

Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 23-Jul-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 16 **Lot** : 215 **BIN** : 1084587

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Electrical		\$434,300
Mechanical		\$525,600
<b>Total</b>		<b>\$960,000</b>
Importance Code B		\$960,000
<b>Total</b>		<b>\$960,000</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture			\$10,100	\$4,200
Interior Architecture	\$23,800	\$700		\$6,900
Electrical	\$1,900	\$2,100	\$1,600	\$1,600
Mechanical	\$2,700	\$3,600	\$23,000	\$3,400
<b>Total</b>	<b>\$28,300</b>	<b>\$6,400</b>	<b>\$34,700</b>	<b>\$16,100</b>
Importance Code A			\$10,100	\$4,200
Importance Code B	\$28,300	\$6,400	\$24,600	\$11,900
Importance Code C				
<b>Total</b>	<b>\$28,300</b>	<b>\$6,400</b>	<b>\$34,700</b>	<b>\$16,100</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**  
**BOR. OF MANHATTAN COMM. COLLEGE BMCC AUDITORIUM**  
**Asset # : 2098**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick Cavity	80%			LIFE	**	5	\$21,500	
Metal Panel	10%			2046	**	5-10	\$18,500	
Window Wall	10%			2046	**	5	\$10,100	
<b>Windows</b>								
Aluminum	100%			2042	**	5	\$8,400	
<b>Parapets</b>								
Masonry: Brick Cavity	95%			LIFE	**	5	\$1,400	
Pre-Cast Concrete	5%			LIFE	**	5	\$500	
<b>Roof</b>								
Cast in Place Concrete	25%			LIFE	**			
Modified Bitumen	65%			2036	**	10	\$25,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	10%			2046	**	10	\$13,000	
<b>Interior</b>								
<b>Floors</b>								
Carpet	45%			2025	\$165,700	3	\$26,000	
Cast in Place Concrete	5%			LIFE	**	5	\$3,200	
Ceramic Tile	5%			2035	**	5	\$1,400	
Quarry Tile	30%			2039	**	5	\$13,000	
Vinyl Tile	10%			2031	**	3	\$1,400	
Wood	5%			2054	**	5	\$2,700	
<b>Interior Walls</b>								
Gypsum Board	45%			LIFE	**	5	\$9,700	
Masonry: Brick	15%			LIFE	**			
Plaster	20%			LIFE	**	5	\$2,200	
Wood	20%			LIFE	**	5	\$28,800	
<i>Other Observation, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Main Theater</i>								
<i>Explanation : Wood Laminate</i>								
<b>Ceilings</b>								
AcousTileConcealSpLn	50%			2039	**	5	\$18,100	
Gypsum Board	20%			LIFE	**	5	\$7,200	
Metal Panel	20%			LIFE	**	5	\$7,200	
Plaster	10%			LIFE	**	5	\$1,800	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	100%			2036	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2034	**	5		
Molded Case Bkrs	95%			2034	**	5	\$600	

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Thermoplastic	100%			2036	* *	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2031	* *	5	\$200	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	5%			2026	\$9,700	10	\$900	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	25%			2026	\$48,300	10	\$4,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Incandescent	70%			2026	\$135,100	2	\$300	
<b>Egress Lighting</b>								
Emergency, Service	30%			2026	\$2,800	1		
Emergency, Battery	20%			2026	\$5,200	10	\$900	
Exit, Service	50%			2026	\$1,400	1		
<b>Exterior Lighting</b>								
HID	30%			2026	\$26,400	10		
No Component	70%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2026	\$21,100	1	\$2,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2026	\$241,300	1-3	\$14,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Horns, Alarm Bells And Smoke Detectors</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	30%			2034	* *	4	\$300	
Central Plant Steam Piping/Pmp	70%			2036	* *	4	\$1,000	
<b>Terminal Devices</b>								
Air Handler	70%			2026	\$177,700	1	\$8,400	
Fan Coil Unit/Heat	30%			2026	\$81,100	1	\$1,900	
<b>Air Conditioning</b>								

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Distribution							
CW & CHW Wtr Pipe/Pump	100%			2036	* *	4	\$1,400
Terminal Devices							
Air Handler/Cool/Ht	100%			2026	\$202,500	1	\$11,900
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$10,800
Exhaust Fans							
Interior	100%			2026	\$64,200	2	\$600
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2036	* *	1	
Water Heater							
Electric	100%			2021	\$15,900	4	\$100
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	
Sewage Ejector(s)							
Electric	100%			2026	\$6,300	4	\$900
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%			2036	* *	1-5	\$9,700
Sprinkler							
No Component	80%						
Generic	20%			2036	* *	1-2	\$1,100

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Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 23-Jul-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,3,5,7,8  
**Block** : 16 **Lot** : 215 **BIN** : 1066406

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$1,756,900	\$3,512,000
Interior Architecture	\$832,900	\$1,505,600
Electrical	\$240,300	\$9,509,900
Mechanical	\$19,376,900	\$11,715,000
<b>Total</b>	<b>\$22,207,100</b>	<b>\$26,242,500</b>
Importance Code A	\$1,756,900	\$3,668,900
Importance Code B	\$20,450,100	\$22,133,800
Importance Code C		\$439,800
<b>Total</b>	<b>\$22,207,100</b>	<b>\$26,242,500</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture			\$17,500	\$11,500
Interior Architecture	\$107,800	\$46,900		\$107,800
Electrical	\$97,100	\$98,800	\$70,200	\$65,500
Mechanical	\$135,900	\$237,900	\$340,900	\$197,300
Elevators/Escalators	\$98,800	\$98,800	\$98,800	\$98,800
<b>Total</b>	<b>\$439,700</b>	<b>\$482,300</b>	<b>\$527,400</b>	<b>\$481,000</b>
Importance Code A			\$19,200	\$11,500
Importance Code B	\$439,700	\$459,400	\$508,200	\$469,400
Importance Code C		\$22,900		
<b>Total</b>	<b>\$439,700</b>	<b>\$482,300</b>	<b>\$527,400</b>	<b>\$481,000</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	5%	Now	\$373,900	LIFE	**	5	\$332,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Columns At West And South Facades</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Columns</i>								
<i>Explanation : Current Temporary Supports Are Beginning To Show Rust And Bulging</i>								
Masonry: Brick Cavity	60%			LIFE	**	5	\$796,800	
Metal Panel	15%			2046	**	5-10	\$1,369,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Harrison Street</i>								
Window Wall	20%			2046	**	5	\$996,100	
<b>Windows</b>								
Aluminum	65%			2042	**	5	\$23,000	
Aluminum	30%	Now	\$511,500	2051	**	5	\$5,300	
<i>Air Infiltration, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout All Operable Windows</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout All Operable Windows</i>								
Metal Louvers	5%			2035	**	10	\$11,100	
<b>Parapets</b>								
Masonry: Brick Cavity	80%			LIFE	**	5	\$16,100	
Metