parking/Driveway									
	Asphalt	100%			2042	**			

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

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

## Site Pavements

## Activity Yard

## Rubber Matting

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

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

*Location : Adjacent To Playground Equipment*

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

## Under 600 Volts

## Service Equipment

## 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

## Interior Lighting

## Fluorescent

80%

2038

\* \* 10

\$9,600

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

*Location : Throughout The Building*

## Fluorescent

10%

2038

\* \* 10

\$1,200

*Compact Fluorescent Light, Extent : Light, Area Affected : 100%*

*Location : Second Floor*

## Fluorescent

10%

2038

\* \* 10

\$1,200

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

*Location : First Floor*

## Egress Lighting

## Emergency, Service

50%

2038

\* \* 1

## Exit, Battery

50%

2038

\* \* 10

\$400

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

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

**Lighting**

Exterior Lighting  
Fluorescent

10%  
2038 \* \* 10 \$100  
Compact Fluorescent Light, Extent : Light, Area Affected : 100%  
Location : Building Perimeter

No Component

90%

**Alarm**

Security System  
Generic

100%  
2038 \* \* 1 \$4,900  
Other Observation, Extent : N/A, Area Affected : 100%  
Location : Throughout The Building  
Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection  
Generic, Digital

100%  
2038 \* \* 1-3 \$8,300  
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.

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

**Heating**

Energy Source

Electricity  
Natural Gas

1%  
99%  
2053 \* \* 1  
2053 \* \* 1

Conversion Equipment

Furnace

9%  
2033 \$3,600 1 \$600  
Other Observation, Extent : N/A, Area Affected : 100%  
Location : Roof  
Explanation : Kitchen Make-up Unit

Radiant Heater

1%  
2033 \$3,300 2 \$100  
Other Observation, Extent : N/A, Area Affected : 100%  
Location : Entrance Vestibules  
Explanation : Location Noted

No Component

90%  
Other Observation, Extent : N/A, Area Affected : 0%  
Location : N/a  
Explanation : Gas Heat Provided By Rooftop Packaged A/c Units Built-in Furnaces

Distribution

Ductwork/Diffusers

10%  
LIFE \* \* 2-5 \$700  
Other Observation, Extent : N/A, Area Affected : 100%  
Location : Kitchen  
Explanation : Kitchen Make-up Air Distribution

No Component

90%

Controls

Digital

100%  
2026 \$36,600

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Chemical System								
	Wet	100%			2026	\$31,900	1-3	\$185,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Kitchen							
		Explanation : 5Ft x 8Ft Hood							

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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	
<b>Total</b>	<b>\$11,588,800</b>	<b>\$3,030,300</b>
Importance Code A	\$3,495,100	\$305,200
Importance Code B	\$8,003,400	\$2,725,100
Importance Code C	\$90,200	
<b>Total</b>	<b>\$11,588,800</b>	<b>\$3,030,300</b>

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
<b>Total</b>	<b>\$207,700</b>	<b>\$46,800</b>	<b>\$151,800</b>	<b>\$69,200</b>
Importance Code A	\$41,500		\$12,100	
Importance Code B	\$158,900	\$46,800	\$139,600	\$69,200
Importance Code C	\$7,200			
<b>Total</b>	<b>\$207,700</b>	<b>\$46,800</b>	<b>\$151,800</b>	<b>\$69,200</b>



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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE COLSTON HALL**  
**Asset # : 2090**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	15%			LIFE	**	5	\$53,000	
	Masonry: Brick	60%			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	
Corrosion/Rusting, Extent : Light, Area Affected : 10%									
Location : East Side Of Building									
Windows									
	Aluminum	95%	Now	\$2,753,500	2058	**	5	\$29,600	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Window Film Cracked And Worn Out									
	Steel	5%			2041	**	5	\$38,900	
Recent Repair Evident, Extent : N/A, Area Affected : 50%									
Location : Stair roof Bulkheads									
Parapets									
	Cast in Place Concrete	90%			LIFE	**	5	\$252,200	
	Metal Rail	10%	0-2	\$8,900	2046	**	5	\$19,300	
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Deteriorated Finish, Extent : Moderate, Area Affected : 10%									
Location : Stair Tower									
Roof									
	Modified Bitumen	90%			2028	\$678,100	10	\$63,500	
Alligatoring, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Worn/Eroded, Extent : Light, Area Affected : 100%									
Location : Throughout									
	Single Ply Membrane	10%			2041	**	10	\$7,100	
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : Connector Bridge Roofs									
Soffits									
	Stucco Cement	100%			2046	**	5	\$7,500	

Interior

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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE COLSTON HALL**  
**Asset # : 2090**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$44,700	
	Ceramic Tile	5%			2036	**	5	\$10,200	
	Quarry Tile	5%			2038	**	5	\$15,300	
	Terrazzo	10%	0-2	\$37,300	LIFE	**	5	\$16,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Stair Nosing								
	Vinyl Tile	70%	Now	\$193,000	2038	**	3	\$53,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Various Locations Throughout								
	Patching Evident, Extent : Moderate, Area Affected : 10%								
	Location : Corridors								
	Uneven Surface, Extent : Moderate, Area Affected : 75%								
	Location : Corridors								
	Worn/Eroded, Extent : Moderate, Area Affected : 10%								
	Location : Basement								
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/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Stairs								
	Plaster	50%			LIFE	**	5	\$43,400	

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

**Asset # : 2090**

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

**Interior**

**Ceilings**

AcousTile,Adhered	10%	Now	\$32,100	2038	**	5	\$10,200
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*Adhesion Failure, Extent : Moderate, Area Affected : 10%*

*Location : 8th Floor*

*Patching Evident, Extent : Light, Area Affected : 10%*

*Location : Throughout*

*Other Observation, Extent : Moderate, Area Affected : 10%*

*Location : 8th Floor*

*Explanation : Water Infiltration*

AcousTileConcealSpLn	10%			2046	**	5	\$25,500
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*Worn/Eroded, Extent : Moderate, Area Affected : 20%*

*Location : Throughout*

AcousTileSusp.Lay-In	20%	Now	\$66,400	2038	**	5	\$20,400
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*Misaligned/Bulging, Extent : Moderate, Area Affected : 20%*

*Location : Throughout Corridors*

*Staining/Discoloring, Extent : Moderate, Area Affected : 10%*

*Location : Throughout Corridors*

Exposed Struc: Concrete	10%			LIFE	**	5	\$3,200
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Plaster	50%	Now	\$151,800	LIFE	**	5	\$63,900
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*Broken/Missing Elements, Extent : Moderate, Area Affected : 10%*

*Location : Throughout*

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

*Location : Throughout*

**Site Enclosure**

**Fence/Gates**

Aluminum Rail	100%			2046	**	5-10	
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**Retaining Walls**

Masonry: Fieldstone	100%	0-2	\$85,000	2053	**		
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*Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%*

*Location : Throughout*

**Site Pavements**

**On-Site Walkways**

Asphalt	90%			2042	**		
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Cast in Place Concrete	10%			2046	**		
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**Parking/Driveway**

Asphalt	100%			2036	**		
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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

**Under 600 Volts**

**Service Equipment**

Under Construction	100%								
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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE COLSTON HALL**  
**Asset # : 2090**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Transformers								
	Dry Type	100%			2038	* *	5	\$400	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Electrical Room.					
				Explanation : Rated At 500 Kilovolt Amperes					
	Switchgear / Switchboard								
	Under Construction	100%							
	Raceway								
	Conduit	80%			2033	\$190,400	1		
	Conduit	20%			2043	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2041	* *	5	\$100	
	Fused Disc Sw	10%			2032	\$23,400	5	\$300	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Panels In Mechanical Room					
				Explanation : No Capacity Recorded For Panelboards					
	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, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					
				Explanation : Insulation Aged					
	Thermoplastic	60%			2043	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2046	* *	5	\$800	
	Ground								
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,700	
	Stand-by Power								
	Transfer Switches								
	Under Construction	100%							
	Lighting								
	Interior Lighting								
	Fluorescent	80%			2033	\$1,309,300	10	\$82,500	
				T-8 Lamps And Fixtures, Extent : Light, Area Affected : 80%					
				Location : Throughout The Building					
	Fluorescent	20%			2038	* *	10	\$20,600	
				T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : Corridors.					
	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	

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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE COLSTON HALL**  
**Asset # : 2090**

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

## Lighting

## Exterior Lighting

HID

3%

2033

\$15,400

10

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Building Perimeter**Explanation : Controlled Via Photocell*

HID

6%

2041

\* \*

10

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Building Perimeter**Explanation : Controlled Via Photocell*

Incandescent

1%

2-4

\$5,900

2043

\* \*

2

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

No Component

90%

## Alarm

## Security System

Generic

100%

2033

\$206,100

1

\$42,000

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV Surveillance Cameras, Intrusion Alarm System*

## Fire/Smoke Detection

Under Construction

100%

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

## Heating

## Energy Source

HTHW/HW

100%

2043

\* \*

1

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

## Conversion Equipment

Heat Exchanger, Shell &  
Tube

100%

Now

\$9,400

2036

\* \*

*Broken, Extent : Moderate, Area Affected : 100%**Location : 1st Floor Mechanical Room - Isolation Valve*

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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE COLSTON HALL**  
**Asset # : 2090**

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE COLSTON HALL**  
**Asset # : 2090**

<b>Mechanical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Air Conditioning</b>									
<b>Distribution</b>									
	CW & CHW Wtr Pipe/Pump	100%	Now	\$177,500	2063	* *	4	\$5,500	
Corroded, Extent : Severe, Area Affected : 100%									
Location : Throughout - Deteriorated Risers, Typical Condition Observed In Room 243									
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%									
Location : 1st Floor Mechanical Room									
Malfunctioning, Extent : Moderate, Area Affected : 100%									
Location : 1st Floor Mechanical Room - Expansion Tanks									
Unit Inoperable, Extent : Moderate, Area Affected : 33%									
Location : 1st Floor Mechanical Room - One Pump									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : Dual Temperature System									
<b>Terminal Devices</b>									
	Fan Coil - 2 Pipe	100%	Now	\$3,349,400	2043	* *	1	\$32,700	
Broken, Extent : Severe, Area Affected : 100%									
Location : Throughout - Fresh Air Dampers Leaking Air And Actuators Defective, Various Units Malfunctioning									
Noisy/Vibrating, Extent : Moderate, Area Affected : 30%									
Location : Various Locations									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : Dual Temperature Fan Coils, 120 Units Approximately									
<b>Heat Rejection</b>									
	Dry Cooler	10%	Now	\$50,400	2043	* *	2	\$6,300	
Unit Inoperable, Extent : Severe, Area Affected : 100%									
Location : Roof									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : Two Units Serving 8th Floor Telecom Room									
	No Component	90%							
<b>Ventilation</b>									
<b>Distribution</b>									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$62,700	
<b>Exhaust Fans</b>									
	Interior	49%	Now	\$23,900	2028	\$238,600	2	\$1,300	
On Extended Life, Extent : Light, Area Affected : 100%									
Location : 1st Floor Mechanical Room									
Unit Inoperable, Extent : Moderate, Area Affected : 100%									
Location : 1st Floor Mechanical Room									
	Roof	49%			2033	\$104,400	2	\$1,700	
	Wall Unit	2%			2028	\$900	2	\$100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Elevator Machine Room									
Explanation : Location Noted									
<b>Plumbing</b>									

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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE COLSTON HALL**  
**Asset # : 2090**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping Brass/Copper	100%			2043	* *	1		
				Booster Pump w/Tank, Extent : Light, Area Affected : 100%					
				Location : 1st Floor Mechanical Room					
	Water Heater With Tanks Electric	100%			2028	\$231,000	4		
				Other Observation, Extent : Light, Area Affected : 100%					
				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 : 100%					
				Location : 1st To 8th Floor					
				Explanation : Four Units					
Fire Suppression									
	Standpipe Generic	100%			2043	* *	1-5	\$56,700	
	Sprinkler No Component Generic	90% 10%			2043	* *	1-2	\$3,200	
	Fire Pump Generic	100%			2036	* *	1	\$21,000	

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\*\* 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 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
<b>Total</b>	<b>\$1,987,000</b>	<b>\$2,278,700</b>
Importance Code A	\$306,900	\$176,700
Importance Code B	\$1,680,100	\$2,102,100
<b>Total</b>	<b>\$1,987,000</b>	<b>\$2,278,700</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$78,600		\$4,600	
Interior Architecture	\$41,800	\$500	\$4,300	\$4,200
Electrical	\$27,900	\$1,500	\$1,400	\$1,700
Mechanical	\$153,700	\$2,800	\$20,700	\$2,800
Site Pavements	\$23,100			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$332,300</b>	<b>\$12,000</b>	<b>\$38,300</b>	<b>\$15,900</b>
Importance Code A	\$78,600		\$4,600	
Importance Code B	\$229,900	\$12,000	\$33,600	\$15,900
Importance Code C	\$23,800			
<b>Total</b>	<b>\$332,300</b>	<b>\$12,000</b>	<b>\$38,300</b>	<b>\$15,900</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%			LIFE	**	5	\$24,600	
	Masonry: Brick	25%			LIFE	**	5	\$12,300	
	Masonry: Fieldstone	25%	0-2	\$24,600	LIFE	**	5	\$9,200	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Various Locations									
	Metal Panel	5%			2043	**	5-10	\$16,900	
	Window Wall	35%	Now	\$306,900	2053	**	5	\$32,300	
Air Infiltration, Extent : Moderate, Area Affected : 100%									
Location : Various Locations									
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%									
Location : Upper Level - Especially West Side									
Glazing Clouded, Extent : Moderate, Area Affected : 33%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Various Locations									
Weather Strip Missing, Extent : Moderate, Area Affected : 33%									
Location : Throughout									
Windows									
	Aluminum	95%			2041	**	5	\$1,900	
	Metal Louvers	5%			2036	**	10	\$600	
Parapets									
	Cast in Place Concrete	75%			LIFE	**	5	\$30,700	
	Metal Rail	25%			2046	**	5-10	\$17,900	
Roof									
	Modified Bitumen	50%			2033	\$176,700	10	\$16,500	
	Plaza Roof: Stone Panels	50%	Now	\$41,500	2043	**			
Other Observation, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Explanation : Ponding On South Side, Some Cracked Pavers On North And East Sides									
Soffits									
	Stucco Cement	100%			2046	**	5		
Interior									
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%	Now	\$18,000	2033	\$902,300	3	\$12,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Lower Level Hall Area									
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : Throughout									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
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%	0-2	\$7,200	2038	* *	5	\$11,100		
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Exposed Struc: Concrete	20%			LIFE	* *	5	\$1,500		
Gypsum Board	5%			LIFE	* *	5	\$3,100		
Metal Panel	5%	Now	\$15,900	LIFE	* *	5	\$3,100		
Bent/Warped Elements, Extent : Moderate, Area Affected : 10%									
Location : Print Shop Area									
Deformed/Dented, Extent : Moderate, Area Affected : 10%									
Location : Print Shop Area									
Plaster	15%			LIFE	* *	5	\$4,600		
Site Enclosure									
Retaining Walls									
Masonry: Fieldstone	100%			2043	* *				
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	75%	Now	\$6,300	2046	* *				
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Entry Stairs									
Pavers/Stone	25%	Now	\$16,800	2036	* *				
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : West Side Of Building									

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	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 Observation, Extent : N/A, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : No Capacity Recorded For Panelboards							
	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 Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Aged Insulation.							
	Thermoplastic	50%			2053	* *	1		
	Thermoplastic	20%			2033	\$15,100	1		
Motor Controllers									
	Locally Mounted	100%			2031	\$70,000	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$500	
Stand-by Power									
	Transfer Switches								
	Under Construction	100%							
Lighting									
	Interior Lighting								
	Fluorescent	50%			2033	\$265,000	10	\$16,700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	50%			2033	\$265,000	10	\$16,700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout 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	

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

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

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Ductwork/Diffusers	40%			LIFE	**	2-5	\$8,100	
	Hot Wtr Piping/Pump	20%	Now	\$6,200	2041	**	4	\$400	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Basement Mechanical Room							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 50%							
		Location : Basement Mechanical Room							
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Steam Piping/Pump	40%	Now	\$45,600	2043	**			
		Corroded, Extent : Moderate, Area Affected : 50%							
		Location : Basement Mechanical Room							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 100%							
		Location : Basement Mechanical Room							
		Leak Evident, Extent : Severe, Area Affected : 50%							
		Location : Basement Mechanical Room							
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Basement Mechanical Room							
Terminal Devices									
	Air Handler	90%			2028	\$602,200	1	\$20,300	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Basement Mechanical Room							
	Convactor/Radiator	10%			2031	\$29,100	1	\$1,200	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Vestibule And Toilet Room							
Controls									
	Digital	50%	Now	\$25,500	2026	\$510,600			
		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 With Dedicated Building Air Compressor							
	Pneumatic	50%	Now	\$34,400	2027	\$343,600			
		Leaking, Extent : Severe, Area Affected : 100%							
		Location : Basement By Air Compressor							
Air Conditioning									
	Energy Source								
	Electricity	20%			2041	**	1		
	No Component	80%							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Campus Chilled Water	1%			2042	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Campus Chilled Water Piping In Basement Provided For Future Expansion, Not Connected							
	Exterior Pkg Unit - Cooling	10%	Now	\$39,000	2043	**	2	\$200	
		Unit Inoperable, Extent : Severe, Area Affected : 100%							
		Location : Roof							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : One Unit, Serving Office Of The Bursar, 7 Tons Approximately							
	Split Unit	5%			2033	\$42,200			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Location Noted							
	Window/Wall Unit	5%			2028	\$6,700	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Location Noted							
	No Component	79%							
Distribution									
	Ductwork/Diffusers	10%			LIFE	**	2	\$4,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor - Office Of The Bursar							
		Explanation : Location Noted							
	No Component	90%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$20,300	
Exhaust Fans									
	Interior	98%			2028	\$154,500	2	\$1,100	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Basement Mechanical Room							
	Wall Unit	2%			2028	\$300	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor Closet							
		Explanation : One Unit Venting To Corridor							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2033	\$456,600	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Electric	100%			2028	\$69,300	4		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Mechanical Room							
		Explanation : One - 175 Gallons							
	HW Heat Exchanger								
	Steam Fired	1%			2033	\$1,700	4		
		Abandoned in Place, Extent : Light, Area Affected : 100%							
		Location : Basement Mechanical Room - Unit For Old Kitchen, Connected 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/A, Area Affected : 100%							
		Location : Basement To 1st Floor							
		Explanation : One Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2043	* *	1-5	\$18,400	

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



Print Date : 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

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

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
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			
<b>Total</b>	<b>\$83,500</b>	<b>\$13,100</b>	<b>\$45,600</b>	<b>\$13,200</b>
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			
<b>Total</b>	<b>\$83,500</b>	<b>\$13,100</b>	<b>\$45,600</b>	<b>\$13,200</b>



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	* *	5	\$18,400	
	Masonry: Brick	75%	Now	\$88,800	LIFE	* *	5	\$55,200	
	Expansion Joint Failure, Extent : Moderate, Area Affected : 10%								
	Location : At All Control Joints								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Throughout And South Side								
	Staining/Discoloring, Extent : Light, Area Affected : 5%								
	Location : Below Louvers								
	Metal Coiling Doors	5%			2038	* *	5	\$11,500	
	Corrosion/Rusting, Extent : Light, Area Affected : 2%								
	Location : Throughout								
	Metal: Cage/Fence	15%			2046	* *	5	\$48,300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof								
	Explanation : This Is Actually A Metal Screen Assembly For Mechanical Equipment On The Roof								
Windows									
	Aluminum	40%	Now	\$3,800	2041	* *	5	\$2,000	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
	Location : At Window Head On West Elevation								
	Metal Louvers	60%			2042	* *	10	\$38,400	
	Other Observation, Extent : N/A, Area Affected : 50%								
	Location : Sills								
	Explanation : No Drip Edge Causing Brick To Stain								
Parapets									
	Masonry: Brick	95%	Now	\$12,300	LIFE	* *	5	\$5,000	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : At Flashing, Interior Face								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Metal Panel	5%			2053	* *	5	\$1,000	
Roof									
	Modified Bitumen	100%	Now	\$91,300	2033	\$304,200			
	Blisters, Extent : Moderate, Area Affected : 5%								
	Location : Various Locations								
	Patching Evident, Extent : Moderate, Area Affected : 25%								
	Location : At New Equipment And Dunnage Supports								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Over Mezzanine Area								
	Worn/Eroded, Extent : Moderate, Area Affected : 70%								
	Location : Throughout								

## Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	90%			LIFE	* *	5	\$87,200	
		Horizontal Cracks, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Ceramic Tile	5%			2042	* *	5	\$2,200	
	Vinyl Tile	5%			2033	\$59,800	3	\$800	
		Worn/Eroded, Extent : Light, Area Affected : 25%							
		Location : Throughout							
Interior Walls									
	Concrete Masonry Unit	90%	0-2	\$128,600	LIFE	* *	5	\$28,000	
		Vertical Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Glass: Single Pane	5%			LIFE	* *	5	\$2,900	
	Metal Panel	5%			LIFE	* *			
Ceilings									
	AcousTileSusp.Lay-In	7%	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%							
		Location : Offices At Mezzanine							
	AcousTileSusp.Lay-In	3%			2046	* *	5	\$1,300	
	Exposed Struc: Steel	85%			LIFE	* *			
	Metal Panel	5%			LIFE	* *	5	\$2,800	
Site Enclosure									
Fence/Gates									
	Aluminum Rail	20%			2046	* *	5-10	\$8,900	
	Chain Link	80%			2053	* *			
Retaining Walls									
	Cast in Place Concrete	100%	0-2	\$2,300	2068	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Northwest Corner Of Building							
Site Pavements									
On-Site Walkways									
	Asphalt	80%			2042	* *			
	Cast in Place Concrete	20%			2046	* *			
Parking/Driveway									
	Asphalt	100%			2042	* *			

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

Under 600 Volts

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	100%			2053	* *	5	\$100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two Main Service Switches Rated At 4,000 Amperes Each									
Transformers									
	Dry Type	50%			2038	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Various Capacities									
	Dry Type	50%			2053	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : Two Rated At 2500 Kilovolt Amperes And One Rated At 1333 Kilovolt Amperes									
Switchgear / Switchboard									
	Air Circuit Breaker	40%			2053	* *	5	\$100	
	Fused Disc Sw	20%			2043	* *	5		
	Molded Case Bkrs	40%			2033	\$243,000	5	\$300	
Raceway									
	Conduit	100%			2053	* *	1		
Panelboards									
	Molded Case Bkrs	100%			2041	* *	5	\$700	
Wiring									
	Thermoplastic	20%			2043	* *	1		
	Thermoplastic	80%			2053	* *	1		
Motor Controllers									
	Locally Mounted	20%			2031	\$6,900	5		
	Motor Control Center	10%	2-4	\$4,800	2053	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Boiler Room.									
	Motor Control Center	50%			2038	* *	5	\$300	
	Variable Frequency Drive	20%			2050	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$400	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2046	* *	1	\$7,800	

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

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

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

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

## Alarm

Fire/Smoke Detection

Generic, Digital

100%

2038

\* \*

1-3

\$16,000

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

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

## Heating

Energy Source

Interruptible Gas/Dual  
Fuel

100%

2033

\$56,500

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Underground**Explanation : Four Tanks, 20,000 Gallons Each*

Conversion Equipment

Steam Boiler

100%

2031

\$214,800

1

\$25,000

*On Extended Life, Extent : Light, Area Affected : 100%**Location : 1st Floor**Other Observation, Extent : N/A, Area Affected : 100%**Location : 1st Floor**Explanation : Three High Pressure Steam Boilers, One Unit 16,594 Mbh Input, Two Units 34,952 Mbh Input Each - Provide Steam To High Temperature Heat Exchangers In Heating Plant*

Distribution

Hot Wtr Piping/Pump

30%

2032

\$16,200

4

\$400

Pres. Reducing Valve/LP

2%

2029

\$400

Steam

Central Plant Steam

60%

2033

\$415,800

4

\$700

Piping/Pmp

Steam Piping/Pump

8%

2033

\$15,800

Terminal Devices

Air Handler

80%

2033

\$371,000

1

\$12,500

Unit Heater - Steam

20%

2033

\$28,000

4

\$500

Controls

Digital

100%

2026

\$707,700

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout**Explanation : Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor*

## Air Conditioning

Energy Source

Electricity

100%

2041

\* \*

1

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	96%			2042	* *	1	\$26,200	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 1st Floor - Chiller Room							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor - Chiller Room							
		Explanation : 2 Units, Serving Various Buildings In Campus							
	Exterior Pkg Unit - Cooling	2%			2038	* *	2		
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : One Unit Serving Office Space							
	Window/Wall Unit	2%			2028	\$1,900	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Offices							
		Explanation : Location Noted							
Distribution									
	Ductwork/Diffusers	2%			LIFE	* *	2	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Office Space							
		Explanation : Location Noted							
	No Component	98%							
Heat Rejection									
	Water Cooling Tower	100%			2034	\$124,500	2	\$25,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : One 2-cell Cooling Tower							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$14,100	
Exhaust Fans									
	Interior	90%			2033	\$98,400	2	\$700	
	Wall Unit	10%			2033	\$1,100	2	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Sprinkler Pump Room							
		Explanation : Location Noted							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2043	* *	1		
		Booster Pump w/Tank, Extent : Light, Area Affected : 100%							
		Location : 1st Floor And Mezzanine							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	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 Adjacent Buildings					
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, Area Affected : 100%					
				Location : 1st Floor					
Backflow Preventer									
	Generic	100%			2033	\$11,000	1	\$1,500	
Fixtures									
	Generic	100%							
Fire 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	

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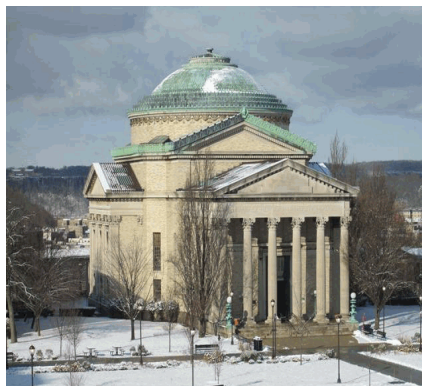
Print Date : 14-Aug-2024

**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

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

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
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
<b>Total</b>	<b>\$418,600</b>	<b>\$24,500</b>	<b>\$188,400</b>	<b>\$176,500</b>
Importance Code A	\$66,600		\$7,400	
Importance Code B	\$287,200	\$24,500	\$181,000	\$176,500
Importance Code C	\$64,700			
<b>Total</b>	<b>\$418,600</b>	<b>\$24,500</b>	<b>\$188,400</b>	<b>\$176,500</b>



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

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Glass: Single Pane	2%	Now	\$28,100	LIFE	* *	5	\$2,200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Other Observation, Extent : Moderate, Area Affected : 10%								
	Location : Upper Level Of Rotunda								
	Explanation : Stain Glass Panes Vandalized								
	Masonry: Brick	10%	Now	\$294,500	LIFE	* *			
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Sub-basement								
	Spalling, Extent : Moderate, Area Affected : 20%								
	Location : Sub-basement								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Sub-basement								
	Masonry: Limestone	20%			LIFE	* *			
	Marble Panels	20%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 30%								
	Location : Rotunda								
	Explanation : Includes Columns In Rotunda								
	Plaster	23%	Now	\$216,300	LIFE	* *	5	\$10,000	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
	Location : Auditorium, Upper Level Around Rotunda								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : Sub-basement, Auditorium, Upper Level Walls Around The Rotunda								
	Paint Peeling, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Plaster	20%			LIFE	* *	5	\$8,700	
	Wood	5%			LIFE	* *	5	\$28,900	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileConcealSpLn	2%	Now	\$400	2038	* *	5	\$800	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Bathrooms							
	Exposed Struc: Concrete	20%	Now	\$103,900	LIFE	* *	5	\$2,000	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 5%							
		Location : Sub-basement							
		Exposed Reinforcement, Extent : Moderate, Area Affected : 5%							
		Location : Sub-basement							
		Paint Peeling, Extent : Moderate, Area Affected : 20%							
		Location : Sub-basement							
	Exposed Struc: Steel	8%			LIFE	* *			
	Masonry: Infill Arch	20%			LIFE	* *			
	Plaster	40%	Now	\$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 Peeling, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
	Wood	10%			LIFE	* *	5	\$56,600	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2053	* *			
	Retaining Walls								
	Masonry: Brick	100%			2043	* *			
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	40%			2046	* *			
	Masonry: Granite	10%	Now	\$36,600	LIFE	* *			
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Main Entry Stair							
	Pavers/Stone	50%			2042	* *			

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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, Extent : Moderate, Area Affected : 100% Location : Throughout 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	* *			
		Other Observation, Extent : N/A, Area Affected : 100% Location : Building Perimeter Explanation : Controlled Via Photocell							
	No Component	90%							
Alarm									
	Fire/Smoke Detection								
	Under Construction	100%							

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

Heating

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Controls								
	Digital	90%	Now	\$114,600	2026	\$2,291,900			
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Throughout - No Front End Communication							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Air Handlers Controls And Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor							
	Pneumatic	10%			2027	\$171,400			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Various Locations							
		Explanation : Pneumatic Thermostats							
Air Conditioning									
	Energy Source								
	Electricity	50%			2049	* *	1		
	No Component	50%							
	Conversion Equipment								
	Split Unit	10%			2043	* *			
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Outdoor Units - Left Yard, Indoor Units - Unknown							
	Window/Wall Unit	10%			2028	\$33,600	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st And 2nd Floor							
		Explanation : Two Units							
	No Component	80%							
	Distribution								
	Ductwork/Diffusers	30%			LIFE	* *	2	\$32,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Auditorium							
		Explanation : Location Noted							
	No Component	70%							
	Terminal Devices								
	Air Handler/Dir Expansion	30%			2028	\$102,000	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Fan Rooms							
		Explanation : Two Units For Auditorium, Dx And 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 Backyard Behind Hall Of Fame Passageway							
		Explanation : Two Condensing Units For Auditorium, 30 Tons Each Approximately							
	No Component	70%							
Plumbing									

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

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

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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
<b>Total</b>	<b>\$2,382,800</b>	<b>\$2,316,900</b>
Importance Code A	\$381,800	
Importance Code B	\$1,912,600	\$2,316,900
Importance Code C	\$88,400	
<b>Total</b>	<b>\$2,382,800</b>	<b>\$2,316,900</b>

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
<b>Total</b>	<b>\$271,300</b>	<b>\$10,600</b>	<b>\$29,200</b>	<b>\$7,500</b>
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
<b>Total</b>	<b>\$271,300</b>	<b>\$10,600</b>	<b>\$29,200</b>	<b>\$7,500</b>



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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE GOULD RESIDENCE HALL**  
**Asset # : 2794**

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE GOULD RESIDENCE HALL**  
**Asset # : 2794**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$2,800	LIFE	**	5	\$3,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : 1st Floor								
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	\$129,900	2033	\$649,700	3	\$3,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Corridor And Attic								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : 1st Floor Corridor And Attic								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : 1st Floor Corridor And Attic								
Wood	10%	Now	\$77,500	2048	**	5	\$3,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Attic								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Attic								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : Attic								
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 101, 103, 107, 107b, 108, 110, Southwest Stairwell								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE GOULD RESIDENCE HALL**  
**Asset # : 2794**

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

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE GOULD RESIDENCE HALL**  
**Asset # : 2794**

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE GOULD RESIDENCE HALL**  
**Asset # : 2794**

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE GOULD RESIDENCE HALL**  
**Asset # : 2794**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	40%			LIFE	**	2-5	\$9,200	
	No Component	60%							
Exhaust Fans									
	Interior	40%			2028	\$71,700	2	\$500	
			On Extended Life, Extent : Light, Area Affected : 100%						
			Location : Attic						
	No Component	60%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%	Now	\$10,400	2033	\$519,300	1		
			Not Insulated, Extent : Severe, Area Affected : 25%						
			Location : 1st Floor - Mechanical Room And Corridors Above Ceiling, Sweating Pipes						
			Causing Water Damages To Interior Finishes						
			On Extended Life, Extent : Light, Area Affected : 80%						
			Location : Throughout						
Water Heater With Tanks									
	Electric	100%			2026	\$92,400	4		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : 1st Floor Mechanical Room						
			Explanation : One- 225 Gallons, Dual Electric / Hot Water Heat Source						
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Backflow Preventer									
	Generic	100%			2041	**	1	\$2,500	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Basement - Water Service Area - Access From 1st Floor Mechanical Room						
			Explanation : Location Noted						
Fixtures									
	Generic	100%							
Fire Suppression									
Sprinkler									
	No Component	60%							
	Generic	40%			2043	**	1-2	\$4,600	

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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

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

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
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			
<b>Total</b>	<b>\$266,100</b>	<b>\$1,700</b>	<b>\$27,500</b>	<b>\$3,400</b>
Importance Code A	\$54,900		\$1,400	
Importance Code B	\$188,100	\$1,700	\$26,100	\$3,400
Importance Code C	\$23,100			
<b>Total</b>	<b>\$266,100</b>	<b>\$1,700</b>	<b>\$27,500</b>	<b>\$3,400</b>



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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	95%	Now	\$93,000	2033	\$309,900			
		Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 10%							
		Location : Upper And Lower Roof							
		Ponding, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations							
		Vegetation Growth, Extent : Moderate, Area Affected : 10%							
		Location : Lower Roof							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Various Locations							
	Single Ply Membrane	5%			2038	* *	10	\$1,400	
Soffits									
	Masonry: Limestone	100%	Now	\$2,900	LIFE	* *	5	\$100	
		Diagonal Cracks, Extent : Moderate, Area Affected : 20%							
		Location : Soffit At Entrance							
Interior									
Floors									
	Cast in Place Concrete	15%			LIFE	* *	5	\$10,800	
		Paint Peeling, Extent : Light, Area Affected : 15%							
		Location : Throughout Basement							
	Ceramic Tile	5%			2042	* *	5	\$1,600	
	Terrazzo	15%			LIFE	* *	5	\$3,800	
	Vinyl Tile 9" X 9"	65%	Now	\$33,300	2028	\$1,663,900	3	\$8,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Adjacent To Radiator Locations							
		Patching Evident, Extent : Light, Area Affected : 10%							
		Location : Various Locations							
Interior Walls									
	Concrete Masonry Unit	10%			LIFE	* *	5	\$2,300	
	Marble Panels	5%			LIFE	* *			
	Plaster	85%	Now	\$116,300	LIFE	* *	5	\$14,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : 3rd Floor Adjacent To Windows							
		Loose/Delam Surface, Extent : Moderate, Area Affected : 10%							
		Location : 3rd Floor Adjacent To Windows							
		Staining/Discoloring, Extent : Moderate, Area Affected : 5%							
		Location : 3rd Floor Adjacent To Windows							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : 3rd Floor Adjacent To Windows							

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

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	90%			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	\$60,300	2058	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100% Location : Throughout The Building							
	Thermoplastic	20%			2053	* *	1		
Motor Controllers									
	Locally Mounted	100%			2031	\$70,000	5	\$100	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Stand-by Power									
	Transfer Switches								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	100%			2033	\$318,800	10	\$20,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building							
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, Extent : Light, Area Affected : 100% Location : Building Perimeter Explanation : Controlled Via Photocell.							
	HID	5%			2041	* *	10		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Building Perimeter Explanation : Controlled Via Photocell							
	No Component	90%							
Alarm									
	Fire/Smoke Detection								
	Under Construction	100%							

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

Heating

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

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

Print Date : 14-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

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

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



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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Granite	10%			LIFE	**	5	\$2,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : In Colonnade And Areaway							
		Explanation : Polished Granite Blocks							
	Masonry: Granite	60%	Now	\$178,300	LIFE	**	5	\$15,800	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%							
		Location : West Wall							
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Lower Level Under Colonnade							
		Explanation : Rusticated Granite Blocks							
	Masonry: Limestone	30%	Now	\$133,700	LIFE	**	5	\$7,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Colonnade Scuppers/ Cornice							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Base At 1st Floor Colonnade							
		Loose Units, Extent : Moderate, Area Affected : 10%							
		Location : Colonnade Scuppers/ Cornice							
		Worn/Eroded, Extent : Moderate, Area Affected : 10%							
		Location : Throughout Colonnade							
Windows									
	Wood	100%	Now	\$87,400	2058	**	5	\$7,000	
		Air Infiltration, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 50%							
		Location : Areaways							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
Roof									
	Clay Tile	95%			2043	**	10	\$53,600	
	Copper/Terne	5%			2048	**	10	\$7,100	
Soffits									
	Masonry: Brick	100%			LIFE	**	5		
Interior									
	Floors								
	Cast in Place Concrete	90%	Now	\$29,900	LIFE	**	5	\$35,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Electrical Room, Basement							
	Ceramic Tile	5%			2036	**	5	\$900	
	Terrazzo	5%			LIFE	**	5	\$700	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%	Now	\$2,900	2036	* *	5	\$500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Throughout Storage Rooms									
	Masonry: Brick	20%			LIFE	* *			
	Plaster	75%	Now	\$38,800	LIFE	* *	5	\$4,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Basement									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : Basement									
Ceilings									
	Exposed Struc: Steel	50%			LIFE	* *			
	Masonry: Infill Arch	20%			LIFE	* *			
	Wood	30%	Now	\$22,000	LIFE	* *	5	\$79,000	
Split/Cracked, Extent : Moderate, Area Affected : 10%									
Location : Basement Corridor									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Basement 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%	Now	\$29,900	2036	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Various Areas Throughout Colonnade									

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			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	
Malfunctioning, Extent : Moderate, Area Affected : 50%									
Location : Throughout The Building									

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

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

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

## Lighting

## Exterior Lighting

## HID

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

*Malfunctioning, Extent : Moderate, Area Affected : 50%**Location : Building Perimeter*

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

## Heating

## Distribution

## Steam Piping/Pump

25% 2033 \$26,200

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

## No Component

75%

## Terminal Devices

## Convactor/Radiator

25% 2031 \$26,700 1 \$1,000

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

## No Component

75%

## Plumbing

## Storm Drain Piping

## Cast Iron

100% LIFE \* \* 1

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

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

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

Print Date : 14-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
<b>Total</b>	<b>\$874,800</b>	<b>\$1,104,400</b>
Importance Code A	\$186,000	
Importance Code B	\$688,900	\$1,104,400
<b>Total</b>	<b>\$874,800</b>	<b>\$1,104,400</b>

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			
<b>Total</b>	<b>\$175,900</b>	<b>\$1,100</b>	<b>\$73,600</b>	<b>\$3,200</b>
Importance Code A	\$28,100		\$1,800	
Importance Code B	\$73,700	\$1,100	\$71,800	\$3,200
Importance Code C	\$74,100			
<b>Total</b>	<b>\$175,900</b>	<b>\$1,100</b>	<b>\$73,600</b>	<b>\$3,200</b>



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

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

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

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

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

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

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

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

## Site Pavements

## On-Site Walkways

Cast in Place Concrete	95%				2038	**			
Masonry: Granite	5%	4+		\$6,400	LIFE	**			
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Main Entry Stair</i>									
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Main Entry Stair</i>									
<i>Explanation : This Is Actually Brownstone</i>									

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

## Under 600 Volts

## Service Equipment

Under Construction	100%
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## Transformers

Under Construction	100%
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## Switchgear / Switchboard

Under Construction	100%
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## 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	
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## Ground

## Grounding Devices

Not Accessible	100%
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## Stand-by Power

## Transfer Switches

Under Construction	100%
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## Lighting

## Interior Lighting

Fluorescent	100%				2028	\$185,900	10	\$11,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									

## Egress Lighting

Emergency, Service	50%				2028	\$3,800	1		
Exit, Service	10%				2028	\$500	1		
Exit, Battery	40%				2028	\$7,100	10	\$300	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

## Lighting

## Exterior Lighting

## HID

100%

2028

\$58,200

10

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Building Perimeter**Explanation : Controlled Via Photocell*

## Alarm

## Security System

## Generic

100%

2038

\* \*

1

\$4,800

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV Surveillance Cameras*

## Fire/Smoke Detection

## Under Construction

100%

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

## Heating

## Distribution

## Steam Piping/Pump

100%

Now

\$20,000

2033

\$99,900

*On Extended Life, Extent : Light, Area Affected : 90%**Location : Throughout**Steam Traps Faulty, Extent : Severe, Area Affected : 100%**Location : Throughout*

## Terminal Devices

## Convactor/Radiator

100%

2031

\$102,000

1

\$4,100

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

## Controls

## Pneumatic

100%

2027

\$241,000

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout**Explanation : Master Building Pneumatic Thermostat, Control Air Provided Air**Compressor In Adjacent Building - Havemeyer Laboratory Annex*

## Air Conditioning

## 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%

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

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

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



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

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

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

Print Date : 14-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
<b>Total</b>	<b>\$829,100</b>	<b>\$438,400</b>
Importance Code A	\$237,600	\$90,400
Importance Code B	\$591,500	\$348,000
<b>Total</b>	<b>\$829,100</b>	<b>\$438,400</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$50,300			
Interior Architecture	\$41,400			\$1,100
Electrical		\$100		
Mechanical	\$52,300	\$200	\$31,000	\$200
Site Enclosure	\$4,200			
Site Pavements	\$1,800		\$4,300	
<b>Total</b>	<b>\$150,100</b>	<b>\$300</b>	<b>\$35,300</b>	<b>\$1,400</b>
Importance Code A	\$50,300			
Importance Code B	\$85,600	\$300	\$31,000	\$1,400
Importance Code C	\$14,100		\$4,300	
<b>Total</b>	<b>\$150,100</b>	<b>\$300</b>	<b>\$35,300</b>	<b>\$1,400</b>



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

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

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

Interior

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	* *	5	\$1,000	
		Paint Peeling, Extent : Light, Area Affected : 25%							
		Location : Mechanical Spaces							
	Vinyl Tile	60%	Now	\$152,400	2043	* *	3	\$2,100	
		Adhesion Failure, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : Various Locations							
		Patching Evident, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Uneven Surface, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Vinyl Tile 9" X 9"	35%	Now	\$257,400	2043	* *	3	\$1,200	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Loose Units, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Labs And Utility Spaces							
Interior Walls									
	Cast in Place Concrete	15%			LIFE	* *			
	Concrete Masonry Unit	50%	0-2	\$5,400	LIFE	* *	5	\$1,200	
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Gypsum Board	20%	Now	\$1,600	LIFE	* *	5	\$700	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : Corridor Wall							
	Masonry: Brick	5%	Now	\$5,400	LIFE	* *			
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : West Side							
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : West Side Party Wall							
		Explanation : Deteriorated Finish							
	Plywood/Hardboard	10%			LIFE	* *			

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

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

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

## Interior

## Ceilings

AcousTileSusp.Lay-In      2%    Now      \$3,100    2053      \* \*    5      \$100

*Broken/Missing Elements, Extent : Moderate, Area Affected : 50%*

*Location : Toilets*

*Staining/Discoloring, Extent : Moderate, Area Affected : 25%*

*Location : Toilets*

Exposed Struc: Wood      5%      LIFE      \* \*

*Paint Peeling, Extent : Moderate, Area Affected : 10%*

*Location : Throughout*

Plaster      93%    Now      \$26,000    LIFE      \* \*    5      \$5,500

*Broken/Missing Elements, Extent : Moderate, Area Affected : 15%*

*Location : Various Labs And Classrooms*

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

*Location : Throughout*

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

*Location : This Is Actually Masonry Limestone*

*Explanation : Location Noted*

Masonry: Brick      6%      2063      \* \*

## Site Pavements

## On-Site Walkways

Cast in Place Concrete      95%    Now      \$1,800    2038      \* \*

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%*

*Location : Site Stair At South Side Of Building*

Wood      5%      2028      \$4,300    1-3      \$200

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

*Location : Landing At Entry*

*Explanation : Composite Lumber*

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

## Under 600 Volts

## Raceway

Conduit      100%      2033      \$15,800    1

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

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

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

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

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Steam Piping/Pump	100%	Now	\$15,200	2033	\$50,700			
	Corroded, Extent : Light, Area Affected : 10%								
	Location : 1st Floor								
	Leak Evident, Extent : Moderate, Area Affected : 10%								
	Location : 1st Floor								
	On Extended Life, Extent : Light, Area Affected : 80%								
	Location : Throughout								
	Steam Traps Faulty, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Terminal Devices									
	Convactor/Radiator	100%			2031	\$51,800	1	\$2,100	
	On Extended Life, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Controls									
	Digital	100%	Now	\$36,400	2026	\$181,800			
	Malfunctioning, Extent : Severe, Area Affected : 100%								
	Location : Room 113 - Deteriorated Air Compressor, Insufficient Air Pressure, 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 With Dedicated Building Air Compressor								
Air Conditioning									
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									
	Roof	90%			2028	\$11,100	2	\$200	
	On Extended Life, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Wall Unit	10%	Now	\$300	2043	**	2		
	Malfunctioning, Extent : Moderate, Area Affected : 100%								
	Location : Room 113 - 1 Unit								
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2033	\$81,300	1		
	On Extended Life, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Water Heater With Tanks									
	Not Accessible	100%							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2026	\$200	4	\$200	
	Fixtures								
	Generic	100%							
		Obsolete Fixtures, Extent : Light, Area Affected : 100%							
		Location : Toilet Rooms							

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



Print Date : 14-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
<b>Total</b>	<b>\$1,144,400</b>	<b>\$630,500</b>
Importance Code A	\$139,600	
Importance Code B	\$1,004,800	\$630,500
<b>Total</b>	<b>\$1,144,400</b>	<b>\$630,500</b>

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			
<b>Total</b>	<b>\$211,600</b>	<b>\$2,600</b>	<b>\$48,000</b>	<b>\$175,900</b>
Importance Code A	\$10,200		\$300	
Importance Code B	\$159,800	\$2,600	\$47,700	\$175,900
Importance Code C	\$41,500			
<b>Total</b>	<b>\$211,600</b>	<b>\$2,600</b>	<b>\$48,000</b>	<b>\$175,900</b>



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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE LANGUAGE HALL**  
**Asset # : 2074**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	85%			LIFE	**	5	\$49,600	
	Masonry: Granite	5%			LIFE	**	5	\$2,200	
	Masonry: Limestone	10%	Now	\$73,900	LIFE	**	5	\$4,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Main Entry And Lower Fascia Band									
Worn/Eroded, Extent : Moderate, Area Affected : 5%									
Location : Main Entry And Lower Fascia Band									
Windows									
	Aluminum	95%	Now	\$65,700	2049	**	5	\$6,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Basement Windows									
	Metal Louvers	5%			2036	**	10	\$4,200	
Roof									
	Clay Tile	95%			2043	**	10	\$19,200	
	Copper/Terne	5%	Now	\$5,700	2048	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Gutters On South Side Of Roof									
Soffits									
	Masonry: Limestone	100%			LIFE	**	5		
Interior									
Floors									
	Carpet	20%			2029	\$167,200	3	\$17,600	
	Ceramic Tile	5%			2042	**	5	\$2,200	
	Steel Plate	5%			LIFE	**	1		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Egress Stair									
Explanation : Location Noted									
	Terrazzo	20%			LIFE	**	5	\$6,900	
Horizontal Cracks, Extent : Light, Area Affected : 15%									
Location : First And Third Floor									
	Vinyl Tile	48%	Now	\$12,500	2038	**	3	\$7,900	
Worn/Eroded, Extent : Moderate, Area Affected : 2%									
Location : Mechanical Room In Basement									
	Vinyl Tile 9" X 9"	2%	Now	\$75,600	2043	**	3	\$300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 100%									
Location : Server Room In Basement									

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

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

**Asset # : 2074**

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

**Interior**

**Interior Walls**

Concrete Masonry Unit	5%			LIFE	**	5		\$800	
Gypsum Board	20%			LIFE	**	5		\$5,000	
Masonry: Fieldstone	2%			LIFE	**				
Plaster	73%	Now		\$39,600	LIFE	**	5	\$9,100	

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

*Location : West Stair*

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

*Location : Mechanical Spaces In Basement*

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

*Location : Various Locations*

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

*Location : West Stair*

**Ceilings**

AcousTileConcealSpLn	5%	Now		\$3,800	2038	**	5	\$1,400	
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*Broken/Missing Elements, Extent : Moderate, Area Affected : 5%*

*Location : Storage Room In Basement*

AcousTileSusp.Lay-In	75%				2046	**	5	\$33,100	
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Plaster	20%	Now		\$14,400	LIFE	**	5	\$5,500	
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%*

*Location : Throughout Basement*

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

*Location : Various Classrooms*

**Site Pavements**

**On-Site Walkways**

Cast in Place Concrete	85%				2046	**			
Masonry: Granite	15%	Now		\$1,900	LIFE	**			

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

*Location : Main Entry Stair*

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

**Under 600 Volts**

**Service Equipment**

Under Construction	100%								
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**Transformers**

Not Accessible	100%								
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**Switchgear / Switchboard**

Under Construction	100%								
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**Raceway**

Conduit	75%				2033	\$49,200	1		
Conduit	25%				2053	**	1		

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE LANGUAGE HALL**  
**Asset # : 2074**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	10%			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		
Insulation Aged, Extent : Light, Area Affected : 100%									
Location : Throughout 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%							
Stand-by Power									
Transfer Switches									
	Under Construction	100%							
Lighting									
	Interior Lighting								
	Fluorescent	100%			2038	* *	10	\$19,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout 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 Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Controlled Via Photocell									
	No Component	90%							
Alarm									
Security System									
	Generic	100%			2041	* *	1	\$8,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Hallways									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	Under Construction	100%							

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

Heating

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE LANGUAGE HALL**  
**Asset # : 2074**

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE LANGUAGE HALL**  
**Asset # : 2074**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	Ductwork/Diffusers	15%			LIFE	**	2	\$4,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Serving Conference Room							
	No Component	85%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$20,200	LIFE	**	2-5	\$11,900	
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Throughout - Backdraft Air Condition Into Building, Unknown Source							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Gravity Ventilation Ductwork							
Exhaust Fans									
	Wall Unit	10%			2028	\$1,000	2	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement, Fan Room							
		Explanation : Two Units							
	No Component	90%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2033	\$294,800	1		
Water Heater With Tanks									
	Electric	100%			2026	\$50,700	4		
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : One- 120 Gallons							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2028	\$4,600	4	\$500	
Fixtures									
	Generic	100%							

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\*\* 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	
<b>Total</b>	<b>\$1,484,800</b>	<b>\$139,800</b>
Importance Code A	\$621,800	
Importance Code B	\$863,000	\$139,800
<b>Total</b>	<b>\$1,484,800</b>	<b>\$139,800</b>

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



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

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

**Asset # : 2079**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Stucco Cement	100%	Now	\$142,200	2038	* *	5	\$16,100	
		Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
		Location : Throughout							
		Vertical Cracks, Extent : Severe, Area Affected : 15%							
		Location : Throughout							
Parapets									
	Metal: Cage/Fence	12%	Now	\$2,400	2053	* *	5	\$700	
		Corrosion/Rusting, Extent : Moderate, 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 : Moderate, Area Affected : 50%							
		Location : Throughout							
		Vegetation Growth, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Offices							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof Viewed Form The Building Roof Top Directly Adjacent.							
		Explanation : Inaccessible							
	Single Ply Membrane	35%	Now	\$19,600	2028	\$195,500			
		Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%							
		Location : North Elevation							
		Ponding, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE LOEW ANNEX**  
**Asset # : 2079**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Ceramic Tile	5%	Now	\$4,100	2036	* *	5	\$400	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Bathrooms							
	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							
		Uneven Substrate, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Vinyl Tile	35%	Now	\$28,000	2033	\$139,800	3	\$1,900	
		Adhesion Failure, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Vinyl Tile 9" X 9"	30%	Now	\$173,500	2043	* *	3	\$1,700	
		Adhesion Failure, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Interior Walls									
	Concrete Masonry Unit	70%			LIFE	* *	5	\$4,100	
		Other Observation, Extent : Light, Area Affected : 15%							
		Location : Throughout							
		Explanation : Paint Peeling							
	Glass: Single Pane	5%			LIFE	* *	5	\$500	
	Gypsum Board	10%			LIFE	* *	5	\$900	
	Plywood/Hardboard	15%	Now	\$600	LIFE	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Receiving Area							
Ceilings									
	AcousTileSusp.Lay-In	100%	Now	\$72,100	2038	* *	5	\$7,400	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							

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Estimates are rounded to the nearest hundred dollars.

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

**Asset # : 2079**

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

Site Pavements

On-Site Walkways

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

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

Under 600 Volts

Service Equipment

Under Construction	100%								
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Transformers

Under Construction	100%								
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Switchgear / Switchboard

Under Construction	100%								
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Raceway

Conduit	100%				2043	**	1		
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Panelboards

Molded Case Bkrs	100%				2041	**	5	\$300	
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Wiring

Braided Cloth	30%	2-4	\$9,800	2058		**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%  
Location : Throughout The Building*

Thermoplastic	70%				2043	**	1		
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Ground

Grounding Devices

Not Accessible	100%								
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Stand-by Power

Transfer Switches

Under Construction	100%								
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Lighting

Interior Lighting

Fluorescent	100%	2-4	\$44,200	2038		**			
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*Damaged Fixtures, Extent : Moderate, Area Affected : 40%  
Location : Throughout The Building*

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

Egress Lighting

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

Exterior Lighting

HID	10%			2028		\$4,600	10		
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*Other Observation, Extent : N/A, Area Affected : 100%  
Location : Building Perimeter  
Explanation : Controlled Via Photocell.*

No Component	90%								
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Alarm

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE LOEW ANNEX**  
**Asset # : 2079**

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

**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 Cameras*

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. Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.*

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

**Heating**

Energy Source  
Electricity  
Not Accessible

30% 2033 1  
 70%  
*Other Observation, Extent : N/A, Area Affected : 0%*  
*Location : 1st Floor*  
*Explanation : No Access To Various Rooms Including Mechanical Room, Steam Heating In The Building. Building Used For Storage, Mechanical And Plumbing Systems Are Shut-off.*

Conversion Equipment  
Radiant Heater

30% 2028 \$77,300 2 \$1,400  
*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : 1st Floor*  
*Explanation : Electric Baseboard Heaters And Air Curtain*

Not Accessible

70%

**Distribution**

Steam Piping/Pump

70% 0-2 \$55,500 2063 \* \*  
*Corroded, Extent : Moderate, Area Affected : 100%*  
*Location : 1st Floor - Above Ceiling*  
*On Extended Life, Extent : Light, Area Affected : 100%*  
*Location : 1st Floor - Above Ceiling*

No Component

30%

**Terminal Devices**

Not Accessible

100%

**Controls**

Not Accessible

100%

**Air Conditioning**

Energy Source  
Electricity

100% 2032 \$27,200 1

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE LOEW ANNEX**  
**Asset # : 2079**

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

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

Print Date : 14-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
<b>Total</b>	<b>\$10,060,900</b>	<b>\$1,745,900</b>
Importance Code A	\$2,070,100	\$78,100
Importance Code B	\$7,990,800	\$1,667,800
<b>Total</b>	<b>\$10,060,900</b>	<b>\$1,745,900</b>

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
<b>Total</b>	<b>\$199,300</b>	<b>\$14,500</b>	<b>\$32,200</b>	<b>\$90,900</b>
Importance Code A	\$21,600		\$500	
Importance Code B	\$161,800	\$14,500	\$31,700	\$90,900
Importance Code C	\$15,900			
<b>Total</b>	<b>\$199,300</b>	<b>\$14,500</b>	<b>\$32,200</b>	<b>\$90,900</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE LOEW HALL**  
**Asset # : 2078**

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Soffits									
	Cast in Place Concrete	100%	Now	\$7,000	LIFE	**	5	\$3,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Interior									
Floors									
	Carpet	5%			2029	\$76,900	3	\$8,900	
	Cast in Place Concrete	5%	0-2	\$7,400	LIFE	**	5	\$9,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : At Stair									
	Ceramic Tile	5%			2042	**	5	\$4,500	
	Vinyl Tile 9" X 9"	85%			2028	\$5,913,800	3	\$28,400	
Uneven Substrate, Extent : Moderate, Area Affected : 10%									
Location : Various Rooms									
Interior Walls									
	Concrete Masonry Unit	95%			LIFE	**	5	\$25,500	
	Masonry: Brick	5%			LIFE	**			
Ceilings									
	AcousTile,Adhered	20%	0-2	\$112,000	2038	**	5	\$8,900	
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Corridors									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Corridors									
	AcousTileConcealSpLn	10%			2038	**	5	\$11,100	
	Exposed Struc: Concrete	50%			LIFE	**	5	\$7,000	
	Plaster	20%			LIFE	**	5	\$11,100	
Site Enclosure									
Free Standing Walls									
	Masonry: Brick	100%	Now	\$15,900	2043	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : At Entry Areas									
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : At Entry Areas									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%									
Location : At Entry Areas									
Retaining Walls									
	Cast in Place Concrete	100%			2053	**			
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%			2038	**			
Parking/Driveway									
	Asphalt	100%			2036	**			

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

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

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

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

**Alarm**

Security System  
Generic

100%

2038

\* \*

1

\$20,100

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Under Construction

100%

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

**Heating**

Energy Source  
HTHW/HW

100%

2043

\* \*

1

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

Conversion Equipment

Heat Exchanger, Shell &  
Tube

100%

2036

\* \*

Distribution

Hot Wtr Piping/Pump

100%

0-2

\$23,000

2032

\$114,900

4

\$2,700

*Corroded, Extent : Moderate, Area Affected : 30%**Location : Various Locations**Insul. Deteriorating, Extent : Severe, Area Affected : 10%**Location : Basement**On Extended Life, Extent : Light, Area Affected : 100%**Location : Throughout*

Terminal Devices

Convactor/Radiator

100%

Now

\$21,500

2031

\$429,500

1

\$15,600

*Controller Not Working, Extent : Moderate, Area Affected : 10%**Location : Various Locations: Self-contained Thermostatic Valves**On Extended Life, Extent : Light, Area Affected : 100%**Location : Throughout*

Controls

Digital

50%

2026

\$754,200

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout**Explanation : Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor*

Pneumatic

50%

Now

\$50,800

2027

\$507,500

*Malfunctioning, Extent : Moderate, Area Affected : 100%**Location : Throughout**Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout**Explanation : Two Zone Pneumatic Building Controls - East And West*

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	**	1		
Conversion Equipment									
	Window/Wall Unit	100%			2028	\$199,000	1		
Ventilation									
	Distribution								
	Ductwork/Diffusers	90%			LIFE	**	2-5	\$27,000	
	No Component	10%							
Exhaust Fans									
	Interior	5%			2038	**	2	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Mechanical Room							
		Explanation : Location Noted							
	Roof	36%			2033	\$36,700	2	\$600	
	Roof	54%	Now	\$5,500	2028	\$55,000	2	\$700	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Unit Inoperable, Extent : Moderate, Area Affected : 66%							
		Location : Roof - 2 Units Inoperable							
	Wall Unit	5%			2028	\$1,100	2	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Mechanical Room							
		Explanation : Location Noted							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	\$674,500	1		
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Water Heater With Tanks									
	Electric	100%			2026	\$92,400	4		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : One - 225 Gallons, Electric With Hot Water Coil							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Submersible	100%			2026	\$1,600	4	\$1,700	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Basement - Water Main Room							
Backflow Preventer									
	Generic	100%			2038	**	1	\$3,300	
Fixtures									
	Generic	100%							
Vertical Transport									

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

**Asset # : 2078**

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

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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	
<b>Total</b>	<b>\$1,804,400</b>	<b>\$1,142,800</b>
Importance Code A		\$471,000
Importance Code B	\$827,700	\$671,800
Importance Code C	\$976,700	
<b>Total</b>	<b>\$1,804,400</b>	<b>\$1,142,800</b>

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
<b>Total</b>	<b>\$366,400</b>	<b>\$13,900</b>	<b>\$10,300</b>	<b>\$118,600</b>
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
<b>Total</b>	<b>\$366,400</b>	<b>\$13,900</b>	<b>\$10,300</b>	<b>\$118,600</b>



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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE MACCRACKEN HALL**  
**Asset # : 2069**

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

Interior

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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE MACCRACKEN HALL**  
**Asset # : 2069**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	25%			2029	\$104,300	3	\$12,100	
Cast in Place Concrete	10%	Now	\$10,000	LIFE	**	5	\$5,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 45%								
Location : Basement								
Uneven Surface, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Mosaic Tile	5%	Now	\$22,100	2038	**	5	\$1,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Toilets Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilets Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 75%								
Location : Toilets Throughout								
Slate	10%	Now	\$58,100	LIFE	**	5	\$2,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Basement Under Porch								
Uneven Substrate, Extent : Moderate, Area Affected : 20%								
Location : Basement Under Porch								
Vinyl Tile 9" X 9"	25%			2028	\$471,800	3	\$2,300	
Wood	25%	Now	\$211,100	2061	**	5	\$5,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor								
Deflection Evident, Extent : Moderate, Area Affected : 25%								
Location : Stairs, And Lobby								
Uneven Surface, Extent : Moderate, Area Affected : 50%								
Location : Open Stairs								
Worn/Eroded, Extent : Moderate, Area Affected : 55%								
Location : Throughout								
Interior Walls								
Gypsum Board	5%			LIFE	**	5	\$1,100	
Masonry: Brick	15%	Now	\$51,900	LIFE	**			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Columns In Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Plaster	75%	Now	\$132,700	LIFE	**	5	\$8,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Third Floor, Basement								
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Third Floor, Basement								
Water Penetration, Extent : Moderate, Area Affected : 50%								
Location : Third Floor, Basement								
Wood	5%			LIFE	**	5	\$7,400	

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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE MACCRACKEN HALL**  
**Asset # : 2069**

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2033	\$105,800	5	\$400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : One Main Service Switch Rated 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.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE MACCRACKEN HALL**  
**Asset # : 2069**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2043	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2032	\$39,000	5	\$400	
	Wiring								
	Braided Cloth	30%	2-4	\$8,400	2058	* *	1		
		Insulation Aged, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	70%			2043	* *	1		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$300	
Lighting									
	Interior Lighting								
	Fluorescent	100%	2-4	\$49,600	2038	* *			
		Malfunctioning, Extent : Light, Area Affected : 20%							
		Location : Throughout The Building							
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Exit, Service	100%			2033	\$7,200	1		
	Exterior Lighting								
	HID	10%			2033	\$7,800	10		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Building Perimeter							
		Explanation : Controlled Via Photocell.							
	No Component	90%							
Alarm									
	Fire/Smoke Detection								
	Generic, Digital	100%			2033	\$42,900	1-3	\$10,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.							

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

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

**Asset # : 2069**

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE MACCRACKEN HALL**  
**Asset # : 2069**

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

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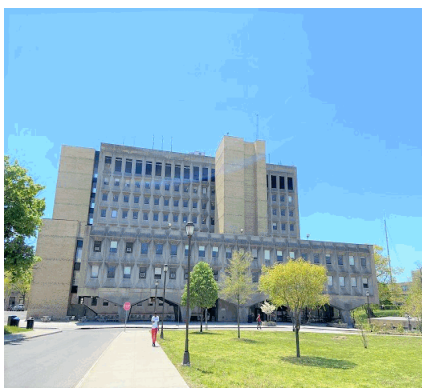
Print Date : 14-Aug-2024

**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	
<b>Total</b>	<b>\$35,252,300</b>	<b>\$10,396,300</b>
Importance Code A	\$1,579,500	\$905,500
Importance Code B	\$33,391,200	\$9,324,100
Importance Code C	\$281,600	\$166,700
<b>Total</b>	<b>\$35,252,300</b>	<b>\$10,396,300</b>

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



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

**Asset # : 2063**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	25%	4+	\$103,600	LIFE	* *	5	\$443,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : North And West Facades, Support Columns								
	Spalling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Concrete Masonry Unit	2%			LIFE	* *	5	\$4,400	
	Masonry: Brick	20%			LIFE	* *	5	\$70,900	
	Masonry: Fieldstone	9%	0-2	\$159,200	LIFE	* *	5	\$23,900	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : West Facade								
	Open Joints, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Metal/Glass Curt Wall	5%	Now	\$583,300	LIFE	* *	5	\$33,200	
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Stair Towers								
	Pre-Cast Concrete	34%			LIFE	* *	5	\$391,600	
	Window Wall	5%	Now	\$105,100	2043	* *	5	\$33,200	
	Air Infiltration, Extent : Moderate, Area Affected : 30%								
	Location : North Facade								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : North Facade								
Windows									
	Aluminum	97%	Now	\$112,300	2041	* *	5	\$6,000	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : All Levels, Various Classrooms								
	Metal Louvers	3%			2036	* *	10	\$2,300	
Parapets									
	Cast in Place Concrete	20%	Now	\$2,900	LIFE	* *	5	\$1,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Masonry: Fieldstone	45%			LIFE	* *	5	\$300	
	Metal Panel	5%			2043	* *	5	\$100	
	Pre-Cast Concrete	30%			LIFE	* *	5	\$1,100	

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

**Asset # : 2063**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	50%	Now	\$516,000	2043	* *			
		Blisters, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Embedded Gravel Surface, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Plaza Roof: Stone Panels	45%			2043	* *			
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Explanation : Spalling							
	Skylight, Metal/Glass	5%			2043	* *	10	\$15,100	
Soffits									
	Cast in Place Concrete	25%			LIFE	* *	5		
	Stucco Cement	75%			2038	* *	5		
Interior									
Floors									
	Carpet	20%			2029	\$1,673,000	3	\$193,700	
	Cast in Place Concrete	10%			LIFE	* *	5	\$105,900	
	Ceramic Tile	5%			2042	* *	5	\$24,200	
	Terrazzo	5%	4+	\$44,200	LIFE	* *	5	\$18,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Stair Nosing In Stair Tower							
	Vinyl Tile	10%			2038	* *	3	\$24,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Laboratories							
		Explanation : 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 Affected : 10%							
		Location : Adjacent To Curtainwall Windows							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Various Locations Throughout							
Interior Walls									
	Cast in Place Concrete	15%			LIFE	* *			
	Ceramic Tile	5%			2042	* *	5	\$26,100	
	Concrete Masonry Unit	16%	Now	\$153,100	LIFE	* *	5	\$33,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Water Cooler Locations On Each Floor							
		Diagonal Cracks, Extent : Moderate, Area Affected : 2%							
		Location : Throughout							
	Concrete Masonry Unit	64%			LIFE	* *	5	\$133,400	

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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE MEISTER HALL (TECH II)**  
**Asset # : 2063**

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE MEISTER HALL (TECH II)**  
**Asset # : 2063**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Not Accessible	100%							
	Transformers								
	Dry Type	100%			2031	\$26,100	5	\$900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Rooms							
		Explanation : Various Capacities							
	Switchgear / Switchboard								
	Not Accessible	100%							
	Raceway								
	Conduit	90%			2043	**	1		
	Conduit	10%			2053	**	1		
	Panelboards								
	Fused Disc Sw	5%			2049	**	5	\$300	
	Fused Disc Sw	10%			2032	\$62,400	5	\$600	
	Molded Case Bkrs	30%			2032	\$187,100	5	\$1,900	
	Molded Case Bkrs	55%			2049	**	5	\$3,500	
	Wiring								
	Braided Cloth	25%	2-4	\$219,400	2058	**	1		
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	25%			2033	\$219,400	1		
	Thermoplastic	50%			2053	**	1		
	Motor Controllers								
	Locally Mounted	10%	2-4	\$35,400	2053	**	5	\$100	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Rooms.							
	Locally Mounted	10%			2038	**	5	\$200	
	Motor Control Center	75%			2031	\$1,065,100	5	\$4,900	
	Variable Frequency Drive	5%			2050	**			
	Ground								
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$3,500	
	Stand-by Power								
	Transfer Switches								
	Automatic	100%			2046	**	1	\$74,200	
	Lighting								
	Interior Lighting								
	Fluorescent	90%			2033	\$3,160,900	10	\$199,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	8%			2033	\$281,000	10	\$17,700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Incandescent	2%			2028	\$130,500	2	\$100	

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

**Asset # : 2063**

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

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE MEISTER HALL (TECH II)**  
**Asset # : 2063**

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

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

**Asset # : 2063**

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE MEISTER HALL (TECH II)**  
**Asset # : 2063**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Electric	100%	Now	\$4,600	2026	\$231,000	4		
				Leak Evident, Extent : Moderate, Area Affected : 50%					
				Location : Sub-basement Mechanical Room - Relief Valve Leaking					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Sub-basement Mechanical Room					
				Explanation : Two- 250 Gallons Each					
	HW Heat Exchanger								
	Steam Fired	100%			2033	\$1,139,300	4	\$23,900	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	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								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Two Units From Sub-basement To 8th Floor; Two Units From Basement To 8th Floor					
				Explanation : 4 Units					
Fire Suppression									
	Standpipe								
	Generic	100%			2043	* *	1-5	\$121,600	
	Sprinkler								
	No Component	55%							
	Generic	45%			2043	* *	1-2	\$30,400	
	Fire Pump								
	Generic	100%			2042	* *	1	\$45,100	

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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

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

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
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			
<b>Total</b>	<b>\$192,300</b>	<b>\$65,600</b>	<b>\$53,600</b>	<b>\$57,200</b>
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		
<b>Total</b>	<b>\$192,300</b>	<b>\$65,600</b>	<b>\$53,600</b>	<b>\$57,200</b>



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

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

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	5%			2029	\$46,400	3	\$5,400	
	Cast in Place Concrete	20%	4+	\$17,800	LIFE	**	5	\$23,500	
Cracking/Crumbling, Extent : Light, Area Affected : 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	
Patching Evident, Extent : Moderate, Area Affected : 5%									
Location : First Floor									
Worn/Eroded, Extent : Moderate, Area Affected : 15%									
Location : First Floor									
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	50%			LIFE	**	5	\$4,200	
	Plaster	40%	Now	\$31,900	LIFE	**	5	\$13,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : First Floor Paint Shop And Corridor									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : First Floor Paint Shop									
Site Enclosure									
Fence/Gates									
	Aluminum Rail	100%			2046	**	5-10	\$4,300	
Retaining Walls									
	Cast in Place Concrete	100%			2068	**			
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%	Now	\$1,300	2046	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Entry Stair At 1st Floor									
Parking/Driveway									
	Asphalt	100%			2042	**			

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

Under 600 Volts

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

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

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

**Asset # : 2082**

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

**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, Smoke Detection.*

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

**Heating**

Energy Source

Electricity

2%

2059

\* \*

1

No Component

98%

*Other Observation, Extent : N/A, Area Affected : 0%*

*Location : Basement*

*Explanation : Steam Provided By Steam Generator Located In Adjacent Building - Bliss Hall*

Conversion Equipment

Radiant Heater

2%

2038

\* \*

2

\$400

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

*Location : 1st Floor Hallway*

*Explanation : Electric Unit Heater*

No Component

98%

**Distribution**

Steam Piping/Pump

100%

2033

\$6,200

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

*Location : Throughout*

**Terminal Devices**

Convactor/Radiator

40%

2031

\$2,500

1

\$5,100

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

*Location : Throughout*

Fan Coil Unit/Heat

60%

2028

\$11,500

1

\$7,700

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

*Location : Throughout*

**Controls**

Pneumatic

90%

2027

\$13,500

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

*Location : Throughout*

*Explanation : Pneumatic Thermostats*

No Component

10%

**Air Conditioning**

Energy Source

Electricity

90%

2041

\* \*

1

No Component

10%

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Campus Chilled Water	10%			2042	* *			
	Split Unit	5%	Now	\$45,900	2043	* *			
		Unit Inoperable, Extent : Moderate, Area Affected : 100%							
		Location : Telecom Room 25a							
	Window/Wall Unit	80%			2028	\$117,200	1		
	Water Cooled interior	5%			2027	\$34,700	2		
	Pkg Unit								
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Water Cooled By Domestic Tap Water							
Distribution									
	CW & CHW Wtr	10%			2053	* *	4	\$200	
	Pipe/Pump								
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Location Noted							
	Ductwork/Diffusers	10%			LIFE	* *	2	\$5,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Location Noted							
	No Component	80%							
Terminal Devices									
	Air Handler/Cool/Ht	10%	Now	\$1,500	2038	* *	1	\$2,200	
		Controller Not Working, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Ceiling							
		Explanation : Air Handler Unit-1 - Chilled And Steam Coils, Serving Basement							
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$22,100	

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

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

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

Print Date : 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
<b>Total</b>	<b>\$6,018,100</b>	<b>\$3,186,700</b>
Importance Code A	\$1,235,200	\$186,700
Importance Code B	\$4,646,300	\$2,863,500
Importance Code C	\$136,600	\$136,600
<b>Total</b>	<b>\$6,018,100</b>	<b>\$3,186,700</b>

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
<b>Total</b>	<b>\$265,200</b>	<b>\$15,400</b>	<b>\$98,600</b>	<b>\$29,600</b>
Importance Code A	\$25,500		\$1,300	
Importance Code B	\$235,000	\$15,400	\$97,400	\$29,600
Importance Code C	\$4,700			
<b>Total</b>	<b>\$265,200</b>	<b>\$15,400</b>	<b>\$98,600</b>	<b>\$29,600</b>



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Copper/Terne	30%	Now	\$330,100	2053	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Bulkhead And Dormer At South Facade							
		Deformed/Dented, Extent : Moderate, Area Affected : 25%							
		Location : Bulkhead And Dormer At South Facade							
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : Bulkhead And Dormer At South Facade							
	Masonry: Brick	65%	Now	\$547,800	LIFE	* *	5	\$68,100	
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Various Window Lintels							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Vertical Cracks, Extent : Moderate, Area Affected : 5%							
		Location : North Facade							
	Masonry: Limestone	5%	Now	\$60,400	LIFE	* *	5	\$3,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Balustrade - Parapet Along The Main Entrance							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Building Base							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : At Cornices							
Windows									
	Aluminum	100%	Now	\$168,600	2049	* *	5	\$18,100	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 100%							
		Location : All Windows							
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	\$128,300	2048	* *			
		Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%							
		Location : South Side							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Over Unfinished Attic							
	Modified Bitumen	25%			2033	\$118,600	10	\$11,100	
Soffits									
	Masonry: Limestone	100%			LIFE	* *	5		

Interior

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	20%	Now	\$19,800	2032	\$395,900	3	\$34,400	
		Worn/Eroded, Extent : Moderate, Area Affected : 2%							
		Location : 1st Floor Auditorium							
	Cast in Place Concrete	25%	4+	\$47,600	LIFE	**	5	\$62,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Attic Fourth Floor Corridor							
	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, Extent : Moderate, Area Affected : 5%							
		Location : Diagonal Cracks, 1st Floor Entrance							
	Vinyl Tile	35%	Now	\$54,100	2033	\$1,082,100	3	\$15,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : Various Elevator Lobbies							
	Vinyl Tile 9" X 9"	5%			2028	\$447,500	3	\$2,100	
Interior Walls									
	Concrete Masonry Unit	30%			LIFE	**	5	\$18,100	
	Gypsum Board	10%			LIFE	**	5	\$9,000	
	Masonry: Brick	5%			LIFE	**			
	Masonry: Fieldstone	5%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Exterior Walls							
		Explanation : Vegetation 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, Extent : Moderate, Area Affected : 10%							
		Location : Various Classrooms On 1st Floor And Kitchen							
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Rooms 101, 102, 103 And Auditorium							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Rooms 101, 102, 103							
	Exposed Struc: Concrete	30%			LIFE	**	5	\$5,400	
	Exposed Struc: Concrete	15%	Now	\$50,300	LIFE	**	5	\$2,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Attic, Fourth Floor							
		Exposed Reinforcement, Extent : Moderate, Area Affected : 10%							
		Location : Attic							
	Gypsum Board	5%			LIFE	**	5	\$7,200	
	Plaster	30%			LIFE	**	5	\$21,500	
Site Enclosure									
Fence/Gates									
	Steel Pipe Rail	100%			2043	**	5	\$273,200	

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

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

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

## Site Enclosure

## Retaining Walls

Masonry: Fieldstone	100%				2043	**			
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## Site Pavements

## On-Site Walkways

Cast in Place Concrete	90%				2046	**			
Masonry: Granite	10%	Now		\$4,700	LIFE	**			

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

*Location : Top Landing At Main Entry Stair*

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

*Location : Main Entry Stair*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%				2043	**	5	\$300	
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*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Electrical Room*

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

## Transformers

Not Accessible	100%								
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## Switchgear / Switchboard

Fused Disc Sw	100%				2043	**	5	\$300	
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## Raceway

Conduit	85%				2043	**	1		
Conduit	15%				2053	**	1		

## Panelboards

Fused Toggle Switch	50%	2-4		\$87,700	2058	**	5	\$400	
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*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

Molded Case Bkrs	50%				2049	**	5	\$1,000	
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## Wiring

Braided Cloth	70%	2-4		\$136,500	2058	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

Thermoplastic	30%				2053	**	1		
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## Motor Controllers

Locally Mounted	20%				2031		5	\$100	
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Motor Control Center	50%	2-4		\$144,300	2053	**	5	\$500	
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*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Attic*

Motor Control Center	30%				2038	**	5	\$600	
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## Ground

## Grounding Devices

Generic	100%				LIFE	**	5	\$1,100	
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	98%			2028	\$1,046,500	10	\$65,900	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Incandescent	1%			2028	\$19,800	2		
	LED	1%			2041	* *			
Egress Lighting									
	Emergency, Battery	50%			2028	\$60,100	10	\$8,900	
	Exit, Battery	50%			2028	\$50,700	10	\$2,500	
Exterior Lighting									
	HID	10%			2028	\$33,400	10		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Building Perimeter							
		Explanation : Controlled Via 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 Building							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Under Construction	100%							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2043	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Supplied From Campus Heating Plant							
Conversion Equipment									
	Heat Exchanger, Shell & Tube	100%			2036	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Steam Generator, High Temperature Water Heat Source From Campus Heating Plant							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Steam Piping/Pump	100%	Now	\$57,400	2033	\$573,600			
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%									
Location : Basement									
Leak Evident, Extent : Moderate, Area Affected : 5%									
Location : Basement Water Heater Room - Condensate Return Pumps And Piping Leaking									
On Extended Life, Extent : Light, Area Affected : 90%									
Location : Throughout									
Terminal Devices									
	Air Handler	1%			2028	\$13,500	1	\$500	
Abandoned in Place, Extent : Light, Area Affected : 100%									
Location : Attic - Old Supply Fan With Steam Heating Coil									
	Convactor/Radiator	94%			2031	\$550,600	1	\$22,300	
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Throughout									
	Unit Heater - Steam	5%			2033	\$20,400	4	\$300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : Location Noted									
Controls									
	Digital	100%	Now	\$102,900	2026	\$2,057,300			
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 With Dedicated Building Air Compressor									
Air Conditioning									
Energy Source									
	Electricity	100%			2041	* *	1		
Conversion Equipment									
	Exterior Pkg Unit - Cooling	10%			2028	\$78,500	2	\$500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 3rd Floor Roof									
Explanation : For Auditorium									
	Window/Wall Unit	80%			2028	\$217,100	1		
	No Component	10%							
Distribution									
	Ductwork/Diffusers	10%			LIFE	* *	2	\$9,500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Auditorium									
Explanation : Location Noted									
	No Component	90%							
Ventilation									

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

*Estimates are rounded to the nearest hundred dollars.*

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

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



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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	1%			LIFE	**	2-5	\$400	
		Abandoned in Place, Extent : Light, Area Affected : 100%							
		Location : Throughout - Exhaust Fans Abandoned In Place, Building Naturally Ventilated							
	No Component	99%							
Exhaust Fans									
	Interior	1%			2028	\$3,200	2		
		Abandoned in Place, Extent : Light, Area Affected : 100%							
		Location : Attic - Building Naturally Ventilated							
	Wall Unit	5%	Now	\$300	2033	\$1,500	2	\$100	
		Malfunctioning, Extent : Light, Area Affected : 50%							
		Location : Basement - Steam Generator Area							
	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	**	1		
Water Heater With Tanks									
	Electric	100%			2026	\$92,400	4		
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : One - 225 Gallons, Electric / Steam Water Heater							
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 : 100%							
		Location : Basement To 4th Floor							
		Explanation : One Unit							
Fire Suppression									
Sprinkler									
	No Component	90%							
	Generic	10%			2043	**	1-2	\$2,100	

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

Print Date : 14-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** :

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

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
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
<b>Total</b>	<b>\$122,200</b>	<b>\$57,700</b>	<b>\$197,500</b>	<b>\$76,100</b>
Importance Code A			\$63,200	\$10,400
Importance Code B	\$122,200	\$54,700	\$134,400	\$65,700
Importance Code C		\$3,000		
<b>Total</b>	<b>\$122,200</b>	<b>\$57,700</b>	<b>\$197,500</b>	<b>\$76,100</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	20%			LIFE	**	5	\$187,200	
	Masonry: Brick Cavity	65%			LIFE	**	5	\$77,900	
	Masonry: Fieldstone	10%			LIFE	**	5	\$9,000	
	Window Wall	5%			2053	**	5	\$22,500	
Windows									
	Aluminum	100%			2049	**	5	\$20,800	
Parapets									
	Cast Stone/Terra Cotta	90%			LIFE	**	5	\$113,300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout Roof Perimeter								
	Explanation : This Is Actually A Cast Stone Cornice								
	Metal Panel	10%			2053	**	5	\$6,300	
Roof									
	Metal Panel	50%			2046	**	10	\$93,100	
	Single Ply Membrane	48%			2038	**	10	\$48,800	
	Skylight, Metal/Glass	2%			2053	**	10	\$6,800	
Soffits									
	Cast Stone/Terra Cotta	80%			LIFE	**	5		
	Masonry: Brick	20%			LIFE	**	5		
Interior									
Floors									
	Carpet	15%			2032	\$363,900	3	\$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									
	AcousTileSusp.Lay-In	25%			2046	**	5	\$35,900	
	Gypsum Board	10%	Now	\$4,900	LIFE	**	5	\$18,000	
	Water Penetration, Extent : Moderate, Area Affected : 1%								
	Location : Third Floor Stair A								
	Gypsum Board	65%			LIFE	**	5	\$116,800	
Site Enclosure									
Fence/Gates									
	Aluminum Picket	100%			2053	**			
Retaining Walls									
	Masonry: Fieldstone	100%			2043	**			
Site Pavements									

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

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

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

## Site Pavements

## On-Site Walkways

Cast in Place Concrete	100%		2046	**
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

## Under 600 Volts

## Service Equipment

Not Accessible	100%
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## Transformers

Dry Type	100%	2046	**	5	\$300
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement Main Electrical Room**Explanation : Various Capacities*

## Switchgear / Switchboard

Not Accessible	100%
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## Raceway

Conduit	100%	2053	**	1
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## Panelboards

Molded Case Bkrs	100%	2049	**	5	\$2,500
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## Wiring

Thermoplastic	100%	2053	**	1
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## Motor Controllers

Locally Mounted	50%	2046	**	5	\$300
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Variable Frequency Drive	50%	2046	**
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## Ground

## Grounding Devices

Generic	100%	LIFE	**	5	\$1,400
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## Stand-by Power

## Transfer Switches

Automatic	100%	2046	**	1	\$28,900
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## Generators

Diesel	100%	2042	**	1	\$36,300
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement Generator Room.**Explanation : Rated At 312,5 Kilovolt Amperes*

## Batteries

Nickel Cadmium	100%	2028	\$2,400	5	\$20,900
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## Fuel Storage

Day Tank	100%	2049	**	5
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement Generator Room.**Explanation : 275 Gallons Capacity*

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE NORTH HALL AND LIBRARY**  
**Asset # : 14719**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	80%			2038	* *	10	\$68,900	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building							
	Fluorescent	20%			2038	* *	10	\$17,200	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Throughout The Building							
Egress Lighting									
	Emergency, Service	50%			2038	* *	1		
	Exit, LED	50%			2061	* *	1		
Exterior Lighting									
	Fluorescent	4%			2038	* *	10	\$300	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Lower Roof.							
	HID	6%			2038	* *	10		
		Other Observation, Extent : Light, Area Affected : 100% Location : Building Perimeter Explanation : Controlled Via 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 : N/A, Area Affected : 100% Location : Throughout The Building Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Digital	100%			2038	* *	1-3	\$59,600	
		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.							

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Conversion Equipment									
Heat Exchanger, Shell & Tube	100%			2042	**				
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement Mechanical Room									
Explanation : Two Steam Generators, High Temperature Water Heat Source From Campus Heating Plant. For Air Handlers, Hydronic Heating Via Heat Exchanger And Domestic Hot Water Heating									
Distribution									
Hot Wtr Piping/Pump	40%			2049	**	4	\$1,900		
Steam Piping/Pump	60%	Now	\$8,800	2053	**				
Steam Traps Faulty, Extent : Severe, Area Affected : 30%									
Location : Penthouse Mechanical Room At Air Handler Unit-1a And Air Handler Unit-3b									
Terminal Devices									
Convactor/Radiator	30%			2046	**	1	\$9,100		
Fan Coil Unit/Heat	15%			2033	\$340,900	1	\$4,600		
Unit Heater - Hot Water	5%			2038	**				
No Component	50%								
Controls									
Digital	100%			2026	\$2,632,400				
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : Local Building Management System And Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor									
Air Conditioning									
Energy Source									
Electricity	5%			2049	**	1			
No Component	95%								
Conversion Equipment									
Campus Chilled Water	95%			2042	**				
Split Unit	5%	Now	\$21,800	2038	**				
Unit Inoperable, Extent : Moderate, Area Affected : 25%									
Location : Data Closet 304: Indoor Unit Not Installed, Missing									
Other Observation, Extent : Moderate, Area Affected : 25%									
Location : Telecom Room 003, Data Closets 304, 313									
Explanation : Location Observed									
Distribution									
CW & CHW Wtr Pipe/Pump	30%			2053	**	4	\$1,400		
Ductwork/Diffusers	70%	Now	\$56,400	LIFE	**	2	\$85,500		
Malfunctioning, Extent : Moderate, Area Affected : 30%									
Location : Attic Space: Defective Vav Boxes									
Terminal Devices									
Air Handler/Cool/Ht	95%			2038	**	1	\$55,100		
No Component	5%								
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	**	2-5	\$52,300		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	50%			2038	**	2	\$1,400	
	Roof	50%			2038	**	2	\$1,400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2053	**	1		
	Water Heater With Tanks								
	Electric	100%			2026	\$69,300	4		
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Basement Mechanical Room					
				Explanation : One - 150 Gallons					
	HW Heat Exchanger								
	Steam Fired	100%			2053	**	4	\$9,300	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Basement Mechanical Room					
				Explanation : 1 Unit, 1,200 Gallons Approximately					
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	10%			2026	\$300	4	\$300	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Basement Mechanical Room In Steam Condensate Pump Cp-1 Pit					
				Explanation : Location Noted					
	No Component	90%							
	Backflow Preventer								
	Generic	100%			2033	\$40,900	1	\$5,800	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Ground To 3rd Floor					
				Explanation : 2 Units					
Fire Suppression									
	Standpipe								
	Generic	100%			2053	**	1-5	\$49,100	
	Sprinkler								
	Generic	100%			2053	**	1-2	\$26,300	
	Fire Pump								
	Generic	100%			2042	**	1	\$17,500	

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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  
**Program / Asset #** : CUN0007.380 / 13563 **Yr Built/Renovated** : 1953 / 2022  
**Area Sq Ft** : 6,184 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 16-May-2022 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 3223 **Lot** : 50 **BIN** : 2096013

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Mechanical		\$173,500
<b>Total</b>		<b>\$173,500</b>
Importance Code B		\$173,500
<b>Total</b>		<b>\$173,500</b>

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
<b>Total</b>	<b>\$1,200</b>	<b>\$1,400</b>	<b>\$3,000</b>	<b>\$10,800</b>
Importance Code A	\$200	\$400	\$300	\$9,600
Importance Code B	\$800	\$1,000	\$2,700	\$1,200
Importance Code C	\$100			
<b>Total</b>	<b>\$1,200</b>	<b>\$1,400</b>	<b>\$3,000</b>	<b>\$10,800</b>



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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE PATTERSON GARAGE**  
**Asset # : 13563**

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE PATTERSON GARAGE**  
**Asset # : 13563**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	30%			2050	**	5	\$2,800	
				Recent Construction, Extent : N/A, Area Affected : 100%					
				Location : Offices, Classroom And Bathrooms					
	Exposed Struc: Wood	70%			LIFE	**			
				Recent Repair Evident, Extent : N/A, Area Affected : 20%					
				Location : Throughout					
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		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2063	**	5		
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : One Main Service Switch 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 Drive	100%			2053	**			
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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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE PATTERSON GARAGE**  
**Asset # : 13563**

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

## Lighting

## Exterior Lighting

LED	10%			2043		**			
No Component	90%								

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

## Heating

## Energy Source

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

## Conversion Equipment

Furnace	80%			2041		**	1	\$2,500	
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*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Garage Area, Mechanical Room*

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

Radiant Heater	20%			2041		**	2	\$600	
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*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			
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## Air Conditioning

## Energy Source

Electricity	100%			2055		**	1		
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## Conversion Equipment

Split Unit	20%			2041		**			
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*R-410a Refrigerant, Extent : Light, Area Affected : 100%*

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

No Component	80%								
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## Distribution

Ductwork/Diffusers	100%			LIFE		**	2	\$8,000	
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## Terminal Devices

Air Handler/Dir	80%			2041		**	1		
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## Expansion

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

*Location : Mechanical Room*

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

No Component	20%								
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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE PATTERSON GARAGE**  
**Asset # : 13563**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Air Cooled Condenser Unit	80%			2041	* *	2	\$3,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : Ducted Condensing Unit Serving Dedicated Outside Air Unit							
	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, Extent : N/A, Area Affected : 100%							
		Location : Corridor Above Ceiling							
		Explanation : Unit Serving Classroom And Offices							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2059	* *	1		
	Water Heater With Tanks								
	Electric	100%			2032	\$23,100	4		
		Other Observation, Extent : N/A, Area Affected : 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
<b>Total</b>	<b>\$1,412,900</b>	<b>\$957,500</b>
Importance Code A	\$574,400	
Importance Code B	\$838,500	\$957,500
<b>Total</b>	<b>\$1,412,900</b>	<b>\$957,500</b>

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			
<b>Total</b>	<b>\$246,600</b>	<b>\$1,900</b>	<b>\$86,600</b>	<b>\$1,900</b>
Importance Code A	\$60,300			
Importance Code B	\$140,000	\$1,900	\$86,600	\$1,900
Importance Code C	\$46,300			
<b>Total</b>	<b>\$246,600</b>	<b>\$1,900</b>	<b>\$86,600</b>	<b>\$1,900</b>



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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE PHILOSOPHY HALL**  
**Asset # : 2076**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$574,400	LIFE	**	5	\$44,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout All Facades								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
Location : All Facades								
Masonry: Granite	5%			LIFE	**	5	\$1,900	
Masonry: Limestone	5%	Now	\$21,100	LIFE	**	5	\$1,900	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Horizontal Bands, Portico And Cornice								
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : Lower Horizontal Fascia Band								
Windows								
Aluminum	100%	Now	\$23,100	2049	**	5	\$2,300	
Bent/Warped Elements, Extent : Moderate, Area Affected : 10%								
Location : Entry Hall								
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%								
Location : Various Classrooms								
Roof								
Clay Tile	97%			2043	**	10	\$28,900	
Recent Replace Evident, Extent : N/A, Area Affected : 15%								
Location : Northwest Corner Of Roof								
Skylight, Metal/Glass	3%			2053	**	10	\$3,000	
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$5,900	
Ceramic Tile	5%			2042	**	5	\$1,300	
Marble Panels	5%	Now	\$95,000	LIFE	**	5	\$1,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Stair Nosings Between 2nd And 3rd Floors								
Terrazzo	10%			LIFE	**	5	\$2,100	
Vinyl Tile	25%	Now	\$39,900	2038	**	3	\$2,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Vinyl Tile 9" X 9"	5%			2028	\$115,500	3	\$500	
Wood	40%	Now	\$68,900	2048	**	5	\$10,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Second And Third Floor Classrooms								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Second And Third Floor Classrooms								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE PHILOSOPHY HALL**  
**Asset # : 2076**

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

## Interior

## 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/Crumbling, Extent : Moderate, Area Affected : 15%

Location : Third Floor Classrooms And Rear Stair

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

Location : Third Floor Classrooms And Rear Stair

## Ceilings

AcousTileConcealSpLn	5%			2046	**	5		\$1,700	
AcousTileSusp.Lay-In	10%			2038	**	5		\$2,700	
Plaster	85%	Now	\$37,300	LIFE	**	5		\$14,300	

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

Location : Stair And Third Floor Rooms

## Site Enclosure

## Fence/Gates

Iron Picket	100%			2053	**				
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## Site Pavements

## On-Site Walkways

Cast in Place Concrete	90%			2046	**				
Masonry: Granite	10%	Now	\$4,100	LIFE	**				

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

Location : Main Entry

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%	2-4	\$16,200	2063	**	5			
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Suspect Water Damage, Extent : Moderate, Area Affected : 100%

Location : Basement

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

Location : Basement

Explanation : One Main Service Switch Rated At 400 Amperes

## Switchgear / Switchboard

Fused Disc Sw	100%			2033		\$116,200	5	\$100	
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## Raceway

Conduit	90%	2-4	\$12,400	2053	**	1			
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Corroded, Extent : Moderate, Area Affected : 50%

Location : Basement

Conduit	10%			2043	**	1			
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Mechanical Room

Explanation : 1 Panel - No Capacity Recorded For Panelboards

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE PHILOSOPHY HALL**  
**Asset # : 2076**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Insulation Aged.									
	Thermoplastic	50%			2043	* *	1		
Motor Controllers									
	Locally Mounted	100%			2031	\$76,800	5	\$100	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2038	* *	1	\$5,000	
Lighting									
	Interior Lighting								
	Fluorescent	100%			2033	\$259,400	10	\$14,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Egress Lighting									
	Emergency, Service	50%			2028	\$5,400	1		
	Exit, Service	25%			2028	\$1,900	1		
	Exit, Battery	25%			2028	\$6,200	10	\$300	
Exterior Lighting									
	HID	10%	Now	\$1,600	2033	\$8,100			
Malfunctioning, Extent : Moderate, Area Affected : 20%									
Location : Building Perimeter									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Building Perimeter									
Explanation : Controlled Via Photocell									
	No Component	90%							
Alarm									
	Fire/Smoke Detection								
	Under Construction	100%							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : Supplied From Campus Heating Plant									

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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE PHILOSOPHY HALL**  
**Asset # : 2076**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	100%			2036	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Steam Generator, High Temperature Water Heat Source From Campus Heating Plant							
Distribution									
	Steam Piping/Pump	100%	Now	\$27,900	2033	\$139,300			
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Basement: Steam Condensate Return System With Piping							
		On Extended Life, Extent : Light, Area Affected : 70%							
		Location : Throughout							
		Steam Traps Faulty, Extent : Severe, Area Affected : 100%							
		Location : Basement Mechanical Room - Two Master Steam Traps At Steam Condensate Return System							
Terminal Devices									
	Convector/Radiator	100%			2031	\$142,300	1	\$5,200	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Controls									
	Digital	100%			2026	\$499,800			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor							
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
Conversion Equipment									
	Split Unit	10%			2028	\$41,300			
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Outdoor Unit - Backyard, Indoor Unit - Basement Rooms							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outdoor Unit - Backyard, Indoor Unit - Basement Rooms							
		Explanation : Ducted Split Units, 3 Tons Each Approximately							
	Window/Wall Unit	90%			2026	\$59,300	1		
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Distribution									
	Ductwork/Diffusers	10%			LIFE	* *	2	\$2,100	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Gravity Ventilation Ductwork							

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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE PHILOSOPHY HALL**  
**Asset # : 2076**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	1%			2028	\$800	2		
		Abandoned in Place, Extent : Light, Area Affected : 100%							
		Location : Basement Mechanical Room - Ceiling							
	Wall Unit	15%			2028	\$1,100	2	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Mechanical Room, Toilet Room							
		Explanation : Location Noted							
	No Component	84%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	\$223,500	1		
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Water Heater With Tanks								
	Electric	100%			2028	\$25,300	4		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Mechanical Room							
		Explanation : One - 50 Gallons							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%	Now	\$3,500	2043	* *	4	\$300	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Basement Mechanical Room - Temporary Submersible Pump In Place							
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	90%							
	Generic	10%			2043	* *	1-2	\$500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Location Noted							

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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	
<b>Total</b>	<b>\$5,998,600</b>	<b>\$2,219,200</b>
Importance Code A	\$805,900	\$115,200
Importance Code B	\$5,192,700	\$2,047,600
Importance Code C		\$56,400
<b>Total</b>	<b>\$5,998,600</b>	<b>\$2,219,200</b>

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
<b>Total</b>	<b>\$211,300</b>	<b>\$35,300</b>	<b>\$168,200</b>	<b>\$48,700</b>
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		
<b>Total</b>	<b>\$211,300</b>	<b>\$35,300</b>	<b>\$168,200</b>	<b>\$48,700</b>



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE POLOWCZYK HALL**  
**Asset # : 2094**

Architecture		Current Repair			Future Replacement		Maintenance																		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority																
Exterior																									
Exterior Walls	Cast in Place Concrete	10%	Now	\$64,100	LIFE	**	5	\$27,400																	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%																							
		Location : Throughout, Spandrels And Columns																							
		Exposed Reinforcement, Extent : Moderate, Area Affected : 5%																							
		Location : East Facade, West Facade																							
	Masonry: Brick	70%	Now	\$154,400	LIFE	*	*	5	\$38,400																
										Diagonal Cracks, Extent : Moderate, Area Affected : 5%															
										Location : North And South Cantilevers															
										Horizontal Cracks, Extent : Moderate, Area Affected : 5%															
										Location : Throughout															
	Masonry: Fieldstone	5%	Now	\$27,400	LIFE	*	*	5	\$2,100																
										Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%															
	Metal Panel	5%			2053	*	*	5-10	\$18,900																
										Stucco Cement															
										Window Wall	5%	Now	\$8,100	2043	*	*	5	\$5,100							
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%																									
Location : Penthouse																									
Windows																									
Aluminum	100%	Now	\$331,100	2058	*	*	5	\$3,600																	
									Air Infiltration, Extent : Moderate, Area Affected : 15%																
									Location : Throughout																
									Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%																
									Location : Throughout																
									Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%																
									Location : Various Locations																
Glazing Clouded, Extent : Moderate, Area Affected : 5%																									
Location : Throughout																									
Parapets																									
Cast in Place Concrete	50%	Now	\$9,600	LIFE	*	*	5	\$56,600																	
									Cracking/Crumbling, Extent : Light, Area Affected : 10%																
									Location : Throughout																
									Exposed Reinforcement, Extent : Moderate, Area Affected : 10%																
									Location : Throughout																
Masonry: Brick	20%			LIFE	*	*	5	\$2,200																	
Metal Rail	30%	Now	\$4,300	2046	*	*	5	\$23,300																	
									Broken/Missing Elements, Extent : Moderate, Area Affected : 5%																
Location : Over Penthouse																									

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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE POLOWCZYK HALL**  
**Asset # : 2094**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	100%	Now	\$256,300	2043	* *			
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%								
	Location : Main Roof								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Ponding, Extent : Moderate, Area Affected : 20%								
	Location : West Side								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : North Side								
	Worn/Eroded, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Soffits									
	Cast in Place Concrete	100%	Now	\$33,800	LIFE	* *	5	\$58,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
Interior									
Floors									
	Carpet	2%			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"	35%	Now	\$88,200	2028	\$1,763,000	3	\$8,500	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Basement								
	Worn/Eroded, Extent : Moderate, Area Affected : 80%								
	Location : Basement								
Interior Walls									
	Cast in Place Concrete	5%			LIFE	* *			
	Ceramic Tile	3%			2042	* *	5	\$5,900	
	Concrete Masonry Unit	72%			LIFE	* *	5	\$56,400	
	Gypsum Board	10%	Now	\$5,400	LIFE	* *	5	\$11,700	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Basement								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Basement								
	Masonry: Brick	2%			LIFE	* *			
	Mosaic Tile	8%			LIFE	* *			

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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE POLOWCZYK HALL**  
**Asset # : 2094**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileConcealSpLn	65%	Now	\$65,900	2046	**	5	\$26,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Fourth Floor, Various Other Locations</i>									
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Fourth Floor</i>									
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Various Locations</i>									
	Exposed Struc: Concrete	20%			LIFE	**	5	\$2,000	
	Gypsum Board	5%			LIFE	**	5	\$4,000	
	Plaster	10%	Now	\$3,800	LIFE	**	5	\$4,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Basement Laboratory Area</i>									
Site Enclosure									
Free Standing Walls									
	Masonry: Fieldstone	100%			2043	**			
Retaining Walls									
	Masonry: Fieldstone	100%	4+	\$66,200	2043	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : East And West Sides Of Building</i>									
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	50%	Now	\$1,200	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
	Pavers/Stone	50%			2042	**			
Parking/Driveway									
	Asphalt	50%	Now	\$6,800	2036	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Southwest Corner Of Building</i>									
	Cast in Place Concrete	50%	Now	\$18,600	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : West Side Of Building By Entrance</i>									

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE POLOWCZYK HALL**  
**Asset # : 2094**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Transformers								
	Dry Type	100%			2038	* *	5	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room.							
		Explanation : One Rated At 150 Kilovolt Ampere							
	Switchgear / Switchboard								
	Under Construction	100%							
	Raceway								
	Busway	10%			2031	\$14,100	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse Mechanical Room							
		Explanation : Feed Motor Control Center							
	Conduit	70%			2033	\$98,900	1		
	Conduit	20%			2053	* *	1		
	Panelboards								
	Fused Disc Sw	10%			2032	\$17,500	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Panelboards In Mechanical Room							
		Explanation : No Capacity Recorded For Panelboards							
	Molded Case Bkrs	80%			2032	\$140,300	5	\$1,300	
	Molded Case Bkrs	10%			2041	* *	5	\$200	
	Wiring								
	Braided Cloth	70%	2-4	\$136,500	2058	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Insulation Aged.							
	Thermoplastic	10%			2053	* *	1		
	Thermoplastic	20%			2033	\$39,000	1		
	Motor Controllers								
	Locally Mounted	40%			2031	\$46,700	5	\$200	
	Locally Mounted	20%			2046	* *	5	\$100	
	Motor Control Center	40%			2031	\$115,400	5	\$700	
	Ground								
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$900	
	Stand-by Power								
	Transfer Switches								
	Under Construction	100%							
	Generators								
	Not Accessible	100%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Generator Enclosure							
		Explanation : Outside The Building							

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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE POLOWCZYK HALL**  
**Asset # : 2094**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power Batteries									
	Not Accessible	100%	Other Observation, Extent : N/A, Area Affected : 0% Location : Generator Enclosure Explanation : Outside The Building						
Fuel Storage Day Tank									
		100%		2049	**	5			
		Other Observation, Extent : N/A, Area Affected : 100% Location : Generator Enclosure Explanation : One 700 Gallon Fuel Tank, The Generator Is Also Supplied From The Energy/ Central Plant.							
Lighting									
	Interior Lighting Fluorescent	50%		2038	**	10		\$28,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building							
	Fluorescent	30%		2033	\$270,700	10		\$17,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building							
	Fluorescent	20%		2028	\$180,400	10		\$11,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building							
Egress Lighting									
	Emergency, Service	50%		2033	\$18,600	1			
	Exit, Battery	50%		2028	\$42,900	10		\$2,100	
Exterior Lighting									
	HID	3%		2033	\$8,500	10			
		Other Observation, Extent : Light, Area Affected : 100% Location : Building Exterior. Explanation : Controlled Via Photocell.							
	HID	5%		2041	**	10			
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : Controlled Via Photocell							
	Incandescent	2%		2028	\$6,500	2			
	No Component	90%							
Alarm									
	Security System Generic	100%		2033	\$113,600	1		\$23,100	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout The Building Explanation : CCTV Surveillance Cameras							

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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE POLOWCZYK HALL**  
**Asset # : 2094**

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

**Alarm**

Fire/Smoke Detection  
 Generic, Digital

100%

2041

\* \*

1-3

\$39,300

*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.*

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

**Heating**

Energy Source

Electricity

2%

2053

\* \*

1

HTHW/HW

98%

2043

\* \*

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement**Explanation : Supplied From Campus Heating Plant***Conversion Equipment**Heat Exchanger, Shell &  
Tube

98%

2036

\* \*

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement**Explanation : Steam Generator, High Temperature Water Heat Source From Campus Heating Plant. For Air Handler, Hydronic Heating Via Heat Exchanger And Domestic Hot Water Heating*

Radiant Heater

2%

2038

\* \*

2

\$600

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement - Rooms B2, B7**Explanation : Electric Unit Heaters***Distribution**

Ductwork/Diffusers

30%

LIFE

\* \*

2-5

\$10,400

Hot Wtr Piping/Pump

40%

2032

\$52,900

4

\$1,200

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

Steam Piping/Pump

30%

Now

\$14,500

2033

\$145,400

*Leak Evident, Extent : Moderate, Area Affected : 100%**Location : Penthouse**On Extended Life, Extent : Light, Area Affected : 100%**Location : Throughout*

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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE POLOWCZYK HALL**  
**Asset # : 2094**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	50%	Now	\$28,500	2028	\$569,500	1	\$17,200	
		Leak Evident, Extent : Moderate, Area Affected : 100%							
		Location : Penthouse - Heating Coils Leaking							
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Penthouse							
	Convactor/Radiator	50%			2031	\$247,500	1	\$10,000	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Controls									
	Digital	90%			2026	\$1,564,400			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor							
	Pneumatic	10%	Now	\$117,000	2038	* *			
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Penthouse - Air Handling Unit Controls							
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
	Conversion Equipment								
	Campus Chilled Water	1%			2042	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Campus Chilled Water Connection To Building In Basement Provided For Future Expansion, Not Connected.							
	Int Pkg Unit - Heating/Cooling	1%			2027	\$9,900	2		
		Abandoned in Place, Extent : Light, Area Affected : 100%							
		Location : Penthouse							
	Reciprocating Compr/Chiller	1%			2028	\$8,900	1	\$300	
		Abandoned in Place, Extent : Light, Area Affected : 100%							
		Location : Penthouse							
	Split Unit	2%			2028	\$28,700			
	Window/Wall Unit	64%			2028	\$146,700	1		
	Window/Wall Unit	31%			2026	\$71,100	1		
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Various Locations							
Distribution									
	CW & CHW Wtr Pipe/Pump	1%			2033	\$1,000	4		
		Not in Service, Extent : Light, Area Affected : 20%							
		Location : Penthouse - Abandoned In Place							
	No Component	99%							

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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE POLOWCZYK HALL**  
**Asset # : 2094**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Water Cooling Tower	1%			2027	\$3,100	2	\$600	
		Abandoned in Place, Extent : Light, Area Affected : 100%							
		Location : Roof							
	No Component	99%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$34,600	
Exhaust Fans									
	Interior	95%	Now	\$76,500	2028	\$255,000	2	\$1,400	
		Malfunctioning, Extent : Light, Area Affected : 50%							
		Location : Penthouse - 2 Units							
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Basement, Penthouse							
	Wall Unit	5%			2038	* *	2	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement - Room B7							
		Explanation : Location Noted							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	\$777,300	1		
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Water Heater With Tanks									
	Electric	100%			2026	\$92,400	4		
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Quantity: 1, 225 Gallons, Dual Domestic Water Heater - Electric / Steam							
		Built-in Heat Exchanger							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%	Now	\$21,300	LIFE	* *	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 50%							
		Location : Roof							
Sump Pump(s)									
	Submersible	100%			2026	\$1,900	4	\$2,000	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Basement							
Backflow Preventer									
	No Component	80%							
	Generic	20%			2033	\$5,400	1	\$800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Sprinkler System Service							

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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE POLOWCZYK HALL**  
**Asset # : 2094**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		
		Other Observation, Extent : 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, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Location Noted							

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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	
<b>Total</b>	<b>\$287,100</b>	<b>\$336,900</b>
Importance Code A	\$126,300	\$336,900
Importance Code B	\$160,700	
<b>Total</b>	<b>\$287,100</b>	<b>\$336,900</b>

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
<b>Total</b>	<b>\$33,500</b>	<b>\$1,500</b>	<b>\$22,800</b>	<b>\$1,800</b>
Importance Code A	\$31,600	\$300	\$300	\$700
Importance Code B	\$1,900	\$1,000	\$22,500	\$1,100
Importance Code C		\$100		
<b>Total</b>	<b>\$33,500</b>	<b>\$1,500</b>	<b>\$22,800</b>	<b>\$1,800</b>



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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE RECEIVING BLDG**  
**Asset # : 14799**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Metal Panel	95%			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		
Interior									
	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	**			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	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		

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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE RECEIVING BLDG**  
**Asset # : 14799**

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

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$100

## Lighting

## Interior Lighting

Fluorescent

60%

2038

\* \*

10

\$3,200

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

*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.*

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

## Heating

## Energy Source

Natural Gas

100%

2059

\* \*

1

## Conversion Equipment

Furnace

100%

Now

\$1,700

2038

\* \*

1

\$2,500

*Controller Not Working, Extent : Moderate, Area Affected : 40%**Location : 1st Floor, 3 Units**Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout**Explanation : Gas Fired Unit Heaters And Duct-mounted Gas Furnace Downstream Int. Packaged Unit*

## Controls

Digital

100%

2028

\$160,700

## Air Conditioning

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

**Asset # : 14799**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	30%			2055	* *	1		
	No Component	70%							
Conversion Equipment									
	Interior Pkg Unit - Cooling	30%			2034	\$26,600	2	\$100	
				R-410a Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Mechanical 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		
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Mechanical Room					
				Explanation : One- 65 Gallons					
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Backflow Preventer									
	Generic	100%			2038	* *	1	\$400	
Fixtures									
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2059	* *	1-2	\$1,600	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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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
<b>Total</b>	<b>\$2,300,100</b>	<b>\$1,178,200</b>
Importance Code A	\$128,500	\$116,300
Importance Code B	\$2,171,600	\$1,061,900
<b>Total</b>	<b>\$2,300,100</b>	<b>\$1,178,200</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture			\$3,900	
Interior Architecture	\$161,300	\$3,800		\$7,600
Electrical	\$10,400	\$5,800	\$62,700	\$7,100
Mechanical	\$205,300	\$24,700	\$46,600	\$59,100
Site Pavements	\$17,200			
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
<b>Total</b>	<b>\$408,700</b>	<b>\$48,700</b>	<b>\$127,600</b>	<b>\$88,200</b>
Importance Code A			\$3,900	
Importance Code B	\$377,900	\$46,900	\$123,700	\$88,200
Importance Code C	\$30,800	\$1,800		
<b>Total</b>	<b>\$408,700</b>	<b>\$48,700</b>	<b>\$127,600</b>	<b>\$88,200</b>



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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	85%		LIFE		* *	5		\$59,600
		Recent Repair Evident, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
	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, Area Affected : 100%							
		Location : Throughout							
Windows									
	Aluminum	95%	Now	\$128,500	2041		* *	5	\$4,600
		Cttrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Various Windows							
	Metal Louvers	5%		2042		* *	10		\$3,000
Parapets									
	Masonry: Brick	75%		LIFE		* *	5		\$500
		Recent Repair Evident, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
	Masonry: Limestone	5%		LIFE		* *	5		
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
	Metal Rail	20%		2050		* *	5-10		\$2,400
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
Roof									
	Cast in Place Concrete	10%		LIFE		* *			
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
	Modified Bitumen	80%		2041		* *	10		\$28,300
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
	Single Ply Membrane	8%		2033		\$56,700	10		\$2,800
	Skylight, Metal/Glass	2%		2043		* *	10		\$2,400
Soffits									
	Cast in Place Concrete	100%		LIFE		* *	5		\$3,400
		Paint Peeling, Extent : Light, Area Affected : 25%							
		Location : Entry Door Canopy On North Elevation							
Interior									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	3%			2032	\$41,700	3	\$4,800	
	Cast in Place Concrete	15%	Now	\$20,100	LIFE	**	5	\$26,400	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : North End Of Mechanical Room							
	Ceramic Tile	5%			2042	**	5	\$4,000	
	Quarry Tile	3%			2046	**	5	\$3,600	
	Terrazzo	10%			LIFE	**	5	\$6,300	
	Vinyl Tile	64%			2038	**	3	\$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%	Now	\$13,500	LIFE	**	5	\$8,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Main Corridor							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Main Corridor Adjacent To Windows							
Ceilings									
	AcousTileConcealSpLn	2%	Now	\$15,200	2053	**	5	\$1,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 100%							
		Location : Lobby/ Corridors							
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 100%							
		Location : Lobby And Stairwell							
	AcousTileSusp.Lay-In	58%	Now	\$37,900	2053	**	5	\$23,300	
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : Main Corridor							
	Exposed Struc: Concrete	15%	Now	\$35,300	LIFE	**	5	\$1,900	
		Cracking/Crumbling, Extent : Severe, Area Affected : 2%							
		Location : Concrete Beam In Basement Crawl Space Under Main Building							
		Exposed Reinforcement, Extent : Moderate, Area Affected : 2%							
		Location : Basement Crawl Space Beams Under Main Building							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : Various Areas In Basements							
	Plaster	25%	Now	\$29,900	LIFE	**	5	\$12,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Playhouse Lobby Area And Main Corridor							
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2043	**			
	Free Standing Walls								
	Masonry: Brick	100%			2053	**			
Site Pavements									

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	Now	\$2,100	2046	* *				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Various Entry Stairs</i>									

Parking/Driveway

Asphalt	100%	0-2	\$15,100	2042	* *				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : East Side Of Building By Loading Dock</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : East Side Of Building By Loading Dock</i>									
<i>Explanation : Vegetation Growth</i>									

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

Under 600 Volts

Service Equipment

Under Construction	100%								
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Transformers

Under Construction	100%								
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Switchgear / Switchboard

Under Construction	100%								
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Raceway

Conduit	50%			2033	\$70,600	1			
Conduit	50%			2053	* *	1			

Panelboards

Fused Disc Sw	10%			2032	\$13,600	5		\$100	
Fused Toggle Switch	10%			2032	\$13,600	5		\$100	

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

*Location : Panels Throughout The Building*

*Explanation : No Capacity Recorded For Panelboards*

Molded Case Bkrs	20%			2032	\$27,300	5		\$300	
Molded Case Bkrs	60%			2049	* *	5		\$900	

Wiring

Braided Cloth	30%	2-4	\$58,500	2058	* *	1			
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*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout 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 Drive	20%			2050	* *				

Ground

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$900	
Stand-by Power									
	Transfer Switches								
	Under Construction	100%							
Lighting									
	Interior Lighting								
	Fluorescent	20%			2038	* *	10	\$10,800	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	50%			2038	* *	10	\$27,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2038	* *	10	\$5,400	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	HID	10%			2033	\$68,000	10	\$200	
	Incandescent	5%			2041	* *	2	\$100	
	LED	5%			2041	* *			
Egress Lighting									
	Emergency, Service	50%			2038	* *	1		
	Exit, Service	25%	Now	\$600	2038	* *	1		
		Not Functioning, Extent : Light, Area Affected : 10%							
		Location : Throughout The Building							
	Exit, Battery	25%			2038	* *	10	\$1,000	
Exterior Lighting									
	Fluorescent	1%			2028	\$2,300	10	\$100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Canpoies							
	HID	4%			2038	* *	10		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Building Perimeter							
		Explanation : Controlled Via Photocell							
	HID	4%			2028	\$10,700	10		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Building Perimeter							
		Explanation : Controlled Via Photocell							
	Incandescent	1%	Now	\$3,100	2043	* *	2		
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Terrace							
	No Component	90%							
Alarm									

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

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

**Alarm**

Security System  
Generic

100% 2038 \* \* 1 \$22,000  
*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection  
Generic, Digital

100% 2038 \* \* 1-3 \$37,300  
*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.*

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

**Heating**

Energy Source  
HTHW/HW

70% Now \$3,200 2043 \* \* 1  
*Leak Evident, Extent : Severe, Area Affected : 100%*  
*Location : Basement Water Heater Area Above Sump Pump, Leaky Valve*  
*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Basement*  
*Explanation : Supplied From Campus Heating Plant, Missing Insulation*

Natural Gas

30% 2043 \* \* 1

Conversion Equipment

Heat Exchanger, Shell &  
Tube

70% 2036 \* \*  
*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Basement*  
*Explanation : Steam Generator, High Temperature Water Heat Source From Campus Heating Plant*

No Component

30%

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Ductwork/Diffusers	30%	0-2	\$71,100	LIFE	* *	2-5	\$9,800	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Basement Fan Room, Penthouse Mechanical Room - Supply Fans Near Ductwork							
		Not Insulated, Extent : Moderate, Area Affected : 30%							
		Location : Basement Fan Room, Penthouse Mechanical Room, Deteriorated / Missing Insulation							
	Steam Piping/Pump	70%	Now	\$45,100	2033	\$225,300			
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Basement By Steam Generator							
		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	\$302,600	1	\$13,100	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Basement Fan Room, Penthouse Mechanical Room - Two Units, Supply Fan Casing							
		Damaged, Extent : Moderate, Area Affected : 100%							
		Location : Basement Fan Room, Penthouse Mechanical Room - Two Units, Supply Fan Access Doors And Casings Joints							
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Basement Fan Room, Penthouse Mechanical Room - 2 Units							
	Convector/Radiator	30%			2038	* *	1	\$5,700	
	Convector/Radiator	30%	0-2	\$2,000	2031	\$98,600	1	\$5,100	
		Controller Not Working, Extent : Moderate, Area Affected : 30%							
		Location : Various Locations - Self-contained Thermostatic Valves							
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Various Locations							
Controls									
	Digital	70%			2026	\$808,100			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor And Digital Controls For Rooftop Units							
	Pneumatic	30%	Now	\$233,100	2038	* *			
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Throughout Except Assembly Rooms							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Various Locations							
		Explanation : Pneumatic Room Thermostats And Air Handlers Controls							
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	30%			2028	\$289,400	2	\$1,100	
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Roof					
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Roof					
				Explanation : 2 Units, 80 Tons Approximately Total					
	Split Unit	10%			2033	\$136,400			
				R-410a Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Roof					
	Window/Wall Unit	60%			2028	\$130,500	1		
Distribution									
	Ductwork/Diffusers	30%	Now	\$37,800	LIFE	* *	2	\$22,900	
				Needs Cleaning, Extent : Severe, Area Affected : 100%					
				Location : From Main Roof To Assembly Rooms					
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	70%			LIFE	* *	2-5	\$23,000	
	No Component	30%							
Exhaust Fans									
	Interior	63%			2028	\$160,400	2	\$1,100	
				On Extended Life, Extent : Light, Area Affected : 100%					
				Location : Basement Fan Room, Penthouse Mechanical Room					
	Roof	5%	Now	\$5,600	2043	* *	2	\$100	
				On Extended Life, Extent : Light, Area Affected : 100%					
				Location : Roof					
				Unit Inoperable, Extent : Moderate, Area Affected : 100%					
				Location : Roof - 3 Small Fans					
	Wall Unit	2%			2033	\$500	2		
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Basement, 1st Floor Mens Toilet Room					
				Explanation : Location Noted					
	No Component	30%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2043	* *	1		
	Brass/Copper	50%			2033	\$368,700	1		
				On Extended Life, Extent : Light, Area Affected : 100%					
				Location : Various Locations					

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks Electric	100%			2026	\$46,200	4		
		Abandoned in Place, Extent : Light, Area Affected : 100%							
		Location : Basement Water Heater Area - 1 Of 2, 225 Gallons							
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Basement Water Heater Area							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Water Heater Area							
		Explanation : One - 120 Gallons							
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s) Non-Submersible	25%			2028	\$2,900	4	\$300	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Basement Water Heater Area							
	Non-Submersible	75%	Now	\$8,600	2043	* *	4	\$900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement - Water Heater Area, Fan Room							
		Explanation : 3 Units Removed, Temporary Submersible Pumps In Place, No Evidence Of Replacement Activities On Site							
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Freight: 1st Floor To Roof, Passenger: 1st To 3rd Floor							
		Explanation : 2 Units - 1 Freight And 1 Passenger							
Fire Suppression									
	Standpipe Generic	100%			2043	* *	1-5	\$29,600	
	Sprinkler No Component Generic	40%							
		60%			2043	* *	1-2	\$9,900	
	Chemical System Wet	100%			2026	\$57,400	1-3	\$334,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Kitchen							
		Explanation : 12Ft x 6Ft Hood							

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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
<b>Total</b>	<b>\$824,900</b>	<b>\$994,800</b>
Importance Code A	\$373,600	
Importance Code B	\$451,200	\$994,800
<b>Total</b>	<b>\$824,900</b>	<b>\$994,800</b>

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			
<b>Total</b>	<b>\$104,100</b>	<b>\$1,800</b>	<b>\$13,700</b>	<b>\$4,700</b>
Importance Code A	\$4,000		\$1,600	
Importance Code B	\$98,400	\$1,800	\$12,100	\$4,700
Importance Code C	\$1,800			
<b>Total</b>	<b>\$104,100</b>	<b>\$1,800</b>	<b>\$13,700</b>	<b>\$4,700</b>



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

**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE ROSCOE C. STUDENT CENTER - ANNEX**  
**Asset # : 14634**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls	Masonry: Brick	85%			LIFE	**	5	\$12,200	
		Recent Repair Evident, Extent : N/A, Area Affected : 20%							
		Location : Throughout							
	Masonry: Limestone	10%			LIFE	**	5	\$1,100	
	Metal Panel	5%			2053	**	5-10	\$4,900	
Windows									
Aluminum		98%	Now	\$373,600	2058	**	5	\$4,000	
		Air Infiltration, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
		Location : Various Locations							
	Metal Louvers	2%			2042	**	10	\$1,000	
Parapets									
Masonry: Brick		80%			LIFE	**	5	\$1,900	
	Metal Panel	5%			2053	**	5	\$500	
	Metal Rail	15%			2046	**	5-10	\$6,500	
Roof									
Modified Bitumen		100%			2041	**	10	\$13,300	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
Interior									
Floors									
Carpet		10%			2032	\$37,000	3	\$4,300	
	Cast in Place Concrete	15%			LIFE	**	5	\$7,000	
	Mosaic Tile	5%			2046	**	5	\$2,700	
	Terrazzo	10%			LIFE	**	5	\$1,700	
	Vinyl Tile	60%	Now	\$17,300	2033	\$346,400	3	\$4,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Various Corridors							
Interior Walls									
Concrete Masonry Unit		95%			LIFE	**	5	\$15,700	
	Gypsum Board	5%			LIFE	**	5	\$1,200	

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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE ROSCOE C. STUDENT CENTER - ANNEX**  
**Asset # : 14634**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	6%	Now	\$2,000	2038	**	5	\$600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Room 305</i>								
AcousTile,Adhered	24%			2038	**	5	\$5,100	
AcousTileSusp.Lay-In	30%	Now	\$2,100	2038	**	5	\$3,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 3rd Floor Corridor</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : Corridors</i>								
Exposed Struc: Concrete	20%			LIFE	**	5	\$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	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Main Entrance Stair</i>								
Parking/Driveway								
Asphalt	100%			2036	**			

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Under Construction	100%							
Transformers								
Under Construction	100%							
Switchgear / Switchboard								
Under Construction	100%							
Raceway								
Conduit	50%			2033	\$12,600	1		
Conduit	50%			2059	**	1		
Panelboards								
Molded Case Bkrs	50%			2032	\$19,500	5	\$200	
Molded Case Bkrs	50%			2049	**	5	\$200	
Wiring								
Braided Cloth	30%	2-4	\$8,400	2058	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2033	\$5,600	1		
Thermoplastic	50%			2059	**	1		

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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE ROSCOE C. STUDENT CENTER - ANNEX**  
**Asset # : 14634**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	50%			2046	* *	5		
	Locally Mounted	50%			2031	\$35,000	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Stand-by Power									
	Transfer Switches								
	Under Construction	100%							
Lighting									
	Interior Lighting								
	Fluorescent	100%			2033	\$208,100	10	\$13,100	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Egress Lighting								
	Emergency, Service	50%			2033	\$4,300	1		
	Exit, Service	25%			2033	\$1,500	1		
	Exit, Battery	25%			2033	\$4,900	10	\$200	
	Exterior Lighting								
	HID	8%			2033	\$5,200	10		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Building Perimeter								
	Explanation : Controlled 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, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2043	* *	1		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 1st Floor Mechanical Room								
	Explanation : Supplied From Campus Heating Plant								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE ROSCOE C. STUDENT CENTER - ANNEX**  
**Asset # : 14634**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	100%			2036	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 1st Floor Mechanical Room								
	Explanation : Steam Generator, High Temperature Water Heat Source From Campus Heating Plant								
Distribution									
	Steam Piping/Pump	100%	Now	\$22,400	2033	\$111,800			
	Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
	Location : 1st Floor - Missing / Deteriorating								
	Leak Evident, Extent : Moderate, Area Affected : 5%								
	Location : 1st Floor, Other Locations								
	On Extended Life, Extent : Light, Area Affected : 90%								
	Location : Throughout								
	Steam Traps Faulty, Extent : Moderate, Area Affected : 50%								
	Location : Various Locations								
Terminal Devices									
	Convector/Radiator	100%	Now	\$2,300	2031	\$114,200	1	\$4,200	
	On Extended Life, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Other Observation, Extent : Moderate, Area Affected : 5%								
	Location : 3rd Floor Stair Landing, Room M305								
	Explanation : Missing Heating Element								
Controls									
	Digital	100%	Now	\$40,100	2026	\$401,000			
	Damaged, Extent : Moderate, Area Affected : 100%								
	Location : 1st Floor Mechanical Room - Air Compressor Defective, Temporary Compressor In Place								
	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 With Dedicated Building Air Compressor								
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
	Conversion Equipment								
	Split Unit	5%			2038	* *			
	Window/Wall Unit	95%			2028	\$50,200	1		
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$8,000	

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE ROSCOE C. STUDENT CENTER - ANNEX**  
**Asset # : 14634**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 Mechanical Room								
	Explanation : Location Noted								
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	\$179,300	1		
	On Extended Life, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	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 : Light, Area Affected : 100%								
	Location : 1st Floor Mechanical Room								
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2043	* *	1-5	\$7,200	
	Sprinkler								
	No Component	90%							
	Generic	10%			2043	* *	1-2	\$400	

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\*\* 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
<b>Total</b>	<b>\$1,629,200</b>	<b>\$981,500</b>
Importance Code A	\$261,200	
Importance Code B	\$1,260,400	\$930,000
Importance Code C	\$107,600	\$51,400
<b>Total</b>	<b>\$1,629,200</b>	<b>\$981,500</b>

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			
<b>Total</b>	<b>\$188,600</b>	<b>\$3,400</b>	<b>\$9,000</b>	<b>\$7,500</b>
Importance Code A	\$49,900			
Importance Code B	\$127,100	\$3,400	\$9,000	\$7,500
Importance Code C	\$11,600			
<b>Total</b>	<b>\$188,600</b>	<b>\$3,400</b>	<b>\$9,000</b>	<b>\$7,500</b>



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 Estimates are rounded to the nearest hundred dollars.

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE SAGE HALL**  
**Asset # : 2064**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	Now	\$17,100	LIFE	* *	5	\$14,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : South Facade								
	Vertical Cracks, Extent : Moderate, Area Affected : 5%								
	Location : South Facade								
	Masonry: Brick	85%	Now	\$199,500	LIFE	* *	5	\$49,600	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Loose Units, Extent : Moderate, Area Affected : 5%								
	Location : East Facade At Doorway								
	Vertical Cracks, Extent : Moderate, Area Affected : 5%								
	Location : North And South Facade								
	Masonry: Limestone	5%	Now	\$22,400	LIFE	* *	5	\$2,200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
	Location : Front Entrance Surround								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : 2nd Floor Horizontal Band								
	Metal Coiling Doors	5%	4+	\$6,100	2038	* *	5	\$4,600	
	Corrosion/Rusting, Extent : Light, Area Affected : 2%								
	Location : Doors Located On South & East Elevations								
	Paint Peeling, Extent : Moderate, Area Affected : 5%								
	Location : Door Located On East Elevation								
Windows									
	Aluminum	98%	Now	\$61,800	2049	* *	5	\$6,600	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
	Location : South Side								
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
	Location : Various Locations								
	Metal Louvers	2%			2042	* *	10	\$1,700	
Parapets									
	Masonry: Brick	90%			LIFE	* *	5	\$5,900	
	Pre-Cast Concrete	10%			LIFE	* *	5	\$4,100	
Roof									
	Modified Bitumen	100%	4+	\$4,300	2041	* *			
	Drains Clogged, Extent : Moderate, Area Affected : 50%								
	Location : Main Roof								
Soffits									
	Masonry: Limestone	100%			LIFE	* *	5		

**Interior**

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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE SAGE HALL**  
**Asset # : 2064**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	8%	Now	\$5,900	LIFE	**	5	\$7,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Various Locations Throughout The Basement							
	Ceramic Tile	5%			2036	**	5	\$2,200	
	Terrazzo	5%			LIFE	**	5	\$1,700	
		Horizontal Cracks, Extent : Light, Area Affected : 10%							
		Location : Corridor							
	Traffic Topping	15%			2041	**	5	\$8,300	
	Vinyl Tile	63%	0-2	\$37,500	2038	**	3	\$10,400	
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Vinyl Tile 9" X 9"	4%			2028	\$137,800	3	\$700	
		Worn/Eroded, Extent : Light, Area Affected : 50%							
		Location : First Floor Stairwell							
Interior Walls									
	Cast in Place Concrete	15%	Now	\$9,300	LIFE	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
		Location : Basement							
		Paint Peeling, Extent : Moderate, Area Affected : 33%							
		Location : Basement							
	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	**			
		Other Observation, Extent : Moderate, Area Affected : 20%							
		Location : Bluestone Areaway Copings Throughout							
		Explanation : Broken Or Missing Elements							
	Plaster	45%			LIFE	**	5	\$5,600	
Ceilings									
	AcousTileSusp.Lay-In	50%	Now	\$7,200	2046	**	5	\$11,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations Throughout 2nd Floor							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations Throughout 2nd Floor							
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Exposed Struc: Concrete	15%	Now	\$48,400	LIFE	**	5	\$1,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Beams In Basement							
	Plaster	35%	Now	\$9,200	LIFE	**	5	\$9,600	
		Vertical Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
Site Enclosure									
Fence/Gates									
	Steel Pipe Rail	100%			2043	**	5	\$102,800	

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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE SAGE HALL**  
**Asset # : 2064**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
Retaining Walls									
	Cast in Place Concrete	20%			2053		* *		
	Masonry: Fieldstone	80%	Now	\$59,900	2053		* *		
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Exterior Site Stair									
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Exterior Site Stair									
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	90%	Now	\$1,200	2046		* *		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Exterior Site Stair									
	Masonry: Granite	10%	Now	\$1,200	LIFE		* *		
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Main Entry Stairs									
Parking/Driveway									
	Asphalt	100%			2042		* *		

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Under Construction	100%							
Transformers									
	Dry Type	100%			2038	* *	5	\$100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : One Rated At 30 Kilovolt Ampere									
Switchgear / Switchboard									
	Under Construction	100%							
Raceway									
	Conduit	90%			2043	* *	1		
	Conduit	10%			2053	* *	1		
Panelboards									
	Molded Case Bkrs	80%			2041	* *	5	\$600	
	Molded Case Bkrs	20%			2049	* *	5	\$100	
Wiring									
	Thermoplastic	90%			2043	* *	1		
	Thermoplastic	10%			2053	* *	1		
Motor Controllers									
	Locally Mounted	100%			2031	\$70,000	5	\$200	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$400	

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

Estimates are rounded to the nearest hundred dollars.

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE SAGE HALL**  
**Asset # : 2064**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Transfer Switches								
	Under Construction	100%							
Lighting									
	Interior Lighting								
	Fluorescent	95%			2033	\$378,000	10	\$23,800	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The 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 : Light, Area Affected : 100%							
		Location : Building Perimeter							
		Explanation : Controlled Via Photocell							
	No Component	90%							
Alarm									
	Security System								
	Generic	100%			2033	\$50,100	1	\$10,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Digital	100%			2038	* *	1-3	\$17,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.							

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE SAGE HALL**  
**Asset # : 2064**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution	Steam Piping/Pump	100%			2033	\$213,700			
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Terminal Devices	Convactor/Radiator	100%			2031	\$218,300	1	\$8,800	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Controls	Digital	100%			2026	\$766,600			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor							
Air Conditioning									
Energy Source	Electricity	100%			2041	* *	1		
Conversion Equipment	Campus Chilled Water	1%			2042	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Campus Chilled Water Connection To Building In Basement Provided For Future Expansion, Not Connected.							
	Exterior Pkg Unit - Cooling	49%	0-2	\$143,400	2043	* *	2	\$700	
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Quantity: 2, 20 Tons Each.							
	Window/Wall Unit	50%			2028	\$50,600	1		
Distribution	Ductwork/Diffusers	50%			LIFE	* *	2	\$17,800	
	No Component	50%							
Ventilation									
Distribution	Ductwork/Diffusers	5%			LIFE	* *	2-5	\$800	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Basement - Electrical Room Ventilation							
	No Component	95%							

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE SAGE HALL**  
**Asset # : 2064**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	5%			2041	**	2		
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Basement - Electrical Room Ventilation							
	Wall Unit	5%			2028	\$600	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Shop							
		Explanation : Location Noted							
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2043	**	1		
	Galvanized Steel	50%	Now	\$102,200	2046	**	1		
		Corroded, Extent : Severe, Area Affected : 70%							
		Location : Basement							
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Various Locations							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$9,400	LIFE	**	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 50%							
		Location : Roof							
	Fixtures								
	Generic	100%							

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

Print Date : 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	
<b>Total</b>	<b>\$621,900</b>	<b>\$160,000</b>
Importance Code A		\$101,400
Importance Code B	\$143,800	\$58,600
Importance Code C	\$478,100	
<b>Total</b>	<b>\$621,900</b>	<b>\$160,000</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$18,500		\$6,500	\$1,300
Interior Architecture	\$65,800			\$1,000
Electrical	\$1,100	\$900	\$7,800	\$1,200
Mechanical	\$25,800	\$1,000	\$13,800	\$1,000
Site Enclosure	\$12,600			
<b>Total</b>	<b>\$123,700</b>	<b>\$1,900</b>	<b>\$28,100</b>	<b>\$4,600</b>
Importance Code A	\$18,900	\$500	\$7,000	\$1,800
Importance Code B	\$80,000	\$1,400	\$21,100	\$2,700
Importance Code C	\$24,800			
<b>Total</b>	<b>\$123,700</b>	<b>\$1,900</b>	<b>\$28,100</b>	<b>\$4,600</b>



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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE SNOW HALL**  
**Asset # : 2068**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$19,000	
	Graffiti, Extent : Light, Area Affected : 5%							
	Location : East Elevation							
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 Escape Stair							
Wood	10%	Now	\$15,000	2046	**	5	\$5,900	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
	Location : Fascia On Gable Ends							
	Deteriorated Finish, Extent : Moderate, Area Affected : 40%							
	Location : Fascia On Gable Ends							
	Dry Rot/Decay, Extent : Moderate, Area Affected : 40%							
	Location : Fascia On Gable Ends							
Windows								
Aluminum	98%			2049	**	5	\$2,700	
Metal Louvers	2%			2042	**	10	\$300	
Roof								
Asphalt Shingle	100%			2036	**	10	\$3,400	
Soffits								
Wood	100%			2038	**	5	\$2,700	
	Paint Peeling, Extent : Light, Area Affected : 10%							
	Location : Underside Of Awning At Front Entrance							
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$5,700	
	Repairs in Progress, Extent : N/A, Area Affected : 50%							
	Location : Third Floor							
Ceramic Tile	5%	Now	\$3,600	2042	**	5	\$300	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Basement Toilet							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Basement Toilet							
Vinyl Tile	60%	Now	\$42,200	2038	**	3	\$2,900	
	Adhesion Failure, Extent : Moderate, Area Affected : 20%							
	Location : Basement							
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Basement							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Basement							
	Water Penetration, Extent : Moderate, Area Affected : 30%							
	Location : Basement							
	Worn/Eroded, Extent : Moderate, Area Affected : 50%							
	Location : Basement							
Wood	15%			2061	**	5	\$3,700	

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



**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE SNOW HALL**  
**Asset # : 2068**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	\$12,200	LIFE	**			
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Concrete Masonry Unit	5%			LIFE	**	5	\$300	
Gypsum Board	85%			LIFE	**	5	\$8,400	
Ceilings								
AcousTile,Adhered	20%			2046	**	5	\$2,600	
Exposed Struc: Concrete	20%			LIFE	**	5	\$400	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Basement								
Plaster	60%	0-2	\$4,600	LIFE	**	5	\$4,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Third Floor By Fire Stair Door								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2043	**			
Free Standing Walls								
Masonry: Brick	100%	Now	\$12,600	2043	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Entrance To Ramp On Northwest Corner Of Property								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Coping Stones Over Ramp Walls								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	**			
On-Site Walkways								
Cast in Place Concrete	85%			2038	**			
Pavers/Stone	15%			2036	**			
Parking/Driveway								
Asphalt	100%	Now	\$478,100	2048	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 70%								
Location : Throughout								
Potholes, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Sinking/Subsiding, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 70%								
Location : Throughout								
Explanation : Vegetation Growth								
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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\*\* 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**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Not Accessible	100%							
	Raceway								
	Conduit	100%			2053	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2049	* *	5	\$300	
	Wiring								
	Thermoplastic	100%			2053	* *	1		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	25%			2038	* *	10	\$2,200	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	25%			2038	* *	10	\$2,200	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2038	* *	10	\$900	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	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/A, Area Affected : 100%							
		Location : Building Perimeter							
		Explanation : Controlled Via Photocell							
	LED	2%			2041	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Building Perimeter							
		Explanation : Controlled Via Photocell							
	No Component	90%							
Alarm									
	Security System								
	Generic	100%			2041	* *	1	\$3,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance Cameras							

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE SNOW HALL**  
**Asset # : 2068**

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

## Alarm

Fire/Smoke Detection

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.*

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

## Heating

Energy Source

Fuel Oil No 2

100%

2043

\* \*

5

\$3,000

*Buried Tank(s), Extent : Light, Area Affected : 100%**Location : Building Exterior, 1 Tank, 1000 Gallons*

Conversion Equipment

Hot Water Boiler

100%

2031

\$101,400

1

\$4,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement - Boiler Room**Explanation : Quantity: 1, 704 Mbh Net*

Distribution

Hot Wtr Piping/Pump

75%

2032

\$15,700

4

\$400

*On Extended Life, Extent : Light, Area Affected : 100%**Location : Basement, 2nd And 3rd Floor*

Hot Wtr Piping/Pump

25%

2041

\* \*

4

\$100

*Other Observation, Extent : N/A, Area Affected : 100%**Location : 1st Floor**Explanation : Location Noted*

Terminal Devices

Convactor/Radiator

75%

2031

\$58,600

1

\$2,400

*On Extended Life, Extent : Light, Area Affected : 100%**Location : Basement, 2nd And 3rd Floor*

Convactor/Radiator

25%

2038

\* \*

1

\$800

*Other Observation, Extent : N/A, Area Affected : 100%**Location : 1st Floor**Explanation : Location Noted*

Controls

Electrical

100%

2028

\$53,100

## Air Conditioning

Energy Source

Electricity

50%

2041

\* \*

1

No Component

50%

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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE SNOW HALL**  
**Asset # : 2068**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Split Unit	40%	Now	\$1,800	2028	\$90,700			
		Controller Not Working, Extent : Moderate, Area Affected : 50%							
		Location : 1st Floor							
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Condensing Units - Building Exterior; Indoor Units - Mechanical Rooms							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Condensing Units - Building Exterior; Indoor Units - Mechanical Rooms							
		Explanation : Ducted Systems Serving 1st Floor And 2nd Floor Office / Conference Spaces							
	Window/Wall Unit	15%			2028	\$5,400	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 2nd Floor							
		Explanation : Location Noted							
	No Component	45%							
Distribution									
	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%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Attic							
		Explanation : Toilet Exhaust							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks									
	Electric	100%			2026	\$23,100	4		
		Other Observation, Extent : N/A, Area Affected : 50%							
		Location : Basement - Water Heater Room							
		Explanation : One- 50 Gallons							
HW Heat Exchanger									
	HTHW/HW	100%			2043	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement - Boiler Room							
		Explanation : Location Noted							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

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

**Asset # : 2068**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	Generic	100%			2028	\$4,300	1	\$600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor - Reduced Pressure Zone Closet							
		Explanation : Location Noted							
Fixtures									
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	75%							
	Generic	25%			2043	* *	1-2	\$700	

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

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*\*\* 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	
<b>Total</b>	<b>\$831,500</b>	<b>\$1,414,000</b>
Importance Code A	\$120,000	
Importance Code B	\$602,600	\$1,414,000
Importance Code C	\$109,000	
<b>Total</b>	<b>\$831,500</b>	<b>\$1,414,000</b>

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			
<b>Total</b>	<b>\$442,000</b>	<b>\$4,500</b>	<b>\$92,100</b>	<b>\$259,400</b>
Importance Code A	\$91,900		\$15,800	
Importance Code B	\$179,300	\$4,500	\$76,300	\$259,400
Importance Code C	\$170,800			
<b>Total</b>	<b>\$442,000</b>	<b>\$4,500</b>	<b>\$92,100</b>	<b>\$259,400</b>



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

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

**Asset # : 2065**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	85%	Now	\$68,200	LIFE	* *	5	\$42,400	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%									
Location : South Facade At Main Entrance									
	Masonry: Brownstone	5%			LIFE	* *	5	\$1,900	
	Masonry: Fieldstone	10%	Now	\$49,800	LIFE	* *	5	\$3,700	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%									
Location : North & South									
Windows									
	Aluminum	100%	4+	\$42,100	2041	* *	5	\$2,300	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
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									
	Wood	100%			2046	* *	5		
Interior									
Floors									
	Carpet	40%	Now	\$12,300	2029	\$246,900	3	\$21,400	
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
	Cast in Place Concrete	20%	Now	\$29,700	LIFE	* *	5	\$15,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Basement									
Uneven Surface, Extent : Moderate, Area Affected : 50%									
Location : Basement									
	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 Elements, Extent : Moderate, Area Affected : 75%									
Location : Third Floor									
	Wood	5%	0-2	\$20,800	2061	* *	5	\$1,700	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Throughout Attic									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Attic Office									

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

**Asset # : 2065**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Gypsum Board	10%	Now	\$11,100	LIFE	* *	5	\$2,400	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
		Other Observation, Extent : Moderate, Area Affected : 50%							
		Location : Basement							
		Explanation : Mold / Mildew							
	Masonry: Brick	10%	Now	\$37,700	LIFE	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
		Spalling, Extent : Moderate, Area Affected : 15%							
		Location : Basement							
	Masonry: Fieldstone	5%	Now	\$36,400	LIFE	* *			
		Other Observation, Extent : Moderate, Area Affected : 75%							
		Location : Basement							
		Explanation : Water Penetration And Missing Mortar Joints							
	Plaster	75%	Now	\$36,100	LIFE	* *	5	\$9,100	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 60%							
		Location : Basement, Various Locations Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 25%							
		Location : Basement							
Ceilings									
	AcousTile,Adhered	20%	Now	\$11,200	2046	* *	5	\$3,600	
		Adhesion Failure, Extent : Moderate, Area Affected : 5%							
		Location : Second Floor Conference Room							
	AcousTileSusp.Lay-In	10%			2038	* *	5	\$3,600	
	Gypsum Board	10%	Now	\$12,200	LIFE	* *	5	\$4,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
	Plaster	60%	Now	\$12,700	LIFE	* *	5	\$13,400	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations Throughout							

Site Enclosure

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

**Asset # : 2065**

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

Site Enclosure

Retaining Walls

Masonry: Brick

25% 0-2 \$5,400 2053 \* \*

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

*Location : Basement Entrance On North Side Of Building*

Masonry: Fieldstone

75% Now \$43,000 2043 \* \*

*Broken/Missing Elements, Extent : Moderate, Area Affected : 10%*

*Location : Patio And Site Stair*

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

*Location : Patio And Site Stair*

Site Pavements

On-Site Walkways

Cast in Place Concrete

35% Now \$3,700 2046 \* \*

*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%*

*Location : Patio Stairs*

Pavers/Stone

65% Now \$109,000 2042 \* \*

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

*Location : Patio*

Parking/Driveway

Asphalt

100% Now \$45,800 2036 \* \*

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%*

*Location : Throughout*

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

Under 600 Volts

Service Equipment

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

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

**Asset # : 2065**

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

**Lighting**

Interior Lighting  
Fluorescent

100%  
2033 \$276,300 10 \$17,400  
*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%*  
*Location : Throughout The Building*

**Egress Lighting**

Emergency, Service  
Emergency, Battery  
Exit, Battery

40% 2038 \* \* 1  
 30% 2038 \* \* 10 \$1,400  
 30% 2038 \* \* 10 \$400

**Exterior Lighting**

LED

10% 2041 \* \*  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Building Perimeter*  
*Explanation : Controlled Via Timer*

No Component

90%

**Alarm**

Security System  
Generic

100% 2033 \$34,800 1 \$7,100  
*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : CCTV Surveillance Cameras*

**Fire/Smoke Detection**

Generic, Digital

100% 2038 \* \* 1-3 \$12,000  
*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : Central Control Panel. Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.*

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

**Heating**

Energy Source  
HTHW/HW

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

**Conversion Equipment**

Heat Exchanger, Shell &  
Tube

100% 2036 \* \*

**Distribution**

Hot Wtr Piping/Pump

100% 2032 \$40,500 4 \$900

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

**Asset # : 2065**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	90%			2031	\$136,400	1	\$5,500	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Fan Coil Unit/Heat	10%			2028	\$46,000	1	\$600	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Various Locations							
Controls									
	Digital	100%			2026	\$532,300			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor							
Air Conditioning									
	Energy Source								
	Electricity	100%			2049	* *	1		
	Conversion Equipment								
	Window/Wall Unit	20%			2026	\$14,000	1		
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Various Locations							
	Window/Wall Unit	80%			2028	\$56,200	1		
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	\$238,100	1		
	Water Heater With Tanks								
	Electric	100%			2028	\$23,100	4		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Quantity: 1, 50 Gallons							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	20%							
	Generic	80%			2033	\$205,100	1-2	\$4,300	

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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  
**Program / Asset #** : CUN0002.060 / 14556 **Yr Built/Renovated** : 1965 / 2012  
**Area Sq Ft** : 13,178 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 22-Oct-2020 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 2350 **Lot** : 24 **BIN** : 2001088

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture		\$225,100
Electrical		\$399,100
Mechanical		\$104,800
<b>Total</b>		<b>\$729,100</b>
Importance Code A		\$225,100
Importance Code B		\$504,000
<b>Total</b>		<b>\$729,100</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$2,400	\$800		\$2,900
Interior Architecture	\$1,200		\$2,100	
Electrical	\$300	\$29,800	\$100	\$100
Mechanical	\$900	\$59,000	\$3,800	\$700
Site Enclosure	\$2,400			
Site Pavements	\$2,700			
<b>Total</b>	<b>\$9,900</b>	<b>\$89,600</b>	<b>\$6,000</b>	<b>\$3,700</b>
Importance Code A	\$3,100	\$1,400	\$700	\$3,500
Importance Code B	\$6,100	\$88,200	\$5,300	\$200
Importance Code C	\$700			
<b>Total</b>	<b>\$9,900</b>	<b>\$89,600</b>	<b>\$6,000</b>	<b>\$3,700</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glass Block	10%			LIFE	**	5	\$1,000	
Masonry: Brick	85%			LIFE	**	5	\$13,800	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Main Entry								
Metal Coiling Doors	5%			2045	**	5	\$2,500	
Windows								
Aluminum	100%			2054	**	5	\$5,800	
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$3,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Parapet Wall								
Explanation : Inside Face Of Parapet Covered With Roofing								
Metal Panel	10%			2052	**	5	\$1,500	
Roof								
Modified Bitumen	98%			2032	\$225,100	10	\$21,100	
Blisters, Extent : Light, Area Affected : 5%								
Location : Throughout								
Skylight, Metal/Glass	2%	Now	\$2,400	2042	**			
Glazing Broken/Cracked, Extent : Light, Area Affected : 5%								
Location : Roof								
Interior								
Floors								
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								
Ceramic Tile	5%			2041	**	5	\$1,500	
Concrete Masonry Unit	45%			LIFE	**	5	\$5,400	
Gypsum Board	50%			LIFE	**	5	\$9,000	
Ceilings								
AcousTileSusp.Lay-In	50%			2045	**	5	\$9,800	
Exposed Struc: Concrete	20%			LIFE	**	5	\$600	
Exposed Struc: Steel	15%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$2,500	
Plaster	5%			LIFE	**	5	\$600	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2042	**			
Retaining Walls								
Cast in Place Concrete	100%	2-4	\$2,400	2082	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : East 146th Street								
Site Pavements								

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

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

## Site Pavements

## Public Sidewalk

Cast in Place Concrete	100%	2-4	\$2,700	2037	**
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>					
<i>Location : East 146th Street</i>					

## Parking/Driveway

Asphalt	85%	2041	* *
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>			
<i>Location : Throughout</i>			

Cast in Place Concrete	15%			2037	* *	
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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2032	\$14,700	5		\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>									

## Switchgear / Switchboard

Fused Disc Sw	100%			2032	\$127,000	5		\$100	
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## Raceway

Conduit	100%			2032	\$31,600	1			
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## 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			
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## Motor Controllers

Locally Mounted	100%			2030	\$45,800	5		\$100	
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## Ground

## Grounding Devices

Generic	100%			LIFE	* *	5		\$200	
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## Lighting

## Interior Lighting

Fluorescent	98%			2032	\$215,200	10		\$11,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									

Fluorescent	2%			2032	\$4,400	10		\$200	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Storage Area</i>									

## Egress Lighting

Emergency, Battery	50%			2027	\$10,800	10		\$1,600	
Exit, Service	50%			2027	\$2,800	1			

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

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

## Lighting

## Exterior Lighting

HID	20%		2027	\$12,000	10			
No Component	80%							

## Alarm

## Security System

No Component	80%							
Generic	10%		2037	* *	1	\$500		

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

*Location : Hallways*

*Explanation : CCTV Surveillance Cameras*

Generic	10%		2027	\$2,400	1	\$500		
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Hallway And Exit Doors*

*Explanation : Intrusion Alarm And Motion Sensor*

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

## Heating

## Energy Source

Electricity	30%		2042	* *	1			
Natural Gas	70%		2042	* *	1			

## Conversion Equipment

Furnace	90%		2032	\$36,000	1	\$5,900		
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*Other Observation, Extent : Light, Area Affected : 70%*

*Location : 1st Floor Garage And Back Mechanical Room*

*Explanation : 5 Units*

Radiant Heater	10%		2032	\$33,500	2	\$600		
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*Other Observation, Extent : Light, Area Affected : 10%*

*Location : Hallways*

*Explanation : 3 Units*

## Distribution

Ductwork/Diffusers	70%		LIFE	* *	2-5	\$5,100		
No Component	30%							

## Air Conditioning

## Energy Source

Electricity	100%		2040	* *	1			
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**CITY UNIVERSITY OF NEW YORK - 042**  
**HOSTOS COMMUNITY COLLEGE ADMINISTRATION BUILDING - G**  
**Asset # : 14556**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	50%			2030	\$104,800	2	\$400	
				R-22 Refrigerant, Extent : Light, Area Affected : 20% Location : 1st And 2nd Floor Closets Other Observation, Extent : Light, Area Affected : 100% Location : 1st And 2nd Floor Closets Explanation : Two Units. One Dedicated To 1st Floor And One To 2nd Floor.					
	Split Unit	5%			2032	\$15,300			
				Other Observation, Extent : Light, Area Affected : 100% Location : 1st Floor Purchasing Room Explanation : 1 Unit Dedicated To Purchasing 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%							

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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
<b>Total</b>	<b>\$3,314,300</b>	<b>\$10,674,200</b>
Importance Code A	\$1,183,300	\$210,500
Importance Code B	\$2,131,000	\$9,954,500
Importance Code C		\$509,300
<b>Total</b>	<b>\$3,314,300</b>	<b>\$10,674,200</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$79,800	\$59,900	\$14,600	
Interior Architecture		\$19,400	\$27,200	\$7,200
Electrical	\$43,100	\$19,700	\$19,200	\$18,200
Mechanical	\$87,700	\$84,400	\$154,700	\$55,500
Site Enclosure	\$6,000			
Elevators/Escalators	\$39,600	\$39,600	\$39,600	\$39,600
<b>Total</b>	<b>\$256,300</b>	<b>\$222,900</b>	<b>\$255,300</b>	<b>\$120,500</b>
Importance Code A	\$89,400	\$78,500	\$32,800	\$18,200
Importance Code B	\$160,800	\$135,200	\$222,500	\$102,300
Importance Code C	\$6,000	\$9,200		
<b>Total</b>	<b>\$256,300</b>	<b>\$222,900</b>	<b>\$255,300</b>	<b>\$120,500</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	25%	4+	\$74,500	LIFE	* *	5	\$46,300	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 20%									
Location : All Facades									
	Masonry: Brick	30%			LIFE	* *	5	\$55,600	
	Metal Panel	10%	4+	\$24,000	2052	* *	5	\$34,700	
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 2%									
Location : Roof									
	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	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%									
Location : Old Wing									
Unit Inoperable, Extent : Moderate, Area Affected : 30%									
Location : Old Wing									
	Metal Louvers	5%			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	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	40%	Now	\$486,500	2042	* *			
		Blisters, Extent : Severe, Area Affected : 40%							
		Location : Old Wing							
		Vegetation Growth, Extent : Severe, Area Affected : 5%							
		Location : At Roof Drains, Old Wing							
		Worn/Eroded, Extent : Severe, Area Affected : 100%							
		Location : Old Wing							
	Modified Bitumen	48%	Now	\$10,900	2037	* *			
		Broken/Missing Elements, Extent : Light, Area Affected : 1%							
		Location : Drain Strainer Cooling Tower							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%							
		Location : Upper And Upper Low Roof							
	Panel/Paver: Cer/Brk	5%			2052	* *	10	\$7,100	
	Skylight, Plastic	2%			2045	* *	1		
	Traffic Topping	5%	Now	\$44,900	2042	* *			
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 1%							
		Location : Childrens Play Area							
		Vegetation Growth, Extent : Severe, Area Affected : 20%							
		Location : Childrens Play Area							
Soffits									
	Cast in Place Concrete	100%	0-2	\$202,300	LIFE	* *	5	\$58,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Ground Level Main Entrance, Grand Concourse And 149th Street							
		Paint Peeling, Extent : Moderate, Area Affected : 30%							
		Location : Throughout, Ground Level, Main Entrance							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Ground Level, Main Entrance							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout, Ground Level Main Entrance							

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	10%			2031	\$500,700	3	\$43,500	
	Cast in Place Concrete	5%			LIFE	* *	5	\$31,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 1% Location : Basement							
	Ceramic Tile	7%			2047	* *	5	\$20,300	
		Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Restrooms							
	Sheet Vinyl/Rubber	8%	Now	\$296,400	2037	* *	5	\$17,400	
		Worn/Eroded, Extent : Moderate, Area Affected : 5% Location : Stair Nosings							
	Terrazzo	15%	4+	\$79,400	LIFE	* *	5	\$34,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Throughout							
	Vinyl Tile	35%			2037	* *	3	\$38,000	
	Vinyl Tile	20%	Now	\$312,800	2037	* *	3	\$21,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 35% Location : Old Wing Worn/Eroded, Extent : Moderate, Area Affected : 50% Location : Old Wing, IT Room							
Interior Walls									
	Ceramic Tile	5%			2047	* *	5	\$18,400	
	Concrete Masonry Unit	40%			LIFE	* *	5	\$58,900	
	Gypsum Board	45%			LIFE	* *	5	\$99,400	
		Worn/Eroded, Extent : Light, Area Affected : 20% Location : Throughout							
	Plaster	10%			LIFE	* *	5	\$11,000	
Ceilings									
	AcousTileConcealSpLn	50%			2045	* *	5	\$181,200	
	AcousTileSusp.Lay-In	25%	4+	\$353,000	2045	* *	5	\$36,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25% Location : Old Wing Misaligned/Bulging, Extent : Moderate, Area Affected : 5% Location : 5th Floor Laboratories Staining/Discoloring, Extent : Moderate, Area Affected : 50% Location : Old Wing, 5th Floor New Wing Worn/Eroded, Extent : Moderate, Area Affected : 25% Location : Old Wing							
	Exposed Struc: Concrete	10%			LIFE	* *	5	\$4,500	
	Exposed Struc: Steel	8%	4+	\$544,300	LIFE	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 5% Location : Boiler Room							
	Gypsum Board	7%			LIFE	* *	5	\$25,400	
Site Enclosure									

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

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

## Site Enclosure

## Fence/Gates

Chain Link

32%

2052

\* \*

Metal: Cage/Fence

68%

4+

\$6,000

LIFE

\* \*

*Corrosion/Rusting, Extent : Moderate, Area Affected : 10%**Location : Roof New Wing**Other Observation, Extent : Severe, Area Affected : 90%**Location : Roof New Wing**Explanation : Peeling, Chipped Paint*

## Site Pavements

## Public Sidewalk

Cast in Place Concrete

100%

2045

\* \*

## On-Site Walkways

Cast in Place Concrete

100%

2045

\* \*

## Parking/Driveway

Asphalt

100%

2035

\$350,900

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2032

\$50,200

5

\$800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 4000 Ampere, One 3000 Ampere And Two 2000 Ampere Main**Disconnect Switches For A, B, C And D Service*

## Transformers

Dry Type

100%

2030

\$26,100

5

\$700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 1000 Kilovolt Ampere And 750 Kilovolt Ampere, 480/277 High Voltage - 208/120 Low Voltage*

## Switchgear / Switchboard

Fused Disc Sw

100%

2032

\$317,500

5

\$800

## Raceway

Conduit

100%

2032

\$329,300

1

## Panelboards

Fused Disc Sw

10%

2031

\$33,100

5

\$400

Fused Knife Sw

5%

2-4

\$16,600

2057

\* \*

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room**Explanation : Obsolete Equipment*

Molded Case Bkrs

85%

2031

\$281,700

5

\$4,300

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	20%	2-4	\$87,800	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Mechanical Room And Basement									
	Thermoplastic	80%			2032	\$351,000	1		
Motor Controllers									
	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									
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, Area Affected : 100%									
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, Area Affected : 100%									
Location : Penthouse									
Explanation : 275 Gallon Capacity									
	Main Tank	50%			2035	\$37,500	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 275 Gallon Capacity									
Lighting									
Interior Lighting									
	Fluorescent	90%			2037	* *	10	\$159,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	Fluorescent	10%			2037	* *	10	\$17,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Lobby And Hallways									
Explanation : Compact Fluorescent Lamps									

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
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	
Other Observation, Extent : Light, Area Affected : 100%								
Location : New Addition Building Roof								
Explanation : Copper Lightning Rods								
Alarm								
Security System								
No Component	80%							
Generic	10%			2032	\$35,500	1	\$7,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Corridors								
Explanation : CCTV Surveillance System								
Generic	10%			2027	\$35,500	1	\$7,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallway And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	* *	1-3	\$35,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobes, Bell, Horn, Smoke Detector, Pull Box Statio And Fire Alarm Panel								

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	10%			2052	* *	1		
	Interruptible Gas/Dual Fuel	90%			2052	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Vault								
	Explanation : No.4 Fuel Oil								

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	10%			2037	* *	1	\$9,600	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Roof							
		Explanation : 3 Gas Fired Rooftop Package Units							
	Steam Boiler	45%			2045	* *	1	\$86,300	
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : Penthouse Mechanical Room							
		Explanation : 2 Steam Boilers							
	Steam Boiler	45%	0-2	\$148,400	2045	* *	1	\$77,700	
		Damaged, Extent : Moderate, Area Affected : 10%							
		Location : Penthouse Mechanical Room. 3 Damaged Boiler Tubes							
Distribution									
	Hot Wtr Piping/Pump	60%			2048	* *	4	\$5,700	
	Steam Piping/Pump	40%			2042	* *			
Terminal Devices									
	Air Handler	30%			2037	* *	1	\$35,900	
	Convactor/Radiator	40%			2030	\$618,700	1	\$25,000	
	Fan Coil Unit/Heat	30%			2037	* *	1	\$18,800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	50%			2035	\$1,928,200	1	\$104,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse Mechanical Room							
		Explanation : 2 Units, Refrigerant 134 - A							
	Int Pkg Unit - Heating/Cooling	30%			2033	\$924,500	2	\$3,600	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Various Areas							
	Ext Pkg Unit - Heating/Cooling	15%			2032	\$476,700	2	\$1,800	
		R-22 Refrigerant, Extent : Light, Area Affected : 15%							
		Location : 2 Units, New Wing Roof							
	Split Unit	5%			2032	\$224,600			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Elevator Machine Rooms And Server Rooms							
Distribution									
	CW & CHW Wtr Pipe/Pump	15%			2042	* *	4	\$2,100	
	Ductwork/Diffusers	85%			LIFE	* *	2	\$214,200	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Terminal Devices									
	Air Handler/Cool/Ht	50%			2032	\$1,835,000	1	\$59,900	
	Fan Coil - 4 Pipe	20%			2032	\$1,438,900	1	\$12,500	
	No Component	30%							
Heat Rejection									
	Water Cooling Tower	50%			2030	\$477,700	2	\$97,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Penthouse Roof								
	Explanation : 2 Cooling Towers								
	No Component	50%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$108,000	
Exhaust Fans									
	Interior	30%			2032	\$251,700	2	\$1,800	
	Roof	50%			2032	\$183,500	2	\$3,000	
	Wall Unit	20%			2032	\$16,300	2	\$1,200	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2042	**	1		
Water Heater With Tanks									
	Gas Fired	100%			2030	\$16,700	2		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 1 Unit Installed In 2017. Used Only When Boilers Are Off.								
HW Heat Exchanger									
	Steam Fired	100%			2042	**	4	\$28,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 1 Unit, Used Only When Boilers Are On.								
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	80%			LIFE	**	1		
	Cast Iron	20%	0-2	\$6,700	LIFE	**	1		
	Blockage /Clogged, Extent : Moderate, Area Affected : 100%								
	Location : Roof. Two Blocked, Clogged Drains. Ponding Is Visible. Temporary Pump Used To Channel Water To Other Nearby Drain.								
Sewage Ejector(s)									
	Electric	100%			2032	\$99,000	4	\$7,700	
Fixtures									
	Generic	100%							
Vertical Transport									

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	90%			LIFE		* *		
		<i>Other Observation, Extent : Light, Area Affected : 90%</i> <i>Location : One Unit From 1st To 6th Floor; One Unit From 1st To 5th Floor; Two Units From Basement To 5th Floor</i> <i>Explanation : 4 Units</i>							
	Hydraulic	10%			LIFE		* *		
		<i>Other Observation, Extent : Light, Area Affected : 10%</i> <i>Location : Library 2nd To 3rd Floor</i> <i>Explanation : 1 Unit</i>							
Fire Suppression									
	Standpipe								
	Generic	100%			2042		* *	1-5	\$97,600
	Sprinkler								
	Generic	100%			2042		* *	1-2	\$54,200
	Fire Pump								
	Generic	100%			2041		* *	1	\$36,200

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

Print Date : 14-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

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$450,200	\$259,900
Interior Architecture	\$444,100	\$827,800
Electrical	\$66,800	\$1,275,400
Mechanical		\$459,600
<b>Total</b>	<b>\$961,100</b>	<b>\$2,822,800</b>
Importance Code A	\$450,200	\$310,100
Importance Code B	\$510,900	\$1,749,300
Importance Code C		\$763,400
<b>Total</b>	<b>\$961,100</b>	<b>\$2,822,800</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
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
<b>Total</b>	<b>\$109,900</b>	<b>\$206,300</b>	<b>\$123,100</b>	<b>\$105,600</b>
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			
<b>Total</b>	<b>\$109,900</b>	<b>\$206,300</b>	<b>\$123,100</b>	<b>\$105,600</b>



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

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

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

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

**Asset # : 2121**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	50%	Now	\$318,700	LIFE	**	5	\$74,900	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
	Location : Lintels At Roof Windows And Louvers								
	Loose Units, Extent : Severe, Area Affected : 10%								
	Location : Facade Facing Playground								
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : Concrete Foundation Wall Adjacent To Subway Line								
	Other Observation, Extent : Moderate, Area Affected : 5%								
	Location : Facade Facing Playground								
	Explanation : Netting								
	Pre-Cast Concrete	38%			LIFE	**	5	\$185,000	
	Stucco Cement	2%			2045	**	5	\$7,500	
	Window Wall	10%			2052	**	5	\$56,200	
Windows									
	Aluminum	90%			2054	**	5	\$25,500	
	Aluminum	5%			2048	**	5	\$1,400	
	Metal Louvers	5%			2041	**	10	\$8,900	
Parapets									
	Masonry: Brick	60%			LIFE	**	5	\$7,900	
	Metal Panel	10%			2052	**	5	\$5,100	
	Metal Rail	30%			2037	**	5-10	\$71,100	
Roof									
	Modified Bitumen	100%			2037	**	10	\$131,500	
Soffits									
	Stucco Cement	100%			2045	**	5		
Interior									
Floors									
	Carpet	10%			2031	\$342,300	3	\$29,700	
	Cast in Place Concrete	10%	4+	\$32,900	LIFE	**	5	\$43,400	
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Boiler Room								
	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/Eroded, Extent : Severe, Area Affected : 20%								
	Location : 3rd And 4th Floors								

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

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

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

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

**Asset # : 2121**

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

**Interior**

**Interior Walls**

Ceramic Tile	5%			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		LIFE	* *	5		\$3,900	

*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%*

*Location : Mechanical Penthouse*

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

*Location : Mechanical Penthouse*

Plaster	35%			LIFE	* *	5		\$27,400	
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**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 Reinforcement, Extent : Moderate, Area Affected : 2%*

*Location : Electrical Room*

Plaster	10%	Now		\$58,900	LIFE	* *	5	\$12,400	
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*Broken/Missing Elements, Extent : Moderate, Area Affected : 15%*

*Location : Oil Burner Room*

**Site Enclosure**

**Fence/Gates**

Aluminum Picket	60%			2052	* *				
Chain Link	40%			2052	* *				

**Retaining Walls**

Cast in Place Concrete	100%			2067	* *				
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**Site Pavements**

**Public Sidewalk**

Cast in Place Concrete	100%			2037	* *				
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**On-Site Walkways**

Cast in Place Concrete	100%			2045	* *				
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**Parking/Driveway**

Asphalt	50%			2041	* *				
Cast in Place Concrete	50%			2045	* *				

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

**Under 600 Volts**

**Service Equipment**

Fused Disc Sw	100%			2032	\$50,200	5		\$500	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Electrical Room Basement*

*Explanation : One 2,500 Ampere, Three 1,600 Ampere Main Disconnect Switches For Main Building And Motor Controller*

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

**Asset # : 2121**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Dry Type	100%			2030	\$26,100	5	\$500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room Basement									
Explanation : 2- 400 Kilovolt-ampere, 480/277 High Voltage - 208/120 Low Voltage									
Switchgear / Switchboard									
	Fused Disc Sw	5%			2032	\$12,700	5		
	Molded Case Bkrs	95%			2058	* *	5	\$3,100	
Raceway									
	Conduit	80%			2032	\$190,400	1		
	Conduit	20%			2058	* *	1		
Panelboards									
	Fused Disc Sw	8%			2031	\$23,400	5	\$200	
	Fused Disc Sw	2%			2054	* *	5	\$100	
	Molded Case Bkrs	20%			2054	* *	5	\$700	
	Molded Case Bkrs	70%			2031	\$204,700	5	\$2,300	
Wiring									
	Braided Cloth	20%	2-4	\$66,800	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	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 Drive	75%			2049	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$1,800	
Stand-by Power									
Transfer Switches									
	Under Construction	100%							
Generators									
	Under Construction	100%							
Batteries									
	Under Construction	100%							
Fuel Storage									
	Under Construction	100%							

Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**HOSTOS COMMUNITY COLLEGE B BUILDING (22001)**

**Asset # : 2121**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	20%			2032	\$363,700	10	\$22,900	
		Other Observation, Extent : Light, Area Affected : 100% Location : Second, Third Floor And Sub-basement Explanation : T-12 Lamps							
	Fluorescent	20%			2037	* *	10	\$22,900	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Fifth Floor And Basement							
	Fluorescent	5%			2032	\$90,900	10	\$5,700	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Mechanical Rooms And Elevator Lobby Explanation : Compact Fluorescent Light Fixtures							
	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									
	No Component	80%							
	Generic	10%			2032	\$22,900	1	\$4,700	
		Other Observation, Extent : Light, Area Affected : 100% Location : Inside And Outside Explanation : CCTV Surveillance Cameras							
	Generic	10%			2027	\$22,900	1	\$4,700	
		Other Observation, Extent : Light, Area Affected : 100% Location : Hallway And Exit Doors Explanation : Intrusion Alarm And Motion Sensor							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2037	* *	1-3	\$23,100	
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : Strobes, Bell, Horn, Smoke Detector, Pull Box Station And Fire-alarm Panel							

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

Heating

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

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

**Asset # : 2121**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	10%			2052	* *	1		
	No Component	90%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Building C							
		Explanation : Hot And Chilled Water Sourced From Building C							
Conversion Equipment									
	Steam Boiler	10%			2045	* *	1	\$12,400	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Basement							
		Explanation : 1 Small Boiler Used For 1st Floor Only. 2 Old Boilers Abandoned In Place, Not In Use, Disconnected From System.							
	No Component	90%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Building C							
		Explanation : Hot And Chilled Water Sourced From Building C							
Distribution									
	Hot Wtr Piping/Pump	90%			2040	* *	4	\$5,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : From East Complex							
		Explanation : Heating Hot Water From East Complex							
	Steam Piping/Pump	10%			2042	* *			
Terminal Devices									
	Air Handler	60%			2032	\$137,700	1	\$46,300	
	Convactor/Radiator	20%			2045	* *	1	\$8,100	
	Fan Coil Unit/Heat	20%			2037	* *	1	\$8,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	* *	1		
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	15%			2040	* *	2	\$1,100	
		Other Observation, Extent : Light, Area Affected : 15%							
		Location : Roof. R-410a							
		Explanation : 1 Unit							
	Split Unit	1%			2040	* *			
	No Component	84%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Building C							
		Explanation : Hot And Chilled Water Sourced From Building C							
Distribution									
	CW & CHW Wtr Pipe/Pump	15%			2042	* *	4	\$1,400	
	Ductwork/Diffusers	85%			LIFE	* *	2	\$138,100	
Terminal Devices									
	Air Handler/Cool/Ht	85%			2032	\$321,900	1	\$65,700	
	No Component	15%							

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

Estimates are rounded to the nearest hundred dollars.

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

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



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

**Asset # : 2121**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Air Cooled Condenser Unit	85%			2037	* *	2	\$73,900	
	No Component	15%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$69,600	
	Exhaust Fans								
	Roof	99%			2037	* *	2	\$3,800	
	Wall Unit	1%			2032	\$500	2		
	Other Observation, Extent : Light, Area Affected : 1% Location : Basement Electrical Room Explanation : 1 Unit								
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2030	\$16,700	2		
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement Boiler Room Explanation : 1 Unit In Use.								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2026	\$3,800	4	\$4,000	
	Backflow Preventer								
	Generic	100%			2037	* *	1	\$7,700	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100% Location : One Unit From Sub-basement To 5th Floor, Two Units From Basement To 5th Floor Explanation : 3 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2052	* *	1-5	\$63,000	
	Sprinkler								
	Generic	100%			2042	* *	1-2	\$35,000	
	Fire Pump								
	Generic	100%			2041	* *	1	\$23,300	

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

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

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

Print Date : 14-Aug-2024

**CITY UNIVERSITY OF NEW YORK - FY 2025**

**Asset Name** : HOSTOS COMMUNITY COLLEGE EAST ACADEMIC COMPLEX - C  
**Address** : 450 GRAND CONCOURSE  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : CUN0002.040 / 4130 **Yr Built/Renovated** : 1994 / 2007  
**Area Sq Ft** : 269,002 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 22-Oct-2020 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,3,5  
**Block** : 2343 **Lot** : 1 **BIN** : 2820268

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	
<b>Total</b>	<b>\$4,579,200</b>	<b>\$23,937,000</b>
Importance Code A	\$2,174,600	\$360,800
Importance Code B	\$2,312,100	\$23,261,700
Importance Code C	\$92,500	\$314,500
<b>Total</b>	<b>\$4,579,200</b>	<b>\$23,937,000</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
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
<b>Total</b>	<b>\$309,500</b>	<b>\$238,600</b>	<b>\$338,800</b>	<b>\$155,400</b>
Importance Code A	\$58,100	\$52,700	\$41,000	\$13,300
Importance Code B	\$251,400	\$185,900	\$297,800	\$142,100
Importance Code C				
<b>Total</b>	<b>\$309,500</b>	<b>\$238,600</b>	<b>\$338,800</b>	<b>\$155,400</b>



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	80%	4+	\$174,600	LIFE	**	5	\$102,600	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Concrete Foundation Wall							
	Metal Panel	5%			2052	**	5-10	\$44,100	
	Metal Coiling Doors	5%			2045	**	5	\$20,000	
	Window Wall	10%			2052	**	5	\$48,100	
Windows									
	Aluminum	95%			2048	**	5	\$55,300	
	Metal Louvers	5%			2041	**	10	\$18,200	
Parapets									
	Masonry: Brick Cavity	95%			LIFE	**	5	\$9,000	
	Metal Panel	5%			2052	**	5	\$1,800	
Roof									
	Fiberglass Panel	5%	Now	\$44,800	2047	**	1		
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Bridge Between Building A And C							
	Modified Bitumen	85%	4+	\$76,700	2037	**			
		Blisters, Extent : Moderate, Area Affected : 10%							
		Location : Roof							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Roof							
	Skylight, Plastic	3%			2045	**	1		
	Sloped Glazing	7%	Now	\$1,923,300	LIFE	**	5	\$157,800	
		Caulking Deteriorated, Extent : Severe, Area Affected : 80%							
		Location : At Glazing							
		Water Penetration, Extent : Severe, Area Affected : 50%							
		Location : At Glazing							
Soffits									
	Metal Panel	40%			2052	**	5-10	\$6,800	
	Pre-Cast Concrete	60%			LIFE	**	5	\$4,800	
Interior									
Floors									
	Carpet	5%			2031	\$347,700	3	\$30,200	
	Cast in Place Concrete	10%			LIFE	**	5	\$88,100	
	Ceramic Tile	5%			2041	**	5	\$20,100	
	Terrazzo	35%			LIFE	**	5	\$110,100	
	Vinyl Tile	40%	4+	\$86,900	2037	**	3	\$60,400	
		Worn/Eroded, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Wood	5%			2060	**	5	\$37,700	
Interior Walls									
	Ceramic Tile	30%			2041	**	5	\$185,000	
	Concrete Masonry Unit	10%			LIFE	**	5	\$24,700	
	Gypsum Board	60%			LIFE	**	5	\$222,000	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileSusp.Lay-In	65%			2045	* *	5	\$212,700	
	Exposed Struc: Steel	5%	4+	\$384,000	LIFE	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%									
Location : Steel Beam In Basement									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Below Main Entrance, Pool Floor Drains									
	Gypsum Board	25%			LIFE	* *	5	\$102,300	
	Metal Panel	5%			LIFE	* *	5	\$20,500	
Site Enclosure									
Fence/Gates									
	Chain Link	75%			2052	* *			
	Exposed Struc: Steel	25%			LIFE	* *			
Retaining Walls									
	Masonry: Brick	100%	Now	\$84,200	2042	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Entry Ramp									
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 15%									
Location : Entry Ramp									
Spalling, Extent : Severe, Area Affected : 15%									
Location : Entry Ramp									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2045	* *			
On-Site Walkways									
	Cast in Place Concrete	100%			2045	* *			
Parking/Driveway									
	Asphalt	100%			2041	* *			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2032	\$100,400	5	\$1,200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room Basement									
Explanation : Three 4000 Ampere Main Disconnect Switch									
Transformers									
	Dry Type	100%			2030	\$26,100	5	\$1,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room Basement									
Explanation : One 225 Kilovolt Ampere And One 150 Kilovolt Ampere, 460/277 High Voltage - 208/120 Low Voltage									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Fused Disc Sw	90%			2032	\$571,500	5	\$1,000	
	Molded Case Bkrs	10%			2032	\$63,500	5	\$700	
	Raceway								
	Conduit	100%			2032	\$658,500	1		
	Panelboards								
	Fused Disc Sw	10%			2031	\$62,400	5	\$600	
	Molded Case Bkrs	90%			2031	\$561,400	5	\$6,400	
	Wiring								
	Thermoplastic	100%			2032	\$877,500	1		
	Motor Controllers								
	Locally Mounted	10%			2030	\$35,400	5	\$200	
	Motor Control Center	90%			2030	\$1,278,200	5	\$6,600	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$4,000	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2030	\$26,200	1	\$82,800	
	Generators								
	Diesel	100%			2028	\$135,400	1	\$104,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room Basement							
		Explanation : One 700 Kilowatts							
	Batteries								
	Nickel Cadmium	100%			2026	\$2,400	5	\$60,000	
	Fuel Storage								
	Day Tank	50%			2031	\$12,500	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room Basement							
		Explanation : One 275 Gallon Capacity							
	Main Tank	50%			2035	\$37,500	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Underground							
		Explanation : One 2500 Gallons							
Lighting									
	Interior Lighting								
	Fluorescent	94%			2032	\$3,681,400	10	\$231,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	5%			2032	\$195,800	10	\$12,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Lobby And Hallways							
		Explanation : Compact Fluorescent Light Fixtures							
	HID	1%			2032	\$31,100	10	\$100	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Service	50%			2032	\$80,900	1		
	Exit, LED	25%			2060	* *	1		
	Exit, Service	25%			2027	\$28,300	1		
	Exterior Lighting								
	HID	20%			2027	\$245,200	10	\$200	
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2035	\$71,100	5	\$1,800	
Alarm									
	Security System								
	No Component	80%							
	Generic	10%			2032	\$49,300	1	\$10,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance System							
	Generic	10%			2027	\$49,300	1	\$10,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Exit Doors							
		Explanation : Intrusion Alarm And Motion Sensor							
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2032	\$203,300	1-3	\$51,200	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2052	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Underground							
		Explanation : No.4 Oil. One 20,000 Gallon Tank							
	Conversion Equipment								
	Hot Water Boiler	100%			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	
	Convactor/Radiator	50%			2037	* *	1	\$43,400	
	Fan Coil Unit/Heat	48%			2032	\$3,126,600	1	\$41,700	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	**	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	98%			2035	\$5,249,600	1	\$285,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Refrigerant R11							
	Split Unit	2%			2037	**			
	Distribution								
	CW & CHW Wtr	15%			2042	**	4	\$3,000	
	Pipe/Pump								
	Ductwork/Diffusers	85%			LIFE	**	2	\$297,500	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2032	\$5,097,800	1	\$166,400	
	Heat Rejection								
	Water Cooling Tower	100%			2026	\$1,327,000	2	\$270,700	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$150,000	
	Exhaust Fans								
	Roof	100%			2032	\$509,800	2	\$8,200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	**	1		
	HW Heat Exchanger								
	Steam Fired	100%			2042	**	4	\$39,900	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	90%			LIFE	**	1		
	Cast Iron	10%	0-2	\$1,900	LIFE	**	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 100%							
		Location : Pool Area. Two Clogged Drain.							
	Pool Filter/Treatment								
	Sand	95%			2049	**	4	\$800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Pool Mechanical Room							
		Explanation : New Pool Equipment Installed About 3 Years Ago.							
	Sand	5%	0-2	\$6,900	2052	**	4		
		Controller Not Working, Extent : Moderate, Area Affected : 100%							
		Location : Basement Pool Area. Chlorine Controller Malfunctioning							
	Backflow Preventer								
	Generic	100%			2037	**	1	\$16,500	
	Fixtures								
	Generic	100%							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : 3 Units From Basement To 5th Floor									
Explanation : Two Passenger Units, One Freight Unit									
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	

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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  
**Block** : 2350 **Lot** : 39 **BIN** : 2001091

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Interior Architecture		\$52,200
Electrical	\$135,400	\$1,112,200
Mechanical	\$104,300	\$216,700
<b>Total</b>	<b>\$239,700</b>	<b>\$1,381,200</b>
Importance Code B	\$239,700	\$1,329,000
Importance Code C		\$52,200
<b>Total</b>	<b>\$239,700</b>	<b>\$1,381,200</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture	\$92,400	\$2,300	\$3,000	
Interior Architecture	\$36,800			\$7,800
Electrical	\$8,300	\$36,600	\$4,200	\$4,500
Mechanical	\$6,100	\$5,100	\$25,300	\$5,100
Site Enclosure				
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$150,800</b>	<b>\$51,200</b>	<b>\$39,800</b>	<b>\$24,600</b>
Importance Code A	\$94,600	\$4,600	\$5,200	\$2,200
Importance Code B	\$53,800	\$46,600	\$34,500	\$22,300
Importance Code C	\$2,300			
<b>Total</b>	<b>\$150,800</b>	<b>\$51,200</b>	<b>\$39,800</b>	<b>\$24,600</b>



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**CITY UNIVERSITY OF NEW YORK - 042**  
**HOSTOS COMMUNITY COLLEGE SAVOY BLDG. - D**  
**Asset # : 13556**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	65%	4+	\$47,700	LIFE	**	5	\$28,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : East 149th Street And Gerard Avenue								
Metal Coiling Doors	5%			2045	**	5	\$6,700	
Stucco Cement	28%			2045	**	5	\$30,200	
Window Wall	2%			2052	**	5	\$3,200	
Windows								
Aluminum	75%	Now	\$44,700	2048	**	5	\$2,400	
Unit Inoperable, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Fiberglass Panel	25%			2048	**	5	\$6,000	
Parapets								
Masonry: Brick	5%			LIFE	**	5	\$300	
Repairs in Progress, Extent : Light, Area Affected : 100%								
Location : Northeast Corner								
Metal Panel	5%			2052	**	5	\$1,300	
No Component	90%							
Roof								
Green, Roof Inaccessible	70%			LIFE	**			
Plaza Roof: Stone Panels	25%			2052	**			
Skylight, Plastic	5%			2045	**	1		
Soffits								
Stucco Cement	100%			2045	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$7,400	
Ceramic Tile	2%			2041	**	5	\$1,300	
Vinyl Tile	93%	4+	\$33,800	2037	**	3	\$23,500	
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%			2041	**	5	\$4,700	
Gypsum Board	93%			LIFE	**	5	\$52,200	
Masonry: Brick	2%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	93%			2045	**	5	\$62,600	
Staining/Discoloring, Extent : Light, Area Affected : 15%								
Location : Multi-purpose Room								
Exposed Struc: Steel	2%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$4,200	
Site Enclosure								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**HOSTOS COMMUNITY COLLEGE SAVOY BLDG. - D**  
**Asset # : 13556**

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

## Site Enclosure

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

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100%

2032

\$24,700

5

\$200

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**HOSTOS COMMUNITY COLLEGE SAVOY BLDG. - D**  
**Asset # : 13556**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	90%			2032	\$589,300	10	\$37,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	8%			2032	\$52,400	10	\$3,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Lobby							
		Explanation : Compact Fluorescent Light Fixtures							
	Fluorescent	2%			2037	* *	10	\$800	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
Egress Lighting									
	Emergency, Service	50%			2027	\$13,500	1		
	Exit, Service	50%			2027	\$9,500	1		
Exterior Lighting									
	HID	20%			2032	\$41,000	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	10%			2032	\$8,200	1	\$1,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance Cameras							
	Generic	10%			2027	\$8,200	1	\$1,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallway And Exit Doors							
		Explanation : Intrusion Alarm And Motion Sensor							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2032	\$34,000	1-3	\$8,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Service							
		Explanation : Bell, Pull Box Station Smoke Detector And Fire Alarm Panel							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2052	* *	1		

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**HOSTOS COMMUNITY COLLEGE SAVOY BLDG. - D**  
**Asset # : 13556**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2045	**	1	\$22,200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement In Boiler Room						
			Explanation : 1 Unit Comprised Of 3 Small Modular Boilers. Installed In 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	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : Rooftop Units Refrigerant R410a						
	Exterior Pkg Unit - Cooling	45%			2040	**	2	\$1,200	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Rooftop						
			Explanation : 2 Units Installed In 2015.						
	Split Unit	10%			2027	\$104,300			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Server Room 102j, Rooms B105, B106 And B112						
			Explanation : 4 Units						
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$58,500	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$25,100	
	Exhaust Fans								
	Roof	100%			2037	**	2	\$1,400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2052	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2030	\$16,700	2		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement In Boiler Room						
			Explanation : 1 Unit. Capacity 87 Gallons. Installed In 2009.						
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**HOSTOS COMMUNITY COLLEGE SAVOY BLDG. - D**  
**Asset # : 13556**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	Generic	100%			2037	* *	1	\$2,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		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	

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

Print Date : 14-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
<b>Total</b>	<b>\$57,100</b>	<b>\$1,065,700</b>
Importance Code A	\$57,100	\$52,700
Importance Code B		\$949,100
Importance Code C		\$63,900
<b>Total</b>	<b>\$57,100</b>	<b>\$1,065,700</b>

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
<b>Total</b>	<b>\$181,300</b>	<b>\$41,300</b>	<b>\$22,500</b>	<b>\$61,700</b>
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			
<b>Total</b>	<b>\$181,300</b>	<b>\$41,300</b>	<b>\$22,500</b>	<b>\$61,700</b>



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

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE ACADEMIC VILLAGE**  
**Asset # : 13594**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	70%			LIFE	**	5	\$52,700	
	Metal Panel	10%	Now	\$9,700	2051	**	5	\$14,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Metal Panel At Penthouse North Side									
	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	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Main Entrance									
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/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : 1st Floor Waiting Room									
	Exposed Struc: Steel	10%			LIFE	**			
	Gypsum Board	5%			LIFE	**	5	\$5,400	

Site Enclosure

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

Estimates are rounded to the nearest hundred dollars.

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE ACADEMIC VILLAGE**  
**Asset # : 13594**

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

## Site Enclosure

## Fence/Gates

Aluminum Rail 75% Now \$2,200 2044 \* \* 5 \$4,800

*Deformed/Dented, Extent : Light, Area Affected : 5%*

*Location : Main Entrance 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, Area Affected : 15%*

*Location : South And West Lots*

## Activity Yard

Rubber Matting 100% 2036 \* \*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw 100% 2051 \* \* 5 \$200

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

*Location : Electrical Room*

*Explanation : Main Service Switch Rated At 1,600 Amperes.*

## Transformers

Dry Type 100% 2044 \* \* 5 \$200

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

*Location : Electrical Room*

*Explanation : Two 150 Kilovolt-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

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE ACADEMIC VILLAGE**  
**Asset # : 13594**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$700	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2044	* *	1	\$15,500	
Lighting									
	Interior Lighting								
	Fluorescent	95%			2036	* *	10	\$43,900	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2036	* *	10	\$2,300	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Hallways							
	Egress Lighting								
	Emergency, Service	50%			2036	* *	1		
	Exit, LED	50%			2059	* *	1		
	Exterior Lighting								
	Fluorescent	20%			2036	* *	10	\$900	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Roof							
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2036	* *	1	\$5,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : Surveillance 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 Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2041	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Mechanical Room							
		Explanation : Hot Water Provided From Building P							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE ACADEMIC VILLAGE**  
**Asset # : 13594**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	HTHW/HW Exchanger	100%			2040	**	2	\$3,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Mechanical Equipment Room							
		Explanation : 5 Units							
	Distribution								
	Hot Wtr Piping/Pump	50%			2039	**	4	\$1,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Equipment							
		Explanation : Cooling Duty							
	Hot Wtr Piping/Pump	50%	Now	\$1,100	2039	**	4	\$1,200	
		Leak Evident, Extent : Severe, Area Affected : 20%							
		Location : Inline Pump In Ceiling Of Room V-126							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Equipment Room							
		Explanation : Radiation Duty							
	Terminal Devices								
	Air Handler	80%			2031	\$741,600	1	\$25,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Equipment Room							
		Explanation : With Cooling Coils							
	Convactor/Radiator	20%			2036	**	1	\$3,300	
Air Conditioning									
	Energy Source								
	District Chilled Water	100%			2041	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : Chilled Water Provided From Building P							
	Conversion Equipment								
	Split Unit	2%			2031	\$23,400			
	No Component	98%							
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2041	**	4	\$2,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Equipment Room							
		Explanation : See Heating Pumps							
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2031	\$19,100	1	\$31,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Equipment Room							
		Explanation : See Heating Units							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$28,100	

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE ACADEMIC VILLAGE**  
**Asset # : 13594**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	95%			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 Unit								
Fire Suppression									
	Standpipe								
	Generic	100%			2041	* *	1-5	\$26,400	
	Sprinkler								
	Generic	100%			2041	* *	1-2	\$14,100	

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

Print Date : 14-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
<b>Total</b>	<b>\$4,191,000</b>	<b>\$6,561,000</b>
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
<b>Total</b>	<b>\$4,191,000</b>	<b>\$6,561,000</b>

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
<b>Total</b>	<b>\$255,700</b>	<b>\$29,000</b>	<b>\$18,900</b>	<b>\$59,300</b>
Importance Code A	\$27,900			
Importance Code B	\$172,400	\$29,000	\$18,900	\$59,300
Importance Code C	\$55,400			
<b>Total</b>	<b>\$255,700</b>	<b>\$29,000</b>	<b>\$18,900</b>	<b>\$59,300</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	85%	Now	\$338,000	LIFE	* *	5	\$84,100	
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%							
		Location : At Bridge Connecting G Building, Throughout.							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Window Wall	15%			2051	* *	5	\$55,600	
Windows									
	Aluminum	95%	Now	\$173,700	2039	* *	5	\$9,300	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Offices							
	Metal Louvers	5%			2040	* *	10	\$6,100	
Roof									
	Single Ply Membrane	97%	0-2	\$171,800	2026	\$1,718,100			
		Ponding, Extent : Light, Area Affected : 15%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Missing Drain Covers							
	Skylight, Plastic	3%			2044	* *	1		
Soffits									
	Cement - Fiber Panel	100%	Now	\$66,500	2031	\$664,600			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Loose/Delam Surface, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Interior									
	Floors								
	Carpet	45%			2030	\$450,300	3	\$39,100	
	Cast in Place Concrete	5%	Now	\$4,800	LIFE	* *	5	\$6,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Mechanical Room							
	Ceramic Tile	5%			2040	* *	5	\$2,900	
	Vinyl Tile	45%	Now	\$14,100	2031	\$703,300	3	\$9,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Corridors And Offices Throughout							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	65%	Now	\$30,600	2036	**	5	\$18,800	
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
	Location : Corridors And Offices Throughout								
	Exposed Struc: Concrete	5%			LIFE	**	5	\$500	
	Exposed Struc: Steel	5%			LIFE	**			
	Gypsum Board	20%			LIFE	**	5	\$14,500	
	Gypsum Board	5%	Now	\$29,700	LIFE	**	5	\$3,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Exterior Ceiling At North Side Near Connecting Bridge								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Exterior Ceiling At North Side Near Connecting Bridge								
Site Enclosure									
Fence/Gates									
	Aluminum Rail	100%	Now	\$15,800	2044	**	5	\$34,900	
	Deformed/Dented, Extent : Moderate, Area Affected : 5%								
	Location : Main Entrance								
Free Standing Walls									
	Masonry: Brick	100%			2051	**			
Retaining Walls									
	Cast in Place Concrete	100%			2066	**			
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	75%			2044	**			
	Pavers/Stone	25%	Now	\$39,600	2034	\$1,981,100			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : South Side Yard								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Main Entrance								
Parking/Driveway									
	Asphalt	100%	Now	\$63,900	2034	\$1,278,700			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Loading Dock And Lot On North Side								

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

Under 600 Volts

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2031	\$24,700	5	\$100	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : Four Main Service Disconnect Switches Rated At One 3,000 Amperes, One 2,000 Amperes And Two 1,200 Amperes					
	Transformers								
	Dry Type	100%			2029	\$26,100	5	\$100	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : 750 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 Observation, Extent : Light, Area Affected : 100%					
				Location : Sprinkler Room					
				Explanation : Covered 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 Observation, Extent : Light, Area Affected : 100%					
				Location : Generator Room					
				Explanation : Emergency Generator Rated At 205 Kilowatts					
	Batteries								
	Nickel Cadmium	100%			2026	\$2,400	5	\$7,200	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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							
	Underground Storage	50%			LIFE	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Underground							
		Explanation : 600 Gallon							
Lighting									
	Interior Lighting								
	Fluorescent	3%			2026	\$19,300	10	\$1,100	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Hallways							
	Fluorescent	97%			2031	\$625,600	10	\$34,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Emergency, Service	50%			2031	\$11,600	1		
	Exit, Service	50%			2031	\$8,100	1		
	Exterior Lighting								
	HID	20%			2026	\$29,300	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Operated Via Timer							
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2036	* *	1	\$3,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : Surveillance System							
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2036	* *	1-3	\$5,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : Strobe Lights, Manual Pull Stations, Horns, Smoke Detectors And Alarm Bells							

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

Heating

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2041	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Mechanical Room							
		Explanation : Hot Water Provided From Building P							
Distribution									
	Hot Wtr Piping/Pump	100%	Now	\$16,500	2030	\$82,700	4	\$1,900	
		Broken, Extent : Severe, Area Affected : 30%							
		Location : 1 Of 3 Pumps							
		Corroded, Extent : Moderate, Area Affected : 70%							
		Location : Pumps In Mechanical Room							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Piping In Mechanical Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : Pumps Serve Chilled Water							
Terminal Devices									
	Air Handler	70%			2026	\$497,900	1	\$16,800	
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Mechanical Equipment Room							
		Explanation : With Cooling Coils. Units Cc Bl-4 And 5 Serve Theater In P A C.							
	Convector/Radiator	30%			2029	\$92,700	1	\$3,800	
Air Conditioning									
	Energy Source								
	District Chilled Water	100%			2041	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : Chilled Water Provided From Building P							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	0-2	\$1,200	2031	\$61,100	4	\$1,900	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Piping In Mechanical Equipment Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Equipment Room							
		Explanation : See Heating For Pumps							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2026	\$733,400	1	\$23,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Equipment Room							
		Explanation : See Heating Units							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$21,600	
Exhaust Fans									
	Interior	90%			2026	\$150,900	2	\$1,100	
	Roof	10%			2026	\$7,300	2	\$100	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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, Extent : Light, Area Affected : 100%						
			Location : 1st To 2nd Floor						
			Explanation : 1 Unit Shared With P A C Building						
Fire Suppression									
	Standpipe Generic	100%			2041	* *	1-5	\$20,200	
	Sprinkler No Component	80%							
	Generic	20%			2031	\$104,500	1-2	\$2,200	

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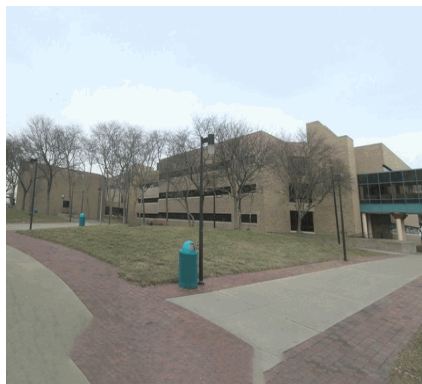
Print Date : 14-Aug-2024

**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  
**Program / Asset #** : CUN0003.0S0 / 2106 **Yr Built/Renovated** : 1976 / 2000  
**Area Sq Ft** : 105,724 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 23-Jan-2020 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2,3  
**Block** : 8760 **Lot** : 60 **BIN** : 3326934

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
<b>Total</b>	<b>\$5,148,100</b>	<b>\$8,615,200</b>
Importance Code A	\$2,336,800	\$832,100
Importance Code B	\$2,752,300	\$7,528,500
Importance Code C	\$59,000	\$254,600
<b>Total</b>	<b>\$5,148,100</b>	<b>\$8,615,200</b>

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
<b>Total</b>	<b>\$322,300</b>	<b>\$496,900</b>	<b>\$34,600</b>	<b>\$115,400</b>
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			
<b>Total</b>	<b>\$322,300</b>	<b>\$496,900</b>	<b>\$34,600</b>	<b>\$115,400</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	90%	Now	\$1,373,300	LIFE	* *	5	\$170,800	
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : West Side Of Building							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : At Lintels, Throughout.							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Window Wall	10%			2051	* *	5	\$71,200	
Windows									
	Aluminum	90%	Now	\$70,700	2039	* *	5	\$2,500	
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%							
		Location : 2nd Floor Offices							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Classrooms, Throughout.							
	Metal Louvers	10%			2040	* *	10	\$3,500	
Parapets									
	Masonry: Brick	95%	Now	\$88,100	LIFE	* *	5	\$14,300	
		Vertical Cracks, Extent : Moderate, Area Affected : 10%							
		Location : East Parapet							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Pre-Cast Concrete	5%	Now	\$3,000	LIFE	* *	5	\$4,700	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 25%							
		Location : Coping							
Roof									
	Copper/Terne	25%			2059	* *	10	\$71,600	
	Modified Bitumen	50%	Now	\$183,300	2031	\$611,100			
		Ponding, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Single Ply Membrane	20%	Now	\$91,600	2026	\$458,200			
		Ponding, Extent : Moderate, Area Affected : 10%							
		Location : West Wing, Throughout.							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Room 162, Throughout.							
	Skylight, Plastic	5%	Now	\$30,800	2044	* *	1		
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Soffits									
	Cement - Fiber Panel	100%			2036	* *	10		

## Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	15%	Now	\$80,200	2027	\$400,700	3	\$34,800	
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Worn/Eroded, Extent : Light, Area Affected : 25%							
		Location : Throughout							
	Cast in Place Concrete	20%			LIFE	**	5	\$67,700	
	Ceramic Tile	5%			2040	**	5	\$7,700	
	Panel/Paver: Cer/Brk	25%			2047	**	5	\$87,000	
	Vinyl Tile	35%	4+	\$146,100	2031	\$1,460,600	3	\$20,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 40%							
		Location : Corridors							
		Worn/Eroded, Extent : Moderate, Area Affected : 40%							
		Location : Corridors							
Interior Walls									
	Concrete Masonry Unit	20%	Now	\$59,000	LIFE	**	5	\$12,900	
		Vertical Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Second Floor Corridor Of Art Wing							
	Fiberglass Panel	25%			LIFE	**			
	Gypsum Board	50%			LIFE	**	5	\$48,200	
	Masonry: Brick	5%			LIFE	**			
Ceilings									
	Exposed Struc: Concrete	25%			LIFE	**	5	\$6,000	
	Exposed Struc: Steel	20%			LIFE	**			
	Fiber Board	50%	Now	\$117,800	2031	\$1,178,100			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : 1st And 2nd Floor Corridors							
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Worn/Eroded, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Gypsum Board	5%			LIFE	**	5	\$9,700	
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Room 162, Throughout.							
Site Enclosure									
Free Standing Walls									
	Masonry: Brick	100%	0-2	\$3,400	2051	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : At Generator							
Retaining Walls									
	Cast in Place Concrete	100%	Now	\$600	2066	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Loading Dock							
Site Pavements									

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete      75%    Now      \$19,400    2044      \* \*

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

*Location : Along Perimeter.*

*Misaligned/Bulging, Extent : Moderate, Area Affected : 2%*

*Location : Adjacent To Generator*

Pavers/Stone      25%      2040      \* \*

Parking/Driveway

Asphalt      100%    0-2      \$5,100    2034      \$254,600

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

*Location : At Loading Dock And Dumpster*

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

Under 600 Volts

Service Equipment

Fused Disc Sw      100%      2031      \$50,200    5      \$500

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

*Location : Electrical Room*

*Explanation : Three 3,000 Ampere Main Disconnect Switches*

Transformers

Dry Type      100%      2029      \$26,100    5      \$400

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

*Location : Electrical And Mechanical Rooms*

*Explanation : One 300 Kilovolt-ampere, One 112 Kilovolt-ampere, One 75 Kilovolt-ampere*

Switchgear / Switchboard

Fused Disc Sw      100%      2031      \$254,000    5      \$500

Raceway

Conduit      100%      2031      \$238,000    1

Panelboards

Fused Disc Sw      10%      2030      \$23,400    5      \$200

Molded Case Bkrs      90%      2030      \$210,500    5      \$2,500

Wiring

Thermoplastic      100%      2031      \$333,900    1

Motor Controllers

Locally Mounted      10%      2029      \$17,700    5      \$100

Motor Control Center      90%      2029      \$639,100    5      \$2,600

Ground

Grounding Devices

Generic      100%      LIFE      \* \*    5      \$1,600

Stand-by Power

Transfer Switches

Automatic      100%      2029      \$26,200    1      \$32,500

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Generators								
	Diesel	100%			2027	\$135,400	1	\$40,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : Generator Rated At 150 Kilowatts							
Batteries									
	Lead/Acid	100%			2026	\$2,400	5	\$3,900	
Fuel Storage									
	Day Tank	50%	0-2	\$500	2030	\$25,000	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : 8 Gallon Capacity, Corroded Enclosure							
	Underground Storage	50%			LIFE	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Underground							
		Explanation : 600 Gallon							
Lighting									
	Interior Lighting								
	Fluorescent	8%			2026	\$120,400	10	\$7,600	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Lobby							
	Fluorescent	90%			2031	\$1,354,000	10	\$85,300	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Incandescent	2%			2026	\$55,900	2		
Egress Lighting									
	Emergency, Service	50%			2031	\$31,100	1		
	Exit, Service	50%			2031	\$21,800	1		
Exterior Lighting									
	Incandescent	10%			2026	\$55,300	2		
	No Component	90%							
Alarm									
	Security System								
	No Component	90%							
	Generic	10%			2036	* *	1	\$4,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside							
		Explanation : Surveillance Cameras							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2036	* *	1-3	\$19,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways And Mechanical Rooms							
		Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns, Alarm Bells							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2041	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor Mechanical Room							
		Explanation : Hot Water Provided From Building P							
	Conversion Equipment								
	HTHW/HW Exchanger	100%			2027	\$26,600	2	\$6,300	
	Distribution								
	Hot Wtr Piping/Pump	100%	0-2	\$132,400	2056	* *	4	\$5,100	
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Pumps In 2nd Floor Mechanical Room							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Piping In Mechanical Equipment Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Equipment Room							
		Explanation : Pumps Supply Chilled Water							
	Terminal Devices								
	Air Handler	50%	0-2	\$569,800	2041	* *	1	\$28,800	
		Corroded, Extent : Severe, Area Affected : 60%							
		Location : Roof							
		Obsolete Equipment, Extent : Severe, Area Affected : 50%							
		Location : 4 Units On Roof							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Units Provide Cooling							
	Air Handler	10%			2026	\$189,900	1	\$6,400	
	Convactor/Radiator	35%			2029	\$288,800	1	\$11,700	
	Fan Coil Unit/Heat	5%			2026	\$125,100	1	\$1,700	
Air Conditioning									
	Energy Source								
	District Chilled Water	100%			2041	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor Mechanical Room							
		Explanation : Chilled Water Provided From Building P							
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%	0-2	\$3,300	2031	\$163,200	4	\$5,100	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Piping In Mechanical Room							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Equipment Room							
		Explanation : See Heating Pumps							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$57,600	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	10%			2026	\$44,800	2	\$300	
	Roof	90%	Now	\$176,200	2041	* *	2	\$2,300	
	Not in Service, Extent : Severe, Area Affected : 80%								
	Location : Laboratory Fans								
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	0-2	\$25,900	2031	\$1,296,200	1		
	Corroded, Extent : Moderate, Area Affected : 10%								
	Location : Hot Water Mixing Valve And Head Valve In 2nd Floor Mechanical Room								
	Water Heater With Tanks								
	Electric	100%			2026	\$23,100	4		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 2nd Floor Mechanical Equipment Room								
	Explanation : 120-gallon Unit As Stand-by								
	HW Heat Exchanger								
	HTHW/HW	100%			2031	\$282,900			
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st To 3rd Floor; Roof								
	Explanation : 1 Unit								
Fire Suppression									
	Standpipe								
	Generic	100%			2031	\$464,700	1-5	\$52,100	
	Sprinkler								
	No Component	90%							
	Generic	10%			2031	\$139,600	1-2	\$2,900	

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Print Date : 14-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  
**Program / Asset #** : CUN0003.0P0 / 2105 **Yr Built/Renovated** : 1976 / 2012  
**Area Sq Ft** : 78,965 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 23-Jan-2020 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 8760 **Lot** : 60 **BIN** : 3326939

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
<b>Total</b>	<b>\$6,058,700</b>	<b>\$8,256,500</b>
Importance Code A	\$935,000	\$458,000
Importance Code B	\$4,797,100	\$6,020,400
Importance Code C	\$326,600	\$1,778,100
<b>Total</b>	<b>\$6,058,700</b>	<b>\$8,256,500</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$70,300			\$9,400
Interior Architecture	\$93,300	\$450,900		\$11,400
Electrical	\$19,500	\$31,100	\$7,400	\$25,000
Mechanical	\$83,900	\$25,100	\$48,300	\$23,800
Site Enclosure	\$21,100			
Site Pavements	\$4,300			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$299,700</b>	<b>\$514,300</b>	<b>\$62,900</b>	<b>\$76,800</b>
Importance Code A	\$74,700	\$4,300	\$4,300	\$13,600
Importance Code B	\$204,200	\$510,000	\$58,700	\$63,200
Importance Code C	\$20,800			
<b>Total</b>	<b>\$299,700</b>	<b>\$514,300</b>	<b>\$62,900</b>	<b>\$76,800</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	Now	\$87,600	LIFE	* *	5	\$37,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Courtyard Wall, Generator Enclosure									
Spalling, Extent : Moderate, Area Affected : 15%									
Location : Courtyard, Generator Enclosure									
	Masonry: Brick	70%	Now	\$421,800	LIFE	* *	5	\$104,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Expansion Joint Failure, Extent : Moderate, Area Affected : 20%									
Location : West Facade And Loading Dock Area									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : South Facade, Below Louvers									
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Metal Coiling Doors	10%	Now	\$78,200	2036	* *	5	\$23,400	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Loading Dock Area									
Unit Inoperable, Extent : Moderate, Area Affected : 10%									
Location : Chiller Room									
	Stucco Cement	5%			2044	* *	5	\$18,700	
	Window Wall	10%	Now	\$88,900	2051	* *	5	\$28,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : East Facade									
Water Penetration, Extent : Light, Area Affected : 5%									
Location : East Facade									
Windows									
	Aluminum	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	15%			LIFE	* *	5	\$3,700	
	Metal Rail	85%	Now	\$60,600	2036	* *	5	\$131,000	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Throughout									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	10%	Now	\$56,000	2031	\$140,100			
		Ponding, Extent : Moderate, Area Affected : 15%							
		Location : Below Cooling Towers							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Below Cooling Towers							
	Cast in Place Concrete	10%			LIFE	**			
	IRMA/Protected Membrane	5%			2026	\$142,000	10	\$6,100	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
	Modified Bitumen	70%	Now	\$45,900	2036	**			
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Around Boiler Stack							
	Sloped Glazing	5%			LIFE	**	5	\$81,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof Over Generator Area							
		Explanation : Fiberglass Translucent Material							
Soffits									
	Fiberglass Panel	50%			2040	**	5	\$5,400	
	Metal Panel	50%			2051	**	5-10	\$9,900	
Interior									
Floors									
	Carpet	11%	Now	\$73,400	2027	\$244,800	3	\$21,300	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : Offices							
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Offices							
	Carpet	9%			2027	\$200,300	3	\$17,400	
	Cast in Place Concrete	62%	0-2	\$132,700	LIFE	**	5	\$174,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Boiler And Chiller Rooms, At Loading Docks							
	Ceramic Tile	3%			2034	\$212,800	5	\$3,900	
	Vinyl Tile	15%	0-2	\$10,400	2031	\$521,400	3	\$7,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Corridors							
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Corridors Throughout							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	7%	Now	\$72,100	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Generator Area									
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%									
Location : Generator Area									
Spalling, Extent : Moderate, Area Affected : 10%									
Location : Generator Area									
	Ceramic Tile	3%			2040	* *	5	\$4,200	
	Concrete Masonry Unit	65%	0-2	\$165,500	LIFE	* *	5	\$36,100	
Vertical Cracks, Extent : Light, Area Affected : 10%									
Location : Chiller And Boiler Rooms									
	Gypsum Board	25%	Now	\$9,500	LIFE	* *	5	\$20,800	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%									
Location : Corridor Corners Throughout									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Corridor Windows									
Ceilings									
	AcousTileSusp.Lay-In	30%	Now	\$62,800	2036	* *	5	\$19,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Corridors And Offices Throughout									
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%									
Location : Corridors And Offices Throughout									
Staining/Discoloring, Extent : Light, Area Affected : 5%									
Location : Corridors And Offices Throughout									
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Offices And Corridors, Throughout									
	Exposed Struc: Steel	70%			LIFE	* *			
Site Enclosure									
Fence/Gates									
	Aluminum Rail	15%			2036	* *	5-10	\$2,500	
Deteriorated Finish, Extent : Light, Area Affected : 25%									
Location : Throughout									
	Chain Link	85%	Now	\$5,600	2041	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Loading Dock Area									
Impact Damage, Extent : Moderate, Area Affected : 5%									
Location : Loading Dock Area									
Retaining Walls									
	Cast in Place Concrete	100%	Now	\$14,100	2051	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Loading Areas On North And South Sides									
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%									
Location : Loading Areas On North And South Sides									
Spalling, Extent : Moderate, Area Affected : 10%									
Location : Loading Areas On North And South Sides									

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

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

## Site Pavements

## On-Site Walkways

Cast in Place Concrete	100%	4+	\$4,300	2044	* *			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

## Parking/Driveway

Asphalt	100%	Now	\$88,900	2034	\$1,778,100			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Loading Dock Areas</i>								

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	75%			2031	\$5,500	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switches Rated At Two 4,000 Amperes And One 3,000 Amperes</i>								
Fused Disc Sw	25%			2051	* *	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,200 Ampere Main Disconnect Switch</i>								

## Transformers

Dry Type	100%			2029	\$64,900	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room, Chiller Room</i>								
<i>Explanation : Two 112 Kilovolt-ampere, One 75 Kilovolt-ampere, Two 30 Kilovolt-ampere</i>								

## Switchgear / Switchboard

Fused Disc Sw	10%			2051	* *	5		
Fused Disc Sw	90%			2031	\$546,800	5	\$300	

## Raceway

Conduit	90%			2031	\$690,400	1		
Conduit	10%			2051	* *	1		

## Panelboards

Fused Disc Sw	10%			2030	\$9,300	5	\$200	
Molded Case Bkrs	80%			2030	\$74,700	5	\$1,700	
Molded Case Bkrs	10%			2047	* *	5	\$200	

## Wiring

Thermoplastic	90%			2031	\$156,400	1		
Thermoplastic	10%			2041	* *	1		

## Motor Controllers

Locally Mounted	10%			2029	\$11,700	5	\$100	
Motor Control Center	80%			2036	* *	5	\$1,700	
Variable Frequency Drive	10%			2044	* *			

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Not Accessible	100%							
Stand-by Power									
	Transfer Switches								
	Automatic	50%			2029	\$5,300	1	\$12,200	
	Automatic	50%			2044	* *	1	\$12,200	
Generators									
	Diesel	30%	Now	\$2,400	2027	\$23,600	1	\$8,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Chiller Room							
		Explanation : 675 Kilowatt Generator Leaks Fuel							
	Natural Gas	70%			2040	* *	1	\$21,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : Two Emergency Generators Rated At 250 Kilowatts Each							
Batteries									
	Lead/Acid	30%			2026	\$700	5	\$900	
	Nickel Cadmium	70%			2026	\$1,700	5	\$12,300	
Fuel Storage									
	Day Tank	50%			2030	\$12,500	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Chiller Room							
		Explanation : 50 Gallon Capacity							
	Underground Storage	50%			LIFE	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : 3,000 Gallons							
Lighting									
	Interior Lighting								
	Fluorescent	90%			2031	\$1,302,600	10	\$71,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout 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									
	HID	20%			2026	\$72,000	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2036	* *	1	\$5,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Outside							
		Explanation : Surveillance Camera							

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

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

## 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 Bells And Manual Pull Station*

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

## Heating

## Energy Source

Interruptible Gas/Dual Fuel

100%

2041

\* \*

1

## Conversion Equipment

Hot Water Boiler

100%

2044

\* \*

1

\$42,600

## Distribution

Hot Wtr Piping/Pump

40%

2030

\$73,500

4

\$2,500

Hot Wtr Piping/Pump

60%

2047

\* \*

4

\$3,800

## Terminal Devices

Air Handler

80%

Now

\$253,100

2026

\$1,265,600

1

\$38,300

*Not in Service, Extent : Severe, Area Affected : 100%**Location : 2 Units In Mechanical Equipment Room*

Fan Coil Unit/Heat

20%

2026

\$416,800

1

\$5,600

## Air Conditioning

## Energy Source

Electricity

100%

2039

\* \*

1

## Conversion Equipment

Centrifugal, Elec Chiller

95%

2027

\$1,628,300

1

\$88,500

*Other Observation, Extent : Light, Area Affected : 95%**Location : Air Conditioning Room**Explanation : 4 Units - Major Air Conditioning Source For The Entire Campus, Not For This Building. Refrigerant R-123a*

Reciprocating

Compr/Chiller

5%

2026

\$62,000

1

\$2,000

*R-22 Refrigerant, Extent : Light, Area Affected : 5%**Location : 2 Units, 2nd Floor Communication Room*

## Distribution

CW &amp; CHW Wtr Pipe/Pump

95%

Now

\$12,900

2031

\$129,100

4

\$4,000

*Broken, Extent : Severe, Area Affected : 30%**Location : 1 Chilled Water Pump In Mechanical Room**Corroded, Extent : Moderate, Area Affected : 20%**Location : Various*

No Component

5%

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Air Handler/Dir Expansion	5%			2031	\$80,600	1		
	Air Handler/Cool/Ht	20%			2026	\$326,200	1	\$10,700	
	No Component	75%							
Heat Rejection									
	Air Cooled Condenser Unit	5%			2031	\$12,200	2	\$3,000	
		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, Area Affected : 100%							
		Location : Roof							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$48,000	
	Exhaust Fans								
	Interior	100%			2026	\$372,800	2	\$2,600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2031	\$1,079,700	1		
	Water Heater With Tanks								
	Electric	100%			2026	\$23,100	4		
	HW Heat Exchanger								
	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 Located Outside Of This Building							
		Explanation : Other Buildings Are Equipped With Pressure Regulator Valves							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st To 2nd Floor							
		Explanation : One Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2031	\$387,100	1-5	\$43,400	

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Fire Suppression								
Sprinkler								
No Component		90%						
Generic		10%		2031	\$116,300	1-2	\$2,400	
Fire Pump								
Generic		100%		2027	\$80,300	1	\$16,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Covers Most Of The Buildings On Campus</i>								

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

Print Date : 14-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
<b>Total</b>	<b>\$3,615,300</b>	<b>\$6,842,400</b>
Importance Code A	\$730,100	\$283,500
Importance Code B	\$2,885,200	\$3,869,900
Importance Code C		\$2,689,000
<b>Total</b>	<b>\$3,615,300</b>	<b>\$6,842,400</b>

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
<b>Total</b>	<b>\$603,600</b>	<b>\$51,000</b>	<b>\$44,200</b>	<b>\$143,700</b>
Importance Code A	\$65,700			
Importance Code B	\$392,800	\$51,000	\$44,200	\$143,700
Importance Code C	\$145,100			
<b>Total</b>	<b>\$603,600</b>	<b>\$51,000</b>	<b>\$44,200</b>	<b>\$143,700</b>



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	Now	\$75,100	LIFE	* *	5	\$32,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Exterior Stairs On South Facade								
	Exposed Reinforcement, Extent : Moderate, Area Affected : 15%								
	Location : Exterior Stairs On South Facade								
	Spalling, Extent : Moderate, Area Affected : 15%								
	Location : Exterior Stairs On South Side								
	Masonry: Brick	75%	Now	\$387,500	LIFE	* *	5	\$96,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout South And West Facade								
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Throughout South Facade								
	Metal Panel	5%	2-4	\$8,300	2051	* *	5	\$12,000	
	Deformed/Dented, Extent : Light, Area Affected : 10%								
	Location : West Facade And Fascia Throughout								
	Deteriorated Finish, Extent : Light, Area Affected : 75%								
	Location : Fascia Throughout								
	Window Wall	15%			2051	* *	5	\$72,300	
	Paint Peeling, Extent : Light, Area Affected : 5%								
	Location : South Facade								
Windows									
	Aluminum	95%	Now	\$14,000	2039	* *	5	\$1,500	
	Glazing Clouded, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Metal Louvers	5%			2040	* *	10	\$1,000	
	Deteriorated Finish, Extent : Light, Area Affected : 25%								
	Location : Facades Throughout								
Parapets									
	Metal Rail	100%	4+	\$61,800	2036	* *	5	\$133,800	
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Roof									
	Cast in Place Concrete	15%			LIFE	* *			
	Copper/Terne	25%			2059	* *	10	\$104,900	
	Modified Bitumen	60%			2036	* *	10	\$100,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE COLLEGE CENTER - U**  
**Asset # : 2108**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Soffits								
	Cement - Fiber Panel	25%	Now	\$2,700	2031	\$53,300			
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : South Side Balcony							
	Metal Panel	75%	Now	\$4,300	2041	* *	5	\$15,700	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : South Side And Throughout							
		Deformed/Dented, Extent : Moderate, Area Affected : 5%							
		Location : South Side And Throughout							
Interior									
	Floors								
	Carpet	20%	Now	\$97,400	2030	\$486,800	3	\$42,300	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%							
		Location : Offices, Bookstore And Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Offices, Bookstore And Throughout							
	Cast in Place Concrete	10%	Now	\$23,400	LIFE	* *	5	\$30,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Mechanical Room							
	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	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
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	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%							
		Location : Mechanical Rooms Throughout							
	Masonry: Brick	7%			LIFE	* *			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE COLLEGE CENTER - U**  
**Asset # : 2108**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileSusp.Lay-In	70%	Now	\$503,600	2044	* *	5	\$51,700		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Mecahnical Spaces, Corridors 1st And Second Floors									
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
Location : Mecahnical Spaces, Corridors 1st And Second Floors									
Staining/Discoloring, Extent : Light, Area Affected : 10%									
Location : Mecahnical Spaces, Corridors 1st And Second Floors									
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Cafeteria									
Exposed Struc: Concrete	15%			LIFE	* *	5	\$3,500		
Gypsum Board	5%	4+	\$2,500	LIFE	* *	5	\$9,200		
Misaligned/Bulging, Extent : Light, Area Affected : 10%									
Location : Kitchen									
Metal Panel	10%	Now	\$47,800	LIFE	* *	5	\$18,500		
Deformed/Dented, Extent : Moderate, Area Affected : 20%									
Location : Commons Room 1st And 2nd Floors And Cafeteria									
Site Enclosure									
Fence/Gates									
Aluminum Rail	75%	Now	\$10,700	2036	* *	5	\$23,700		
Deformed/Dented, Extent : Moderate, Area Affected : 10%									
Location : East Side Exterior Stair									
Deteriorated Finish, Extent : Light, Area Affected : 100%									
Location : Throughout									
Chain Link	25%	Now	\$7,900	2041	* *				
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Along West Side Of Building									
Free Standing Walls									
Cast in Place Concrete	100%	Now	\$500	2066	* *				
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%									
Location : East Side Of Building									
Spalling, Extent : Moderate, Area Affected : 10%									
Location : East Side Of Building									
Retaining Walls									
Cast in Place Concrete	100%	Now	\$4,000	2051	* *				
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : West Side Loading Dock									
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%									
Location : West Side Loading Dock									
Spalling, Extent : Moderate, Area Affected : 5%									
Location : West Side Loading Dock									
Site Pavements									

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

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

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

## Site Pavements

## On-Site Walkways

Cast in Place Concrete      75%    4+      \$30,200    2044      \* \*

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

*Location : West Side Of Building*

Pavers/Stone      25%    4+      \$40,200    2034      \$2,010,000

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

*Location : West Side Of Building*

## Parking/Driveway

Asphalt      100%    Now      \$34,000    2034      \$679,000

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

*Location : West Side Of Building*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw      100%      2031      \$44,200    5      \$400

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

*Location : Electrical Room*

*Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.*

## Transformers

Dry Type      100%      2029      \$26,100    5      \$300

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

*Location : Electrical Room*

*Explanation : 500 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      5%      2044      \* \*

Drive

## Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE COLLEGE CENTER - U**  
**Asset # : 2108**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Room U107							
		Explanation : Ground Observed							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2029	\$26,200	1	\$29,000	
Lighting									
	Interior Lighting								
	Fluorescent	2%			2031	\$27,400	10	\$1,700	
		Other Observation, Extent : N/A, Area Affected : 2%							
		Location : Lobby							
		Explanation : Compact Fluorescent Fixtures							
	Fluorescent	13%			2031	\$178,200	10	\$11,200	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	85%			2036	* *			
Egress Lighting									
	Emergency, Battery	50%			2031	\$77,200	10	\$11,400	
	Exit, Service	50%			2031	\$19,800	1		
Exterior Lighting									
	HID	20%			2026	\$85,800	10	\$100	
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2031	\$51,800	1	\$10,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : Surveillance Camera							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Analog	30%			2026	\$71,100	1-3	\$17,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : Manual Pull Stations, Alarm Bells, Smoke Detectors							

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

Heating

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE COLLEGE CENTER - U**  
**Asset # : 2108**

<b>Mechanical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>									
Energy Source									
	HTHW/HW	100%			2041	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : 1st Floor Mechanical Room</i>									
<i>Explanation : Hot Water Provided From Building P</i>									
<b>Distribution</b>									
	Hot Wtr Piping/Pump	100%	2-4	\$40,200	2030	\$201,100	4	\$4,600	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Pumps In 2nd Floor Mechanical Room</i>									
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Piping In Mechanical Equipment Room</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : 2nd Floor Mechanical Room</i>									
<i>Explanation : Pumps Are Heating And Cooling</i>									
<b>Terminal Devices</b>									
	Air Handler	70%	Now	\$242,200	2026	\$1,211,100	1	\$36,700	
<i>Broken, Extent : Severe, Area Affected : 30%</i>									
<i>Location : Unit Cc Bl-3 In 2nd Floor Mechanical Room</i>									
	Convactor/Radiator	25%			2029	\$188,000	1	\$7,600	
	Unit Heater - Hot Water	5%			2026	\$27,300			
<b>Air Conditioning</b>									
Energy Source									
	District Chilled Water	100%			2041	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : 2nd Floor Mechanical Room</i>									
<i>Explanation : Chilled Water Provided From Building P</i>									
<b>Distribution</b>									
	CW & CHW Wtr Pipe/Pump	100%	2-4	\$29,700	2031	\$148,700	4	\$4,600	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Piping In Mechanical Equipment Room</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : 2nd Floor Mechanical Room</i>									
<i>Explanation : See Heating For Pumps</i>									
<b>Ventilation</b>									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$52,500	
Exhaust Fans									
	Interior	90%			2026	\$367,000	2	\$2,600	
	Roof	5%			2036	**	2	\$100	
	Roof	5%			2026	\$8,900	2	\$100	
<b>Plumbing</b>									
H/C Water Piping									
	Brass/Copper	100%			2031	\$1,180,800	1		

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks Electric	100%			2026	\$23,100	4		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 2nd Floor Mechanical Equipment Room						
			Explanation : Two 120-gallon Units, For Stand-by Use						
	HW Heat Exchanger HTHW/HW	100%			2031	\$257,700			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 2nd Floor Mechanical Room						
			Explanation : Two Units						
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Hydraulic	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 1st To 2nd Floor						
			Explanation : 3 Units						
Fire Suppression									
	Standpipe Generic	100%			2031	\$423,300	1-5	\$47,500	
	Sprinkler No Component Generic	70%							
		30%			2031	\$381,400	1-2	\$7,900	
	Chemical System No Component Generic	98%							
		2%			2026	\$1,000	1-3	\$4,900	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Kitchen						
			Explanation : 6 Sets						

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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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
<b>Total</b>	<b>\$7,279,000</b>	<b>\$3,908,300</b>
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
<b>Total</b>	<b>\$7,279,000</b>	<b>\$3,908,300</b>

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
<b>Total</b>	<b>\$354,900</b>	<b>\$47,300</b>	<b>\$30,900</b>	<b>\$126,200</b>
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
<b>Total</b>	<b>\$354,900</b>	<b>\$47,300</b>	<b>\$30,900</b>	<b>\$126,200</b>



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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast in Place Concrete	5%	Now	\$141,300	LIFE	* *	5	\$60,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Exterior Stairs							
		Exposed Reinforcement, Extent : Moderate, Area Affected : 15%							
		Location : Exterior Stairs							
	Masonry: Brick	80%	Now	\$1,556,100	LIFE	* *	5	\$193,500	
		Efflorescence, Extent : Moderate, Area Affected : 15%							
		Location : South Facade							
		Expansion Joint Failure, Extent : Moderate, Area Affected : 5%							
		Location : East And West Sides							
		Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : South Facade							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Vertical Cracks, Extent : Moderate, Area Affected : 5%							
		Location : South Facade							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Window Wall	15%	Now	\$430,300	2051	* *	5	\$68,000	
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : East Facade, West Facade							
		Other Observation, Extent : Moderate, Area Affected : 25%							
		Location : East Facade, West Facade							
		Explanation : Soft Joints Are Deteriorated							
Windows									
	Aluminum	95%	Now	\$10,900	2039	* *	5	\$600	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : 3rd Floor Office							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : East Facade, West Facade							
	Metal Louvers	5%			2040	* *	10	\$400	
Parapets									
	Masonry: Brick	70%			LIFE	* *	5	\$27,200	
	Metal Rail	25%	Now	\$31,900	2036	* *	5	\$68,900	
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Pre-Cast Concrete	5%	Now	\$77,200	LIFE	* *	5	\$12,200	
		Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
		Location : Coping							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%							
		Location : Coping							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Coping							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Single Ply Membrane	85%	0-2	\$225,700	2026	\$2,257,400			
			Patching Evident, Extent : Light, Area Affected : 10%					
			Location : Throughout					
			Ponding, Extent : Moderate, Area Affected : 20%					
			Location : Lower Roof Around Equipment					
Sloped Glazing	15%			LIFE	* *	5	\$265,400	
Soffits								
Cement - Fiber Panel	75%			2031		10		
Metal Panel	10%			2051	* *	5-10		
Stucco Cement	15%			2036	* *	5		
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$22,300	LIFE	* *	5	\$29,300	
			Cracking/Crumbling, Extent : Moderate, Area Affected : 20%					
			Location : Corridor, Locker Rooms And Mechanical Rooms					
			Paint Peeling, Extent : Light, Area Affected : 5%					
			Location : Corridor And Locker Rooms					
Ceramic Tile	5%	4+	\$7,400	2040	* *	5	\$3,400	
			Worn/Eroded, Extent : Light, Area Affected : 10%					
			Location : Showers And Toilets					
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	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$51,200	LIFE		**		
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : Pool Wall								
Exposed Reinforcement, Extent : Severe, Area Affected : 5%								
Location : Pool Wall								
Spalling, Extent : Severe, Area Affected : 5%								
Location : Pool Wall								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Pool Wall								
Ceramic Tile	5%			2040		**	5	\$3,500
Concrete Masonry Unit	65%	Now	\$82,400	LIFE		**	5	\$17,900
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Locker Rooms, Showers, Stairs And Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : East Exit, Stair								
Glass: Single Pane	5%			LIFE		**	5	\$2,600
Gypsum Board	15%	Now	\$2,800	LIFE		**	5	\$6,200
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 2nd Floor Mezzanine								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Windows At 2nd Floor Lobby								
Other Observation, Extent : Light, Area Affected : 5%								
Location : 2nd Floor Mezzanine								
Explanation : Impact Damage At Corners								
Metal Panel	5%			LIFE		**		
Ceilings								
AcousTileConcealSpLn	10%	Now	\$4,400	2036		**	5	\$3,500
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor Lobby								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Lobby								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : 2nd Floor Lobby								
AcousTileSusp.Lay-In	5%			2036		**	5	\$2,800
Exposed Struc: Concrete	20%	Now	\$82,200	LIFE		**	5	\$1,800
Water Penetration, Extent : Light, Area Affected : 20%								
Location : Corridor Near Room G207, Throughout								
Exposed Struc: Steel	45%			LIFE		**		
Metal Panel	20%	Now	\$36,300	LIFE		**	5	\$14,000
Bent/Warped Elements, Extent : Moderate, Area Affected : 10%								
Location : Corridors Throughout								
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Corridors Throughout								
Deformed/Dented, Extent : Moderate, Area Affected : 5%								
Location : Corridors Throughout								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Aluminum Rail	100%			2036	* *	5-10		
Retaining Walls								
Cast in Place Concrete	100%	Now	\$1,400	2051	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Loading Dock								
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : Loading Dock								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Loading Dock								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	95%	2-4	\$14,700	2036	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Metal	5%			2041	* *	1-3	\$30,300	
Parking/Driveway								
Asphalt	100%	Now	\$54,700	2034	\$1,094,100			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : West Side Lot								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2031	\$31,000	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room G121								
Explanation : Main Service Switches Rated At 3,000 Amperes And 2,000 Amperes								
Fused Disc Sw	30%			2031	\$13,300	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 4,000 Amperes Supplying The High School Building								
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								
Busway	5%			2036	* *	1		
Conduit	95%			2031	\$134,200	1		

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
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									
	Locally Mounted	10%			2029	\$11,700	5		
	Motor Control Center	90%			2029	\$259,700	5	\$1,800	
Ground									
Grounding Devices									
	Generic	100%	2-4	\$10,200	LIFE	* *	5	\$1,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Water Main Room G124								
	Explanation : Corroded								
Stand-by Power									
Transfer Switches									
	Automatic	100%			2029	\$26,200	1	\$22,200	
Generators									
	Diesel	100%			2027	\$135,400	1	\$28,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Generator Room								
	Explanation : Emergency Generator 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, Area Affected : 100%								
	Location : Generator Room								
	Explanation : 10 Gallons Rated Capacity								
	Underground Storage	50%			LIFE	* *	5		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Underground								
	Explanation : 600 Gallons								
Lighting									
Interior Lighting									
	Fluorescent	5%			2031	\$65,200	10	\$4,100	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	5%			2026	\$65,200	10	\$4,100	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Lobby								
	LED	90%			2036	* *			
Egress Lighting									
	Emergency, Service	50%			2031	\$26,900	1		
	Exit, Service	50%			2031	\$18,900	1		

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	Fluorescent	20%			2031	\$56,300	10	\$1,300	
		Compact Fluorescent Light, Extent : Light, Area Affected : 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 Gymnasium							
		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, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2041	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Mechanical Room							
		Explanation : Hot Water Provided From Building P							
Distribution									
	Hot Wtr Piping/Pump	100%	0-2	\$114,700	2056	* *	4	\$4,400	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Pumps In Mechanical Equipment Room							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Piping In Mechanical Room							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	80%	0-2	\$789,900	2041	* *	1	\$39,900	
		Corroded, Extent : Severe, Area Affected : 60%							
		Location : Roof							
		Obsolete Equipment, Extent : Severe, Area Affected : 80%							
		Location : 9 Units, Roof							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Units Provide Cooling							
	Convector/Radiator	20%			2036	* *	1	\$5,800	
Air Conditioning									
	Energy Source								
	District Chilled Water	95%			2041	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Mechanical Room							
		Explanation : Chilled Water Provided From Building P							
	Electricity	5%			2039	* *	1		
	Conversion Equipment								
	Window/Wall Unit	5%			2026	\$16,600	1		
	No Component	95%							
	Distribution								
	CW & CHW Wtr Pipe/Pump	30%	0-2	\$200	2031	\$2,100	4	\$1,300	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Piping In Mechanical Room							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Equipment Room							
		Explanation : See Heating Pumps							
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$49,900	
	Exhaust Fans								
	Interior	25%	0-2	\$9,700	2026	\$97,000	2	\$500	
		Malfunctioning, Extent : Severe, Area Affected : 10%							
		Location : Pool Pump Room							
	Roof	75%			2026	\$127,300	2	\$2,100	
Plumbing									

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	60%	0-2	\$33,700	2031	\$673,900	1		
		Corroded, Extent : Severe, Area Affected : 10%							
		Location : Water Main, 1st Floor							
	Galvanized Steel	40%	0-2	\$22,300	2029	\$446,500	1		
		Corroded, Extent : Severe, Area Affected : 40%							
		Location : Bad Condition, Pool Pump Room							
		Not Insulated, Extent : Moderate, Area Affected : 30%							
		Location : Pool Pump Room							
		Pump(s) Malfunctioning, Extent : Severe, Area Affected : 50%							
		Location : Valves And Pumps. Pool Pump Room							
Water Heater With Tanks									
	Electric	100%			2026	\$23,100	4		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Mechanical Room							
		Explanation : Stand-by Units							
HW Heat Exchanger									
	HTHW/HW	100%	Now	\$24,500	2031	\$245,100			
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : 1st Floor Mechanical Room							
		Explanation : 1 Of 2 Units Not In Service							
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									
	Generic	100%			2036	* *	1	\$5,500	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st To 2nd Floor							
		Explanation : One Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2031	\$402,600	1-5	\$45,100	

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

Print Date : 14-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  
**Program / Asset #** : CUN0003.0T0 / 2107 **Yr Built/Renovated** : 1977 / 2008  
**Area Sq Ft** : 46,768 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 15-Jan-2020 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 8760 **Lot** : 60 **BIN** : 3326937

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
<b>Total</b>	<b>\$439,300</b>	<b>\$2,994,200</b>
Importance Code A	\$210,000	\$170,700
Importance Code B	\$229,200	\$2,100,600
Importance Code C		\$722,900
<b>Total</b>	<b>\$439,300</b>	<b>\$2,994,200</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$16,200			
Interior Architecture	\$21,000	\$16,300		\$2,200
Electrical	\$73,100	\$1,200	\$800	\$1,100
Mechanical	\$36,200	\$8,700	\$5,300	\$48,100
Site Enclosure	\$4,800			
Site Pavements	\$14,200			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$172,800</b>	<b>\$33,400</b>	<b>\$13,300</b>	<b>\$58,500</b>
Importance Code A	\$16,300			
Importance Code B	\$137,500	\$33,400	\$13,300	\$58,500
Importance Code C	\$19,000			
<b>Total</b>	<b>\$172,800</b>	<b>\$33,400</b>	<b>\$13,300</b>	<b>\$58,500</b>



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	80%			LIFE	**	5	\$59,200	
	Metal Coiling Doors	5%			2036	**	5	\$11,600	
	Window Wall	15%	Now	\$131,700	2051	**	5	\$20,800	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : South Side Of Building									
Windows									
	Metal Louvers	100%			2040	**	10	\$11,200	
Roof									
	Copper/Terne	60%			2046	**	10	\$78,400	
	Modified Bitumen	20%			2031	\$111,500	10	\$10,400	
	Single Ply Membrane	20%			2036	**	10	\$10,400	
Interior									
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 Affected : 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	
Staining/Discoloring, Extent : Light, Area Affected : 5%									
Location : Stair To Mezzanine									
	Masonry: Brick	10%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	15%	Now	\$7,100	2036	**	5	\$4,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Misaligned/Bulging, Extent : Light, Area Affected : 10%									
Location : Toilets And Office									
	Exposed Struc: Steel	70%			LIFE	**			
	Gypsum Board	15%			LIFE	**	5	\$10,900	
Site Enclosure									
Fence/Gates									
	Aluminum Rail	100%			2036	**	5-10	\$8,000	
Retaining Walls									
	Cast in Place Concrete	100%			2066	**			
Site Pavements									

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

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

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

## Site Pavements

## On-Site Walkways

## Asphalt

10% 0-2 \$500 2034 \$23,200

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

## Cast in Place Concrete

70% 2-4 \$5,100 2044 \* \*

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

## Pavers/Stone

20% 2034 \$291,500

## Parking/Driveway

## Asphalt

100% Now \$8,600 2034 \$431,300

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : East Side Lot*

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

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100% 2041 \* \* 5 \$200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room P A C 104**Explanation : 800 Ampere Main Switch, Building Fed From Building A*

## Transformers

## Dry Type

10% 2036 \* \* 5

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room**Explanation : 225 Kilovolt-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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE LEON M. GOLDSTEIN PERF. ARTS CTR**  
**Asset # : 2107**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	20%			2036	* *	10	\$7,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Workshops And Offices							
	HID	5%			2026	\$22,400	10	\$100	
	Incandescent	75%			2031	\$785,400	2	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Main Stage							
		Explanation : Stage Lights							
Egress Lighting									
	Emergency, Service	50%			2031	\$11,600	1		
	Exit, Service	50%			2031	\$8,100	1		
Exterior Lighting									
	HID	20%			2026	\$42,600	10		
	No Component	80%							
Alarm									
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2036	* *	1-3	\$8,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Horns And Alarm Bells							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	100%			2030	\$82,700	4	\$2,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Heating Hot Water Provided From Administration Building							
	Terminal Devices								
	Convactor/Radiator	15%			2029	\$46,400	1	\$1,900	
	Induction Unit	5%			2027	\$7,000	1	\$600	
	No Component	80%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : Service Provided From Administration 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									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE LEON M. GOLDSTEIN PERF. ARTS CTR**  
**Asset # : 2107**

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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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
<b>Total</b>	<b>\$5,233,000</b>	<b>\$3,035,200</b>
Importance Code A	\$743,700	\$98,900
Importance Code B	\$4,436,600	\$2,850,100
Importance Code C	\$52,800	\$86,200
<b>Total</b>	<b>\$5,233,000</b>	<b>\$3,035,200</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$66,200			\$57,600
Interior Architecture	\$283,000	\$11,800	\$12,000	\$43,900
Electrical	\$35,000	\$19,900	\$21,000	\$22,600
Mechanical	\$114,000	\$27,700	\$37,400	\$28,200
Site Enclosure	\$6,500			
Site Pavements	\$9,400			
Elevators/Escalators	\$28,800	\$28,800	\$28,800	\$28,800
<b>Total</b>	<b>\$543,000</b>	<b>\$88,200</b>	<b>\$99,200</b>	<b>\$181,000</b>
Importance Code A	\$68,900	\$2,500		\$60,100
Importance Code B	\$418,900	\$85,700	\$87,200	\$120,900
Importance Code C	\$55,100		\$12,000	
<b>Total</b>	<b>\$543,000</b>	<b>\$88,200</b>	<b>\$99,200</b>	<b>\$181,000</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	65%			LIFE	**	5	\$98,900	
	Metal Panel	5%			2051	**	5-10	\$52,300	
	Metal Coiling Doors	5%			2044	**	5	\$23,800	
	Stucco Cement	15%			2044	**	5	\$57,000	
	Window Wall	10%	Now	\$180,400	2051	**	5	\$28,500	
Caulking Deteriorated, Extent : Moderate, Area Affected : 15%									
Location : Rotunda									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Rotunda									
Windows									
	Aluminum	90%	Now	\$71,300	2047	**	5	\$7,700	
Crwt/Balnc Not Funct, Extent : Light, Area Affected : 20%									
Location : Throughout									
	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									
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%									
Location : Coping									
Roof									
	Cast in Place Concrete	2%	Now	\$1,300	LIFE	**			
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Over Room 130 C									
	IRMA/Protected Membrane	10%			2036	**	10	\$12,100	
Paver Block Ballast, Extent : Moderate, Area Affected : 100%									
Location : Lower Terrace									
	Modified Bitumen	85%	Now	\$439,500	2036	**			1
Miss/Damaged Flashings, Extent : Severe, Area Affected : 25%									
Location : Over Third Floor									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Over Room M402, 3rd Floor Corridors And M333									
	Skylight, Metal/Glass	3%			2051	**	10	\$12,100	
Soffits									
	Cement - Fiber Panel	100%			2036	**	10	\$35,300	

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	25%	Now	\$233,200	2030	\$1,165,800	3	\$101,200	
		Punct/Tear/Impact Damage, Extent : Light, Area Affected : 30%							
		Location : Throughout							
	Cast in Place Concrete	10%			LIFE	**	5	\$59,100	
	Ceramic Tile	5%			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	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	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	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : Throughout Corridors At Corners							
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : Aquarium							
Ceilings									
	AcousTileConcealSpLn	5%	Now	\$10,600	2044	**	5	\$8,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Rotunda Room							
		Staining/Discoloring, Extent : Light, Area Affected : 10%							
		Location : Rotunda Room							
	AcousTileSusp.Lay-In	80%	Now	\$70,100	2044	**	5	\$108,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Corridor Near Room 226							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : Corridors Throughout							
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Corridor Near Room 226							
	Exposed Struc: Steel	10%			LIFE	**			
	Gypsum Board	5%			LIFE	**	5	\$16,900	
Site Enclosure									
Fence/Gates									
	Aluminum Rail	100%	Now	\$1,700	2036	**	5	\$3,700	
		Deformed/Dented, Extent : Moderate, Area Affected : 10%							
		Location : Southwest Corner Of Building							
Free Standing Walls									
	Cast in Place Concrete	50%			2066	**			
	Masonry: Brick	50%	Now	\$4,800	2051	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : At Loading Dock And Dumpster							

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

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

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

## Site Enclosure

## Retaining Walls

Cast in Place Concrete	100%				2066	* *	
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## Site Pavements

## On-Site Walkways

Cast in Place Concrete	50%				2044	* *	
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Pavers/Stone	50%				2040	* *	
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## Parking/Driveway

Asphalt	100%	4+	\$9,400		2040	* *	
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Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Northeast Lot

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

## Under 600 Volts

## Service Equipment

Molded Case Bkrs	100%				2041	* *	5	\$5,400
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated At 1,600 Amperes

## Transformers

Dry Type	100%				2036	* *	5	\$800
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 500 Kilovolt-ampere, One 300 Kilovolt-ampere, One 225 Kilovolt-ampere, One 150 Kilovolt-ampere

## Switchgear / Switchboard

Molded Case Bkrs	100%				2041	* *	5	\$5,400
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## Raceway

Conduit	100%				2041	* *	1	
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## Panelboards

Fused Disc Sw	5%				2039	* *	5	\$200
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Molded Case Bkrs	95%				2039	* *	5	\$5,100
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## Wiring

Thermoplastic	100%				2041	* *	1	
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## Motor Controllers

Locally Mounted	10%				2036	* *	5	\$100
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Motor Control Center	90%				2036	* *	5	\$5,000
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## Ground

## Grounding Devices

Not Accessible	100%							
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## Stand-by Power

## Transfer Switches

Automatic	100%				2036	* *	1	\$62,800
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Generators								
	Diesel	100%			2034	\$135,400	1	\$79,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Generator Rated At 350 Kilowatts							
Batteries									
	Lead/Acid	100%			2026	\$2,400	5	\$7,600	
Fuel Storage									
	Day Tank	50%			2039	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 60 Gallon Capacity							
	Underground Storage	50%			LIFE	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Underground							
		Explanation : 1,000 Gallon							
Lighting									
	Interior Lighting								
	Fluorescent	3%			2031	\$89,100	10	\$5,600	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Lobby							
	Fluorescent	97%			2036	* *	10	\$181,500	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
Egress Lighting									
	Emergency, Service	50%			2031	\$61,400	1		
	Exit, Service	50%			2031	\$43,000	1		
Exterior Lighting									
	HID	20%			2031	\$185,900	10	\$100	
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2046	* *	5	\$1,300	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2031	\$112,200	1	\$22,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : Surveillance System							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2031	\$154,200	1-3	\$37,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors							

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
HTHW/HW	100%			2041	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>Explanation : Hot Water Provided From Building P</i>								
Conversion Equipment								
HTHW/HW Exchanger	100%			2027	\$52,500	2	\$12,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>Explanation : 4 Units</i>								
Distribution								
Hot Wtr Piping/Pump	50%			2030	\$217,800	4	\$7,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Equipment Room</i>								
<i>Explanation : Serve Air Handlers And Supply Chilled Water</i>								
Hot Wtr Piping/Pump	50%			2030	\$217,800	4	\$7,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Equipment Room</i>								
<i>Explanation : Hot Water Radiation Duty</i>								
Terminal Devices								
Air Handler	70%			2026	\$2,624,600	1	\$88,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Equipment Room</i>								
<i>Explanation : Units Provide Cooling Too</i>								
Convector/Radiator	20%			2029	\$325,800	1	\$13,200	
Fan Coil Unit/Heat	10%			2026	\$494,000	1	\$6,600	
<b>Air Conditioning</b>								
Energy Source								
District Chilled Water	90%			2041	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>Explanation : Chilled Water Provided From Building P</i>								
Electricity	10%			2039	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2026	\$293,900	1	\$9,500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : 2nd Floor Mechanical Equipment Room - For The Theatre Only</i>								
No Component	90%							
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2031	\$32,200	4	\$15,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Mechanical Room</i>								
<i>Explanation : Condenser And Chilled Water Pumps Serve Theater</i>								

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Water Cooling Tower	10%			2026	\$10,100	2	\$20,500	
	No Component	90%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$113,800	
Exhaust Fans									
	Interior	95%			2031	\$839,500	2	\$5,900	
	Roof	5%			2026	\$19,300	2	\$300	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2041	* *	1		
Water Heater With Tanks									
	Electric	100%			2026	\$23,100	4		
HW Heat Exchanger									
	HTHW/HW	100%			2031	\$558,400			
Sanitary Piping									
	Cast Iron	100%	Now	\$50,200	LIFE	* *	1		
Other Observation, Extent : Severe, Area Affected : 50%									
Location : Culinary Kitchen									
Explanation : Three compartment Sink Indirect Waste Overflows; Venting Incorrect, Resulting In Sewer Gas Emission; Back Siphonage.									
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Pool Filter/Treatment									
	Sand	100%			2029	\$231,400	4	\$900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Mechanical Room									
Explanation : 1 Unit For The Fish Tank									
Sewage Ejector(s)									
	Electric	100%			2026	\$104,300	4	\$12,200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Room No M158d									
Explanation : 1 Unit									
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : 2 Units From 1st To 4th Floor; 2 Units From 1st To 3rd Floor									
Explanation : 4 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2041	* *	1-5	\$106,700	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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, Area Affected : 100%									
Location : 2nd Floor									
Explanation : 2 Sets									

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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
<b>Total</b>	<b>\$5,947,100</b>	<b>\$8,494,800</b>
Importance Code A	\$1,883,000	\$446,400
Importance Code B	\$3,972,000	\$7,232,500
Importance Code C	\$92,100	\$815,900
<b>Total</b>	<b>\$5,947,100</b>	<b>\$8,494,800</b>

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
<b>Total</b>	<b>\$1,294,800</b>	<b>\$45,200</b>	<b>\$54,500</b>	<b>\$156,900</b>
Importance Code A	\$17,400			
Importance Code B	\$1,212,900	\$45,200	\$54,500	\$156,900
Importance Code C	\$64,500			
<b>Total</b>	<b>\$1,294,800</b>	<b>\$45,200</b>	<b>\$54,500</b>	<b>\$156,900</b>



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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	80%	Now	\$980,300	LIFE	* *	5	\$121,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Window Wall	20%	Now	\$361,500	2041	* *	5	\$57,100	
		Water Penetration, Extent : Light, Area Affected : 20%							
		Location : Throughout							
Windows									
	Aluminum	95%	Now	\$55,300	2039	* *	5	\$2,000	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Metal Louvers	5%			2034	\$11,300	10	\$1,300	
Parapets									
	Cast Stone/Terra Cotta	10%	Now	\$4,100	LIFE	* *	5	\$3,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Brick	60%	Now	\$68,000	LIFE	* *	5	\$2,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%							
		Location : Throughout Parapet							
		Water Penetration, Extent : Light, 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	\$222,700	LIFE	* *	5	\$182,700	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Over Reception Area, Throughout.							
		Water Penetration, Extent : Moderate, Area Affected : 25%							
		Location : Over Information Area, Ramp, Throughout.							
Soffits									
	Stucco Cement	100%			2044	* *	5		

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	35%	0-2	\$1,124,100	2033	\$1,124,100	3	\$97,600	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	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%	Now	\$150,500	2031	\$1,505,000	3	\$20,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Concrete Masonry Unit	15%			LIFE	**	5	\$7,100	
	Glass: Single Pane	10%			LIFE	**	5	\$8,800	
	Gypsum Board	60%	Now	\$48,200	LIFE	**	5	\$42,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Masonry: Brick	10%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	25%	Now	\$77,800	2036	**	5	\$23,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Exposed Struc: Concrete	35%	Now	\$196,300	LIFE	**	5	\$10,500	
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Corridor Under Ramp And L130, Throughout.									
	Gypsum Board	40%	Now	\$130,900	LIFE	**	5	\$95,800	
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Near Reference Desk On First Floor, Throughout.									
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2051	**			
Retaining Walls									
	Cast in Place Concrete	100%			2051	**			
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	90%	2-4	\$92,100	2036	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Pavers/Stone	10%	0-2	\$16,300	2034	\$815,900			
Misaligned/Bulging, Extent : Light, Area Affected : 20%									
Location : Throughout									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	20%			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	60%			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	20%			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	100%			2031	\$105,800	5	\$500	
Raceway									
	Conduit	100%			2031	\$95,300	1		
Panelboards									
	Fused Disc Sw	10%			2030	\$6,800	5	\$300	
	Molded Case Bkrs	90%			2030	\$61,400	5	\$2,900	
Wiring									
	Thermoplastic	90%			2031	\$85,400	1		
	Thermoplastic	10%			2041	* *	1		
Motor Controllers									
	Locally Mounted	20%			2029	\$60,700	5	\$200	
	Motor Control Center	80%			2029	\$170,600	5	\$2,700	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$1,800	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2029	\$10,600	1	\$37,700	
Generators									
	Diesel	100%			2027	\$78,700	1	\$47,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Generator Room									
Explanation : Generator Rated At 285 Kilowatts									
Batteries									
	Nickel Cadmium	100%			2026	\$2,400	5	\$27,300	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2030	\$12,500	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 25 Gallon Capacity							
	Underground Storage	50%			LIFE	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Undreground							
		Explanation : 600 Gallons							
Lighting									
	Interior Lighting								
	Fluorescent	3%			2026	\$40,600	10	\$3,400	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Lobby							
	Fluorescent	97%			2031	\$1,313,900	10	\$110,500	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Emergency, Service	50%			2031	\$37,400	1		
	Exit, Service	50%			2031	\$20,600	1		
	Exterior Lighting								
	HID	20%			2026	\$111,500	10	\$100	
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2046	* *	5	\$1,400	
Alarm									
	Security System								
	No Component	90%							
	Generic	10%			2031	\$22,400	1	\$4,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside							
		Explanation : Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Digital	100%			2036	* *	1-3	\$75,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Horns, Alarm Bells And Smoke Detectors							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2041	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : Hot Water Provided From Building P							
Distribution									
	Hot Wtr Piping/Pump	100%	Now	\$53,100	2030	\$265,300	4	\$6,100	
		Broken, Extent : Severe, Area Affected : 30%							
		Location : Pump P-3 In Mechanical Room							
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Pumps In Mechanical Room							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Piping In 4th Floor Mechanical Room							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 4th Floor Mechanical Room							
		Explanation : 3 Heating And Cooling Duty Pumps							
Terminal Devices									
	Air Handler	80%	2-4	\$365,300	2026	\$1,826,500	1	\$55,300	
		Corroded, Extent : Moderate, Area Affected : 70%							
		Location : Units Cb Bl-5 And Cb Bl-6. 4th Floor Mechanical Room							
		Noisy/Vibrating, Extent : Moderate, Area Affected : 20%							
		Location : Unit Cb Bl-2 Bearings. 4th Mechanical Room							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 4th Floor Mechanical Room							
		Explanation : Units Provide Air Conditioning							
	Convector/Radiator	20%			2029	\$198,400	1	\$8,000	
Air Conditioning									
	Energy Source								
	District Chilled Water	100%			2041	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : Chilled Water Provided From Building P							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	Now	\$3,900	2031	\$196,200	4	\$6,100	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 20%							
		Location : Chilled Water Piping In 4th Floor Mechanical Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 4th Floor Mechanical Room							
		Explanation : See Heating For Chilled Water Pumps							
Terminal Devices									
	Air Handler/Dir Expansion	5%			2031	\$116,300	1		
	No Component	95%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : 4th Floor Mechanical Room							
		Explanation : See Heating Units							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Dry Cooler	5%			2031	\$27,800	2	\$4,300	
	No Component	95%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$69,300	
	Exhaust Fans								
	Interior	95%			2026	\$511,200	2	\$3,600	
	Roof	5%			2026	\$11,800	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2031	\$1,558,200	1		
	HW Heat Exchanger								
	HTHW/HW	100%			2031	\$340,000			
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 1st To 8th Floor								
	Explanation : Two Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2031	\$558,600	1-5	\$62,600	
	Sprinkler								
	No Component	85%							
	Generic	15%			2031	\$251,700	1-2	\$5,200	

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



Print Date : 14-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  
**Program / Asset #** : CUN0003.1T0 / 2109 **Yr Built/Renovated** : 1967 / 2002  
**Area Sq Ft** : 18,942 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 15-Jan-2020 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 8760 **Lot** : 60 **BIN** : 3852579

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$51,400	
Mechanical		\$237,600
Site Pavements		\$455,600
<b>Total</b>	<b>\$51,400</b>	<b>\$693,200</b>
Importance Code A	\$51,400	
Importance Code B		\$237,600
Importance Code C		\$455,600
<b>Total</b>	<b>\$51,400</b>	<b>\$693,200</b>

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			
<b>Total</b>	<b>\$124,200</b>	<b>\$4,600</b>	<b>\$5,700</b>	<b>\$27,100</b>
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			
<b>Total</b>	<b>\$124,200</b>	<b>\$4,600</b>	<b>\$5,700</b>	<b>\$27,100</b>



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Metal Panel	100%	4+	\$29,100	2051	**	5	\$42,200	
		Corrosion/Rusting, Extent : Light, Area Affected : 5%							
		Location : South Side Base							
Windows									
	Aluminum	95%			2047	**	5	\$900	
	Metal Louvers	5%			2040	**	10	\$300	
Roof									
	Single Ply Membrane	95%			2036	**	10	\$51,400	
	Skylight, Plastic	5%			2044	**	1		
Soffits									
	Metal Panel	100%			2051	**	5-10	\$18,100	
Interior									
	Floors								
	Carpet	80%	0-2	\$19,600	2030	\$391,800	3	\$34,000	
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Along North Side Wall							
	Cast in Place Concrete	5%			LIFE	**	5	\$3,100	
	Ceramic Tile	5%			2040	**	5	\$1,400	
	Vinyl Tile	10%			2036	**	3	\$1,100	
Interior Walls									
	Gypsum Board	100%	0-2	\$6,600	LIFE	**	5	\$14,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Impact At Corners							
Ceilings									
	AcousTileSusp.Lay-In	90%			2044	**	5	\$25,500	
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : Toilet And Main Office Area							
	Gypsum Board	10%			LIFE	**	5	\$3,500	
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2051	**			
Site Pavements									
	On-Site Walkways								
	Asphalt	50%			2040	**			
	Cast in Place Concrete	50%			2044	**			
Parking/Driveway									
	Asphalt	100%	Now	\$22,800	2034	\$455,600			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : South Side Lot							

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

Under 600 Volts

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2041	**	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Room T120							
		Explanation : Two Main Switches, Rating Not Seen							
	Raceway								
	Conduit	100%			2057	**	1		
	Panelboards								
	Fused Disc Sw	20%			2047	**	5	\$100	
	Molded Case Bkrs	80%			2047	**	5	\$400	
	Wiring								
	Thermoplastic	100%			2051	**	1		
	Motor Controllers								
	Locally Mounted	10%			2044	**	5		
	Variable Frequency Drive	90%			2044	**			
Lighting									
	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 : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2036	**	10	\$900	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Hallways							
	Fluorescent	15%			2036	**	10	\$2,600	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Lobby							
	Egress Lighting								
	Emergency, Battery	50%			2036	**	10	\$2,300	
	Exit, LED	50%			2059	**	1		
	Exterior Lighting								
	HID	20%			2026	\$17,300	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : Operated Via Timer							
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2039	**	1	\$1,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Storage Area And Hallways							
		Explanation : Surveillance Cameras							

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

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

**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 Pull Stations, Alarm Bells, Horns And Smoke Detectors*

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

**Heating**

## Energy Source

Natural Gas

100%

2051

\* \*

1

## Conversion Equipment

Hot Water Boiler

100%

2044

\* \*

1

\$9,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room**Explanation : 1 New Unit*

## Distribution

Hot Wtr Piping/Pump

100%

2047

\* \*

4

\$1,400

## Terminal Devices

Air Handler

50%

2036

\* \*

1

\$5,900

Fan Coil Unit/Heat

50%

2036

\* \*

1

\$3,100

*Other Observation, Extent : Light, Area Affected : 50%**Location : Various In The Ceiling**Explanation : Duct Reheat Coils***Air Conditioning**

## Energy Source

Electricity

100%

2047

\* \*

1

## Conversion Equipment

Ext Pkg Unit -

50%

2036

\* \*

2

\$600

Heating/Cooling

Split Unit

5%

2036

\* \*

No Component

45%

## Terminal Devices

Air Handler/Dir

50%

2036

\* \*

1

Expansion

No Component

50%

## Heat Rejection

Air Cooled Condenser

50%

2036

\* \*

2

\$6,600

Unit

No Component

50%

**Ventilation**

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$10,600

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Ventilation								
	Exhaust Fans							
	Interior	100%		2036	* *	2	\$600	
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2031	\$237,600	1		
	Water Heater With Tanks							
	Not Accessible	100%						
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	Generic	100%		2051	* *	1-2	\$5,300	

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

Print Date : 14-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

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$109,200	\$59,200
Electrical		\$379,500
Mechanical	\$153,900	\$436,500
Site Pavements		\$647,700
<b>Total</b>	<b>\$263,100</b>	<b>\$1,522,800</b>
Importance Code A	\$172,600	\$59,200
Importance Code B	\$90,400	\$816,000
Importance Code C		\$647,700
<b>Total</b>	<b>\$263,100</b>	<b>\$1,522,800</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
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			
<b>Total</b>	<b>\$197,700</b>	<b>\$6,800</b>	<b>\$9,800</b>	<b>\$12,900</b>
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			
<b>Total</b>	<b>\$197,700</b>	<b>\$6,800</b>	<b>\$9,800</b>	<b>\$12,900</b>



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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls	Metal Panel	98%	Now	\$40,900	2041	* *	5	\$59,200	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Deformed/Dented, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Recent Repair Evident, Extent : N/A, Area Affected : 5%								
	Location : Throughout								
	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									
Metal Panel	100%	0-2	\$5,700	2051	* *	5	\$8,200		
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
	Location : Entrances Throughout								
Interior									
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	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Corridor								
	Patching Evident, Extent : Light, Area Affected : 50%								
	Location : Corridors Throughout								
Interior Walls									
Concrete Masonry Unit	40%			LIFE	* *	5	\$7,900		
	Gypsum Board	20%	Now	\$2,700	LIFE	* *	5	\$5,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : Corridors Throughout									
Other Observation, Extent : Moderate, Area Affected : 2%									
Location : Corridors									
Explanation : Impact Damage									
Metal Panel	40%	Now	\$19,900	LIFE	* *				
	Deformed/Dented, Extent : Moderate, Area Affected : 10%								
	Location : Classrooms Along Exterior Wall								

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	90%	Now	\$15,200	2044	* *	5	\$23,400	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Corridors Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Classrooms Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 10%							
		Location : Classrooms 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	75%	Now	\$4,700	2034	\$46,500			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Cast in Place Concrete	25%			2044	* *			
Parking/Driveway									
	Asphalt	100%	Now	\$32,400	2034	\$647,700			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : East And West Lots							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2031	\$7,400	5	\$200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Main Service Switch Rated 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		

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

Estimates are rounded to the nearest hundred dollars.

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

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



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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	10%			2044	* *	5		
	Locally Mounted	85%			2036	* *	5	\$200	
	Variable Frequency Drive	5%			2044	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$500	
Lighting									
	Interior Lighting								
	Fluorescent	100%			2031	\$379,500	10	\$31,900	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	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 Via Timer								
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2036	* *	1	\$3,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : New Wing								
	Explanation : Surveillance 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 Building								
	Explanation : Strobe Lights, Manual Pull Stations, Horns, Smoke Detectors And Alarm Bells								

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%	Now	\$200	2041	* *	1		
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Incoming Service							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	60%	0-2	\$63,400	2041	* *	1	\$9,300	
		Corroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Ceiling Of Old Wing							
		Explanation : 8 Obsolete Ceiling Units With Direct Expansion Coil							
	Hot Water Boiler	40%			2044	* *	1	\$6,900	
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : New Section Mechanical Room							
		Explanation : 1 Unit For New Section							
Distribution									
	Hot Wtr Piping/Pump	40%			2047	* *	4	\$1,000	
	No Component	60%							
Terminal Devices									
	Air Handler	40%			2036	* *	1	\$8,600	
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Outside Of The Building							
		Explanation : See Air Conditioning Conversion 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, Extent : Light, Area Affected : 40%							
		Location : Outside Of The Building							
		Explanation : 1 Unit For New Section. R-410 Refrigerant							
	No Component	60%							
Heat Rejection									
	Air Cooled Condenser Unit	60%			2026	\$23,600	2	\$14,500	
	No Component	40%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	60%			LIFE	* *	2-5	\$11,600	
	Ductwork/Diffusers	40%			LIFE	* *	2-5	\$7,800	
Exhaust Fans									
	Interior	60%			2026	\$90,400	2	\$600	
	Roof	40%			2036	* *	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2031	\$436,500	1		

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Gas Fired	100%			2026	\$16,700	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : One 50-gallon Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	60%							
	Generic	40%			2051	* *	1-2	\$3,900	

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

Print Date : 14-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
<b>Total</b>	<b>\$179,700</b>	<b>\$1,259,900</b>
Importance Code A	\$179,700	
Importance Code B		\$702,900
Importance Code C		\$557,100
<b>Total</b>	<b>\$179,700</b>	<b>\$1,259,900</b>

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			
<b>Total</b>	<b>\$198,100</b>	<b>\$700</b>	<b>\$4,300</b>	<b>\$47,400</b>
Importance Code A	\$66,300	\$500	\$500	\$500
Importance Code B	\$88,300	\$200	\$3,800	\$46,900
Importance Code C	\$43,500			
<b>Total</b>	<b>\$198,100</b>	<b>\$700</b>	<b>\$4,300</b>	<b>\$47,400</b>



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance					
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Exterior												
Exterior Walls	Concrete Masonry Unit	8%	Now	\$8,400	LIFE	* *	5	\$1,000				
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%										
		Location : At East And West Entrances										
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%										
		Location : At East And West Entrances										
	Metal Panel	Vegetation Growth, Extent : Light, Area Affected : 5%										
		Location : East Side Storage										
		90%	Now	\$23,400	2051	* *	5	\$33,900				
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%										
		Location : Throughout At Base										
	Metal Coiling Doors	Deformed/Dented, Extent : Moderate, Area Affected : 10%										
		Location : At Corners And Throughout										
		2%			2036	* *	5	\$1,300				
		Windows										
		Steel	100%	Now	\$82,800	2056	* *	5	\$11,700			
Deteriorated Finish, Extent : Moderate, Area Affected : 50%												
Location : Throughout												
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%												
Location : North Facade												
Roof	Spray-on Foam	Thermally Inefficient, Extent : Moderate, Area Affected : 100%										
		Location : Throughout										
		100%	Now	\$96,900	2041	* *	5	\$20,100				
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%										
		Location : Throughout										
	Soffits	Water Penetration, Extent : Moderate, Area Affected : 10%										
		Location : Various Classrooms										
		Worn/Eroded, Extent : Moderate, Area Affected : 50%										
		Location : Throughout										
		Metal Panel	100%			2041	* *	5-10	\$21,200			
	Interior											
	Floors		Cast in Place Concrete	10%	0-2	\$2,400	LIFE	* *	5	\$3,200		
				Cracking/Crumbling, Extent : Light, Area Affected : 20%								
				Location : Mechanical Room								
		Mosaic Tile		5%	2-4	\$3,300	2036	* *	5	\$900		
Worn/Eroded, Extent : Light, Area Affected : 15%												
Location : Toilets												
Vinyl Tile	85%				2031	\$332,800	3	\$4,600				

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Concrete Masonry Unit	25%	0-2	\$10,300	LIFE	* *	5	\$2,200	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Storage Room East Side									
	Gypsum Board	60%	Now	\$3,700	LIFE	* *	5	\$8,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Corridor Throughout									
Other Observation, Extent : Moderate, Area Affected : 5%									
Location : Corridor Throughout									
Explanation : Impact Damage									
	Metal Panel	15%			LIFE	* *			
Ceilings									
	AcousTileSusp.Lay-In	100%	Now	\$11,800	2036	* *	5	\$7,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Various Classrooms And Corridor Throughout									
Water Penetration, Extent : Light, Area Affected : 25%									
Location : Various Classrooms And Corridor Throughout									
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2051	* *			
Site Pavements									
On-Site Walkways									
	Asphalt	75%	Now	\$1,400	2034	\$27,400			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
	Cast in Place Concrete	25%	4+	\$300	2044	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
Parking/Driveway									
	Asphalt	100%	Now	\$27,900	2034	\$557,100			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : North Side Lot									
Activity Yard									
	Asphalt	100%	Now	\$6,500	2034	\$130,900			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Adjacent Tennis Courts									

Electrical		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2031	\$3,700	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 600 Amperes									

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

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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								
	Fluorescent	100%			2031	\$111,200	10	\$9,400	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Egress Lighting								
	Emergency, Battery	50%			2031	\$8,400	10	\$1,200	
	Exit, Service	25%			2031	\$800	1		
	Exit, Service	25%	Now	\$400	2041	* *	1		
	Damaged Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Exterior Lighting								
	HID	20%	Now	\$9,300	2041	* *			
	Not in Service, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Operated Via Timer								
	No Component	80%							
Alarm									
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2026	\$7,700	1-3	\$1,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways								
	Explanation : Alarm Bells And Manual Pull Station								

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

Heating

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2041	**	1		
	Conversion Equipment								
	Furnace	60%	0-2	\$18,600	2041	**	1	\$2,700	
		Other Observation, Extent : Light, Area Affected : 60%							
		Location : Mechanical Room							
		Explanation : 3 Obsolete Units; 2 With Direct Expansion Coil							
	Furnace	30%			2026	\$9,300	1	\$1,500	
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Mechanical Equipment							
		Explanation : With Direct Expansion Cooling Coil							
	Furnace	10%			2036	**	1	\$500	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Mechanical Equipment Room							
		Explanation : With Direct Expansion Cooling Coil							
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	**	1		
	Conversion Equipment								
	Window/Wall Unit	20%			2026	\$7,500	1		
	No Component	80%							
	Heat Rejection								
	Air Cooled Condenser Unit	80%	Now	\$2,800	2041	**	2	\$4,500	
		Other Observation, Extent : Severe, Area Affected : 60%							
		Location : Backyard							
		Explanation : 2 Of 3 Units Out Of Service							
	Air Cooled Condenser Unit	10%			2036	**	2	\$700	
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,700	
	Exhaust Fans								
	Roof	100%			2026	\$19,300	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2031	\$127,900	1		
	Water Heater With Tanks								
	Gas Fired	100%			2026	\$16,700	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : One 50-gallon Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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



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

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

Print Date : 14-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
<b>Total</b>	<b>\$1,832,800</b>	<b>\$2,597,200</b>
Importance Code A	\$1,158,500	\$108,400
Importance Code B	\$674,300	\$2,435,400
Importance Code C		\$53,400
<b>Total</b>	<b>\$1,832,800</b>	<b>\$2,597,200</b>

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			
<b>Total</b>	<b>\$618,500</b>	<b>\$3,500</b>	<b>\$12,200</b>	<b>\$21,100</b>
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			
<b>Total</b>	<b>\$618,500</b>	<b>\$3,500</b>	<b>\$12,200</b>	<b>\$21,100</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls	Metal Panel	100%	Now	\$74,900	2051	* *	5	\$108,400	
	Deformed/Dented, Extent : Severe, Area Affected : 10%								
	Location : West Entrance								
Windows	Aluminum	100%	Now	\$32,600	2047	* *	5	\$3,500	
	Broken/Missing Elements, Extent : Light, Area Affected : 20%								
Location : Throughout									
Roof	Built-Up (BUR)	100%	Now	\$928,400	2041	* *			
	Ponding, Extent : Light, Area Affected : 20%								
	Location : South Portion Of Building								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout									
Soffits	Stucco Cement	100%			2036	* *	5		
Interior									
Floors	Carpet	30%	Now	\$396,200	2033	\$396,200	3	\$34,400	
	Worn/Eroded, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Wrinkling, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Cast in Place Concrete	5%			LIFE	* *	5	\$8,400	
	Mosaic Tile	5%			2036	* *	5	\$9,600	
	Vinyl Tile	60%	Now	\$61,900	2031	\$1,237,700	3	\$17,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Interior Walls	Concrete Masonry Unit	25%			LIFE	* *	5	\$10,200	
	Gypsum Board	75%	Now	\$20,900	LIFE	* *	5	\$45,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 20%									
Location : Throughout									
Ceilings	AcousTileSusp.Lay-In	100%	0-2	\$124,200	2036	* *	5	\$38,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout									
Site Enclosure									
Fence/Gates	Chain Link	15%			2041	* *			
	No Component	85%							

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

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

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

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

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

## Site Pavements

## On-Site Walkways

## Asphalt

30% Now \$5,300 2034 \$53,400

*Cracking/Crumbling, Extent : Light, Area Affected : 20%**Location : Throughout*

## Cast in Place Concrete

70% Now \$19,700 2036 \* \*

*Cracking/Crumbling, Extent : Light, Area Affected : 20%**Location : Throughout*

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

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100% 2031 \$14,700 5 \$200

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

## Switchgear / Switchboard

## Fused Disc Sw

100% 2031 \$42,300 5 \$200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Switch Rated At 600 Amperes*

## Raceway

## Conduit

90% 2031 \$32,400 1

## Conduit

10% 2041 \* \* 1

## Panelboards

## Fused Disc Sw

10% 2030 \$3,900 5 \$100

## Molded Case Bkrs

80% 2030 \$31,200 5 \$1,100

## Molded Case Bkrs

10% 2039 \* \* 5 \$100

## Wiring

## Thermoplastic

90% 2031 \$29,300 1

## Thermoplastic

10% 2041 \* \* 1

## Motor Controllers

## Locally Mounted

100% 2029 \$140,000 5 \$300

## Ground

## Grounding Devices

## Not Accessible

100%

## Lighting

## Interior Lighting

## Fluorescent

98% 2031 \$545,800 10 \$45,900

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

## Fluorescent

2% 2031 \$11,100 10 \$900

*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Hallways And Staircase*

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

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	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 : Light, Area Affected : 100%								
	Location : Hallways								
	Explanation : Surveillance Camera								
	Fire/Smoke Detection								
	No Component	80%							
	Generic, Analog	20%			2026	\$25,700	1-3	\$6,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways								
	Explanation : Manual Pull Station And Alarm Bells								
Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2041	* *	1		
	Conversion Equipment								
	Furnace	100%	0-2	\$155,200	2041	* *	1	\$22,700	
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Ceiling								
	Explanation : 4 Obsolete Units - Each With Direct Expansion R-22 Component For Cooling								
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	30%			2026	\$251,500	2	\$900	
	R-22 Refrigerant, Extent : Light, Area Affected : 30%								
	Location : 1 Unit, Outside Of The Building								
	Window/Wall Unit	10%			2026	\$18,900	1		
	No Component	60%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : Ceiling								
	Explanation : See Heating Conversion Equipment								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Air Cooled Condenser Unit	60%	0-2	\$20,800	2041	* *	2	\$17,100	
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Adjacent To Building							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Adjacent To Building							
		Explanation : Obsolete							
	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%							

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

Print Date : 14-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
<b>Total</b>	<b>\$651,300</b>	<b>\$1,913,700</b>
Importance Code A	\$347,800	\$964,700
Importance Code B	\$303,600	\$949,000
<b>Total</b>	<b>\$651,300</b>	<b>\$1,913,700</b>

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			
<b>Total</b>	<b>\$168,800</b>	<b>\$900</b>	<b>\$3,100</b>	<b>\$50,300</b>
Importance Code A	\$31,800	\$800	\$800	\$800
Importance Code B	\$135,200	\$100	\$2,300	\$49,400
Importance Code C	\$1,800			
<b>Total</b>	<b>\$168,800</b>	<b>\$900</b>	<b>\$3,100</b>	<b>\$50,300</b>



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls	Concrete Masonry Unit	10%	Now	\$31,000	LIFE	**	5	\$1,200	1
		Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
		Location : Front And Rear Of Building							
		Rusting Masonry Supt, Extent : Moderate, Area Affected : 50%							
	Location : Masonry Building At Front								
	Metal Panel	90%	Now	\$57,500	2041	**	5	\$33,300	1
		Corrosion/Rusting, Extent : Severe, Area Affected : 20%							
		Location : At Ground							
		Deformed/Dented, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Throughout									
Windows									
Steel	100%	Now	\$97,300	2056	**	5	\$13,800		
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Roof									
Single Ply Membrane	100%	Now	\$192,900	2031	\$964,700				
	Water Penetration, Extent : Light, Area Affected : 20%								
	Location : Throughout								
Soffits									
Metal Panel	100%			2031		5-10			
Interior									
Floors	Cast in Place Concrete	10%			LIFE	**	5	\$5,400	
		Mosaic Tile	5%	Now	\$5,600	2036	**	5	\$1,500
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : North Entrance								
	Vinyl Tile	85%	Now	\$28,200	2031	\$563,800	3	\$7,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Throughout								

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

Estimates are rounded to the nearest hundred dollars.

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

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



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

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

## Interior

## Interior Walls

Concrete Masonry Unit	25%			LIFE	**	5	\$3,100	
Gypsum Board	50%			LIFE	**	5	\$9,300	
Gypsum Board	15%	Now	\$1,300	LIFE	**	5	\$2,800	

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

Location : Corridors

Water Penetration, Extent : Light, Area Affected : 10%

Location : Throughout

Metal Panel	10%			LIFE	**			
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## Ceilings

AcousTileSusp.Lay-In	100%	4+	\$239,500	2051	**	5	\$12,300	
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Broken/Missing Elements, Extent : Moderate, Area Affected : 25%

Location : Throughout

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

Location : Throughout

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

Location : Throughout

## Site Enclosure

## Fence/Gates

Chain Link	10%			2041	**			
No Component	90%							

## Site Pavements

## On-Site Walkways

Cast in Place Concrete	10%	0-2	\$500	2036	**			
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Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Walkways At Front Of Building

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2031		\$3,700	5	\$100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated At 1,200 Amperes

## Transformers

Liquid Filled	20%			2036	**	5			
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Other Observation, Extent : Light, Area Affected : 100%

Location : Outside

Explanation : Rating Not Visible

No Component	80%								
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## Switchgear / Switchboard

Fused Disc Sw	100%			2031		\$42,300	5	\$100	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2031	\$36,000	1		
	Panelboards								
	Molded Case Bkrs	100%			2030	\$19,500	5	\$400	
	Wiring								
	Thermoplastic	100%			2031	\$32,500	1		
	Motor Controllers								
	Locally Mounted	100%			2029	\$46,700	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	100%			2031	\$179,100	10	\$15,100	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 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 : Light, Area Affected : 100%								
	Location : Corridors								
	Explanation : Alarm Bells And Manual Pull Station								

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2041	* *	1		
	Conversion Equipment								
	Furnace	100%			2036	* *	1	\$8,100	
	Recent Replace Evident, Extent : N/A, Area Affected : 100%								
	Location : Ceiling								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Ceiling								
	Explanation : 5 Package Units								
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Window/Wall Unit	15%			2026	\$9,100	1		
	No Component	85%							
Terminal Devices									
	Air Handler/Dir Expansion	35%			2026	\$16,100	1		
	No Component	65%							
Heat Rejection									
	Dry Cooler	35%			2026	\$3,900	2	\$4,000	
	No Component	65%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$14,100	LIFE	* *	2-5	\$9,200	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Ceiling							
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 Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : One 75 Gallon Unit							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							

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

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

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

Print Date : 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
<b>Total</b>	<b>\$382,800</b>	<b>\$745,400</b>
Importance Code A	\$307,600	
Importance Code B	\$75,200	\$690,800
Importance Code C		\$54,600
<b>Total</b>	<b>\$382,800</b>	<b>\$745,400</b>

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			
<b>Total</b>	<b>\$188,100</b>	<b>\$1,200</b>	<b>\$1,900</b>	<b>\$3,200</b>
Importance Code A	\$37,300	\$600	\$600	\$600
Importance Code B	\$128,600	\$600	\$1,300	\$2,600
Importance Code C	\$22,300			
<b>Total</b>	<b>\$188,100</b>	<b>\$1,200</b>	<b>\$1,900</b>	<b>\$3,200</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Metal Panel	100%	Now	\$58,700	2041	* *	5	\$34,000	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 15%							
		Location : At Base							
		Deformed/Dented, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Windows								
	Steel	100%	Now	\$82,400	2056	* *	5	\$11,700	
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Roof								
	Modified Bitumen	25%	Now	\$87,400	2041	* *			
		Blisters, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%							
		Location : South Side							
		Seams Open/Split, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Spray-on Foam	75%	Now	\$79,100	2041	* *	5	\$16,400	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Various Classrooms							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Interior									
	Floors								
	Mosaic Tile	5%			2036	* *	5	\$2,000	
	Vinyl Tile	95%	Now	\$8,200	2031	\$407,800	3	\$5,700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Corridor And Classrooms Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Corridor And Classrooms Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 5%							
		Location : Computer Classroom							

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

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

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

**Interior****Interior Walls**

Concrete Masonry Unit      15%    Now      \$7,200    LIFE      \* \*    5      \$1,600

*Cracking/Crumbling, Extent : Light, Area Affected : 20%*

*Location : Throughout*

*Water Penetration, Extent : Light, Area Affected : 20%*

*Location : Throughout*

Gypsum Board      65%    0-2      \$4,600    LIFE      \* \*    5      \$10,200

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%*

*Location : Corridor Throughout*

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

*Location : Classrooms Throughout*

Metal Panel      20%    4+      \$5,300    LIFE      \* \*

*Deformed/Dented, Extent : Moderate, Area Affected : 20%*

*Location : Throughout*

**Ceilings**

AcousTileSusp.Lay-In      100%    Now      \$75,200    2044      \* \*    5      \$7,700

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

*Location : Corridor And Classrooms Throughout*

*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%*

*Location : Throughout*

*Misaligned/Bulging, Extent : Moderate, Area Affected : 5%*

*Location : Corridor And Classrooms Throughout*

*Staining/Discoloring, Extent : Moderate, Area Affected : 5%*

*Location : Various Classrooms*

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

*Location : Various Classrooms*

**Site Pavements****On-Site Walkways**

Asphalt      25%      2034      \$54,600

Cast in Place Concrete      75%    4+      \$5,200    2044      \* \*

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

*Location : South And East Side*

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

**Under 600 Volts****Switchgear / Switchboard**

Fused Disc Sw      100%      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

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Thermoplastic	95%			2031	\$30,900	1		
	Thermoplastic	5%			2041	* *	1		
Motor Controllers									
	Locally Mounted	10%			2036	* *	5		
	No Component	90%							
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Room 613									
Explanation : Ground Observed									
Lighting									
Interior Lighting									
	Fluorescent	100%			2031	\$131,600	10	\$11,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Egress Lighting									
	Emergency, Service	50%			2031	\$3,600	1		
	Exit, Service	50%			2031	\$2,000	1		
Exterior Lighting									
	HID	20%			2026	\$11,000	10		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Operated Via Timer									
	No Component	80%							
Alarm									
Security System									
	No Component	80%							
	Generic	20%			2036	* *	1	\$900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Hallways And Outside									
Explanation : Surveillance Cameras									
Fire/Smoke Detection									
	No Component	70%							
	Generic, Analog	30%			2026	\$9,100	1-3	\$2,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Hallways									
Explanation : Manual Pull Station And Alarm Bells									

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2041	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	100%			2026	\$36,700	1	\$6,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : In The Ceiling							
		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%							

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

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

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



Print Date : 14-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
<b>Total</b>	<b>\$439,900</b>	<b>\$5,550,900</b>
Importance Code A	\$179,500	\$61,900
Importance Code B	\$52,200	\$1,013,900
Importance Code C	\$208,200	\$4,475,100
<b>Total</b>	<b>\$439,900</b>	<b>\$5,550,900</b>

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
<b>Total</b>	<b>\$606,400</b>	<b>\$9,000</b>	<b>\$14,200</b>	<b>\$17,700</b>
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			
<b>Total</b>	<b>\$606,400</b>	<b>\$9,000</b>	<b>\$14,200</b>	<b>\$17,700</b>



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%	Now	\$14,300	LIFE	* *	5	\$12,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Concrete Masonry Unit	10%	Now	\$38,500	LIFE	* *	5	\$1,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : South Facade								
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Stairs								
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 25%								
	Location : North And South Facades								
	Metal Panel	80%	Now	\$25,400	2041	* *	5	\$36,800	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Deformed/Dented, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Windows									
	Steel	100%	Now	\$42,200	2056	* *	5	\$6,000	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
Roof									
	Skylight, Metal/Glass	2%			2041	* *	10	\$2,400	
	Spray-on Foam	98%	Now	\$112,900	2041	* *	5	\$23,400	1
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
	Location : Throughout								
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%								
	Location : North And South Facades								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Soffits									
	Stucco Cement	100%			2036	* *	5		

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T7**  
**Asset # : 2115**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	35%	0-2	\$220,400	2033	\$220,400	3	\$19,100	
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Classrooms							
		Wrinkling, Extent : Moderate, Area Affected : 25%							
		Location : Classrooms							
	Cast in Place Concrete	10%			LIFE	**	5	\$8,000	
	Mosaic Tile	5%			2036	**	5	\$4,600	
	Vinyl Tile	45%	Now	\$22,100	2031	\$442,700	3	\$6,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 25%							
		Location : Throughout							
	Vinyl Tile 9" X 9"	5%	0-2	\$7,100	2041	**	3	\$700	
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Corridors							
Interior Walls									
	Concrete Masonry Unit	50%			LIFE	**	5	\$8,600	
	Gypsum Board	50%	Now	\$5,900	LIFE	**	5	\$12,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
Ceilings									
	AcousTileSusp.Lay-In	10%	0-2	\$35,500	2051	**	5	\$1,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Exposed Struc: Concrete	80%			LIFE	**	5	\$4,600	
	Gypsum Board	10%	Now	\$6,200	LIFE	**	5	\$4,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
Site Enclosure									
Fence/Gates									
	Chain Link	100%	2-4	\$400	2041	**			
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Site Pavements									
On-Site Walkways									
	Asphalt	50%	2-4	\$31,100	2034	\$310,800			
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Cast in Place Concrete	50%	0-2	\$24,500	2036	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							

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

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

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

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

## Site Pavements

## Parking/Driveway

## Asphalt

100% 0-2 \$208,200 2034 \$4,164,300

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%*

*Location : Throughout Parking Lot*

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

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100% 2031 \$7,400 5 \$100

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

*Location : Electrical Room*

*Explanation : Main Service Switch Rated At 600 Amperes*

## Raceway

## Conduit

90% 2031 \$32,400 1

## Conduit

10% 2041 \* \* 1

## Panelboards

## Molded Case Bkrs

90% 2030 \$26,300 5 \$600

## Molded Case Bkrs

10% 2039 \* \* 5 \$100

## Wiring

## Thermoplastic

90% 2031 \$29,300 1

## Thermoplastic

10% 2041 \* \* 1

## Ground

## Grounding Devices

## Not Accessible

100%

## Lighting

## Interior Lighting

## Fluorescent

98% 2031 \$260,300 10 \$21,900

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

*Location : Throughout The Building*

## Fluorescent

2% 2031 \$5,300 10 \$400

*Compact Fluorescent Light, Extent : Light, Area Affected : 100%*

*Location : Hallways*

## Egress Lighting

## Emergency, Battery

50% 2031 \$20,000 10 \$2,900

## Exit, Service

50% 2031 \$4,000 1

## Exterior Lighting

## HID

20% 2026 \$22,200 10

## No Component

80%

## Alarm

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T7**  
**Asset # : 2115**

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

## Alarm

## Security System

No Component

80%

Generic

20%

2031

\$8,900

1

\$1,800

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Hallways**Explanation : Surveillance Cameras*

## Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2026

\$12,300

1-3

\$3,100

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

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

## Heating

## Energy Source

Electricity

10%

2041

\* \*

1

Natural Gas

90%

2041

\* \*

1

## Conversion Equipment

Furnace

90%

0-2

\$66,600

2041

\* \*

1

\$9,800

*Damaged, Extent : Severe, Area Affected : 60%**Location : Insulation Peeling Off, Roof**Malfunctioning, Extent : Severe, Area Affected : 75%**Location : Roof**Other Observation, Extent : Severe, Area Affected : 90%**Location : Roof**Explanation : 7 Obsolete Rooftop Packaged Units With Direct Expansion R-22 Component For Cooling.*

Radiant Heater

10%

2031

\$61,900

2

\$1,100

*Other Observation, Extent : N/A, Area Affected : 10%**Location : Various**Explanation : 5 Electric Units*

## Air Conditioning

## Energy Source

Electricity

100%

2039

\* \*

1

## Conversion Equipment

Not Accessible

100%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Roof**Explanation : See Heating Equipment*

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Air Cooled Condenser Unit	100%	0-2	\$41,300	2041	* *	2	\$13,600	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Roof							
		Explanation : Obsolete							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$52,200	LIFE	* *	2-5	\$13,600	
		Insul. Deteriorating, Extent : Severe, Area Affected : 60%							
		Location : Ductwork On Roof Is Damaged And Corroded							
	Exhaust Fans								
	Roof	100%			2026	\$46,200	2	\$700	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2031	\$305,600	1		
	Water Heater With Tanks								
	Gas Fired	100%	Now	\$300	2031	\$16,700	2		
		Leak Evident, Extent : Severe, Area Affected : 100%							
		Location : 2nd Floor Room No. 7214							
		Not Energy Efficient, Extent : Severe, Area Affected : 100%							
		Location : 2nd Floor Room No. 7214							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st To 2nd Floor							
		Explanation : 1 Unit							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
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*\*\* 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
<b>Total</b>	<b>\$473,300</b>	<b>\$1,054,800</b>
Importance Code A	\$473,300	
Importance Code B		\$830,500
Importance Code C		\$224,300
<b>Total</b>	<b>\$473,300</b>	<b>\$1,054,800</b>

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
<b>Total</b>	<b>\$209,400</b>	<b>\$8,100</b>	<b>\$10,200</b>	<b>\$25,300</b>
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			
<b>Total</b>	<b>\$209,400</b>	<b>\$8,100</b>	<b>\$10,200</b>	<b>\$25,300</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	93%	Now	\$281,600	LIFE	**	5	\$11,200	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : North Facade, South Facade							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : North Facade							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : South Facade							
		Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%							
		Location : South Facade							
		Vertical Cracks, Extent : Moderate, Area Affected : 5%							
		Location : North Facade							
	Pre-Cast Concrete	2%	Now	\$1,400	LIFE	**	5	\$1,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Window Sills Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Window Sills Throughout							
	Window Wall	5%	Now	\$5,700	2041	**	5	\$1,800	
		Caulking Deteriorated, Extent : Light, Area Affected : 10%							
		Location : Entrances And Corridors Throughout							
		Water Penetration, Extent : Light, Area Affected : 20%							
		Location : Entrances And Corridors Throughout							
Windows									
	Steel	100%	Now	\$85,400	2056	**	5	\$12,100	
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Parapets									
	Metal Rail	100%			2044	**	5-10	\$38,600	
Roof									
	Modified Bitumen	95%	2-4	\$13,700	2036	**			
		Blisters, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Skylight, Metal/Glass	5%			2051	**	10	\$4,500	
Soffits									
	Cement - Fiber Panel	100%			2031		10		

Interior

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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	10%	Now	\$4,300	LIFE	**	5	\$5,700		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Connection To T6 And Mechanical Room								
Mosaic Tile	5%	4+	\$11,900	2036	**	5	\$1,600		
	Worn/Eroded, Extent : Moderate, Area Affected : 15%								
	Location : Toilets Throughout								
Quarry Tile	25%	Now	\$9,400	2044	**	5	\$4,900		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout Corridors And Lobby								
Vinyl Tile	60%	Now	\$8,400	2031	\$422,000	3	\$5,900		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout Classrooms								
Interior Walls									
Concrete Masonry Unit	50%	4+	\$15,800	LIFE	**	5	\$3,400		
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : 1st Floor Main Lobby And Entrance								
Gypsum Board	50%			LIFE	**	5	\$5,200		
Ceilings									
AcousTileSusp.Lay-In	15%			2036	**	5	\$3,800		
Exposed Struc: Concrete	75%			LIFE	**	5	\$2,900		
Gypsum Board	10%	Now	\$900	LIFE	**	5	\$3,100		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : 2nd Floor Corridor								
	Recent Repair Evident, Extent : N/A, Area Affected : 5%								
	Location : 2nd Floor Corridor								
Site Enclosure									
Fence/Gates									
Aluminum Rail	100%			2036	**	5-10			
Site Pavements									
On-Site Walkways									
Asphalt	25%	0-2	\$1,000	2034	\$20,400				
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : South Side Of Building								
Cast in Place Concrete	75%	4+	\$1,900	2044	**				
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : South And East Side Of Building								
Parking/Driveway									
Asphalt	100%	Now	\$4,500	2034	\$224,300				
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : North Side Lot								

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2031	\$3,700	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2031	\$42,300	5	\$100	
	Raceway								
	Conduit	100%			2031	\$36,000	1		
	Panelboards								
	Molded Case Bkrs	100%			2030	\$19,500	5	\$500	
	Wiring								
	Thermoplastic	100%			2031	\$32,500	1		
	Motor Controllers								
	Locally Mounted	10%			2036	* *	5		
	No Component	90%							
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	98%	Now	\$3,700	2031	\$186,100			
		Damaged Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Missing Lenses Throughout							
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	2%			2031	\$3,800	10	\$300	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Hallways							
	Egress Lighting								
	Emergency, Battery	50%			2031	\$14,300	10	\$2,100	
	Exit, Service	50%			2031	\$2,900	1		
	Exterior Lighting								
	HID	10%			2026	\$7,900	10		
	HID	10%	Now	\$7,900	2041	* *			
		Not in Service, Extent : Moderate, Area Affected : 100%							
		Location : Outside Perimeter							
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2036	* *	1	\$1,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : Surveillance Cameras							

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

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

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

**Alarm**

## Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2026

\$13,200

1-3

\$3,300

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

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

**Heating**

## Energy Source

Electricity

40%

2041

\* \*

1

Natural Gas

60%

2041

\* \*

1

## Conversion Equipment

Furnace

60%

0-2

\$31,800

2041

\* \*

1

\$4,700

*Other Observation, Extent : Severe, Area Affected : 60%**Location : Roof**Explanation : 1 Rooftop Unit With Direct Expansion Cooling Coil. On Extended Life.*

Radiant Heater

40%

Now

\$106,300

2041

\* \*

2

\$2,600

*Damaged, Extent : Severe, Area Affected : 25%**Location : Various Areas**Other Observation, Extent : Light, Area Affected : 75%**Location : Various**Explanation : 23 Units***Air Conditioning**

## Energy Source

Electricity

100%

2039

\* \*

1

**Ventilation**

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$9,700

## Exhaust Fans

Roof

100%

2026

\$33,000

2

\$500

**Plumbing**

## H/C Water Piping

Brass/Copper

100%

2031

\$218,500

1

## Water Heater With Tanks

Electric

100%

2026

\$23,100

4

## Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

## Storm Drain Piping

Cast Iron

100%

LIFE

\* \*

1

## Fixtures

Generic

100%

**Vertical Transport**

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Vertical Transport

Elevators

Hydraulic

100%

LIFE

\* \*

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : 1st To 2nd Floor*

*Explanation : 1 Unit*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 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
<b>Total</b>		<b>\$264,700</b>
Importance Code A		\$103,300
Importance Code C		\$161,400
<b>Total</b>		<b>\$264,700</b>

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			
<b>Total</b>	<b>\$154,600</b>	<b>\$16,900</b>	<b>\$16,500</b>	<b>\$38,700</b>
Importance Code A	\$18,200	\$400		\$3,200
Importance Code B	\$128,300	\$16,500	\$16,500	\$35,500
Importance Code C	\$8,100			
<b>Total</b>	<b>\$154,600</b>	<b>\$16,900</b>	<b>\$16,500</b>	<b>\$38,700</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE VEHICLE STORAGE - Z**  
**Asset # : 13607**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls	Metal Panel	80%	Now	\$9,500	2051	**	5	\$13,700	
		Deformed/Dented, Extent : Moderate, Area Affected : 10%							
		Location : At Corners And Rollup Doors							
	Metal Coiling Doors	20%			2044	**	5	\$5,700	
		Deformed/Dented, Extent : Light, Area Affected : 5%							
		Location : Impact Damage At East And West Doors							
Windows									
Aluminum		50%	0-2	\$5,500	2047	**	5	\$300	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : North Side							
	Metal Louvers	50%	Now	\$3,200	2040	**			
		Corrosion/Rusting, Extent : Light, Area Affected : 20%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : West Side Louver							
		Explanation : Blocked With Plywood							
Roof									
Metal Panel		95%			2044	**	10	\$10,800	
	Skylight, Plastic	5%			2044	**	1		
Interior									
Floors									
Cast in Place Concrete		100%	0-2	\$10,000	LIFE	**	5	\$13,100	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Ceilings									
Exposed Struc: Steel		35%	4+	\$9,900	LIFE	**			
		Corrosion/Rusting, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Metal Panel	65%			LIFE	**	5	\$4,900	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2051	**			
Site Pavements									
On-Site Walkways									
	Asphalt	100%			2040	**			
Parking/Driveway									
	Asphalt	100%	Now	\$8,100	2034	\$161,400			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : East West And South Side Of Building							

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE VEHICLE STORAGE - Z**  
**Asset # : 13607**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Transformers								
	Dry Type	100%			2036	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 45 Kilovolt-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		
Lighting									
	Interior Lighting								
	Fluorescent	10%			2031	\$2,800	10	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Cafeteria Room							
		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%							
Alarm									
	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, Manual Pull Station							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2041	* *	1		
	Conversion Equipment								
	Radiant Heater	100%			2031	\$103,300	2	\$1,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Various Locations							
		Explanation : 6 Gas Fired Units							
Ventilation									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE VEHICLE STORAGE - Z**  
**Asset # : 13607**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
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 : 100%							
	Location : Gas Station, Outside							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.



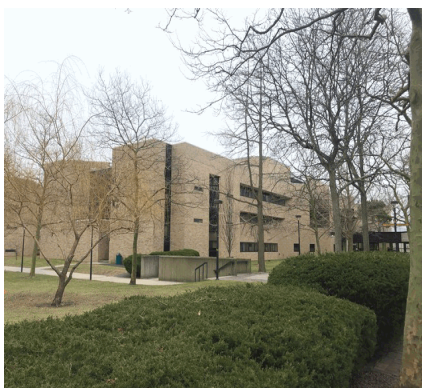
Print Date : 14-Aug-2024

**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  
**Program / Asset #** : CUN0003.0C0 / 2122 **Yr Built/Renovated** : 1977 / 2000  
**Area Sq Ft** : 32,857 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 13-Jan-2020 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,3  
**Block** : 8760 **Lot** : 60 **BIN** : 3347724

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
<b>Total</b>	<b>\$2,334,000</b>	<b>\$2,556,500</b>
Importance Code A	\$804,100	\$563,000
Importance Code B	\$1,529,900	\$1,993,500
<b>Total</b>	<b>\$2,334,000</b>	<b>\$2,556,500</b>

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
<b>Total</b>	<b>\$272,200</b>	<b>\$20,700</b>	<b>\$15,800</b>	<b>\$73,600</b>
Importance Code A	\$47,900			
Importance Code B	\$187,700	\$20,700	\$15,800	\$73,600
Importance Code C	\$36,600			
<b>Total</b>	<b>\$272,200</b>	<b>\$20,700</b>	<b>\$15,800</b>	<b>\$73,600</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING C**  
**Asset # : 2122**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	80%	Now	\$317,000	LIFE	* *	5	\$39,400	
		Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : North Facade							
	Metal Panel	5%			2041	* *	5-10	\$16,900	
	Window Wall	15%	Now	\$87,700	2041	* *	5	\$13,900	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Windows									
	Aluminum	95%	Now	\$17,300	2039	* *	5	\$900	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Offices							
	Metal Louvers	5%			2040	* *	10	\$600	
Parapets									
	Masonry: Brick	85%	Now	\$83,400	LIFE	* *	5	\$3,400	
		Horizontal Cracks, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Metal Panel	5%			2051	* *	5	\$800	
	Metal Rail	10%			2036	* *	5-10	\$7,200	
Roof									
	Modified Bitumen	10%	Now	\$21,200	2041	* *			
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : North Facade							
	Single Ply Membrane	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							
	Skylight, Metal/Glass	5%	Now	\$90,800	2051	* *			
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%							
		Location : Above Lobby, Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Lobby, Throughout							
Soffits									
	Stucco Cement	100%			2036	* *	5		
Interior									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING C**  
**Asset # : 2122**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	25%	Now	\$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	20%			LIFE	**	5	\$21,500	
	Ceramic Tile	5%	0-2	\$6,800	2040	**	5	\$1,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Panel/Paver: Cer/Brk	15%			2047	**	5	\$16,600	
	Vinyl Tile	35%	0-2	\$9,300	2031	\$464,400	3	\$6,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	5%			2040	**	5	\$2,400	
	Concrete Masonry Unit	20%	0-2	\$17,300	LIFE	**	5	\$3,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Gypsum Board	60%	Now	\$19,300	LIFE	**	5	\$17,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Masonry: Brick	10%			LIFE	**			
Ceilings									
	AcousTileConcealSpLn	20%	0-2	\$7,700	2029	\$154,600	5	\$6,100	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	AcousTileSusp.Lay-In	35%	0-2	\$14,000	2036	**	5	\$8,600	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Exposed Struc: Concrete	25%			LIFE	**	5	\$1,900	
	Gypsum Board	20%	Now	\$3,400	LIFE	**	5	\$12,300	
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Lobby Throughout							
Site Enclosure									
Retaining Walls									
	Cast in Place Concrete	10%			2051	**			
	No Component	90%							
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	20%			2036	**			
	No Component	80%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING C**  
**Asset # : 2122**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Dry Type	100%			2029	\$26,100	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Mechanical Room									
Explanation : 75 Kilovolt-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 Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	LED	2%			2036	* *			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Lobby									
Explanation : LEDs Observed									
Egress Lighting									
	Emergency, Service	50%			2031	\$9,900	1		
	Exit, Service	50%			2031	\$6,900	1		
Exterior Lighting									
	HID	20%			2026	\$29,900	10		
	No Component	80%							
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2031	\$18,100	1	\$3,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Hallways									
Explanation : Surveillance Camera System									
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2031	\$24,800	1-3	\$6,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Hallways And Mechanical Room									
Explanation : Smoke Detectors, Horns, Alarm Bells, Strobe Lights And Manual Pull Stations									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING C**  
**Asset # : 2122**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source	HTHW/HW	100%			2041	* *	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Penthouse Mechanical Room									
Explanation : Hot Water Provided From Building P. Building C And F Share The Same Mechanical Room.									
Distribution									
Hot Wtr Piping/Pump		100%	Now	\$7,000	2030	\$70,200	4	\$1,600	
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	\$10,200	
Convactor/Radiator		10%			2029	\$26,200	1	\$1,100	
Fan Coil Unit/Heat		40%	Now	\$191,000	2041	* *	1	\$3,800	
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 Pipe/Pump		100%	2-4	\$5,200	2031	\$51,900	4	\$1,600	
Corroded, Extent : Moderate, Area Affected : 25%									
Location : Pumps In Penthouse Mechanical Room									
Insul. Deteriorating, Extent : Moderate, Area Affected : 20%									
Location : Penthouse Mechanical Room									
Terminal Devices									
Air Handler/Cool/Ht		80%			2026	\$498,100	1	\$16,300	
Fan Coil - 2 Pipe		20%			2026	\$195,800	1	\$2,100	
Ventilation									
Distribution	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$18,300	
Exhaust Fans									
Interior		95%			2026	\$135,200	2	\$1,000	
Roof		5%			2026	\$3,100	2	\$100	
Plumbing									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING C**  
**Asset # : 2122**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping Brass/Copper	100%			2031	\$412,100	1		
	HW Heat Exchanger HTHW/HW	100%			2031	\$89,900			
		Other Observation, Extent : Light, Area Affected : 100% Location : Penthouse Mechanical Room Explanation : Unit Shared With Building F							
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100% Location : 1st To 3rd Floor, Penthouse Explanation : 1 Unit							
Fire Suppression									
	Standpipe Generic	100%			2031	\$147,800	1-5	\$16,600	
	Sprinkler No Component Generic	80% 20%			2031	\$88,800	1-2	\$1,800	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

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
<b>Total</b>	<b>\$2,188,000</b>	<b>\$3,156,300</b>
Importance Code A	\$608,100	\$563,000
Importance Code B	\$1,579,900	\$2,466,700
Importance Code C		\$126,600
<b>Total</b>	<b>\$2,188,000</b>	<b>\$3,156,300</b>

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
<b>Total</b>	<b>\$269,500</b>	<b>\$13,300</b>	<b>\$16,700</b>	<b>\$111,000</b>
Importance Code A	\$68,400			
Importance Code B	\$164,400	\$13,300	\$16,700	\$109,800
Importance Code C	\$36,600			\$1,200
<b>Total</b>	<b>\$269,500</b>	<b>\$13,300</b>	<b>\$16,700</b>	<b>\$111,000</b>



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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING D**  
**Asset # : 2123**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	80%	Now	\$317,000	LIFE	* *	5	\$39,400	
		Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Metal Panel	5%			2041	* *	5-10	\$16,900	
	Window Wall	15%	Now	\$87,700	2041	* *	5	\$13,900	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 20%							
		Location : North Facade							
		Water Penetration, Extent : Light, Area Affected : 20%							
		Location : North Facade							
Windows									
	Aluminum	95%	Now	\$17,300	2039	* *	5	\$900	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Offices							
	Metal Louvers	5%			2034	\$5,300	10	\$600	
Parapets									
	Masonry: Brick	85%	Now	\$41,700	LIFE	* *	5	\$3,400	
		Horizontal Cracks, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Metal Panel	5%			2041	* *	5	\$800	
	Metal Rail	10%			2036	* *	5-10	\$7,200	
Roof									
	Modified Bitumen	10%			2041	* *	10	\$3,300	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : North Facade							
	Single Ply Membrane	85%	Now	\$112,600	2031	\$563,000			
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Third Floor							
	Skylight, Metal/Glass	5%	Now	\$90,800	2041	* *			
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 40%							
		Location : Over Lobby							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Over Main Lobby							
Soffits									
	Stucco Cement	100%			2036	* *	5		

Interior

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING D**  
**Asset # : 2123**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	20%	0-2	\$68,000	2030	\$169,900	3	\$14,800	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
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%	0-2	\$13,300	2031	\$663,400	3	\$9,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2034	\$126,600	5	\$2,400	
Concrete Masonry Unit	20%	0-2	\$17,300	LIFE	* *	5	\$3,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Gypsum Board	60%	Now	\$19,300	LIFE	* *	5	\$17,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Brick	10%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	20%	0-2	\$7,700	2029	\$154,600	5	\$6,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
AcousTileSusp.Lay-In	35%			2036	* *	5	\$17,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Concrete	25%			LIFE	* *	5	\$1,900	
Gypsum Board	20%	0-2	\$3,400	LIFE	* *	5	\$12,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	20%			2036	* *			
No Component	80%							

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING D**  
**Asset # : 2123**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2031	\$22,100	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 2,500 Amperes							
Transformers									
	Dry Type	100%			2029	\$26,100	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 112.5 Kilovolt-ampere							
Switchgear / Switchboard									
	Fused Disc Sw	100%			2031	\$127,000	5	\$100	
Raceway									
	Conduit	95%			2031	\$56,800	1		
	Conduit	5%			2041	* *	1		
Panelboards									
	Fused Disc Sw	5%			2030	\$4,900	5		
	Molded Case Bkrs	90%			2030	\$87,700	5	\$800	
	Molded Case Bkrs	5%			2039	* *	5		
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 : N/A, Area Affected : 100%							
		Location : Lobby And Hallways							
		Explanation : Compact Fluorescent Fixtures							
	Fluorescent	97%			2031	\$464,000	10	\$29,200	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
Egress Lighting									
	Emergency, Service	50%			2031	\$9,900	1		
	Exit, Service	50%			2031	\$6,900	1		
Exterior Lighting									
	HID	20%			2026	\$29,900	10		
	No Component	80%							

**Alarm**

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING D**  
**Asset # : 2123**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

**Alarm**

## Security System

No Component

70%

Generic

30%

2031

\$18,100

1

\$3,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Surveillance Camera System*

## Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2031

\$24,800

1-3

\$6,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways, Mechanical Rooms**Explanation : Strobe Lights, smoke Detectors, Alarm Bells, Horns And Manual Pull Stations*

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

**Heating**

## Energy Source

HTHW/HW

100%

2041

\* \*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse Mechanical Room**Explanation : Hot Water Provided From Building P. Building D And E Share The Same Mechanical Room.*

## Distribution

Hot Wtr Piping/Pump

100%

Now

\$7,000

2030

\$70,200

4

\$1,600

*Corroded, Extent : Light, Area Affected : 20%**Location : Dual Duty Pumps In Penthouse Mechanical Room**Insul. Deteriorating, Extent : Moderate, Area Affected : 10%**Location : Penthouse Mechanical Room**Leak Evident, Extent : Severe, Area Affected : 30%**Location : Circulating Pump At Air Handler Ch Bl-5 In Mechanical Room*

## Terminal Devices

Air Handler

50%

2026

\$301,900

1

\$10,200

Convactor/Radiator

10%

2029

\$26,200

1

\$1,100

Fan Coil Unit/Heat

40%

0-2

\$191,000

2041

\* \*

1

\$3,800

*Corroded, Extent : Moderate, Area Affected : 20%**Location : Various**On Extended Life, Extent : Severe, Area Affected : 20%**Location : Various Locations***Air Conditioning**

## Energy Source

District Chilled Water

100%

2041

\* \*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room In Penthouse**Explanation : Chilled Water Provided From Building P*

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING D**  
**Asset # : 2123**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	2-4	\$5,200	2031	\$51,900	4	\$1,600	
Corroded, Extent : Light, Area Affected : 20%									
Location : Pumps In Penthouse Mechanical Room									
Insul. Deteriorating, Extent : Moderate, Area Affected : 20%									
Location : Penthouse Mechanical Room									
Terminal Devices									
	Air Handler/Cool/Ht	70%			2026	\$435,900	1	\$14,200	
	Fan Coil - 2 Pipe	30%			2026	\$293,700	1	\$3,200	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$18,300	
Exhaust Fans									
	Interior	95%			2026	\$135,200	2	\$1,000	
	Roof	5%			2026	\$3,100	2	\$100	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2031	\$412,100	1		
HW Heat Exchanger									
	HTHW/HW	100%			2031	\$89,900			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Penthouse Mechanical Room									
Explanation : Unit Shared With Building E									
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st To 3rd Floor, Penthouse									
Explanation : 1 Unit									
Fire Suppression									
Standpipe									
	Generic	100%			2031	\$147,800	1-5	\$16,600	
Sprinkler									
	No Component	80%							
	Generic	20%			2031	\$88,800	1-2	\$1,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 14-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  
**Program / Asset #** : CUN0003.0E0 / 2124 **Yr Built/Renovated** : 1977 / 2000  
**Area Sq Ft** : 32,857 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 13-Jan-2020 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,3  
**Block** : 8760 **Lot** : 60 **BIN** : 3347724

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
<b>Total</b>	<b>\$1,384,300</b>	<b>\$2,790,700</b>
Importance Code A	\$899,700	\$563,000
Importance Code B	\$484,600	\$2,037,100
Importance Code C		\$190,600
<b>Total</b>	<b>\$1,384,300</b>	<b>\$2,790,700</b>

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
<b>Total</b>	<b>\$218,800</b>	<b>\$9,600</b>	<b>\$12,800</b>	<b>\$54,500</b>
Importance Code A	\$33,200			
Importance Code B	\$155,500	\$9,600	\$12,800	\$53,300
Importance Code C	\$30,100			\$1,200
<b>Total</b>	<b>\$218,800</b>	<b>\$9,600</b>	<b>\$12,800</b>	<b>\$54,500</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E**  
**Asset # : 2124**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	80%	Now	\$317,000	LIFE	**	5	\$39,400	
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Southwest Corner							
		Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Metal Panel	5%			2041	**	5-10	\$16,900	
	Window Wall	15%	Now	\$87,700	2041	**	5	\$13,900	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 20%							
		Location : South Facade							
		Water Penetration, Extent : Light, Area Affected : 20%							
		Location : South Facade							
Windows									
	Aluminum	95%	Now	\$17,300	2039	**	5	\$900	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Offices							
	Metal Louvers	5%			2034	\$5,300	10	\$600	
Parapets									
	Masonry: Brick	85%	Now	\$83,400	LIFE	**	5	\$3,400	
		Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : East Facade And South Facade							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : East Facade And South Facade							
	Metal Panel	5%			2041	**	5	\$800	
	Metal Rail	10%	Now	\$1,300	2036	**	5	\$2,800	1
		Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
		Location : Missing Railing At South Facade Of Roof							

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E**  
**Asset # : 2124**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Roof								
	IRMA/Protected Membrane	10%	Now	\$9,600	2026	\$95,600			
				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									
	Stucco Cement	100%			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%					
				Location : Throughout					
	Panel/Paver: Cer/Brk	15%			2039	* *	5	\$16,600	
	Vinyl Tile	50%	0-2	\$13,300	2031	\$663,400	3	\$9,200	
				Cracking/Crumbling, Extent : Light, Area Affected : 10%					
				Location : Throughout					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E**  
**Asset # : 2124**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	* *			
	Ceramic Tile	5%			2034	\$126,600	5	\$2,400	
	Concrete Masonry Unit	20%	0-2	\$17,300	LIFE	* *	5	\$3,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Gypsum Board	20%	Now	\$6,400	LIFE	* *	5	\$5,700	
	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								
	Gypsum Board	40%			LIFE	* *	5	\$11,300	
	Masonry: Brick	10%			LIFE	* *			
Ceilings									
	AcousTileSusp.Lay-In	45%	0-2	\$18,000	2036	* *	5	\$11,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Exposed Struc: Concrete	30%			LIFE	* *	5	\$2,300	
	Gypsum Board	25%	Now	\$4,200	LIFE	* *	5	\$15,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Site Enclosure									
Retaining Walls									
	Cast in Place Concrete	10%			2051	* *			
	No Component	90%							
Site Pavements									
On-Site Walkways									
	Asphalt	60%	0-2	\$6,400	2034	\$64,000			
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Cast in Place Concrete	40%			2036	* *			

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	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**

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E**  
**Asset # : 2124**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	95%			2031	\$454,400	10	\$28,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	5%			2036	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Lobby							
		Explanation : LEDs Observed							
Egress Lighting									
	Emergency, Service	50%			2031	\$9,900	1		
	Exit, Service	50%			2031	\$6,900	1		
Exterior Lighting									
	HID	10%			2026	\$15,000	10		
	LED	10%			2036	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : On Roof							
		Explanation : Operate Via Timer							
	No Component	80%							
Alarm									
	Security System								
	No Component	90%							
	Generic	10%			2031	\$6,000	1	\$1,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : Surveillance Camera System							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2031	\$24,800	1-3	\$6,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Mechanical Room							
		Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2041	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse Mechanical Room							
		Explanation : Hot Water Provided From Building P. Building D And E Share The Same Mechanical Room.							

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E**  
**Asset # : 2124**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	10%			2029	\$26,200	1	\$1,100	
	Fan Coil Unit/Heat	40%	0-2	\$191,000	2041	* *	1	\$3,800	
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Various							
		On Extended Life, Extent : Severe, Area Affected : 40%							
		Location : Various Locations							
	No Component	50%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Penthouse Mechanical Room							
		Explanation : See Wing D Air Handlers							
Air Conditioning									
	Energy Source								
	District Chilled Water	100%			2041	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse Mechanical Room							
		Explanation : Chilled Water Provided From Building P							
	Terminal Devices								
	Fan Coil - 2 Pipe	30%			2026	\$293,700	1	\$3,200	
	No Component	70%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Penthouse Mechanical Room							
		Explanation : See Wing D							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$18,300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2031	\$412,100	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st To 3rd Floor, 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	

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E**  
**Asset # : 2124**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 14-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  
**Program / Asset #** : CUN0003.0F0 / 2125 **Yr Built/Renovated** : 1977 / 2000  
**Area Sq Ft** : 33,130 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 13-Jan-2020 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,3  
**Block** : 8760 **Lot** : 60 **BIN** : 3347724

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$804,100	\$658,600
Interior Architecture	\$115,900	\$925,500
Electrical		\$593,400
Mechanical	\$892,200	\$654,000
<b>Total</b>	<b>\$1,812,300</b>	<b>\$2,831,500</b>
Importance Code A	\$804,100	\$658,600
Importance Code B	\$1,008,200	\$2,046,300
Importance Code C		\$126,600
<b>Total</b>	<b>\$1,812,300</b>	<b>\$2,831,500</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
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
<b>Total</b>	<b>\$231,500</b>	<b>\$223,800</b>	<b>\$14,600</b>	<b>\$56,500</b>
Importance Code A	\$45,800			
Importance Code B	\$149,100	\$223,800	\$14,600	\$55,400
Importance Code C	\$36,600			\$1,200
<b>Total</b>	<b>\$231,500</b>	<b>\$223,800</b>	<b>\$14,600</b>	<b>\$56,500</b>



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 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING F**  
**Asset # : 2125**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	80%	Now	\$317,000	LIFE	* *	5	\$39,400	
		Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Metal Panel	5%			2041	* *	5-10	\$16,900	
	Window Wall	15%	Now	\$87,700	2041	* *	5	\$13,900	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 20%							
		Location : South Facade							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : South Facade							
Windows									
	Aluminum	95%	Now	\$17,300	2039	* *	5	\$900	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Offices							
	Metal Louvers	5%			2034	\$5,300	10	\$600	
Parapets									
	Masonry: Brick	85%	Now	\$83,400	LIFE	* *	5	\$3,400	
		Horizontal Cracks, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	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, Extent : Moderate, Area Affected : 30%							
		Location : Lower Deck							
		Water Penetration, Extent : Moderate, Area Affected : 30%							
		Location : Offices							
	Single Ply Membrane	85%	Now	\$225,200	2031	\$563,000			
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 40%							
		Location : Upper Roof							
	Skylight, Metal/Glass	5%	Now	\$90,800	2051	* *			
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%							
		Location : Over Lobby							
		Water Penetration, Extent : Moderate, Area Affected : 30%							
		Location : Over Lobby							
Soffits									
	Stucco Cement	100%			2036	* *	5		

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING F**  
**Asset # : 2125**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors									
	Carpet	25%	0-2	\$84,900	2027	\$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%	2-4	\$6,800	2034	\$135,400	5	\$1,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Panel/Paver: Cer/Brk	15%			2039	**	5	\$16,600	
	Vinyl Tile	50%	0-2	\$13,300	2031	\$663,400	3	\$9,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	5%			2034	\$126,600	5	\$2,400	
	Concrete Masonry Unit	20%	2-4	\$17,300	LIFE	**	5	\$3,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Gypsum Board	60%	Now	\$19,300	LIFE	**	5	\$17,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Masonry: Brick	10%			LIFE	**			
Ceilings									
	AcousTileConcealSpLn	15%	Now	\$11,600	2029	\$115,900	5	\$4,600	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	AcousTileSusp.Lay-In	35%	Now	\$14,000	2036	**	5	\$8,600	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Exposed Struc: Concrete	30%			LIFE	**	5	\$2,300	
	Gypsum Board	20%	Now	\$3,400	LIFE	**	5	\$12,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Lobby							
Site Enclosure									
	Retaining Walls								
	Cast in Place Concrete	10%			2051	**			
	No Component	90%							
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.

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING F**  
**Asset # : 2125**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	

## Site Pavements

## On-Site Walkways

Asphalt	60%		2034					
Cast in Place Concrete	40%		2036			* *		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	

## Under 600 Volts

## Transformers

Dry Type	20%		2036			* *	5	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Mechanical Room*

*Explanation : 112.5 Kilovolt-ampere*

No Component	80%							
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## Raceway

Conduit	100%		2031		\$59,800		1	
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## 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	
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## Motor Controllers

Locally Mounted	10%		2036			* *	5	
No Component	90%							

## Lighting

## Interior Lighting

Fluorescent	95%		2031		\$458,200		10	\$28,900
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*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%*

*Location : Throughout The Building*

LED	5%		2036			* *		
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*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Lobby*

*Explanation : LEDs Observed*

## Egress Lighting

Emergency, Service	50%		2031		\$10,000		1	
Exit, Service	50%		2031		\$7,000		1	

## Exterior Lighting

LED	20%		2036			* *		
-----	-----	--	------	--	--	-----	--	--

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Roof*

*Explanation : Operated Via Timer*

No Component	80%							
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## Alarm

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING F**  
**Asset # : 2125**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Alarm

## Security System

No Component

70%

Generic

30%

2031

\$18,200

1

\$3,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Outside**Explanation : Surveillance Camera System*

## Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2031

\$25,000

1-3

\$6,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Stations, Horns And Alarm Bells, Smoke Detectors*

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Heating

## Energy Source

HTHW/HW

100%

2041

\* \*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse Mechanical Room**Explanation : Hot Water Provided From Building P. Building C And F Share The Same Mechanical Room.*

## Terminal Devices

Convactor/Radiator

10%

2029

\$26,500

1

\$1,100

Fan Coil Unit/Heat

40% Now

\$192,500

2041

\* \*

1

\$3,900

*On Extended Life, Extent : Severe, Area Affected : 40%**Location : Various Locations**Other Observation, Extent : Severe, Area Affected : 20%**Location : Various Locations**Explanation : Rusted And Leaking*

No Component

50%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Penthouse Mechanical Room**Explanation : See Wing C Air Handlers*

## Air Conditioning

## Energy Source

District Chilled Water

100%

2041

\* \*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse Mechanical Room**Explanation : Chilled Water Provided From Building P*

## Terminal Devices

Air Handler/Cool/Ht

80%

2026

\$502,300

1

\$16,400

Fan Coil - 2 Pipe

20%

2026

\$197,400

1

\$2,100

## Ventilation

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING F**  
**Asset # : 2125**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 : Light, 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	

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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  
**Program / Asset #** : CUN0004.030 / 4434 **Yr Built/Renovated** : 1913 / 2008  
**Area Sq Ft** : 892,106 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 04-Dec-2020 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,8,9  
**Block** : 273 **Lot** : 1 **BIN** : 4003516

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
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
<b>Total</b>	<b>\$25,042,300</b>	<b>\$25,509,500</b>
Importance Code A	\$231,100	\$1,735,900
Importance Code B	\$24,368,900	\$23,192,200
Importance Code C	\$442,200	\$581,500
<b>Total</b>	<b>\$25,042,300</b>	<b>\$25,509,500</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
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
<b>Total</b>	<b>\$512,700</b>	<b>\$603,400</b>	<b>\$605,500</b>	<b>\$657,100</b>
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			
<b>Total</b>	<b>\$512,700</b>	<b>\$603,400</b>	<b>\$605,500</b>	<b>\$657,100</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING**  
**Asset # : 4434**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	3%			LIFE	**	5	\$9,000	
	Glazed Ceramic Panel	75%			LIFE	**	5	\$1,680,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Throughout Exterior									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Building Exterior									
Explanation : Under Construction									
	Metal Sect. OHD	2%			2052	**	5	\$29,900	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Rear									
Explanation : Under Construction									
	Marble Panels	10%			LIFE	**	5	\$35,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Base Of Building									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Base Of Building									
Explanation : Under Construction									
	Stucco Cement	5%			2049	**	5	\$59,800	
	Window Wall	5%			2062	**	5	\$89,600	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%									
Location : Skillman Avenue, Thomson Avenue And 29th Street									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : Under Construction									
Windows									
	Aluminum	95%			2057	**	5	\$21,500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : All Windows									
Explanation : Under Construction									
	Metal Louvers	5%			2047	**	10	\$7,100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Metal Louvers									
Explanation : Under Construction									
Parapets									
	Glazed Ceramic Panel	40%			2062	**	5-10	\$62,500	
Other Observation, Extent : N/A, Area Affected : 100%									
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									
Explanation : Waterproof Cement Fiber Panel									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING**  
**Asset # : 4434**

Architecture		Current Repair		Future Replacement		Maintenance		Priority	
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		
Exterior									
Roof									
	Metal Panel	5%			2052	* *	10	\$22,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Awning Along Rear Loading Dock, 30th Street, Thomson Avenue And Skillman Avenue</i>									
<i>Explanation : Under Construction</i>									
	Modified Bitumen	90%	Now	\$231,100	2037	* *			
<i>Blisters, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Between Rear Water Tower And Penthouse</i>									
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Between Rear Water Tower And Penthouse</i>									
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>									
<i>Location : Between Rear Water Tower And Penthouse</i>									
	Skylight, Metal/Glass	5%			2058	* *	10	\$40,100	
Soffits									
	Exposed Struc: Steel	80%			LIFE	* *	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Awning Along Rear Loading Dock, 30th St, Skillman Avenue And Thomson Avenue</i>									
<i>Explanation : Under Construction</i>									
	Gypsum Board: Exterior Grade	20%			LIFE	* *			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Front Entry Soffit</i>									
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Front Entry Soffit</i>									
<i>Explanation : Under Construction</i>									
Interior									

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING**  
**Asset # : 4434**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	5%			2031	\$1,153,200	3	\$100,100	
	Cast in Place Concrete	10%			LIFE	**	5	\$292,100	
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Basement And Sub-basement								
	Cast in Place Concrete	2%			LIFE	**	5	\$58,400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 1st Floor Veterinary Labratory								
	Explanation : Epoxy 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 Elements, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Wood	2%	Now	\$466,700	2047	**	5	\$25,000	
	Deteriorated Finish, Extent : Severe, Area Affected : 100%								
	Location : 9th Floor								
	Dry Rot/Decay, Extent : Moderate, Area Affected : 10%								
	Location : 9th Floor								
	Split/Cracked, Extent : Moderate, Area Affected : 10%								
	Location : 9th Floor								
Interior Walls									
	Cast in Place Concrete	12%			LIFE	**			
	Ceramic Tile	5%			2041	**	5	\$70,900	
	Concrete Masonry Unit	20%			LIFE	**	5	\$113,500	
	Glass Block	1%			LIFE	**			
	Glass: Special Gauge	1%	Now	\$178,400	LIFE	**	1		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : 3rd Floor Rear Stairs								
	Glass: Special Gauge	1%			LIFE	**	1		
	Gypsum Board	55%			LIFE	**	5	\$468,000	
	Masonry: Brick	5%	Now	\$263,800	LIFE	**			
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Service Area								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING**  
**Asset # : 4434**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	73%	Now	\$316,600	2045	* *	5	\$487,400	
		Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Exposed Struc: Concrete	15%	Now	\$586,200	LIFE	* *	5	\$31,300	
		Paint Peeling, Extent : Moderate, Area Affected : 75%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : 9th Floor							
	Exposed Struc: Steel	2%	Now	\$125,400	LIFE	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 15%							
		Location : Service Area							
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Service Area							
	Gypsum Board	10%			LIFE	* *	5	\$166,900	
Site Enclosure									
	Fence/Gates								
	Aluminum Picket	100%			2062	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Rear Of Building Around Garden							
		Explanation : Under Construction							
	Retaining Walls								
	Cast in Place Concrete	100%			2082	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Rear Loading Dock And Garden							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Rear Loading Dock							
		Explanation : Under Construction							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	60%			2052	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Along 29th St							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Sidewalk							
		Explanation : Under Construction							
	Under Construction	40%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Along 29th And 30th St							
		Explanation : Base Gravel Installed							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING**  
**Asset # : 4434**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements									
	On-Site Walkways								
	Asphalt	70%			2047		* *		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Garden							
		Explanation : Under Construction							
	Cast in Place Concrete	10%			2052		* *		
		Other Observation, Extent : N/A, Area Affected : 33%							
		Location : Front Entry							
		Explanation : Under Construction							
	Pavers/Stone	20%			2047		* *		
		Other Observation, Extent : N/A, Area Affected : 66%							
		Location : Front Entry							
		Explanation : Under Construction							
Parking/Driveway									
	Under Construction	100%							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	40%			2032		5	\$1,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room 1							
		Explanation : Two 4000 Ampere Main Service Disconnect Switches							
	Fused Disc Sw	60%			2032		5	\$2,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room 2							
		Explanation : Four 3000 Ampere Main Service Disconnect Switches							
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 Kilovolt Amperes, 480 Volts Primary 277/208 Volts Secondary							
	Dry Type	30%			2045	* *	5	\$1,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room 1							
		Explanation : 500 Kilovolt Amperes, 480 Volts Primary 277/208 Volts Secondary							
Switchgear / Switchboard									
	Fused Disc Sw	85%			2032		5	\$3,300	
	Fused Disc Sw	10%			2052	* *	5	\$400	
	Molded Case Bkrs	5%			2032		5	\$1,200	
Raceway									
	Conduit	90%			2042	* *	1		
	Conduit	10%			2052	* *	1		

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING**

**Asset # : 4434**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
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 Drive	20%			2049	* *			
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	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof								
	Explanation : Emergency Generator Rated At 200 Kilowatts								
Batteries									
	Lead/Acid	100%			2026	\$2,400	5	\$33,000	
Fuel Storage									
	Day Tank	10%			2040	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof								
	Explanation : No Available Nameplate Rating Capacity								
	Main Tank	90%			2035	\$67,600	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : 2000 Gallons Rated Capacity								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING**  
**Asset # : 4434**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	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 Lights							
	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 Affected : 100%							
		Location : Hallways And Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Analog	30%			2032	\$674,200	1-3	\$169,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Basement, Toilets, Mechanical Spaces							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detector, Horns							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2052	* *	1		

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING**

**Asset # : 4434**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Steam Boiler	100%			2045	* *	1	\$883,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 3 Units							
	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								
	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								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	20%	0-2	\$2,839,200	2037	* *	2	\$8,700	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Mechanical Equipment Rooms On 2nd, 3rd, 4th, And 7th Floors							
		Unit Inoperable, Extent : Severe, Area Affected : 50%							
		Location : Various Locations							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Various Locations							
		Explanation : On Extended Life Time							
	Int Pkg Unit - Heating/Cooling	20%			2026	\$2,839,200	2	\$10,900	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Mechanical Equipment Rooms On 2nd, 3rd, 4th, And 7th Floors							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Various Locations							
		Explanation : On Extended Life Time							
	Reciprocating Compr/Chiller	10%			2037	* *	1	\$41,400	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
	Ext Pkg Unit - Heating/Cooling	10%			2037	* *	2	\$5,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Units. R-410a							
	No Component	40%							

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING**  
**Asset # : 4434**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	50%			2032	\$422,700	4	\$22,000	
	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%							
Ventilation									
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%							
Plumbing									
H/C Water Piping									
	Brass/Copper	80%			2042	* *	1		
	Galvanized Steel	20%			2030	\$2,224,600	1		
Water Heater With Tanks									
	Gas Fired	100%			2030	\$16,700	2		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 500 Gallon Tank Used For Summer								
HW Heat Exchanger									
	Steam Fired	100%			2052	* *	4	\$88,200	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2027	\$174,400	4	\$28,300	
Backflow Preventer									
	Generic	5%	0-2	\$400	2037	* *	1	\$2,500	
	Other Observation, Extent : Moderate, Area Affected : 10%								
	Location : Basement Meter Room								
	Explanation : Leaking								
	Generic	95%			2027	\$369,700	1	\$51,900	
Fixtures									
	Generic	100%							
Vertical Transport									

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING**  
**Asset # : 4434**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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							

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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	
<b>Total</b>	<b>\$3,127,600</b>	<b>\$26,736,600</b>
Importance Code A	\$1,330,900	\$132,200
Importance Code B	\$1,455,700	\$26,290,700
Importance Code C	\$341,000	\$313,800
<b>Total</b>	<b>\$3,127,600</b>	<b>\$26,736,600</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$58,700	\$36,100		
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
<b>Total</b>	<b>\$477,400</b>	<b>\$271,100</b>	<b>\$335,400</b>	<b>\$230,700</b>
Importance Code A	\$93,700	\$69,500	\$35,000	\$32,700
Importance Code B	\$336,900	\$201,500	\$300,500	\$198,000
Importance Code C	\$46,800			
<b>Total</b>	<b>\$477,400</b>	<b>\$271,100</b>	<b>\$335,400</b>	<b>\$230,700</b>



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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE E - E BUILDING**  
**Asset # : 2823**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cement - Fiber Panel	61%	Now	\$297,200	2037	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
	Location : E365, Penthouse, Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Penthouse, Stairs, E365, E507, Throughout								
	Glass Block	10%	Now	\$54,500	LIFE	* *	5	\$17,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 1%								
	Location : Along 30th Street And Thomson Avenue								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Library And Thomson Avenue								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Library								
	Masonry: Brick	15%	0-2	\$66,200	LIFE	* *	5	\$41,100	
	Expansion Joint Failure, Extent : Moderate, Area Affected : 2%								
	Location : Throughout								
	Horizontal Cracks, Extent : Light, Area Affected : 2%								
	Location : Rear Of Building								
	Metal Coiling Doors	3%			2045	* *	5	\$25,700	
	Pre-Cast Concrete	3%	Now	\$11,700	LIFE	* *	5	\$26,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : At Expansion Joint At Rear								
	Expansion Joint Failure, Extent : Moderate, Area Affected : 100%								
	Location : Between Building E And M								
	Stucco Cement	5%	0-2	\$15,200	2045	* *	5	\$17,100	
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Penthouse								
	Window Wall	3%			2052	* *	5	\$30,900	
Windows									
	Aluminum	36%	Now	\$349,300	2040	* *	5	\$7,500	
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Unit Inoperable, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Aluminum	59%			2040	* *	5	\$24,600	
	Metal Louvers	5%	Now	\$2,300	2041	* *			
	Bent/Warped Elements, Extent : Moderate, Area Affected : 5%								
	Location : Rear Of Building And Penthouse								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE E - E BUILDING**  
**Asset # : 2823**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Parapets									
	Metal Panel	48%			2052	* *	5	\$38,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Exterior Parapets</i>									
<i>Explanation : This Material Is Actually Cement Fiber Panel</i>									
	Metal Panel	4%			2052	* *	5	\$3,200	
	Stucco Cement	48%	Now	\$29,600	2049	* *	5	\$12,700	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Interior Parapet Face</i>									
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Interior Parapet Face</i>									
<i>Explanation : Single Ply Membrane Applied To Interior Face Of Parapet, Wrinkle Surfaces</i>									
Roof									
	Fiberglass Panel	5%			2041	* *	1		
	IRMA/Protected Membrane	30%	Now	\$563,800	2042	* *			
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Over Cooling Tower Area</i>									
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Near Mer No. 6</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Corridor By E238 And E271, By 5th Floor Elevator, Links Between Building M And E, Pool And Main Stage</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
	Modified Bitumen	65%			2040	* *	10	\$132,200	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Roof</i>									
Soffits									
	Cement - Fiber Panel	100%			2037	* *	10		
Interior									

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE E - E BUILDING**  
**Asset # : 2823**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	10%			2033	\$835,400	3	\$72,500	
	Cast in Place Concrete	15%	Now	\$120,500	LIFE	**	5	\$158,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Filter Room								
	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, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Loose Units, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Patching Evident, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Vinyl Tile	33%			2037	**	3	\$59,800	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	5%	Now	\$46,800	2041	**	5	\$21,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 1%								
	Location : Bathrooms								
	Loose Units, Extent : Light, Area Affected : 1%								
	Location : Bathrooms								
	Concrete Masonry Unit	15%			LIFE	**	5	\$52,300	
	Glass: Single Pane	3%			LIFE	**	5	\$19,600	
	Glass: Special Gauge	2%			LIFE	**	1		
	Gypsum Board	50%	Now	\$119,100	LIFE	**	5	\$261,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Laboratory								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Laboratory								
	Metal Panel	5%	Now	\$110,100	LIFE	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : Penthouse								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Penthouse								
	Plaster	15%			LIFE	**	5	\$39,200	

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE E - E BUILDING**  
**Asset # : 2823**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	70%	0-2	\$109,900	2037	* *	5	\$169,300	
		Broken/Missing Elements, Extent : Light, Area Affected : 2%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 5%							
		Location : Throughout, Third Floor, Laboratory							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Corridor By E271, E238, By 5th Floor 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/Crumbling, Extent : Light, Area Affected : 2%							
		Location : Overhead Coiling Door Apron							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2042	* *	5	\$1,600	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Four 2500 Ampere Main Service Disconnect Switches									
Transformers									
	Dry Type	100%			2037	* *	5	\$1,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Four 750 Kilovolt Amperes, 208 Volts Primary, 480/277 Volts Secondary									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2042	* *	5	\$1,600	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Nine Vertical Sections									
Raceway									
	Conduit	100%			2042	* *	1		

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE E - E BUILDING**  
**Asset # : 2823**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
Enclosure Corroded, Extent : Moderate, Area Affected : 25%									
Location : Mechanical Room Pool Area									
Wiring									
	Thermoplastic	100%			2042	**	1		
Motor Controllers									
	Locally Mounted	80%			2037	**	5	\$2,000	
	Motor Control Center	10%			2037	**	5	\$1,000	
	Variable Frequency Drive	10%			2049	**			
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	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Generator Room									
Explanation : Emergency Generator Rated At 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%									
Location : Generator Room									
Explanation : 9 Gallons Rated Capacity									
	Main Tank	95%			2047	**	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Generator Room									
Explanation : 460 Gallons Rated Capacity									
Lighting									

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE E - E BUILDING**  
**Asset # : 2823**

Electrical		Current Repair		Future Replacement		Maintenance				
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting										
Interior Lighting	Fluorescent	92%			2032	\$4,915,700	10	\$309,700		
		Other Observation, Extent : N/A, Area Affected : 100%								
		Location : Throughout The Building								
		Explanation : T-8 Lamps								
	Fluorescent	3%			2032	\$160,300	10	\$10,100		
		Other Observation, Extent : N/A, Area Affected : 100%								
		Location : Hallways								
		Explanation : Compact Fluorescent Lights								
	LED	5%			2040	**				
		Other Observation, Extent : N/A, Area Affected : 100%								
		Location : Library And Hallways								
		Explanation : LED Lights								
Egress Lighting										
	Emergency, Service	50%			2032	\$110,400	1			
	Exit, LED	30%			2047	**	1			
	Exit, Service	10%			2032	\$15,500	1			
	Exit, Battery	10%			2032	\$50,800	10	\$2,500		
Exterior Lighting										
	Fluorescent	5%			2032	\$71,500	10	\$1,700		
		Other Observation, Extent : N/A, Area Affected : 100%								
		Location : Outside Perimeter								
		Explanation : Compact Fluorescent Lights								
	HID	5%			2032	\$83,600	10	\$100		
	LED	5%			2040	**				
	No Component	85%								
	Alarm									
	Security System	No Component	70%							
		Generic	30%			2032	\$201,900	1	\$41,100	
			Other Observation, Extent : N/A, Area Affected : 100%							
			Location : Hallways And Outside Perimeter							
		Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection										
Generic, Analog		100%			2032	\$924,600	1-3	\$233,000		
		Other Observation, Extent : N/A, Area Affected : 100%								
		Location : Throughout The Building								
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE E - E BUILDING**  
**Asset # : 2823**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	10%			2052	**	1		
	Interruptible Gas/Dual Fuel	90%			2042	**	1		
	Conversion Equipment								
	Heat Pump Air Sourced	10%			2036	**	2	\$11,300	
	Steam Boiler	90%			2037	**	1	\$327,100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 1st Floor Boiler Room								
	Explanation : 2 Units								
	Distribution								
	Hot Wtr Piping/Pump	20%			2040	**	4	\$3,600	
	Steam Piping/Pump	70%			2042	**			
	No Component	10%							
	Terminal Devices								
	Air Handler	80%			2032	\$5,396,100	1	\$181,600	
	Convactor/Radiator	15%			2037	**	1	\$17,800	
	Fan Coil Unit/Heat	5%			2027	\$444,300	1	\$5,900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	**	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	70%			2035	\$5,115,700	1	\$278,000	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Air Conditioning Room								
	Explanation : 2 Units, Using Refrigerant R123								
	Heat Pump Air Sourced	10%			2036	**	2	\$2,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 5th Floor Roof								
	Explanation : 1 Unit. R-410a								
	Ext Pkg Unit - Heating/Cooling	10%	Now	\$60,200	2027	\$602,200	2	\$1,800	
	Corroded, Extent : Severe, Area Affected : 30%								
	Location : Coil And Motor Compressor Sections								
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : 1 Unit, 3rd Floor Roof								
	No Component	10%							
	Distribution								
	CW & CHW Wtr Pipe/Pump	70%	0-2	\$7,300	2042	**	4	\$12,700	
	Corroded, Extent : Moderate, Area Affected : 10%								
	Location : Condensate Water Piping.								
	No Component	30%							
	Terminal Devices								
	Air Handler/Cool/Ht	80%			2032	\$5,007,600	1	\$181,600	
	No Component	20%							

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE E - E BUILDING**  
**Asset # : 2823**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	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, Extent : Moderate, Area Affected : 15%								
	Location : 1st Floor Pump Room								
	Sewage Ejector(s)								
	Electric	100%			2032	\$187,700	4	\$14,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	50%			LIFE	**			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 1st To 5th Floor								
	Explanation : 2 Units								
	Hydraulic	50%			LIFE	**			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 2 Units From 1st To 2nd Floor; 1 Unit From 1st To 3rd Floor								
	Explanation : 3 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2052	**	1-5	\$185,000	
	Sprinkler								
	Generic	100%			2042	**	1-2	\$102,800	
	Fire Pump								
	Generic	100%			2035	\$342,200	1	\$68,500	

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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

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
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
<b>Total</b>	<b>\$7,189,100</b>	<b>\$21,488,700</b>
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
<b>Total</b>	<b>\$7,189,100</b>	<b>\$21,488,700</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
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
<b>Total</b>	<b>\$390,200</b>	<b>\$210,900</b>	<b>\$377,000</b>	<b>\$137,000</b>
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			
<b>Total</b>	<b>\$390,200</b>	<b>\$210,900</b>	<b>\$377,000</b>	<b>\$137,000</b>



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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL**  
**Asset # : 2096**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	94%	Now	\$604,400	LIFE	* *	5	\$150,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Penthouse							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Penthouse							
		Efflorescence, Extent : Moderate, Area Affected : 15%							
		Location : Penthouse							
		Expansion Joint Failure, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Penthouse							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : North Facade							
	Metal Coiling Doors	1%			2045	* *	5	\$5,000	
	Window Wall	5%			2052	* *	5	\$30,000	
Windows									
	Aluminum	97%	Now	\$770,700	2057	* *	5	\$8,300	1
		Air Infiltration, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Severe, Area Affected : 25%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Weather Strip Missing, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Metal Louvers	3%	Now	\$2,800	2041	* *			
		Bent/Warped Elements, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
Parapets									
	Masonry: Brick	85%	Now	\$99,000	LIFE	* *	5	\$8,000	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Metal Panel	5%			2052	* *	5	\$1,800	
	Metal Rail	5%			2037	* *	5-10	\$8,500	
	Pre-Cast Concrete	5%			LIFE	* *	5	\$3,000	

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL**  
**Asset # : 2096**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Roof								
	IRMA/Protected Membrane	15%			2032	\$1,046,500	10	\$45,300	
	Modified Bitumen	15%	Now	\$9,700	2040	* *			
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Gymnasium							
	Play Surface	5%			2037	* *	10	\$15,100	
	Single Ply Membrane	50%	Now	\$906,200	2032	\$3,020,700			
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%							
		Location : Over 4th Floor							
		Ponding, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Seams Open/Split, Extent : Moderate, Area Affected : 15%							
		Location : 4th Floor							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Room M400, Classrooms Along Hall Of Flags, Theater							
	Sloped Glazing	10%	Now	\$98,100	LIFE	* *	5	\$402,500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Over Study Lounges							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Near Little Theater, Study Lounges							
	Traffic Topping	5%	Now	\$2,500	2032	\$127,000			
		Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%							
		Location : Stairs Of Roof Courtyard By Theater							
Soffits									
	Cast in Place Concrete	50%			LIFE	* *	5		
		Paint Peeling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Cement - Fiber Panel	50%			2037	* *	10		
		Staining/Discoloring, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Interior									

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL**  
**Asset # : 2096**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
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	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Basement Corridor								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Basement Corridor								
Wood	3%	Now	\$13,500	2060	**	5	\$10,800	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Basement Offices								
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	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Horizontal Cracks, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Gypsum Board	50%	Now	\$68,100	LIFE	**	5	\$149,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Hall Of Flags And Classrooms								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Hall Of Flags And Classrooms								
Masonry: Brick	20%			LIFE	**			
Plaster	10%	Now	\$23,700	LIFE	**	5	\$15,000	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Stairwells								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL**  
**Asset # : 2096**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileConcealSpLn	11%			2037	* *	5	\$53,000	
	AcousTileSusp.Lay-In	27%	Now	\$168,900	2045	* *	5	\$52,000	
				Cracking/Crumbling, Extent : Moderate, Area Affected : 15%					
				Location : Throughout, Basement Corridor					
				Misaligned/Bulging, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					
				Staining/Discoloring, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					
				Water Penetration, Extent : Moderate, Area Affected : 5%					
				Location : Throughout, Daycare, Mechanical Room					
				Worn/Eroded, Extent : Moderate, Area Affected : 25%					
				Location : Throughout, Basement Corridor					
	AcousTileSusp.Lay-In	32%			2045	* *	5	\$123,300	
	Exposed Struc: Concrete	15%			LIFE	* *	5	\$9,000	
	Exposed Struc: Steel	5%			LIFE	* *			
	Gypsum Board	10%			LIFE	* *	5	\$48,200	
				Water Penetration, Extent : Moderate, Area Affected : 10%					
				Location : Study Lounges					
Site Enclosure									
	Free Standing Walls								
	Masonry: Brick	100%	Now	\$5,200	2052	* *			
				Cracking/Crumbling, Extent : Moderate, Area Affected : 5%					
				Location : Throughout					
				Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%					
				Location : Throughout					
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	85%	0-2	\$11,300	2049	* *			
				Cracking/Crumbling, Extent : Moderate, Area Affected : 5%					
				Location : Throughout					
	Pavers/Stone	15%			2041	* *			
				Sinking/Subsiding, Extent : Light, Area Affected : 5%					
				Location : Front Of Building					
Parking/Driveway									
	Cast in Place Concrete	100%	Now	\$23,300	2045	* *			
				Broken/Missing Elements, Extent : Severe, Area Affected : 5%					
				Location : Loading Dock					
				Cracking/Crumbling, Extent : Moderate, Area Affected : 15%					
				Location : Loading Dock					
				Potholes, Extent : Moderate, Area Affected : 5%					
				Location : Loading Dock					
				Tripping Hazard, Extent : Moderate, Area Affected : 15%					
				Location : Loading Dock					

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL**  
**Asset # : 2096**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Site Pavements

## Activity Yard

Cast in Place Concrete

25%

2045

\* \*

Pavers/Stone

75% Now

\$4,000

2041

\* \*

*Sinking/Subsiding, Extent : Moderate, Area Affected : 10%**Location : Adjacent To Building Walls In Courtyard*

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2032

\$100,400

5

\$1,100

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Two 4000 Amperes, Main Service Disconnect Switches*

## Transformers

Dry Type

100%

2045

\* \*

5

\$1,000

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Chiller Area**Explanation : 300 Kilovolt Amperes, 208 Volts Primary 480/277 Volts Secondary*

## Switchgear / Switchboard

Fused Disc Sw

100%

2032

\$635,000

5

\$1,100

## Raceway

Conduit

80%

2032

\$526,800

1

Conduit

20%

2042

\* \*

1

## Panelboards

Fused Disc Sw

10%

2031

\$62,400

5

\$600

Fused Disc Sw

5%

2048

\* \*

5

\$300

Molded Case Bkrs

50%

2031

\$311,900

5

\$3,400

Molded Case Bkrs

35%

2040

\* \*

5

\$2,400

## Wiring

Thermoplastic

80%

2032

\$702,000

1

Thermoplastic

20%

2042

\* \*

1

## Motor Controllers

Locally Mounted

40%

2030

\$141,800

5

\$700

Locally Mounted

10%

2037

\* \*

5

\$200

Motor Control Center

20%

2030

\$284,000

5

\$1,400

Motor Control Center

10%

2045

\* \*

5

\$700

Variable Frequency

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL**  
**Asset # : 2096**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Generators								
	Diesel	100%			2028	\$135,400	1	\$101,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Emergency Generator Rated At 75 Kilowatts							
	Batteries								
	Lead/Acid	100%			2026	\$2,400	5	\$9,700	
	Fuel Storage								
	Main Tank	100%			2035	\$75,100	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 550 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	40%			2032	\$1,499,300	10	\$94,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 2nd And 3rd Floor							
		Explanation : T-8 Lamps							
	LED	60%			2040	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement, 1st Floor, 4th Floor							
		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 Affected : 100%							
		Location : Outside Perimeter							
		Explanation : Compact Fluorescent Lights							
	HID	5%			2032	\$59,500	10		
	LED	10%			2040	* *			
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	No Component	98%							
	Generic	2%			2035	\$2,500	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Stacks Only							
		Explanation : Lightning Rods							
Alarm									

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL**  
**Asset # : 2096**

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

## Alarm

## Security System

No Component

70%

Generic

30%

2037

\* \*

1

\$29,300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Hallways And Roof**Explanation : CCTV Surveillance Cameras*

## Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2027

\$197,300

1-3

\$48,300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Hallways, Mechanical Spaces**Explanation : Alarm Bells, Manual Pull Stations, Smoke Detectors*

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Heating

## Energy Source

Electricity

10%

2042

\* \*

1

Under Construction

90%

*Other Observation, Extent : N/A, Area Affected : 0%**Location : Basement Boiler Room**Explanation : Entire Boiler Room Is Under Construction*

## Conversion Equipment

Heat Pump Air Sourced

10%

2026

2

\$8,000

*Other Observation, Extent : N/A, Area Affected : 100%**Location : 2nd Floor Roof**Explanation : 5 Rooftop Package Units*

Under Construction

90%

*Other Observation, Extent : N/A, Area Affected : 0%**Location : Basement Boiler Room**Explanation : Entire Boiler Room Is Under Construction*

## Distribution

Steam Piping/Pump

90%

2032

\$1,812,100

No Component

10%

## Terminal Devices

Air Handler

30%

2-4

\$709,700

2042

\* \*

1

\$43,000

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : 2nd Floor Boiler Room**Other Observation, Extent : Moderate, Area Affected : 100%**Location : 2nd Floor Boiler Room**Explanation : 3 Defective Old Units*

Air Handler

50%

2040

\* \*

1

\$79,600

Convactor/Radiator

20%

2037

\* \*

1

\$16,600

## Air Conditioning

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL**  
**Asset # : 2096**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	35%			2041	* *	1	\$97,500	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Chiller Room							
	Centrifugal, Elec Chiller	35%			2028	\$1,794,300	1	\$97,500	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Chiller Room							
	Heat Pump Air Sourced	7%	0-2	\$26,300	2026	\$263,500	2	\$900	
		Not Energy Efficient, Extent : Moderate, Area Affected : 100%							
		Location : 2nd Floor Roof							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : 2nd Floor Roof							
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor Roof							
	Heat Pump Air Sourced	3%			2026	\$112,900	2	\$500	
	Exterior Pkg Unit - Cooling	10%	0-2	\$82,700	2042	* *	2	\$1,300	
		Controller Not Working, Extent : Moderate, 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 Extended Life Time Unit. Defective And Leaking Compressor							
	No Component	10%							
Distribution									
	CW & CHW Wtr Pipe/Pump	70%			2042	* *	4	\$13,300	
	No Component	30%							
Terminal Devices									
	Air Handler/Cool/Ht	45%			2040	* *	1	\$71,600	
	Air Handler/Cool/Ht	25%			2027	\$1,097,700	1	\$39,800	
	No Component	30%							
Heat Rejection									
	Water Cooling Tower	70%	0-2	\$80,000	2030	\$800,100	2	\$145,100	
		Corroded, Extent : Moderate, Area Affected : 25%							
		Location : Support Beams And Cooling Fins							
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : 2nd Floor Roof							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 2nd Floor Roof							
		Explanation : Inefficient Unit							
	No Component	30%							
Ventilation									

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL**  
**Asset # : 2096**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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%							
Vertical Transport									
Elevators									
	Geared Traction	50%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement To 4th Floor							
		Explanation : 2 Units							
	Hydraulic	50%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : One Unit From Basement To 1st Floor; One Unit From Basement To 2nd Floor							
		Explanation : 2 Units							
Fire Suppression									
Standpipe									
	Generic	100%			2042	**	1-5	\$129,800	
Sprinkler									
	No Component	80%							
	Generic	20%			2032	\$695,400	1-2	\$14,400	
Chemical System									
	No Component	99%							
	Generic	1%			2027	\$500	1-3	\$2,200	

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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
<b>Total</b>	<b>\$1,696,000</b>	<b>\$3,308,300</b>
Importance Code A	\$214,600	\$563,400
Importance Code B	\$1,481,400	\$2,374,000
Importance Code C		\$370,900
<b>Total</b>	<b>\$1,696,000</b>	<b>\$3,308,300</b>

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
<b>Total</b>	<b>\$117,800</b>	<b>\$108,900</b>	<b>\$85,400</b>	<b>\$48,200</b>
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			
<b>Total</b>	<b>\$117,800</b>	<b>\$108,900</b>	<b>\$85,400</b>	<b>\$48,200</b>



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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE ADMIN. AND BUSINESS BLDG**  
**Asset # : 2085**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	2%			LIFE	**	5	\$9,200	
	Masonry: Brick Cavity	70%	0-2	\$109,400	LIFE	**	5	\$64,300	
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Penthouse								
	Metal Panel	10%			2052	**	5-10	\$63,100	
	Metal Panel	3%			2058	**	5-10	\$18,900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Holocaust Wing								
	Explanation : Holocaust Wing								
	Stucco Cement	5%			2045	**	5	\$11,500	
	Window Wall	5%	Now	\$13,600	2052	**	5	\$8,600	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 5%								
	Location : Offices On 5th Floor								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Offices On 5th Floor								
	Window Wall	5%			2058	**	5	\$17,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Holocaust Wing								
	Explanation : Holocaust Wing								
Windows									
	Aluminum	95%	Now	\$105,200	2040	**	5	\$11,300	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Metal Louvers	5%			2041	**	10	\$7,400	
Parapets									
	Masonry: Brick	75%			LIFE	**	5	\$8,700	
	Metal Rail	10%			2045	**	5-10	\$21,000	
	Pre-Cast Concrete	5%			LIFE	**	5	\$3,700	
	No Component	10%							
	Other Observation, Extent : N/A, Area Affected : 0%								
	Location : Holocaust Wing								
	Explanation : No Parapet								
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	**			
	Ponding, Extent : Moderate, Area Affected : 40%								
	Location : Holocaust Wing Roof								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE ADMIN. AND BUSINESS BLDG**  
**Asset # : 2085**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Soffits									
	Fiberglass Panel	5%			2041	* *	5	\$100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Main Entry Canopy									
Explanation : Lay In Fiberglass Panels									
	Metal Panel	65%	4+	\$200	2052	* *	5	\$700	
Corrosion/Rusting, Extent : Light, Area Affected : 5%									
Location : Various									
	Stucco Cement	30%			2045	* *	5	\$500	
Interior									
Floors									
	Carpet	30%			2031	\$566,200	3	\$49,200	
	Cast in Place Concrete	10%			LIFE	* *	5	\$23,900	
	Cast in Place Concrete	5%			LIFE	* *	5	\$12,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Holocaust Wing									
Explanation : Polished Concrete									
	Mosaic Tile	5%			2045	* *	5	\$13,700	
	Slate	5%			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	* *			
Other Observation, Extent : N/A, Area Affected : 5%									
Location : Holocaust Wing									
Explanation : Holocaust Wing Gallery									

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE ADMIN. AND BUSINESS BLDG**  
**Asset # : 2085**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileConcealSpLn	45%	Now	\$13,900	2045	* *	5	\$27,600	
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	AcousTileSusp.Lay-In	5%			2037	* *	5	\$4,900	
	AcousTileSusp.Lay-In	5%			2049	* *	5	\$4,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Holocaust Wing							
		Explanation : Lay In Panels Intentionally Missing, Only Ceiling Grid Installed							
	Exposed Struc: Concrete	5%			LIFE	* *	5	\$800	
	Gypsum Board	40%	Now	\$13,400	LIFE	* *	5	\$49,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Holocaust Stairs							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Holocaust Stair							
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2052	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Side Of Holocaust Wing							
		Explanation : Surround Mechanical Equipment							
Free Standing Walls									
	Cast in Place Concrete	50%			2052	* *			
	Masonry: Brick	50%			2052	* *			
Retaining Walls									
	Cast in Place Concrete	100%			2067	* *			
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	40%			2045	* *			
	Pavers/Stone	60%	Now	\$6,000	2035	\$301,500			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Holocaust Stairs							
Parking/Driveway									
	Asphalt	100%			2041	* *			
Activity Yard									
	Pavers/Stone	100%			2045	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Terrace Activity Area							
		Explanation : Holocaust Museum Addition							

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Over 600 Volts									
	Service Equipment								
	Not Accessible	100%							

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE ADMIN. AND BUSINESS BLDG**  
**Asset # : 2085**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Transformers								
	Dry Type	100%			2049	**	3	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside The Building							
		Explanation : 1,000 Kilovolt Amperes, 4160 Volts Primary, 208/120 Volts Secondary							
	Feeders								
	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/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2058	**	5	\$1,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two Vertical Sections							
	Raceway								
	Conduit	98%			2032	\$128,200	1		
	Conduit	2%			2058	**	1		
	Panelboards								
	Fused Disc Sw	10%			2031	\$15,600	5	\$200	
	Molded Case Bkrs	30%			2040	**	5	\$600	
	Molded Case Bkrs	60%			2031	\$93,600	5	\$1,100	
	Wiring								
	Braided Cloth	50%	2-4	\$86,900	2057	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 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								
	Generic	100%			LIFE	**	5	\$1,100	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2049	**	1	\$22,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE ADMIN. AND BUSINESS BLDG**  
**Asset # : 2085**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Generators									
	Diesel	100%			2045	* *	1	\$27,900	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Generator Room									
Explanation : Emergency Generator Rated At 100 Kilowatts									
Batteries									
	Lead/Acid	100%			2027	\$2,400	5	\$2,700	
Fuel Storage									
	Day Tank	45%			2054	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Generator Room									
Explanation : 275 Gallons Rated Capacity									
	Underground Storage	55%			LIFE	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Outside									
Explanation : 330 Gallons Rated Capacity									
Lighting									
Interior Lighting									
	Fluorescent	55%			2037	* *	10	\$36,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Offices, Classrooms									
Explanation : T-8 Lamps									
	Incandescent	5%			2037	* *	2	\$100	
	LED	40%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Hallways, Basement, Offices									
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%							
Alarm									
Security System									
	No Component	60%							
	Generic	40%			2032	\$52,800	1	\$10,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Hallways, Some Classrooms, Outside Perimeter									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	Generic, Analog	100%			2032	\$181,500	1-3	\$45,700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns									

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Estimates are rounded to the nearest hundred dollars.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE ADMIN. AND BUSINESS BLDG**  
**Asset # : 2085**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2042	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium							
Conversion Equipment									
	Heat Exchanger, Plate & Frame	15%	Now	\$2,700	2035	\$26,600	1	\$4,800	
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Basement Mechanical Room							
	Heat Exchanger, Plate & Frame	85%			2035	\$151,000	1	\$30,300	
Distribution									
	Steam Piping/Pump	30%	0-2	\$3,400	2042	**			
		Corroded, Extent : Moderate, Area Affected : 25%							
		Location : Basement Mechanical Equipment Room							
	Steam Piping/Pump	70%			2042	**			
Terminal Devices									
	Air Handler	50%			2027	\$661,900	1	\$22,300	
	Air Handler	10%			2037	**	1	\$4,500	
	Convactor/Radiator	40%			2030	\$230,100	1	\$9,300	
Air Conditioning									
	Energy Source								
	District Chilled Water	55%			2042	**	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Various Areas							
		Explanation : Chilled Water From Medical Arts Building							
	Electricity	45%			2040	**	1		
Conversion Equipment									
	Reciprocating Compr/Chiller	20%			2040	**	1	\$6,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : On Side Of The Building							
		Explanation : 2 Units. R-410a							
	Exterior Pkg Unit - Cooling	25%			2037	**	2	\$1,100	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 3 Units. Lower Roof							
	No Component	55%							
Distribution									
	CW & CHW Wtr Pipe/Pump	55%			2042	**	4	\$2,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Entrance Through First Floor							
		Explanation : Supplied Form Medical Arts Building							
	No Component	45%							

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE ADMIN. AND BUSINESS BLDG**  
**Asset # : 2085**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Terminal Devices									
	Air Handler/Cool/Ht	55%			2027	\$337,800	1	\$24,500	
	Air Handler/Cool/Ht	20%			2037	* *	1	\$8,900	
	No Component	25%							
Heat Rejection									
	Air Cooled Condenser Unit	20%			2040	* *	2	\$10,000	
	No Component	80%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$40,200	
Exhaust Fans									
	Interior	95%			2027	\$296,400	2	\$2,100	
	Roof	5%			2032	\$6,800	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	30%	0-2	\$5,400	2042	* *	1		
		Corroded, Extent : Moderate, Area Affected : 10% Location : Various Areas							
	Brass/Copper	70%			2042	* *	1		
	Water Heater With Tanks								
	Electric	100%			2030	\$115,500	4		
	HW Heat Exchanger								
	HTHW/HW	100%			2032	\$197,200			
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100% Location : 1st To 5th Floor Explanation : Two Units.							
Fire Suppression									
	Standpipe								
	Generic	100%			2042	* *	1-5	\$36,300	
	Sprinkler								
	No Component	90%							
	Generic	10%			2042	* *	1-2	\$2,000	

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\*\* 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 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
<b>Total</b>	<b>\$37,900</b>	<b>\$1,567,100</b>
Importance Code A	\$37,900	\$79,400
Importance Code B		\$1,487,800
<b>Total</b>	<b>\$37,900</b>	<b>\$1,567,100</b>

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			
<b>Total</b>	<b>\$125,200</b>	<b>\$35,100</b>	<b>\$5,900</b>	<b>\$5,600</b>
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			
<b>Total</b>	<b>\$125,200</b>	<b>\$35,100</b>	<b>\$5,900</b>	<b>\$5,600</b>



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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE C BUILDING**  
**Asset # : 2087**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	**	5	\$8,700	
	Concrete Masonry Unit	27%			LIFE	**	5	\$5,900	
	Stucco Cement	65%			2045	**	5	\$56,900	
	Window Wall	3%			2052	**	5	\$3,900	
Windows									
	Aluminum	90%	4+	\$6,100	2048	**	5	\$3,300	
	Caulking Deteriorated, Extent : Light, Area Affected : 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%			Other Observation, Extent : N/A, Area Affected : 0% Location : Sloped Roof Explanation : Sloped Roof, No Parapet				
Roof									
	Asphalt Shingle	65%			2041	**	10	\$2,300	
	Modified Bitumen	35%	2-4	\$47,600	2032	\$79,400			
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 100% Location : Intersection Of Sloped And Flat Roof Worn/Eroded, Extent : Moderate, Area Affected : 100% Location : Flat Roof								
Soffits									
	Metal Panel	5%			2052	**	5-10		
	Stucco Cement	95%			2045	**	5		
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$7,100	
	Vinyl Tile	90%	Now	\$15,700	2032	\$784,700	3	\$10,900	
	Broken/Missing Elements, Extent : Light, Area Affected : 2% Location : Lobby, Corridors And Stairs								
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	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 29% Location : First Floor Staining/Discoloring, Extent : Moderate, Area Affected : 30% Location : First Floor								
	Embossed Metal	5%			LIFE	**	5	\$700	
	Exposed Struc: Wood	5%			LIFE	**			
Site Pavements									

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE C BUILDING**  
**Asset # : 2087**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## 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		* *			
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%*

*Location : Throughout*

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Under 600 Volts

## Service Equipment

Molded Case Bkrs	100%			2058		* *	5	\$500	
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*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.*

## Switchgear / Switchboard

Molded Case Bkrs	100%			2058		* *	5	\$500	
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## 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	
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## Lighting

## Interior Lighting

Fluorescent	100%			2032		\$302,900	10	\$19,100	
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*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : T-8 Lamps*

## Egress Lighting

Emergency, Battery	50%			2032		\$17,100	10	\$2,500	
Exit, Service	50%			2032		\$4,400	1		

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE C BUILDING**  
**Asset # : 2087**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

**Lighting**

## Exterior Lighting

HID	20%		2027	\$19,000	10				
No Component	80%								

**Alarm**

## Security System

No Component	80%								
Generic	20%		2040	**	1	\$1,600			

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Exit And Entrance Doors**Explanation : CCTV Surveillance Cameras*

## Fire/Smoke Detection

No Component	70%								
Generic, Analog	30%		2032	\$15,700	1-3	\$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 Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

**Heating**

## Energy Source

Natural Gas	100%		2042	**	1				
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## Conversion Equipment

Furnace	60%		2027	\$37,900	1	\$6,200			
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : 2 Units On Side Of The Building, 2 Units On The Roof**Explanation : 4 Gas Fired Package Units*

Furnace	40%		2037	**	1	\$4,100			
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Room 109, Room 209**Explanation : 2 Units***Air Conditioning**

## Energy Source

Electricity	100%		2040	**	1				
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## Conversion Equipment

Int Pkg Unit - Heating/Cooling	60%		2030	\$198,600	2	\$800			
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*R-134a Refrigerant, Extent : Light, Area Affected : 100%**Location : Room 109, Room 209*

Ext Pkg Unit - Heating/Cooling	40%	0-2	\$41,000	2042	**	2	\$400		
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*Malfunctioning, Extent : Severe, Area Affected : 100%**Location : 2 Units On Side Of The Building**R-134a Refrigerant, Extent : Light, Area Affected : 100%**Location : 2 Units On Side Of The Building*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE C BUILDING**  
**Asset # : 2087**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Air Conditioning								
Heat Rejection								
	Air Cooled Condenser Unit	60%		2032	\$35,300	2	\$8,700	
	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	

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\*\* 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	
<b>Total</b>	<b>\$2,694,300</b>	<b>\$880,100</b>
Importance Code B	\$2,694,300	\$880,100
<b>Total</b>	<b>\$2,694,300</b>	<b>\$880,100</b>

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
<b>Total</b>	<b>\$209,900</b>	<b>\$55,500</b>	<b>\$31,400</b>	<b>\$24,600</b>
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			
<b>Total</b>	<b>\$209,900</b>	<b>\$55,500</b>	<b>\$31,400</b>	<b>\$24,600</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG**  
**Asset # : 2103**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast in Place Concrete	10%			LIFE	* *	5	\$17,800	
	Masonry: Brick	75%			LIFE	* *	5	\$26,700	
	Metal Panel	10%	Now	\$11,500	2052	* *	5	\$6,700	
	Deformed/Dented, Extent : Moderate, Area Affected : 20%								
	Location : Underside Of Connecting Bridge To Oakland Building								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : North Facade, West Facade								
	Window Wall	5%			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								
	Explanation : Sloped Roof, No Parapet								
Roof									
	Built-Up (BUR)	5%	Now	\$15,300	2042	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Over Connecting Bridge								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Over Connecting Bridge								
	Metal Panel	55%			2045	* *	10	\$27,100	
	Modified Bitumen	20%			2037	* *	10	\$5,400	
	Paver: Asphalt	20%			2041	* *	10	\$8,100	
Soffits									
	Cast in Place Concrete	20%	Now	\$3,700	LIFE	* *	5	\$1,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : Underside Northeast Stair								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Northeast Stairs								
	Metal Panel	80%			2052	* *	5-10	\$8,700	

Interior

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG**  
**Asset # : 2103**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	10%	Now	\$78,100	2034	\$78,100	3	\$6,800	
		Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		Location : Mezzanine							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Mezzanine							
		Wrinkling, Extent : Moderate, Area Affected : 50%							
		Location : Mezzanine							
	Cast in Place Concrete	5%	Now	\$3,800	LIFE	* *	5	\$4,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Northeast Stairs							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Northeast Stairs							
	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							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Northeast Stairs							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG**  
**Asset # : 2103**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileSusp.Lay-In	60%			2037	* *	5	\$27,100	
	AcousTileSusp.Lay-In	5%	4+	\$7,300	2049	* *	5	\$1,100	
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Game Room, Corridor Near Elevator									
	Exposed Struc: Concrete	5%	Now	\$6,600	LIFE	* *	5	\$400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Northeast Stairs									
Exposed Reinforcement, Extent : Severe, Area Affected : 10%									
Location : Northeast Stairs									
	Gypsum Board	10%			LIFE	* *	5	\$5,700	
	Plaster	20%	Now	\$13,400	LIFE	* *	5	\$5,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Over Mezzanine, Stair									
Paint Peeling, Extent : Moderate, Area Affected : 10%									
Location : Over Mezzanine									
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : Over Mezzanine									

## Site Pavements

## On-Site Walkways

Cast in Place Concrete	100%			2045	**				
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Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	100%			2058	* *	5	\$200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Switch Rated 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	

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG**  
**Asset # : 2103**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	20%	2-4	\$6,500	2057	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	60%			2032	\$19,500	1		
	Thermoplastic	20%			2052	* *	1		
Motor Controllers									
	Locally Mounted	30%			2030	\$28,000	5	\$100	
	Motor Control Center	70%			2030	\$37,300	5	\$600	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$500	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2049	* *	1	\$10,400	
Generators									
	Diesel	100%			2045	* *	1	\$13,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside The Building							
		Explanation : Emergency Generator Rated At 150 Kilowatts							
Batteries									
	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 Capacity							
Lighting									
Interior Lighting									
	Fluorescent	80%			2032	\$294,400	10	\$24,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	10%			2032	\$36,800	10	\$3,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Lobby							
		Explanation : Compact Fluorescent Lights							
	LED	10%			2040	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways							
		Explanation : LED Lights							
Egress Lighting									
	Emergency, Service	50%			2037	* *	1		
	Exit, Service	10%			2032	\$1,100	1		
	Exit, Service	40%			2037	* *	1		

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG**  
**Asset # : 2103**

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

**Lighting**

## Exterior Lighting

HID	20%		2032	\$30,800	10				
No Component	80%								

**Alarm**

## Security System

No Component	70%								
Generic	30%		2032	\$18,600	1	\$3,800			

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Hallways And Outside Perimeter**Explanation : CCTV Surveillance Cameras*

## Fire/Smoke Detection

No Component	70%								
Generic, Analog	30%		2032	\$25,500	1-3	\$6,400			

*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 Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

**Heating**

## Energy Source

HTHW/HW	100%		2042	**	1				
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout**Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium*

## Conversion Equipment

HTHW/HW Exchanger	100%	0-2	\$8,700	2047	**	2	\$1,700		
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*Corroded, Extent : Moderate, Area Affected : 30%**Location : Equipment Room**Other Observation, Extent : Severe, Area Affected : 100%**Location : Equipment Room**Explanation : Obsolete Unit*

## Distribution

Steam Piping/Pump	70%	0-2	\$9,200	2042	**				
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*Corroded, Extent : Moderate, Area Affected : 30%**Location : Equipment Room*

Steam Piping/Pump	30%			2042	**				
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## Terminal Devices

Air Handler	80%			2027	\$496,200	1	\$16,700		
Convactor/Radiator	20%			2037	**	1	\$2,200		

**Air Conditioning**

## Energy Source

Steam/HW System	100%		2042	**	1				
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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG**  
**Asset # : 2103**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Absorption Chiller/Steam/HW	100%			2028	\$1,069,400	1	\$36,500	
		Other Observation, Extent : Light, Area Affected : 100% Location : Mechanical Equipment Room Explanation : One Corroded And Leaking Unit, It Is Scheduled To Be Replaced Next Year.							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	0-2	\$2,700	2042	* *	4	\$1,700	
		Corroded, Extent : Moderate, Area Affected : 25% Location : Roof							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2027	\$639,500	1	\$20,900	
Heat Rejection									
	Water Cooling Tower	100%	Now	\$8,300	2026	\$166,500	2	\$27,200	
		Corroded, Extent : Severe, Area Affected : 10% Location : Supporting Beams, Roof Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : It Is Scheduled To Be Replaced Next Year.							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$18,800	
Exhaust Fans									
	Interior	100%			2027	\$146,200	2	\$1,000	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks									
	Gas Fired	85%			2032	\$14,200	2		
	Gas Fired	15%	0-2	\$100	2032	\$2,500	2		
		Malfunctioning, Extent : Moderate, Area Affected : 100% Location : Mechanical Equipment Room							
HW Heat Exchanger									
	HTHW/HW	100%			2042	* *			
		Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Explanation : 2 Units							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)									
	Not Accessible	100%							
Fixtures									
	Generic	100%							

**Vertical Transport**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG**  
**Asset # : 2103**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : 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

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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
<b>Total</b>	<b>\$4,212,100</b>	<b>\$8,989,200</b>
Importance Code A	\$1,241,200	\$1,249,100
Importance Code B	\$2,971,000	\$7,740,100
<b>Total</b>	<b>\$4,212,100</b>	<b>\$8,989,200</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$16,500	\$23,100		
Interior Architecture	\$433,000		\$15,400	\$11,800
Electrical	\$16,000	\$33,500	\$17,600	\$14,800
Mechanical	\$111,100	\$52,400	\$47,000	\$27,300
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$583,800</b>	<b>\$116,200</b>	<b>\$87,200</b>	<b>\$61,200</b>
Importance Code A	\$55,600	\$30,500	\$7,700	\$7,300
Importance Code B	\$528,200	\$85,700	\$79,500	\$53,900
Importance Code C				
<b>Total</b>	<b>\$583,800</b>	<b>\$116,200</b>	<b>\$87,200</b>	<b>\$61,200</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG**  
**Asset # : 1570**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	**	5	\$52,000	
	Concrete Masonry Unit	5%			LIFE	**	5	\$6,500	
	Masonry: Brick	30%	Now	\$250,800	LIFE	**	5	\$62,400	
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Penthouse								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Penthouse								
	Pre-Cast Concrete	55%	Now	\$162,000	LIFE	**	5	\$371,600	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
	Location : Classrooms 206, 208, 209								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Room 208								
	Window Wall	5%			2052	**	5	\$39,000	
Windows									
	Aluminum	95%	Now	\$497,900	2040	**	5	\$17,800	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 25%								
	Location : East Facade								
	Metal Louvers	5%			2041	**	10	\$11,700	
Parapets									
	Cast in Place Concrete	5%	Now	\$16,500	LIFE	**	5	\$9,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Cooling Tower Area								
	Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
	Location : Cooling Tower Area								
	Masonry: Brick	25%			LIFE	**	5	\$4,700	
	Metal Panel	10%			2052	**	5	\$7,300	
	Metal Rail	30%			2045	**	5-10	\$102,200	
	Pre-Cast Concrete	30%			LIFE	**	5	\$35,600	
Roof									
	Cast in Place Concrete	20%			LIFE	**			
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : 3rd Floor Roof Plaza								
	Modified Bitumen	75%	Now	\$210,300	2032	\$701,100			
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
	Location : Southeast Corner								
	Ponding, Extent : Moderate, Area Affected : 25%								
	Location : Main Roof And Cooling Tower								
	Skylight, Metal/Glass	5%	Now	\$120,200	2042	**			
	Water Penetration, Extent : Moderate, Area Affected : 25%								
	Location : Skylight								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Skylight								
	Explanation : Boarded Over Due To Water Penetration								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG**  
**Asset # : 1570**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Soffits								
	Stucco Cement	100%			2045	* *	5		
Interior									
	Floors								
	Carpet	10%	Now	\$408,900	2034	\$408,900	3	\$35,500	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : 1st Floor Classrooms							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor Classrooms							
		Wrinkling, Extent : Moderate, Area Affected : 5%							
		Location : 1st Floor Classrooms							
	Cast in Place Concrete	14%			LIFE	* *	5	\$72,500	
	Ceramic Tile	5%			2041	* *	5	\$11,800	
	Terrazzo	14%			LIFE	* *	5	\$25,900	
	Vinyl Tile	52%			2037	* *	3	\$46,200	
	Under Construction	5%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Auditorium							
		Explanation : Auditorium Under Construction							
Interior Walls									
	Concrete Masonry Unit	33%			LIFE	* *	5	\$30,600	
	Masonry: Brick	9%			LIFE	* *			
	Plaster	53%			LIFE	* *	5	\$36,800	
	Under Construction	5%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Auditorium							
		Explanation : Auditorium Under Construction							
Ceilings									
	AcousTileConcealSpLn	48%	Now	\$357,200	2052	* *	5	\$71,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : Basement							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Exposed Struc: Concrete	38%			LIFE	* *	5	\$14,100	
	Gypsum Board	9%	Now	\$18,200	LIFE	* *	5	\$26,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Stair No.2							
	Under Construction	5%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Auditorium							
		Explanation : Auditorium Under Construction							

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG**  
**Asset # : 1570**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

## Site Pavements

## On-Site Walkways

Pavers/Stone

100%

2041

\* \*

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

## Under 600 Volts

## Service Equipment

Air Circuit Breaker

100%

2058

\* \*

5

\$800

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.*

## Transformers

Dry Type

100%

2030

\$26,100

5

\$500

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : 150 Kilovolt Amperes, 480 Volts Primary 208/120 Volts Secondary*

## Switchgear / Switchboard

Molded Case Bkrs

100%

2058

\* \*

5

\$3,900

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : 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

Locally Mounted

10%

2030

\$17,700

5

\$100

Motor Control Center

70%

2030

\$497,100

5

\$2,800

Motor Control Center

20%

2049

\* \*

5

\$800

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$2,200

## Stand-by Power

## Transfer Switches

Automatic

100%

2049

\* \*

1

\$45,600

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG**  
**Asset # : 1570**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Generators									
	Diesel	100%			2045	* *	1	\$57,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Generator Room									
Explanation : Emergency Generator Rated At 200 Kilowatts									
Batteries									
	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 Capacity									
	Underground Storage	90%			LIFE	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Outside									
Explanation : No Available Nameplate Rating Capacity									
Lighting									
Interior Lighting									
	Fluorescent	95%			2032	\$2,047,900	10	\$129,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	LED	5%			2040	* *			
Egress Lighting									
	Emergency, Service	50%			2032	\$44,500	1		
	Exit, Service	50%			2032	\$31,200	1		
Exterior Lighting									
	HID	30%			2027	\$202,400	10	\$100	
	No Component	70%							
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2032	\$81,400	1	\$16,600	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Hallways And Outside Perimeter									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	No Component	70%							
	Generic, Analog	30%			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									

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG**  
**Asset # : 1570**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2042	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium							
Conversion Equipment									
	Heat Exchanger, Plate & Frame	15%	2-4	\$32,900	2047	* *	1	\$9,900	
		Corroded, Extent : Severe, Area Affected : 40%							
		Location : Basement							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Units							
	Heat Exchanger, Plate & Frame	85%			2047	* *	1	\$62,200	
Distribution									
	Steam Piping/Pump	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							
		Leak Evident, Extent : Severe, Area Affected : 5%							
		Location : Zone Valves, Basement Mechanical Room							
	Steam Piping/Pump	80%			2032	\$926,400			
Terminal Devices									
	Air Handler	50%			2027	\$1,360,700	1	\$45,800	
	Convactor/Radiator	25%			2030	\$295,600	1	\$12,000	
	Fan Coil Unit/Heat	10%	0-2	\$35,900	2032	\$358,500	1	\$4,300	
		Malfunctioning, Extent : Moderate, Area Affected : 70%							
		Location : Various Locations							
	Fan Coil Unit/Heat	15%			2032	\$537,800	1	\$7,200	
Air Conditioning									
	Energy Source								
	District Chilled Water	75%			2042	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Chiller Water From Medical Arts Building							
	Electricity	25%			2040	* *	1		

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG**  
**Asset # : 1570**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	5%	0-2	\$2,100	2032	\$106,700	1	\$3,100	
		Leak Evident, Extent : Moderate, Area Affected : 5% Location : Leaking Refrigerant, Basement Mechanical Room R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Basement, Chiller							
	Reciprocating Compr/Chiller	20%			2032	\$426,700	1	\$13,700	
	No Component	75%							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	0-2	\$2,900	2032	\$58,500	4	\$7,300	
		Corroded, Extent : Moderate, Area Affected : 20% Location : Basement Mechanical Room Insul. Deteriorating, Extent : Moderate, Area Affected : 20% Location : Basement Mechanical Room							
Terminal Devices									
	Air Handler/Cool/Ht	80%			2027	\$561,200	1	\$73,300	
	Fan Coil - 4 Pipe	20%			2027	\$275,000	1	\$9,600	
Heat Rejection									
	Water Cooling Tower	25%			2030	\$45,700	2	\$37,300	
	No Component	75%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$82,600	
Exhaust Fans									
	Interior	85%			2032	\$545,200	2	\$3,900	
	Roof	15%			2037	* *	2	\$700	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks									
	Electric	100%			2026	\$69,300	4		
HW Heat Exchanger									
	HTHW/HW	100%			2032	\$405,300			
Sanitary Piping									
	Cast Iron	10%	0-2	\$3,600	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 5% Location : Basement Fan Room							
	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%							

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG**  
**Asset # : 1570**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement To 4th Floor, Roof									
Explanation : 1 Unit									
Fire Suppression									
Standpipe									
	Generic	100%			2042		* *	1-5	\$74,700
Sprinkler									
	No Component	95%							
	Generic	5%			2032	\$100,000	1-2	\$2,100	

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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
<b>Total</b>	<b>\$2,167,700</b>	<b>\$3,055,000</b>
Importance Code A	\$848,700	\$154,000
Importance Code B	\$1,318,900	\$2,901,000
<b>Total</b>	<b>\$2,167,700</b>	<b>\$3,055,000</b>

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
<b>Total</b>	<b>\$207,000</b>	<b>\$39,300</b>	<b>\$34,500</b>	<b>\$21,900</b>
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			
<b>Total</b>	<b>\$207,000</b>	<b>\$39,300</b>	<b>\$34,500</b>	<b>\$21,900</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM**  
**Asset # : 2102**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	40%	Now	\$186,000	LIFE	**	5	\$23,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : North Facade								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Base Of Building								
	Metal Coiling Doors	2%	Now	\$12,100	2037	**	5	\$1,800	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
	Location : Overhead Coiling Door								
	Pre-Cast Concrete	39%			LIFE	**	5	\$73,300	
	Pre-Cast Concrete	11%	2-4	\$45,100	LIFE	**	5	\$20,700	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Various								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
	Location : Various								
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
	Location : Various								
	Window Wall	8%			2042	**	5	\$17,300	
Windows									
	Aluminum	95%	4+	\$92,800	2040	**	5	\$3,300	
	Hardware Missing, Extent : Moderate, Area Affected : 25%								
	Location : Boiler Room								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Unit Inoperable, Extent : Moderate, Area Affected : 25%								
	Location : Boiler Room								
	Metal Louvers	5%			2041	**	10	\$2,200	
Parapets									
	Masonry: Brick	10%	4+	\$4,200	LIFE	**	5	\$700	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Parapet Over Boiler Room								
	Metal Rail	80%			2045	**	5-10	\$98,900	
	Pre-Cast Concrete	10%	2-4	\$2,700	LIFE	**	5	\$4,300	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Upper And Lower Roofs								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM**  
**Asset # : 2102**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Modified Bitumen	20%	Now	\$173,900	2042		* *		
	Blisters, Extent : Light, Area Affected : 15%								
	Location : Boiler Room Roof								
	Vegetation Growth, Extent : Light, Area Affected : 5%								
	Location : Boiler Room Roof								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Boiler Room Roof								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Boiler Room Roof								
	Panel/Paver: Cer/Brk	10%	Now	\$42,800	2052		* *		
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Terrace Over Mechanical Room								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
	Location : Terrace								
	Vegetation Growth, Extent : Moderate, Area Affected : 25%								
	Location : Terrace Over Mechanical Room								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Mechanical Room Below Terrace								
	Single Ply Membrane	20%	Now	\$326,000	2042		* *		
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 50%								
	Location : Over Lobby								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%								
	Location : Over Lobby								
	Water Penetration, Extent : Moderate, Area Affected : 25%								
	Location : Over Lobby								
	Single Ply Membrane	43%	4+	\$70,100	2037		* *		
	Blisters, Extent : Light, Area Affected : 10%								
	Location : Upper Roof								
	Skylight, Plastic	7%			2045		* *	1	
Soffits									
	Cast in Place Concrete	100%			LIFE		* *	5	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Various								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM**  
**Asset # : 2102**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$16,700	
	Mosaic Tile	15%	0-2	\$52,500	2045	**	5	\$14,300	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
	Location : Showers								
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Lockers, Showers, And Bathrooms								
	Terrazzo	10%	4+	\$14,000	LIFE	**	5	\$6,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Stairs								
	Vinyl Tile	30%			2037	**	3	\$8,600	
	Wood	35%			2060	**	5	\$50,200	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Pool Wall								
	Ceramic Tile	15%	Now	\$16,400	2041	**	5	\$7,700	
	Broken/Missing Elements, Extent : Light, Area Affected : 2%								
	Location : Locker Room								
	Cracking/Crumbling, Extent : Light, Area Affected : 2%								
	Location : Locker And Bathroom								
	Concrete Masonry Unit	30%			LIFE	**	5	\$12,200	
	Masonry: Brick	10%			LIFE	**			
	Plaster	15%			LIFE	**	5	\$4,600	
	SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	55%	4+	\$13,700	2045	**	5	\$21,000	
	Staining/Discoloring, Extent : Light, Area Affected : 10%								
	Location : 2nd Floor Lobby								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : 2nd Floor Lobby								
	Exposed Struc: Concrete	5%			LIFE	**	5	\$600	
	Exposed Struc: Steel	15%			LIFE	**			
	Metal Panel	5%	Now	\$74,200	LIFE	**	5	\$4,800	
	Bent/Warped Elements, Extent : Moderate, Area Affected : 25%								
	Location : Basement								
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Basement								
	Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%								
	Location : Basement								
	Plaster	20%			LIFE	**	5	\$9,600	
Site Enclosure									
Fence/Gates									
	Aluminum Picket	100%			2032				
Retaining Walls									
	Cast in Place Concrete	100%			2067	**			

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM**  
**Asset # : 2102**

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Site Pavements

## On-Site Walkways

## Asphalt

80% 4+ \$4,700 2041 \* \*

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Rear Of Building*

## Cast in Place Concrete

20% 2045 \* \*

## Parking/Driveway

## Asphalt

100% 4+ \$24,000 2041 \* \*

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Various*

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Over 600 Volts

## Service Equipment

## Not Accessible

100%

## Transformers

## Dry Type

100% 2049 \* \* 3 \$300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Outside The Building**Explanation : 1,000 Kilovolt Amperes, 4,160 Volts Primary, 208/120 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 Service Disconnect Switch Rated At 4,000 Amperes.*

## Switchgear / Switchboard

## Molded Case Bkrs

100% 2058 \* \* 5 \$1,500

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Two Vertical 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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM**  
**Asset # : 2102**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	50%	2-4	\$97,500	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout 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	\$715,000	10	\$45,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	LED	15%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Lobby And Hallways									
Explanation : LED Lights									
Egress Lighting									
	Emergency, Battery	50%			2032	\$47,400	10	\$7,000	
	Exit, Service	50%			2032	\$12,200	1		
Exterior Lighting									
	HID	10%			2032	\$26,300	10		
	LED	10%			2040	* *			
	No Component	80%							
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2032	\$31,800	1	\$6,500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Hallways And Outside Perimeter									
Explanation : CCTV Surveillance Cameras									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM**  
**Asset # : 2102**

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

**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		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

**Heating**

## Energy Source

Interruptible Gas/Dual

100%

2042

\* \*

1

Fuel

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Buried Tanks**Explanation : Oil No.2, Two Tanks 30,000 Gallons Each*

## Conversion Equipment

Hot Water Boiler

100%

2037

\* \*

1

\$28,600

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Boilers. Providing High Temperature Water To Most Of The Buildings On Campus*

## Distribution

Hot Wtr Piping/Pump

90%

2040

\* \*

4

\$2,600

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Boiler Room**Explanation : Distributes High Temperature Water To Most Buildings On Campus*

Hot Wtr Piping/Pump

10%

0-2

\$1,200

2031

\$12,300

4

\$300

*Other Observation, Extent : Moderate, Area Affected : 2%**Location : Various Locations**Explanation : No Spare Parts In Market For Outdated Pneumatic Control System.*

## Terminal Devices

Air Handler

40%

2027

\$424,800

1

\$14,300

Convactor/Radiator

30%

2030

\$138,400

1

\$5,600

Fan Coil Unit/Heat

30%

2027

\$419,700

1

\$5,600

**Air Conditioning**

## Energy Source

Electricity

100%

2040

\* \*

1

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM**  
**Asset # : 2102**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	40%			2032	\$333,000	1	\$10,700	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Side Yard							
	Split Unit	10%			2037	* *			
	No Component	50%							
Distribution									
	CW & CHW Wtr Pipe/Pump	40%			2042	* *	4	\$1,700	
	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 Unit	10%			2037	* *	2	\$4,000	
	Dry Cooler	40%			2032	\$51,800	2	\$16,100	
	No Component	50%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$32,200	
	Exhaust Fans								
	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								
	Gas Fired	15%	Now	\$100	2032	\$2,500	2		
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room							
	Gas Fired	85%			2032	\$14,200	2		
	HW Heat Exchanger								
	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%							

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM**  
**Asset # : 2102**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE		* *		
		Other Observation, Extent : 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	

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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
<b>Total</b>	<b>\$4,097,200</b>	<b>\$6,347,900</b>
Importance Code A	\$84,400	\$1,164,800
Importance Code B	\$4,012,700	\$5,183,100
<b>Total</b>	<b>\$4,097,200</b>	<b>\$6,347,900</b>

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
<b>Total</b>	<b>\$293,000</b>	<b>\$86,600</b>	<b>\$1,355,700</b>	<b>\$53,000</b>
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			
<b>Total</b>	<b>\$293,000</b>	<b>\$86,600</b>	<b>\$1,355,700</b>	<b>\$53,000</b>



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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY**  
**Asset # : 2100**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls	Concrete Masonry Unit	5%	Now	\$47,900	LIFE	**	5	\$2,900	
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Cooling Tower Area								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Cooling Tower Area								
	Masonry: Brick	25%			LIFE	**	5	\$22,900	
	Pre-Cast Concrete	70%			LIFE	**	5	\$208,300	
Windows									
	Aluminum	15%	4+	\$12,800	2048	**	5	\$1,400	
	Caulking Deteriorated, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Aluminum	80%			2048	**	5	\$14,700	
	Metal Louvers	5%			2041	**	10	\$5,700	
Parapets									
	Concrete Masonry Unit	5%	Now	\$4,200	LIFE	**	5	\$800	
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Cooling Tower Area								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Cooling Tower Area								
	Metal Panel	5%			2052	**	5	\$2,700	
	Metal Rail	70%			2045	**	5-10	\$176,700	
	Pre-Cast Concrete	20%	Now	\$22,200	LIFE	**	5	\$17,600	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Coping Over Cooling Tower Wall								
Roof									
	Modified Bitumen	85%			2032	\$713,100	10	\$66,800	
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Main Roof								
	Paver: Asphalt	10%	Now	\$5,300	2041	**			
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Over Room B-16								
	Skylight, Plastic	5%	Now	\$84,400	2037	**	1		
	Water Penetration, Extent : Moderate, Area Affected : 25%								
	Location : Skylights								
Soffits									
	Pre-Cast Concrete	30%			LIFE	**	5	\$10,200	
	Stucco Cement	70%			2045	**	5	\$18,200	
Interior									

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY**  
**Asset # : 2100**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	45%			2028	\$1,225,000	3	\$106,400	
	Cast in Place Concrete	10%	4+	\$26,200	LIFE	**	5	\$34,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Basement Mechanical Room									
	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	
Recent Repair Evident, Extent : N/A, Area Affected : 10%									
Location : Basement And Corridors									
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	25%	Now	\$117,700	2052	**	5	\$23,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Corridors									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Corridors									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Corridors									
	AcousTileSusp.Lay-In	20%	4+	\$9,700	2045	**	5	\$15,000	
Broken/Missing Elements, Extent : Light, Area Affected : 15%									
Location : Corridors And Classrooms									
	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%	4+	\$13,500	2042	**			
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%									
Location : Stairs									
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 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY**  
**Asset # : 2100**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Service Equipment								
	Not Accessible	100%							
	Transformers								
	Dry Type	100%			2049	* *	3	\$600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside The Building							
		Explanation : 1,000 Kilovolt Amperes, 4,160 Volts Primary, 208/120 Volts Secondary							
	Feeders								
	Cable	100%			2054	* *	1		
	Raceway								
	Conduit	100%			2058	* *	1		
Under 600 Volts									
	Service Equipment								
	Air Circuit Breaker	100%			2058	* *	5	\$600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2058	* *	5	\$2,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 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, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	50%			2032	\$47,400	1		
	Thermoplastic	2%			2058	* *	1		
	Motor Controllers								
	Locally Mounted	10%			2030	\$30,300	5	\$100	
	Locally Mounted	10%			2045	* *	5	\$100	
	Motor Control Center	60%			2030	\$127,900	5	\$1,800	
	Motor Control Center	20%			2049	* *	5	\$600	
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$10,200	LIFE	* *	5	\$1,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Corroded							
Stand-by Power									

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Estimates are rounded to the nearest hundred dollars.

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY**  
**Asset # : 2100**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-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 Capacity								
	Underground Storage	90%			LIFE	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outside The Building								
	Explanation : No Available Nameplate Rating Capacity								
Lighting									
	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 Lights								
	HID	25%			2027	\$122,900	10	\$100	
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	* *	1	\$12,100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Hallways And Outside Perimeter								
	Explanation : CCTV Surveillance Cameras								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY**  
**Asset # : 2100**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
		Total	(Years)		FY		(Yrs)		

**Alarm**

## Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2037

\* \*

1-3

\$19,900

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Control Panel And Horn*

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

**Heating**

## Energy Source

HTHW/HW

100%

2042

\* \*

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout**Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium*

## Conversion Equipment

Heat Exchanger, Plate &amp; Frame

100%

2045

\* \*

1

\$53,300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement Equipment Room**Explanation : 2 Units*

## Distribution

Hot Wtr Piping/Pump

100%

0-2

\$11,500

2040

\* \*

4

\$5,300

*Corroded, Extent : Moderate, Area Affected : 10%**Location : The Mechanical Equipment Room And Various Other Areas*

## Terminal Devices

Air Handler

80%

2027

\$1,586,300

1

\$53,400

Convactor/Radiator

20%

2037

\* \*

1

\$7,000

**Air Conditioning**

## Energy Source

Electricity

10%

2040

\* \*

1

Steam/HW System

90%

2042

\* \*

1

## Conversion Equipment

Absorption

70%

2035

\$2,393,200

1

\$81,700

Chiller/Steam/HW

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement**Explanation : One Unit With Refrigerant Water In Lithium Bromide Cycle. The Unit Has Scheduled To Be Removed Due To Chilled Water Is Supplied From Medical Building Next Year.*

Split Unit

15%

2037

\* \*

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : 6 Units On 1st Floor*

No Component

15%

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY**  
**Asset # : 2100**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	70%			2042	* *	4	\$5,600	
	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	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof								
	Explanation : The Unit Has Scheduled To Be Removed Due To Chilled Water Is Supplied From Medical Building Next Year.								
	No Component	15%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$60,200	
Exhaust Fans									
	Interior	95%			2027	\$443,900	2	\$3,100	
	Wall Unit	5%			2032	\$2,300	2	\$200	
Plumbing									
H/C Water Piping									
	Brass/Copper	15%	0-2	\$4,100	2042	* *	1		
	Corroded, Extent : Moderate, Area Affected : 10%								
	Location : Basement								
	Brass/Copper	85%			2042	* *	1		
Water Heater With Tanks									
	Electric	100%			2031	\$23,100	4		
HW Heat Exchanger									
	HTHW/HW	100%			2042	* *			
	Abandoned in Place, Extent : Light, Area Affected : 100%								
	Location : Obsolete Unit Has Not Been Used For Long Time. Basement.								
Sanitary Piping									
	Cast Iron	10%	0-2	\$2,700	LIFE	* *	1		
	Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
	Location : Basement Mechanical Equipment Room								
	Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)									
	Electric	100%			2032	\$55,200	4	\$4,300	
Backflow Preventer									
	Not Accessible	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY**  
**Asset # : 2100**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement To 4th Floor							
		Explanation : Two Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2042		* *	1-5	\$54,400
	Sprinkler								
	No Component	80%							
	Generic	20%			2052		* *	1-2	\$6,000

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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

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
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	
<b>Total</b>	<b>\$1,674,600</b>	<b>\$8,913,900</b>
Importance Code A	\$619,300	\$227,100
Importance Code B	\$973,700	\$8,686,800
Importance Code C	\$81,500	
<b>Total</b>	<b>\$1,674,600</b>	<b>\$8,913,900</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture	\$29,500	\$9,400		
Interior Architecture	\$28,600	\$34,600	\$414,600	\$14,600
Electrical	\$15,300	\$33,700	\$14,800	\$14,000
Mechanical	\$64,600	\$113,600	\$61,600	\$72,100
Site Pavements	\$15,900			
Elevators/Escalators	\$14,900	\$14,900	\$14,900	\$14,900
<b>Total</b>	<b>\$168,800</b>	<b>\$206,200</b>	<b>\$505,900</b>	<b>\$115,600</b>
Importance Code A	\$36,500	\$16,500	\$7,200	\$7,000
Importance Code B	\$87,800	\$189,700	\$498,700	\$108,700
Importance Code C	\$44,500			
<b>Total</b>	<b>\$168,800</b>	<b>\$206,200</b>	<b>\$505,900</b>	<b>\$115,600</b>



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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG**  
**Asset # : 2086**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	2%			LIFE	**	5	\$10,000	
	Masonry: Brick	93%	Now	\$149,600	LIFE	**	5	\$93,000	
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : South Facade, Stair Door To Penthouse								
	Expansion Joint Failure, Extent : Moderate, Area Affected : 10%								
	Location : South Facade								
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
	Location : Penthouse								
	Window Wall	5%			2042	**	5	\$18,800	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof Greenhouse								
	Explanation : Glass Enclosure Greenhouse								
Windows									
	Aluminum	95%	Now	\$121,100	2040	**	5	\$13,000	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Metal Louvers	5%			2041	**	10	\$8,600	
Parapets									
	Concrete Masonry Unit	15%			LIFE	**	5	\$2,700	
	Masonry: Brick	75%	4+	\$29,500	LIFE	**	5	\$11,900	
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 5%								
	Location : Parapet Wall								
	Recent Construction, Extent : N/A, Area Affected : 75%								
	Location : Roof Parapet								
	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	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof Greenhouse								
	Explanation : Glass Roof								
Soffits									
	Stucco Cement	100%			2045	**	5		
Interior									
Floors									
	Carpet	10%			2028	\$368,000	3	\$32,000	
	Cast in Place Concrete	15%			LIFE	**	5	\$69,900	
	Mosaic Tile	5%			2037	**	5	\$26,600	
	Panel/Paver: Cer/Brk	15%			2048	**	5	\$71,900	
	Vinyl Tile	55%	Now	\$63,200	2037	**	3	\$43,900	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
	Location : Basement Storage								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG**  
**Asset # : 2086**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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%	Now	\$28,600	LIFE	**			
Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Lobby Area									
Other Observation, Extent : Moderate, Area Affected : 10%									
Location : Lobby Area									
Explanation : Expansion Joint Failure									
	Plaster	15%			LIFE	**	5	\$6,900	
	Under Construction	1%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Basement Chiller Control Booth									
Explanation : Chiller Control Booth Still Under Construction, Glass Panels Cracked									
Ceilings									
	AcousTileConcealSpLn	40%	Now	\$803,700	2052	**	5	\$53,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%									
Location : Corridors, Penthouse And Offices									
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Corridors And 4th Floor									
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%									
Location : Corridors									
	AcousTileSusp.Lay-In	20%			2037	**	5	\$42,600	
	Exposed Struc: Concrete	40%			LIFE	**	5	\$13,300	
Site Enclosure									
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 Affected : 5%									
Location : Underpass									
Parking/Driveway									
	Asphalt	100%	Now	\$81,500	2041	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Underpass Gate									

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Over 600 Volts									
Service Equipment									
Not Accessible	100%								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG**  
**Asset # : 2086**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
Transformers									
	Dry Type	70%			2049	**	3	\$500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room 2							
		Explanation : 2,000 Kilovolt Amperes, 4160 Volts Primary, 480/ 277 Volts Secondary							
	Dry Type	30%			2037	**	3	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room 1							
		Explanation : 1,000 Kilovolt Amperes, 4160 Volts Primary, 480/277 Volts Secondary							
Feeders									
	Cable	70%			2054	**	1		
	Cable	30%			2040	**	1		
Raceway									
	Conduit	70%			2058	**	1		
	Conduit	30%			2042	**	1		
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	50%			2058	**	5	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room 1							
		Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.							
	Fused Disc Sw	50%			2042	**	5	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room 2							
		Explanation : Two Main Disconnect Switches Rated At 2,000 Amperes Each.							
Transformers									
	Dry Type	80%			2037	**	5	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room 2							
		Explanation : 750 Kilovolt Amperes, 480 Volts Primary, 208/120 Volts Secondary							
	Dry Type	20%			2049	**	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 112.5 Kilovolt Amperes And 75 Kilovolt Amperes, 480 Volts Primary, 208/120 Volts Secondary							
Switchgear / Switchboard									
	Fused Disc Sw	70%			2042	**	5	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room 2							
		Explanation : Five Vertical Sections							
	Molded Case Bkrs	30%			2058	**	5	\$1,100	
Raceway									
	Conduit	10%			2058	**	1		
	Conduit	90%			2032	\$253,900	1		

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG**  
**Asset # : 2086**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
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 Drive	10%			2049	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$2,100	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2049	* *	1	\$43,500	
Generators									
	Diesel	100%			2045	* *	1	\$54,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Penthouse								
	Explanation : Emergency Generator Rated At 300 Kilowatts								
Batteries									
	Nickel Cadmium	100%			2027	\$2,400	5	\$31,500	
Fuel Storage									
	Day Tank	10%			2054	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Penthouse								
	Explanation : 60 Gallons Rated Capacity								
	Underground Storage	90%			LIFE	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outside								
	Explanation : No Available Nameplate Rating Capacity								
Lighting									

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG**  
**Asset # : 2086**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	69%			2032	\$1,419,700	10	\$89,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Offices, Basement, Classrooms							
		Explanation : T-8 Lamps							
	HID	1%			2032	\$16,300	10		
	LED	30%			2040	* *			
		Other Observation, Extent : N/A, Area 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%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	* *	1	\$15,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2027	\$106,800	1-3	\$26,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways							
		Explanation : Manual Pull Stations, Alarm Bells, Smoke Detectors, Control Panel							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2042	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium							
	Conversion Equipment								
	Heat Exchanger, Plate & Frame	100%			2028	\$348,600	1	\$69,900	

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG**  
**Asset # : 2086**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	50%	Now	\$7,500	2040	* *	4	\$3,500	
Corroded, Extent : Moderate, Area Affected : 10%									
Location : At The Heat Exchanger Valves And Various Other Areas									
	Hot Wtr Piping/Pump	50%			2040	* *	4	\$3,500	
Terminal Devices									
	Air Handler	60%			2032	\$1,558,500	1	\$52,400	
	Convactor/Radiator	30%			2037	* *	1	\$13,700	
	Fan Coil Unit/Heat	10%			2032	\$342,200	1	\$4,600	
Air Conditioning									
Energy Source									
	Electricity	100%			2048	* *	1		
Conversion Equipment									
	Centrifugal,Compressor Turbine	100%			2047	* *	1	\$152,900	
R-134a Refrigerant, Extent : Light, Area Affected : 100%									
Location : Sub-basement Mechanical Room									
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : Sub-basement Mechanical Room									
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2062	* *	4	\$10,400	
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Terminal Devices									
	Air Handler/Cool/Ht	100%			2032	\$2,678,200	1	\$87,400	
Heat Rejection									
	Water Cooling Tower	100%			2037	* *	2	\$142,200	
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : Roof									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$78,800	
Exhaust Fans									
	Interior	100%			2032	\$612,200	2	\$4,300	
Plumbing									
H/C Water Piping									
	Brass/Copper	80%			2042	* *	1		
	Galvanized Steel	20%	0-2	\$7,000	2030	\$352,400	1		
Corroded, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Water Heater With Tanks									
	Electric	100%			2027	\$23,100	4		
HW Heat Exchanger									
	HTHW/HW	100%			2042	* *			

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG**  
**Asset # : 2086**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	5%	0-2	\$1,700	LIFE	* *	1		
		Leak Evident, Extent : Moderate, Area Affected : 2%							
		Location : From 4th Floor Mechanical Room Floor Drain To Lower 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/A, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : 1 Unit							
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : One Unit From Sub-basement To 4th Floor, One Unit From Basement To Penthouse							
		Explanation : Two Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2052	* *	1-5	\$71,300	
Sprinkler									
	No Component	90%							
	Generic	10%			2052	* *	1-2	\$4,000	
Fire Pump									
	Generic	100%			2035	\$131,800	1	\$26,400	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

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
<b>Total</b>	<b>\$113,100</b>	<b>\$662,800</b>
Importance Code A	\$113,100	\$54,700
Importance Code B		\$608,100
<b>Total</b>	<b>\$113,100</b>	<b>\$662,800</b>

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
<b>Total</b>	<b>\$35,000</b>	<b>\$26,100</b>	<b>\$27,200</b>	<b>\$16,700</b>
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			
<b>Total</b>	<b>\$35,000</b>	<b>\$26,100</b>	<b>\$27,200</b>	<b>\$16,700</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG**  
**Asset # : 2099**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Fieldstone	60%			LIFE	**	5	\$24,600	
	Wood	40%			2037	**	5	\$109,300	
Windows									
	Aluminum	80%			2048	**	5	\$3,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : These Windows Are Made Out Of Wood On The Interior Side								
	Wood	20%			2040	**	5	\$8,700	
Roof									
	Slate	100%	4+	\$58,400	LIFE	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%								
	Location : North And South Sides								
Interior									
Floors									
	Carpet	10%			2031	\$60,800	3	\$5,300	
	Cast in Place Concrete	10%			LIFE	**	5	\$7,700	
	Ceramic Tile	5%			2041	**	5	\$1,800	
	Quarry Tile	15%			2045	**	5	\$7,900	
	Slate	10%			LIFE	**	5	\$3,700	
	Vinyl Tile	10%			2037	**	3	\$1,300	
	Wood	40%			2060	**	5	\$26,400	
Interior Walls									
	Ceramic Tile	5%			2041	**	5	\$3,200	
	Gypsum Board	80%			LIFE	**	5	\$30,300	
	Masonry: Brick	10%			LIFE	**			
	Wood	5%			LIFE	**	5	\$12,600	
Ceilings									
	AcousTileSusp.Lay-In	5%			2045	**	5	\$1,800	
	Exposed Struc: Concrete	10%	Now	\$10,800	LIFE	**	5	\$600	
	Exposed Reinforcement, Extent : Light, Area Affected : 5%								
	Location : Basement								
	Exposed Struc: Wood	15%			LIFE	**			
	Gypsum Board	70%			LIFE	**	5	\$32,100	
Site Enclosure									
Free Standing Walls									
	Masonry: Fieldstone	100%			2052	**			
Site Pavements									
On-Site Walkways									
	Asphalt	65%			2041	**			
	Cast in Place Concrete	5%			2045	**			
	Pavers/Stone	30%			2041	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG**  
**Asset # : 2099**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	50%			2032	\$7,400	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 400 Amperes.							
	Fused Disc Sw	50%			2052	**	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 400 Amperes.							
Switchgear / Switchboard									
	Fused Disc Sw	100%			2032	\$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									
	Thermoplastic	80%			2052	**	1		
	Thermoplastic	20%			2032	\$15,100	1		
Motor Controllers									
	Locally Mounted	100%			2045	**	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$300	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2045	**	1	\$7,200	
Lighting									
	Interior Lighting								
	Fluorescent	40%			2037	**	10	\$8,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Offices							
		Explanation : T-8 Lamps							
	Incandescent	55%			2037	**	2	\$300	
	LED	5%			2040	**			
Egress Lighting									
	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									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG**  
**Asset # : 2099**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

**Alarm**

## Security System

No Component

70%

Generic

30%

2037

\* \*

1

\$2,600

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Gallery And Outside**Explanation : CCTV Surveillance Cameras*

## Fire/Smoke Detection

Generic, Analog

100%

2037

\* \*

1-3

\$14,500

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns*

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

**Heating**

## Energy Source

Interruptible Gas/Dual Fuel

100%

2052

\* \*

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Buried Tank**Explanation : No.2 Oil, 2000 Gallon Tank*

## Conversion Equipment

Steam Boiler

100%

2045

\* \*

1

\$23,300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

100%

2052

\* \*

## Terminal Devices

Air Handler

50%

2037

\* \*

1

\$7,300

Convactor/Radiator

30%

2045

\* \*

1

\$2,300

Fan Coil Unit/Heat

20%

2037

\* \*

1

\$1,500

**Air Conditioning**

## Energy Source

Electricity

100%

2048

\* \*

1

## Conversion Equipment

Reciprocating

100%

2032

\$338,900

1

\$10,900

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Basement, Chiller*

## Distribution

CW & CHW Wtr  
Pipe/Pump

100%

2052

\* \*

4

\$1,200

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG**  
**Asset # : 2099**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Air Handler/Cool/Ht	70%			2037	**	1	\$10,200	
	Fan Coil - 4 Pipe	30%			2037	**	1	\$2,300	
Heat Rejection									
	Dry Cooler	100%			2032	\$105,400	2	\$16,400	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,100	
Exhaust Fans									
	Interior	95%			2037	**	2	\$700	
	Roof	5%			2037	**	2		
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2052	**	1		
Water Heater With Tanks									
	Electric	50%			2031	\$11,500	4		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Unit							
	Gas Fired	50%			2031	\$8,300	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		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								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : One Unit							
Fire Suppression									
	Sprinkler								
	Generic	100%			2052	**	1-2	\$6,600	
Fire Pump									
	Generic	100%	0-2	\$1,100	2035	\$21,900	1	\$4,000	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
Chemical System									
	No Component	99%							
	Generic	1%			2027	\$500	1-3	\$2,200	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG**  
**Asset # : 2099**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 14-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

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$256,800	\$231,500
Interior Architecture	\$123,700	\$3,398,800
Electrical	\$254,500	\$3,549,000
Mechanical	\$866,200	\$5,876,600
Site Pavements	\$51,100	\$1,022,400
<b>Total</b>	<b>\$1,552,300</b>	<b>\$14,078,300</b>
Importance Code A	\$256,800	\$231,500
Importance Code B	\$1,244,400	\$12,824,400
Importance Code C	\$51,100	\$1,022,400
<b>Total</b>	<b>\$1,552,300</b>	<b>\$14,078,300</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
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
<b>Total</b>	<b>\$176,400</b>	<b>\$123,100</b>	<b>\$363,000</b>	<b>\$123,400</b>
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			
<b>Total</b>	<b>\$176,400</b>	<b>\$123,100</b>	<b>\$363,000</b>	<b>\$123,400</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG**  
**Asset # : 2101**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cement - Fiber Panel	2%			2037	**	10	\$5,300	
	Masonry: Brick	48%	2-4	\$65,900	LIFE	**	5	\$41,000	
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%								
	Location : Penthouse								
	Pre-Cast Concrete	50%	4+	\$60,500	LIFE	**	5	\$138,800	
	Caulking Deteriorated, Extent : Light, Area Affected : 10%								
	Location : Exterior Various Areas								
Windows									
	Aluminum	37%	4+	\$130,300	2048	**	5	\$14,000	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Aluminum	58%			2048	**	5	\$43,900	
	Metal Louvers	5%			2041	**	10	\$23,600	
Parapets									
	Cast Stone/Terra Cotta	15%			LIFE	**	5	\$10,800	
	Masonry: Brick Cavity	30%			LIFE	**	5	\$2,800	
	Recent Construction, Extent : N/A, Area Affected : 100%								
	Location : Parapet								
	Metal Panel	15%			2058	**	5	\$5,400	
	Recent Construction, Extent : N/A, Area Affected : 100%								
	Location : Parapet								
	Metal Rail	40%			2049	**	5-10	\$67,000	
	Recent Construction, Extent : N/A, Area Affected : 100%								
	Location : Parapet								
Roof									
	Modified Bitumen	80%			2040	**	10	\$92,700	
	Recent Construction, Extent : N/A, Area Affected : 100%								
	Location : Roof								
	Skylight, Plastic	20%			2049	**	1		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Atrium Roof								
	Explanation : Inflated Roof System								
Soffits									
	Metal Panel	100%			2052	**	5-10	\$36,800	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG**  
**Asset # : 2101**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	5%			2028	\$250,800	3	\$21,800	
	Cast in Place Concrete	10%			LIFE	**	5	\$63,500	
	Cast in Place Concrete	7%			LIFE	**	5	\$44,500	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Atrium								
	Explanation : Polished Concrete								
	Ceramic Tile	5%	0-2	\$16,000	2041	**	5	\$7,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : 1st Floor Concession								
	Terrazzo	13%	Now	\$68,900	LIFE	**	5	\$29,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Port Of Entry								
	Vinyl Tile	18%	4+	\$28,200	2042	**	3	\$19,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Corridors								
	Worn/Eroded, Extent : Moderate, Area Affected : 10%								
	Location : Corridors								
	Vinyl Tile	42%			2032	\$3,290,800	3	\$61,000	
Interior Walls									
	Ceramic Tile	5%			2041	**	5	\$10,500	
	Concrete Masonry Unit	15%			LIFE	**	5	\$12,600	
	Masonry: Brick	10%			LIFE	**			
	Metal Panel	15%			LIFE	**			
	Plaster	30%			LIFE	**	5	\$18,900	
	SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings									
	AcousTileConcealSpLn	12%	Now	\$54,800	2052	**	5	\$21,800	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Corridors								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : First Floor Corridor And Basement								
	Worn/Eroded, Extent : Moderate, Area Affected : 15%								
	Location : Corridors								
	AcousTileSusp.Lay-In	23%			2045	**	5	\$66,800	
	Broken/Missing Elements, Extent : Light, Area Affected : 5%								
	Location : Basement								
	Misaligned/Bulging, Extent : Light, Area Affected : 5%								
	Location : Basement								
	Exposed Struc: Concrete	45%			LIFE	**	5	\$20,400	
	Exposed Struc: Steel	10%			LIFE	**			
	No Component	10%							
	Other Observation, Extent : N/A, Area Affected : 0%								
	Location : Atrium								
	Explanation : Inflated Plastic Roof								
Site Pavements									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG**  
**Asset # : 2101**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Site Pavements

On-Site Walkways

Cast in Place Concrete

10%

2045

\*\*

Pavers/Stone

90%

2041

\*\*

Parking/Driveway

Asphalt

100% 2-4 \$51,100 2035 \$1,022,400

*Cracking/Crumbling, Extent : Moderate, Area Affected : 30%*

*Location : Parking Area*

*Ponding, Extent : Light, Area Affected : 5%*

*Location : Parking Lot*

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Air Circuit Breaker

100%

2058

\*\*

5

\$900

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.*

Switchgear / Switchboard

Molded Case Bkrs

100%

2058

\*\*

5

\$4,500

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Three Vertical Sections*

Raceway

Conduit

98%

2032

\$322,700

1

Conduit

2%

2058

\*\*

1

Panelboards

Fused Disc Sw

15%

2031

\$49,700

5

\$600

Molded Case Bkrs

85%

2031

\$281,700

5

\$3,800

Wiring

Braided Cloth

58%

2-4

\$254,500

2057

\*\*

1

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Basement, Upper Floors*

Thermoplastic

40%

2032

\$175,500

1

Thermoplastic

2%

2058

\*\*

1

Motor Controllers

Locally Mounted

38%

2030

\$67,300

5

\$400

Motor Control Center

60%

2030

\$426,100

5

\$2,800

Variable Frequency

2%

2049

\*\*

Drive

Ground

Grounding Devices

Generic

100%

LIFE

\*\*

5

\$2,500

Stand-by Power

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG**  
**Asset # : 2101**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2049	* *	1	\$52,700	
	Generators								
	Diesel	100%			2045	* *	1	\$66,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse							
		Explanation : Emergency Generator Rated At 350 Kilowatts							
	Batteries								
	Nickel Cadmium	100%			2027	\$2,400	5	\$38,200	
	Fuel Storage								
	Day Tank	10%			2054	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse							
		Explanation : 60 Gallons Rated Capacity							
	Underground Storage	90%			LIFE	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside The Building							
		Explanation : No Available Nameplate Rating Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	80%			2032	\$1,994,000	10	\$125,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	5%			2040	* *	10	\$7,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways And Cafeteria							
		Explanation : Compact Fluorescent Lights							
	LED	15%			2040	* *			
	Egress Lighting								
	Emergency, Service	40%			2032	\$41,200	1		
	Emergency, Battery	10%			2040	* *	10	\$4,100	
	Exit, Service	50%			2032	\$36,000	1		
	Exterior Lighting								
	HID	20%			2032	\$156,000	10	\$100	
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	* *	1	\$19,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways And Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG**  
**Asset # : 2101**

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

**Alarm**

## Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2037

\* \*

1-3

\$31,600

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Hallways, Toilets**Explanation : Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns*

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

**Heating**

## Energy Source

HTHW/HW

100%

2042

\* \*

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout**Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium*

## Conversion Equipment

Heat Exchanger, Plate &amp; Frame

100%

Now

\$21,100

2047

\* \*

1

\$76,200

*Corroded, Extent : Severe, Area Affected : 60%**Location : Basement**Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

15%

0-2

\$4,000

2042

\* \*

*Corroded, Extent : Moderate, Area Affected : 20%**Location : Basement Mechanical Room*

Steam Piping/Pump

85%

2042

\* \*

## Terminal Devices

Air Handler

10%

2027

\$314,700

1

\$10,600

Air Handler

70%

2032

\$2,202,600

1

\$74,100

Convactor/Radiator

15%

2037

\* \*

1

\$8,300

Fan Coil Unit/Heat

5%

2032

\$207,300

1

\$2,800

**Air Conditioning**

## Energy Source

District Chilled Water

100%

2042

\* \*

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout**Explanation : Chilled Water From Medical Arts Building*

## Distribution

CW &amp; CHW Wtr

100%

2042

\* \*

4

\$12,700

Pipe/Pump

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG**  
**Asset # : 2101**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$95,500	
	Exhaust Fans								
	Interior	80%			2032	\$593,300	2	\$4,200	
	Roof	20%			2027	\$64,900	2	\$1,100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
	Water Heater With Tanks								
	Electric	100%			2026	\$23,100	4		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : Undersized For Building Hot Water Demand								
	HW Heat Exchanger								
	HTHW/HW	100%			2042	* *			
	Sanitary Piping								
	Cast Iron	5%	Now	\$2,100	LIFE	* *	1		
	Leak Evident, Extent : Moderate, Area Affected : 2%								
	Location : From Penthouse Floor Drain To Lower 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 Exit Of Auditorium Stage								
	Sump Pump(s)								
	Non-Submersible	100%			2032	\$33,500	4	\$3,600	
	Backflow Preventer								
	Generic	100%			2042	* *	1	\$10,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Basement To 4th Floor; Penthouse								
	Explanation : One Unit. It Is Broken.								
Fire Suppression									
	Standpipe								
	Generic	100%			2042	* *	1-5	\$86,300	
	Sprinkler								
	No Component	95%							
	Generic	5%			2032	\$115,600	1-2	\$2,400	

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG**  
**Asset # : 2101**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Fire Suppression	Fire Pump							
	Generic	100%		2045	* *	1	\$32,000	
Chemical System	No Component	99%						
	Generic	1%		2026	\$500	1-3	\$2,400	

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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
<b>Total</b>	<b>\$888,800</b>	<b>\$2,773,900</b>
Importance Code A	\$528,400	
Importance Code B	\$360,400	\$1,117,200
Importance Code C		\$1,656,700
<b>Total</b>	<b>\$888,800</b>	<b>\$2,773,900</b>

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
<b>Total</b>	<b>\$162,100</b>	<b>\$151,800</b>	<b>\$17,700</b>	<b>\$16,300</b>
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			
<b>Total</b>	<b>\$162,100</b>	<b>\$151,800</b>	<b>\$17,700</b>	<b>\$16,300</b>



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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG**  
**Asset # : 2084**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	75%	Now	\$78,300	LIFE	* *	5	\$18,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Loading Dock								
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Corners								
	Spalling, Extent : Moderate, Area Affected : 5%								
	Location : Above Rear Overhead Doors								
	Metal Coiling Doors	25%			2037	* *	5	\$19,200	
Windows									
	Aluminum	95%	Now	\$12,700	2040	* *	5	\$500	
	Hardware Missing, Extent : Light, Area Affected : 10%								
	Location : Corridors								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
	Location : 2nd Floor Offices								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Metal Louvers	5%			2041	* *	10	\$300	
Parapets									
	Concrete Masonry Unit	25%	Now	\$1,600	LIFE	* *	5	\$300	
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Interior Face Of Parapet Over Second Floor								
	Vertical Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Interior Face Of Parapet Over Second Floor								
	Masonry: Brick	70%	2-4	\$4,600	LIFE	* *	5	\$700	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
	Location : Interior Side Of Upper And Lower Parapet								
	Pre-Cast Concrete	5%	Now	\$400	LIFE	* *	5	\$300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Coping								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Coping								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
	Location : Coping								
Roof									
	Modified Bitumen	100%	Now	\$382,000	2042	* *			
	Alligatoring, Extent : Moderate, Area Affected : 25%								
	Location : Upper And Lower Roof								
	Blisters, Extent : Moderate, Area Affected : 10%								
	Location : Upper And Lower Roof								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Soffits									
	Cement - Fiber Panel	100%			2032		10		

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG**  
**Asset # : 2084**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
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%	Now	\$11,200	2032	\$560,700	3	\$7,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Basement And 2nd Floor Mechanical 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	
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : First Floor Corridor									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : First Floor Corridor									
	AcousTileSusp.Lay-In	30%			2045	* *	5	\$10,900	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Campus Facilities Office									
	Exposed Struc: Steel	25%			LIFE	* *			
	Plaster	5%			LIFE	* *	5	\$1,100	
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%	2-4	\$49,000	2030	\$980,500			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Front Entry									
Parking/Driveway									
	Asphalt	100%	4+	\$13,500	2035	\$676,100			
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Parking Lot And Loading Dock									
Ponding, Extent : Light, Area Affected : 10%									
Location : Parking Lot									

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
Service Equipment									
	Not Accessible	100%							
Transformers									
	Dry Type	100%			2049	* *	3	\$200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Outside The Building									
Explanation : 1,000 Kilovolt Amperes, 4160 Volts Primary, 208/120 Volts Secondary									

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG**  
**Asset # : 2084**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Feeders								
	Cable	100%			2054	**	1		
	Raceway								
	Conduit	100%			2058	**	1		
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2058	**	5	\$700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
	Switchgear / Switchboard								
	Fused Disc Sw	50%			2058	**	5	\$100	
	Molded Case Bkrs	50%			2058	**	5	\$400	
	Raceway								
	Conduit	98%			2032	\$58,600	1		
	Conduit	2%			2058	**	1		
	Panelboards								
	Fused Disc Sw	10%			2031	\$9,700	5	\$100	
	Fused Disc Sw	5%			2048	**	5		
	Molded Case Bkrs	75%			2031	\$73,100	5	\$500	
	Molded Case Bkrs	10%			2048	**	5	\$100	
	Wiring								
	Thermoplastic	85%			2032	\$64,100	1		
	Thermoplastic	2%			2058	**	1		
	Thermoplastic	13%			2042	**	1		
	Motor Controllers								
	Locally Mounted	50%			2037	**	5	\$100	
	Locally Mounted	50%			2030	\$35,000	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$400	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2049	**	1	\$8,500	
	Generators								
	Diesel	100%			2045	**	1	\$10,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outside The Building								
	Explanation : Emergency Generator Rated At 500 Kilowatts								
	Batteries								
	Nickel Cadmium	100%			2027	\$2,400	5	\$6,200	
	Fuel Storage								
	Underground Storage	100%			LIFE	**	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outside The Building								
	Explanation : 8,000 Gallons Rated Capacity								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG**  
**Asset # : 2084**

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

**Lighting**

## Interior Lighting

## Fluorescent

70%

2037

\* \*

10

\$17,700

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Offices**Explanation : T-8 Lamps*

## LED

30%

2040

\* \*

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Hallways And Storage**Explanation : LED Lights*

## Egress Lighting

## Emergency, Service

50%

2032

\$8,300

1

## Exit, Service

50%

2032

\$5,800

1

## Exterior Lighting

## HID

20%

2032

\$25,200

10

## No Component

80%

**Alarm**

## Security System

## No Component

70%

## Generic

30%

2037

\* \*

1

\$3,100

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Hallways And Outside Perimeter**Explanation : CCTV Surveillance Cameras*

## Fire/Smoke Detection

## No Component

70%

## Generic, Analog

30%

2027

\$20,900

1-3

\$5,100

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Storage And Hallways**Explanation : Manual Pull Stations, Alarm Bells And Horns*

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

**Heating**

## Energy Source

## HTHW/HW

100%

2042

\* \*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium*

## Conversion Equipment

## Heat Exchanger, Plate &amp;

100%

2028

\$68,100

1

\$13,700

## Frame

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room**Explanation : 1 Unit*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG**  
**Asset # : 2084**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Steam Piping/Pump	30%	0-2	\$3,200	2042	* *			
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
	Steam Piping/Pump	70%			2042	* *			
Terminal Devices									
	Air Handler	50%			2027	\$253,800	1	\$8,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 2nd Floor Mechanical Room							
		Explanation : Air Handlers							
	Convactor/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	
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Roof							
		Obsolete Equipment, Extent : Moderate, Area Affected : 30%							
		Location : 1 Unit, Roof							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		R-22 Refrigerant, Extent : Light, Area Affected : 30%							
		Location : Roof							
	No Component	80%							
Terminal Devices									
	Air Handler/Cool/Ht	20%			2027	\$20,900	1	\$3,400	
	No Component	80%							
Heat Rejection									
	Air Cooled Condenser Unit	20%	0-2	\$1,900	2042	* *	2	\$3,100	
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Roof							
		Other Observation, Extent : Moderate, Area Affected : 30%							
		Location : Roof							
		Explanation : One Obsolete Unit							
	No Component	80%							
Ventilation									
Distribution									
	Ductwork/Diffusers	50%			LIFE	* *	2-5	\$7,700	
	No Component	50%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG**  
**Asset # : 2084**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	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 : Moderate, Area Affected : 5%							
		Location : Basement							
	Water Heater With Tanks								
	Electric	100%			2027	\$23,100	4		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2032	\$5,400	4	\$600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 1st Floor							
		Explanation : One Unit							
Fire Suppression									
	Sprinkler								
	No Component	40%							
	Generic	60%			2042	* *	1-2	\$4,600	
	Chemical System								
	Dry	1%			2027	\$500	1-3	\$2,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Out Parking Lot							
		Explanation : Fuel Station Only							
	No Component	99%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

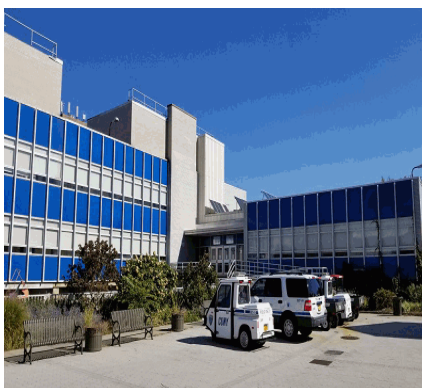
Print Date : 14-Aug-2024

**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
<b>Total</b>	<b>\$1,075,200</b>	<b>\$1,420,800</b>
Importance Code A	\$930,600	\$248,600
Importance Code B	\$144,600	\$1,172,200
<b>Total</b>	<b>\$1,075,200</b>	<b>\$1,420,800</b>

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
<b>Total</b>	<b>\$79,500</b>	<b>\$73,600</b>	<b>\$14,400</b>	<b>\$5,900</b>
Importance Code A	\$59,400	\$8,200	\$400	
Importance Code B	\$18,600	\$65,500	\$14,100	\$5,900
Importance Code C	\$1,500			
<b>Total</b>	<b>\$79,500</b>	<b>\$73,600</b>	<b>\$14,400</b>	<b>\$5,900</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG**  
**Asset # : 2647**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	**	5	\$12,000	
	Masonry: Brick	20%	Now	\$77,400	LIFE	**	5	\$9,600	
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Corners And Chimney								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : South Facade								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
	Location : South Facade								
	Masonry: Fieldstone	15%			LIFE	**	5	\$5,400	
	Metal/Glass Curt Wall	55%			LIFE	**	5	\$49,600	
	Metal Panel	5%			2052	**	5-10	\$16,500	
Windows									
	Aluminum	95%	Now	\$675,700	2057	**	5	\$7,300	
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Hardware Missing, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Metal Louvers	5%			2041	**	10	\$4,800	
Parapets									
	Masonry: Brick	50%	Now	\$29,700	LIFE	**	5	\$2,400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Southeast Corner								
	Vertical Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Southwest Corner								
	Metal/Glass Curt Wall	35%			2052	**	5	\$6,500	
	Metal Panel	10%	2-4	\$1,900	2052	**	5	\$900	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
	Location : Roof And Penthouse								
	Metal Rail	5%			2045	**	5-10	\$4,300	
Roof									
	Modified Bitumen	60%	Now	\$18,900	2032	\$189,400			
	Reflective Surface, Extent : Moderate, Area Affected : 75%								
	Location : Main Roof								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : In Front Of Penthouse Entry								
	Single Ply Membrane	10%			2032	\$59,200	10	\$3,000	
	Single Ply Membrane	30%	Now	\$177,500	2042	**			
	Adhesion Failure, Extent : Severe, Area Affected : 50%								
	Location : Penthouse								
	Not Insulated, Extent : Moderate, Area Affected : 100%								
	Location : Penthouse								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Penthouse								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG**  
**Asset # : 2647**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Soffits									
	Cast in Place Concrete	20%	Now	\$1,000	LIFE	* *	5	\$400	
Broken/Missing Elements, Extent : Severe, Area Affected : 15%									
Location : Under Concrete Stair At Rear Of Building									
Exposed Reinforcement, Extent : Severe, Area Affected : 15%									
Location : Under Concrete Stair									
	Stucco Cement	80%			2045	* *	5	\$900	
Paint Peeling, Extent : Light, Area Affected : 10%									
Location : Front Entrance									
Interior									
Floors									
	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	\$31,800	
	Gypsum Board	10%			LIFE	* *	5	\$6,000	
	Metal Panel	2%			LIFE	* *			
	SGFT/Glazed Masonry	5%			LIFE	* *			
Ceilings									
	AcousTileSusp.Lay-In	30%	4+	\$4,200	2045	* *	5	\$6,500	
Broken/Missing Elements, Extent : Light, Area Affected : 2%									
Location : Throughout									
	Exposed Struc: Concrete	60%			LIFE	* *	5	\$4,100	
	Metal Panel	10%	Now	\$84,200	LIFE	* *	5	\$5,400	
Bent/Warped Elements, Extent : Moderate, Area Affected : 25%									
Location : Basement Corridor									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Basement Corridor									
Site Pavements									
On-Site Walkways									
	Asphalt	20%			2041	* *			
	Cast in Place Concrete	40%			2045	* *			
	Pavers/Stone	40%			2041	* *			
Parking/Driveway									
	Asphalt	100%			2035				

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG**  
**Asset # : 2647**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2062	* *	5	\$800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2058	* *	5	\$800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two Vertical Sections									
Raceway									
	Conduit	98%			2032	\$58,600	1		
	Conduit	2%			2058	* *	1		
Panelboards									
	Fused Disc Sw	10%			2031	\$9,700	5	\$100	
	Molded Case Bkrs	90%			2031	\$87,700	5	\$700	
Wiring									
	Braided Cloth	80%	2-4	\$60,300	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 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									
Explanation : Emergency Generator Rated At 125 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									
Explanation : 480 Gallons Rated Capacity									
Lighting									

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG**  
**Asset # : 2647**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	90%			2037	* *	10	\$25,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	2%			2037	* *	10	\$600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways							
		Explanation : Compact Fluorescent Lights							
	LED	8%			2040	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Staircases							
		Explanation : LED 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	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways And Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Analog	30%			2037	* *	1-3	\$5,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Toilets, Basement							
		Explanation : Manual Pull Stations, Alarm Bells, Smoke Detectors, Strobe Lights And Horns							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2042	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG**  
**Asset # : 2647**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	HTHW/HW Exchanger	100%	0-2	\$7,900	2047	**	2	\$1,500	
		Corroded, Extent : Moderate, Area Affected : 30%							
		Location : Basement							
		Leak Evident, Extent : Severe, Area Affected : 10%							
		Location : Equipment Room							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Equipment Room							
		Explanation : Obsoleted Unit On Extended Life Time.							
Distribution									
	Steam Piping/Pump	95%			2042	**			
	Steam Piping/Pump	5%	0-2	\$7,200	2062	**			
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : And Leaking In Equipment Room.							
		Obsolete Equipment, Extent : Moderate, Area Affected : 100%							
		Location : Vacuum Pump In Equipment Room.							
Terminal Devices									
	Convactor/Radiator	75%			2037	**	1	\$7,400	
	Fan Coil Unit/Heat	25%			2032	\$185,400	1	\$2,500	
Air Conditioning									
	Energy Source								
	District Chilled Water	100%			2042	**	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Chilled Water From Adjacent Medical Arts Building							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2042	**	4	\$2,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Entrance							
		Explanation : Supplied From Medical Arts Building							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2032	\$580,500	1	\$18,900	
Ventilation									
	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								
	Brass/Copper	100%			2042	**	1		
	HW Heat Exchanger								
	HTHW/HW	100%			2032	\$83,900			
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG**  
**Asset # : 2647**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Not Accessible	100%							
	Fixtures								
	Generic	100%							

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 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
<b>Total</b>	<b>\$500,600</b>	<b>\$5,962,800</b>
Importance Code A	\$207,600	
Importance Code B		\$103,400
Importance Code C	\$293,000	\$5,859,400
<b>Total</b>	<b>\$500,600</b>	<b>\$5,962,800</b>

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			
<b>Total</b>	<b>\$84,200</b>	<b>\$68,600</b>	<b>\$76,200</b>	<b>\$2,600</b>
Importance Code A	\$34,800		\$27,300	
Importance Code B	\$31,600	\$68,600	\$48,900	\$2,600
Importance Code C	\$17,900			
<b>Total</b>	<b>\$84,200</b>	<b>\$68,600</b>	<b>\$76,200</b>	<b>\$2,600</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY W**  
**Asset # : 2088**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	**	5	\$4,500	
	Masonry: Brick	10%	2-4	\$7,300	LIFE	**	5	\$1,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Asap Front And Rear Entry							
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 15%							
		Location : Throughout							
	Metal Panel	80%	Now	\$18,800	2052	**	5	\$27,200	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 1%							
		Location : East Facade							
		Deteriorated Finish, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Metal Coiling Doors	5%			2045	**	5	\$2,800	
Windows									
	Aluminum	100%	Now	\$8,700	2040	**	5	\$900	
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : Asap Office							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
		Location : Asap Office							
Roof									
	Roll Roofing	100%			2028		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	25%			2037	**	3	\$1,500	
	Wood	5%			2060	**	5	\$1,500	
		Other Observation, Extent : N/A, Area Affected : 10%							
		Location : Bookstore							
		Explanation : Engineered 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									
	Aluminum Picket	100%			2052	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2045	**			
On-Site Walkways									
	Cast in Place Concrete	100%	2-4	\$17,200	2037	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Ramps, Walks And Steps							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY W**  
**Asset # : 2088**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## 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 Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100% 2032 \$3,700 5

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 400 Amperes.*

## Switchgear / Switchboard

## Fused Disc Sw

100% 2032 \$42,300 5

## Raceway

## Conduit

100% 2032 \$36,000 1

## Panelboards

## Fused Disc Sw

10% 2031 \$1,900 5

## Molded Case Bkrs

90% 2031 \$17,500 5 \$300

## Wiring

## Thermoplastic

100% 2032 \$32,500 1

## Ground

## Grounding Devices

## Not Accessible

100%

## Lighting

## Interior Lighting

## Fluorescent

90% 2032 \$103,400 10 \$8,700

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

## LED

10% 2037 \* \*

## Egress Lighting

## Emergency, Battery

50% 2032 \$8,600 10 \$1,300

## Exit, Service

50% 2032 \$1,700 1

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY W**  
**Asset # : 2088**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	Fluorescent	10%			2027	\$4,100	10	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Door Entrance							
		Explanation : Compact Fluorescent 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%							
		Location : Hallways And Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Analog	100%			2027	\$26,600	1-3	\$6,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Manual Pull Stations, Alarm Bells							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2042	* *	1		
	Conversion Equipment								
	Not Accessible	100%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : In The Ceiling							
		Explanation : 2 Furnace Units Built Into The Air Handlers							
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY W**  
**Asset # : 2088**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%	0-2	\$30,400	2042	* *	1	\$4,400	
	Leak Evident, Extent : Moderate, Area Affected : 10%								
	Location : Leaking Refrigerant								
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : On Side Of The Building								
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : 2 Units On Side Of The Building								
Terminal Devices									
	Not Accessible	100%							
	Other Observation, Extent : N/A, Area Affected : 0%								
	Location : Ceiling								
	Explanation : 2 Air Handler Units With Built In Gas Furnaces								
Heat Rejection									
	Air Cooled Condenser Unit	100%			2027	\$29,800	2	\$7,300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Side Of The Building								
	Explanation : 2 Units. R-22 Is Used As Refrigerant								
Ventilation									
	Exhaust Fans								
	Roof	5%			2027	\$1,000	2		
	No Component	95%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks									
	Not Accessible	100%							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*  
*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*  
*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 14-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

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$290,000	
Interior Architecture		\$427,000
Electrical		\$140,000
<b>Total</b>	<b>\$290,000</b>	<b>\$567,000</b>
Importance Code A	\$290,000	
Importance Code B		\$567,000
<b>Total</b>	<b>\$290,000</b>	<b>\$567,000</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
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			
<b>Total</b>	<b>\$71,400</b>	<b>\$41,200</b>	<b>\$2,400</b>	<b>\$3,200</b>
Importance Code A	\$43,100			
Importance Code B	\$21,500	\$41,200	\$2,400	\$3,200
Importance Code C	\$6,900			
<b>Total</b>	<b>\$71,400</b>	<b>\$41,200</b>	<b>\$2,400</b>	<b>\$3,200</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Y2**  
**Asset # : 2089**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Metal Panel	95%	2-4	\$22,300	2042	* *	5	\$32,300	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 15%							
		Location : Building Base							
		Deformed/Dented, Extent : Light, Area Affected : 10%							
		Location : East And South Facade							
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Paint Peeling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Metal Coiling Doors	5%			2045	* *	5	\$2,800	
Windows									
	Steel	100%	Now	\$82,400	2057	* *	5	\$11,700	
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Weather Strip Missing, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Roof									
	Roll Roofing	100%	Now	\$20,800	2028	\$207,600	5	\$27,300	
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Testing Side							
Interior									
	Floors								
	Cast in Place Concrete	5%			LIFE	* *	5	\$1,700	
	Mosaic Tile	5%			2037	* *	5	\$2,000	
	Vinyl Tile	85%	4+	\$7,300	2032	\$364,900	3	\$5,100	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Vinyl Tile 9" X 9"	5%			2032	\$62,100	3	\$400	
Interior Walls									
	Concrete Masonry Unit	35%			LIFE	* *	5	\$3,700	
	Metal Panel	65%			LIFE	* *			
Ceilings									
	AcousTileSusp.Lay-In	100%	0-2	\$12,500	2037	* *	5	\$7,700	
		Broken/Missing Elements, Extent : Light, Area Affected : 3%							
		Location : Various							
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Throughout Classrooms And Testing							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Y2**  
**Asset # : 2089**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

## 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/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Walkways*

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
	Type								

## Under 600 Volts

## Switchgear / Switchboard

Fused Disc Sw

100%

2032

\$42,300

5

\$100

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch In The Switchboard*

## Raceway

Conduit

100%

2032

\$36,000

1

## Panelboards

Fused Disc Sw

10%

2031

\$1,900

5

Molded Case Bkrs

70%

2031

\$13,600

5

\$200

Molded Case Bkrs

20%

2040

\* \*

5

\$100

## Wiring

Thermoplastic

100%

2032

\$32,500

1

## Ground

## Grounding Devices

Not Accessible

100%

## Lighting

## Interior Lighting

Fluorescent

100%

2032

\$140,000

10

\$11,800

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

## Egress Lighting

Emergency, Battery

50%

2032

\$10,500

10

\$1,600

Exit, Service

50%

2032

\$2,100

1

## Exterior Lighting

HID

10%

2027

\$5,900

10

No Component

90%

## Alarm

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Y2**  
**Asset # : 2089**

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

**Alarm**

## Security System

No Component

80%

Generic

20%

2032

\$4,700

1

\$1,000

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Hallways And Outside**Explanation : CCTV Surveillance Cameras*

## Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2027

\$9,700

1-3

\$2,400

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Hallways**Explanation : Alarm Bells And Manual Pull Stations*

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

**Heating**

## Energy Source

Natural Gas

100%

2042

\* \*

1

## Conversion Equipment

Not Accessible

100%

*Other Observation, Extent : N/A, Area Affected : 0%**Location : In The Ceiling**Explanation : 2 Furnace Units Built Into Ceiling Handler Units*

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$7,200

**Air Conditioning**

## Energy Source

Electricity

100%

2040

\* \*

1

## Conversion Equipment

Split Unit

50%

2037

\* \*

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : 3 Units, Outside Of The Building*

Split Unit

50%

2040

\* \*

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Outside Of The Building**Explanation : 2 Units. R-410a*

## Terminal Devices

Fan Coil - 2 Pipe

50%

2037

\* \*

1

\$2,100

Not Accessible

50%

*Other Observation, Extent : N/A, Area Affected : 0%**Location : In The Ceiling**Explanation : 2 Ceiling Air Handlers With Built In Gas Furnaces*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Y2**  
**Asset # : 2089**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Air Cooled Condenser Unit	50%			2037	* *	2	\$4,500	
		Other Observation, Extent : N/A, Area Affected : 100% Location : At Side Of Building Explanation : 3 Units							
	Air Cooled Condenser Unit	50%			2040	* *	2	\$4,500	
		Other Observation, Extent : N/A, Area Affected : 100% Location : At Side Of Building Explanation : 2 Units							
Ventilation									
Exhaust Fans									
	Roof	5%			2037	* *	2		
	No Component	95%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks									
	Electric	100%			2027	\$23,100	4		
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 14-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
<b>Total</b>	<b>\$302,200</b>	<b>\$491,400</b>
Importance Code A	\$160,100	
Importance Code B	\$142,100	\$491,400
<b>Total</b>	<b>\$302,200</b>	<b>\$491,400</b>

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			
<b>Total</b>	<b>\$96,500</b>	<b>\$58,900</b>	<b>\$24,800</b>	<b>\$2,200</b>
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			
<b>Total</b>	<b>\$96,500</b>	<b>\$58,900</b>	<b>\$24,800</b>	<b>\$2,200</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Z**  
**Asset # : 2104**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	4+	\$2,800	LIFE	**	5	\$4,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Base Of Building							
	Metal Panel	90%	0-2	\$22,600	2042	**	5	\$32,700	
		Corrosion/Rusting, Extent : Light, Area Affected : 5%							
		Location : Base Of Building							
		Deformed/Dented, Extent : Moderate, Area Affected : 20%							
		Location : At Building Base							
	Metal Coiling Doors	5%			2045	**	5	\$3,000	
Windows									
	Steel	100%	Now	\$44,300	2057	**	5	\$6,300	
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Glazing Clouded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
Roof									
	Roll Roofing	100%			2028	\$160,100	5	\$42,100	
Soffits									
	Metal Panel	100%	Now	\$900	2052	**	5	\$3,300	
		Broken/Missing Elements, Extent : Severe, Area Affected : 1%							
		Location : Northeast Corner Of Building							
		Corrosion/Rusting, Extent : Light, Area Affected : 2%							
		Location : Northeast Corner Of Building							
Interior									
Floors									
	Mosaic Tile	5%			2045	**	5	\$1,500	
	Vinyl Tile	85%	4+	\$5,600	2032	\$280,000	3	\$3,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Corridors							
	Wood	10%			2047	**	5	\$2,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Shadow Theatre							
		Explanation : Plywood Sheathing							
Interior Walls									
	Ceramic Tile	1%			2041	**	5	\$200	
	Concrete Masonry Unit	15%			LIFE	**	5	\$1,200	
	Gypsum Board	49%			LIFE	**	5	\$5,700	
	Metal Panel	10%			LIFE	**			
	Plaster	25%			LIFE	**	5	\$1,400	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Z**  
**Asset # : 2104**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	85%	4+	\$16,900	2037	**	5	\$5,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Exposed Struc: Steel	10%			LIFE	**			
	Gypsum Board	5%			LIFE	**	5	\$800	
Site Enclosure									
	Fence/Gates								
	Exposed Struc: Steel	100%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Walkway Guard Rails							
		Explanation : Pipe Rail							
Site Pavements									
	On-Site Walkways								
	Asphalt	55%	Now	\$2,300	2045	**			
		Cracking/Crumbling, Extent : Severe, Area Affected : 50%							
		Location : Various Areas Around The Building							
		Ponding, Extent : Moderate, Area Affected : 5%							
		Location : Rear Area							
		Sinking/Subsiding, Extent : Moderate, Area Affected : 10%							
		Location : Rear Area							
	Cast in Place Concrete	45%			2045	**			
	Parking/Driveway								
	Asphalt	100%			2041	**			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Fused Disc Sw		100%			2032	\$3,700	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 400 Amperes.									
Switchgear / Switchboard									
Fused Disc Sw		100%			2032	\$42,300	5		
Raceway									
Conduit		100%			2032	\$36,000	1		
Panelboards									
Fused Disc Sw		10%			2048	**	5		
Molded Case Bkrs		30%			2040	**	5	\$100	
Molded Case Bkrs		60%			2031	\$11,700	5	\$100	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Z**  
**Asset # : 2104**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Thermoplastic	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 : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	No Component	70%							
	Generic, Analog	30%			2027	\$6,500	1-3	\$1,600	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Hallways									
Explanation : Manual Pull Stations, Alarm Bells									

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2042	* *	1		
	Conversion Equipment								
	Furnace	100%			2027	\$26,300	1	\$4,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Side Of The Building							
		Explanation : 3 Units Built Into Air Conditioning Package Unit							
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Z**  
**Asset # : 2104**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2027	\$142,100	2	\$500	
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Package Unit At Side Of The Building					
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Side Of The Building					
				Explanation : 3 Package Units With Built In Gas Furnaces					
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2	\$11,300	
Ventilation									
	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	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*  
*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*  
*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



Print Date : 14-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
<b>Total</b>	<b>\$65,300</b>	<b>\$708,300</b>
Importance Code B	\$65,300	\$708,300
<b>Total</b>	<b>\$65,300</b>	<b>\$708,300</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	\$15,800		\$100	
<b>Total</b>	<b>\$15,800</b>		<b>\$100</b>	
Importance Code A			\$100	
Importance Code B	\$15,800			
Importance Code C				
<b>Total</b>	<b>\$15,800</b>		<b>\$100</b>	



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD**  
**Asset # : 13549**

Bulkheads		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	5%			LIFE	* *	5	\$300	
No Component	95%							
Sheet Piles								
Steel	55%			LIFE	* *			
	Corrosion, Extent : Moderate, Area Affected : 20%							
	Location : Primarily At Outer Flanges And Knuckles Above Wale							
Not Accessible	45%							
Wales								
Steel	90%			LIFE	* *	5	\$23,900	
	Corrosion, Extent : Moderate, Area Affected : 50%							
	Location : Entire Wale							
Not Accessible	10%							
Pile Caps								
Concrete	95%			LIFE	* *	5	\$3,200	
	Discolor & Bleeding, Extent : Light, Area Affected : 10%							
	Location : Efflorescence And Moss Growth Along Offshore Face Of Pile 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, Area Affected : 5%							
	Location : Isolated Locations Along Walkway							
Concrete	2%	4+	\$10,100	2047	* *	5	\$100	
	Settlement, Extent : Light, Area Affected : 50%							
	Location : Access Path At Dock Entrance							
Topsoil	46%			2030	\$50,900	5	\$2,400	
Topsoil	4%	4+	\$2,700	2032	\$4,400	5	\$100	
	Settlement, Extent : Light, Area Affected : 20%							
	Location : 270 To 310 Feet From West End And Isolated Locations							
Deck Elements								
Railing								
Steel	100%	2-4	\$65,300	2030	\$652,900			
	Corrosion, Extent : Moderate, Area Affected : 10%							
	Location : Isolated Post Connections							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

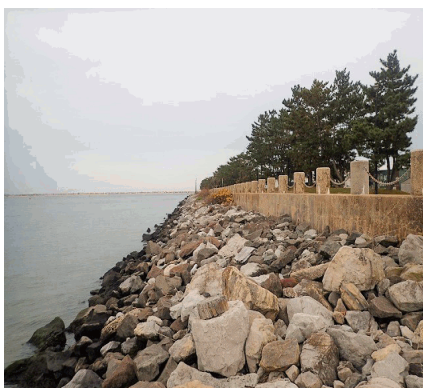
Print Date : 14-Aug-2024

**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
<b>Total</b>	<b>\$452,900</b>	<b>\$768,300</b>
Importance Code A	\$305,400	
Importance Code B	\$147,500	\$768,300
<b>Total</b>	<b>\$452,900</b>	<b>\$768,300</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	\$82,500	\$7,200		\$3,400
<b>Total</b>	<b>\$82,500</b>	<b>\$7,200</b>		<b>\$3,400</b>
Importance Code A	\$14,200			
Importance Code B	\$20,400	\$7,200		\$3,400
Importance Code C	\$47,900			
<b>Total</b>	<b>\$82,500</b>	<b>\$7,200</b>		<b>\$3,400</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD**  
**Asset # : 13550**

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Gravity Wall								
	Concrete	75%			LIFE	* *	5	\$5,700	
	Concrete	10%	4+	\$111,500	LIFE	* *	5	\$800	
	Spalling, Extent : Moderate, Area Affected : 20%								
	Location : Multiple Sections Along Offshore Edge, Cracking With Efflorescence And Delamination								
	Other Observation, Extent : Moderate, Area Affected : 20%								
	Location : Multiple Sections Along Offshore Edge								
	Explanation : Cracking With Efflorescence And Delamination								
	No Component	15%							
Revetment									
	Stone	80%			LIFE	* *	5	\$9,100	
	Stone	5%	4+	\$47,900	LIFE	* *	5	\$600	
	Settlement, Extent : Light, Area Affected : 50%								
	Location : 85 Foot Section, 106 Feet From South End Of Sheet Pile Bulkhead								
	No Component	15%							
Sheet Piles									
	Steel	15%	4+	\$138,500	LIFE	* *			
	Corrosion, Extent : Moderate, Area Affected : 50%								
	Location : Splash Zone								
	Steel	2%	Now	\$55,400	LIFE	* *			
	Corrosion, Extent : Severe, Area Affected : 10%								
	Location : Holes In Sheeting 830, 834, 1105, And 1115 Feet From North End								
	No Component	83%							
Pile Caps									
	Concrete	15%			LIFE	* *	5	\$900	
	Cracking, Extent : Light, Area Affected : 5%								
	Location : 785 To 1106 Feet From North End								
	No Component	85%							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Asphalt	5%			2041	* *	5	\$1,100	
	Cracking, Extent : Moderate, Area Affected : 10%								
	Location : 25 To 765 Feet And 1131 To 1825 From North End								
	Concrete	95%			2041	* *	5	\$20,500	
	Cracking, Extent : Light, Area Affected : 5%								
	Location : Along Entire Length								
Fender									
	Piles								
	Timber	15%			2041	* *	4	\$6,800	
	Rotting/Splitting, Extent : Light, Area Affected : 20%								
	Location : Top 1 Foot Of Fender Piles								
	No Component	85%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD**  
**Asset # : 13550**

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender									
	Wales and Chocks								
	Timber	14%			2035	\$334,500	4	\$21,600	
		Rotting/Splitting, Extent : Light, Area Affected : 30%							
		Location : Along Fender Section							
	Timber	1%	Now	\$9,600	2047	* *	4	\$1,000	
		Missing Part, Extent : Severe, Area Affected : 100%							
		Location : 10 Foot Section Of Missing Wales And Chocks							
	No Component	85%							
Deck Elements									
	Railing								
	Concrete	15%			2033	\$65,100			
	Concrete	85%	2-4	\$147,500	2033	\$368,800			
		Cracking, Extent : Moderate, Area Affected : 10%							
		Location : Widespread At Concrete Posts							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Chains Between Posts							
		Explanation : Corrosion							
Electrical									
	Lighting Fixture								
	Sodium	100%	4+	\$1,300	2026	\$12,900			
		Other Observation, Extent : Light, Area Affected : 15%							
		Location : 3 Of 4 Fixtures							
		Explanation : Handhole Covers Missing							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 14-Aug-2024

**CITY UNIVERSITY OF NEW YORK - FY 2025**

**Asset Name** : KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD  
**Address** : SOUTH SIDE (ATLANTIC OCEAN)  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : CUN0003.030 / 13551 **Yr Built/Renovated** :  
**Linear Ft** : 1,535 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 04-Dec-2020 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 8760 **Lot** : 60 **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	\$264,000	\$299,800
<b>Total</b>	<b>\$264,000</b>	<b>\$299,800</b>
Importance Code A	\$117,400	
Importance Code B	\$146,600	\$299,800
<b>Total</b>	<b>\$264,000</b>	<b>\$299,800</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	\$26,900			
<b>Total</b>	<b>\$26,900</b>			
Importance Code A	\$13,200			
Importance Code B	\$13,700			
Importance Code C				
<b>Total</b>	<b>\$26,900</b>			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD**  
**Asset # : 13551**

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
Gravity Wall	Concrete	65%	4+	\$117,400	LIFE	* *	5	\$4,000	
		Cracking, Extent : Moderate, Area Affected : 10%							
		Location : At Top Offshore Edge							
		Spalling, Extent : Moderate, Area Affected : 5%							
		Location : 250 Feet From East End							
Concrete		15%			LIFE	* *	5	\$900	
	No Component	20%							
Revetment									
Stone		75%			LIFE	* *	5	\$6,900	
	No Component	25%							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : West End							
		Explanation : No Revetment At Beach							
Backfill									
Fill									
	Not Accessible	100%							
Surface									
Asphalt		31%			2041	* *	5	\$5,400	
		Cracking, Extent : Moderate, Area Affected : 10%							
		Location : Throughout Deck Surface							
Concrete		47%			2041	* *	5	\$8,200	
Concrete		8%	4+	\$6,900	2041	* *	5	\$700	
		Settlement, Extent : Moderate, Area Affected : 100%							
		Location : At Railings 500 To 570 Feet And 735 And 805 Feet From East End							
Topsoil		7%			2030	\$10,600	5	\$500	
	No Component	7%							
Deck Elements									
Railing									
Concrete		60%	4+	\$84,300	2033	\$210,900			
		Cracking, Extent : Moderate, Area Affected : 10%							
		Location : Widespread At Concrete Posts							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Chains Between Posts And One Isolated Disconnected Chain							
		Explanation : Corrosion							
Steel		5%	4+	\$17,800	2030	\$44,500			
		Corrosion, Extent : Moderate, Area Affected : 100%							
		Location : Bases Of Posts From 500 To 570 Feet From East End							
Steel		5%	0-2	\$44,500	2032	\$44,500			
		Corrosion, Extent : Severe, Area Affected : 100%							
		Location : Offshore Face Of Railing From 730 To 800 Feet From East End							
	No Component	30%							
Electrical									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD**  
**Asset # : 13551**

Bulkheads		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Electrical

Lighting Fixture

Sodium

100% 4+ \$300 2026 \$12,900

*Other Observation, Extent : Light, Area Affected : 5%**Location : 1 Of 4 Fixtures**Explanation : Missing Handhole Cover*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



Print Date : 14-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** :

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Marinas/Docks	\$85,700	\$467,300
<b>Total</b>	<b>\$85,700</b>	<b>\$467,300</b>
Importance Code A	\$85,700	\$255,900
Importance Code C		\$211,400
<b>Total</b>	<b>\$85,700</b>	<b>\$467,300</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Marinas/Docks	\$101,500	\$22,300	\$84,000	\$11,200
<b>Total</b>	<b>\$101,500</b>	<b>\$22,300</b>	<b>\$84,000</b>	<b>\$11,200</b>
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
<b>Total</b>	<b>\$101,500</b>	<b>\$22,300</b>	<b>\$84,000</b>	<b>\$11,200</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE MARINA AND BOAT LIFT**  
**Asset # : 15280**

Marinas/Docks		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Access Walkways									
Deck									
Concrete	42%			2041	* *	5	\$1,100		
Not Accessible	58%								
Gangways									
Aluminum	50%			2052	* *	1-3	\$3,800		
	Other Observation, Extent : Light, Area Affected : 5%								
	Location : Bottom Of Gangway To West Floats								
	Explanation : Impact Damage								
Aluminum	50%	Now	\$15,500	2062	* *	1-3	\$3,700		
	Missing Components, Extent : Severe, Area Affected : 100%								
	Location : Gangway To East Floats Missing								
Piles and Bracing									
Timber	50%			2052	* *	4-5	\$6,500		
	Other Observation, Extent : Light, Area Affected : 25%								
	Location : Tidal Zone								
	Explanation : Shell Peeling								
Not Accessible	50%								
Fender Piles, Wales and Choc									
Timber	100%			2041	* *	3	\$2,600		
Floating Docks									
Anchor Piles									
Steel	60%	4+	\$24,800	2058	* *	3-5	\$23,200		
	Corrosion, Extent : Moderate, Area Affected : 50%								
	Location : Tidal Zone And Tops Of Piles								
Not Accessible	40%								
Deck									
Concrete	100%	4+	\$6,700	2041	* *	5	\$155,600		
	Spalling, Extent : Moderate, Area Affected : 5%								
	Location : At West And East Floats Due To Gangway Impact								
Fenders									
Rubber	35%			2030	\$61,500	1-2	\$7,000		
Rubber	15%	Now	\$5,300	2032	\$26,400	1-2	\$2,700		
	Broken, Extent : Severe, Area Affected : 100%								
	Location : Adjacent To Every Pile Guide And Isolated Areas								
Timber	45%			2030	\$111,200	3	\$19,500		
Timber	5%	Now	\$600	2032	\$12,400	3	\$2,200		
	Rotting/Splitting, Extent : Severe, Area Affected : 100%								
	Location : Isolated Locations								
Floats/ Frames									
Steel	100%	Now	\$85,700	2037	* *	5	\$7,400		
	Damaged/Missing Pile Guide, Extent : Severe, Area Affected : 100%								
	Location : All 18 Pile Guides Broken Or Missing								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE MARINA AND BOAT LIFT**  
**Asset # : 15280**

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Floating Docks								
Mooring Piles								
Steel	100%			2052	**	5-10	\$15,000	
	Other Observation, Extent : Moderate, Area Affected : 50%							
	Location : Tidal Zone And Tops Of Piles							
	Explanation : Corrosion							
Launch/Haulout								
Fenders								
Timber	95%			2030	\$12,300	3	\$13,000	
Timber	5%	Now	\$600	2032	\$600	3	\$700	
	Broken, Extent : Severe, Area Affected : 100%							
	Location : Several Broken Elements							
Piles and Bracing								
Timber	100%			2052	**	4	\$162,800	
Runway								
Concrete	100%			2052	**	5	\$1,000	
Deck Elements								
Railing								
Steel	90%			2030	\$90,200			
	Missing Coating, Extent : Moderate, Area Affected : 25%							
	Location : Approach Platform And Launch							
Steel	10%	2-4	\$6,000	2030	\$10,000			
	Corrosion, Extent : Severe, Area Affected : 80%							
	Location : Primarily At Offshore End Of Launch And Isolated Areas							
Electrical								
Conduit								
PVC	10%	Now	\$8,900	2030	\$22,200			
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Between Approach Platform And West Dock, And At Launch							
	Explanation : Disconnected / Broken							
Not Accessible	90%							
Lighting Fixture								
Incandescent	100%	Now	\$6,600	2027	\$6,600			
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : 3 Broken Fixtures							
	Explanation : Broken							
Electrical/Mech.								
Power Supply/Bollards								
Plastic	100%	Now	\$24,500	2031	\$24,500			
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : 5 Missing And 5 Disconnected							
	Explanation : Broken							

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## CITY UNIVERSITY OF NEW YORK - 042

## Project : CITY UNIVERSITY OF NEW YORK

CAPITAL		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 COLLEGE INFORMATION CENTER	250	19,400	5,300
1845	BRONX COMMUNITY COLLEGE GUARD HOUSE #1	60	0	3,100
1846	BRONX COMMUNITY COLLEGE GREENHOUSE	300	23,300	6,400
1847	BRONX COMMUNITY COLLEGE DROP-IN-CENTER	4,032	384,000	15,300
1858	QUEENSBOROUGH COMMUNITY COLLEGE TEMP VEHICLE STORAGE - TEMP 5	2,624	249,900	10,000
2640	KINGSBOROUGH COMMUNITY COLLEGE SECURITY POST - R	1,130	107,600	4,300
13608	BRONX COMMUNITY COLLEGE GUARD HOUSE #2	60	0	3,100

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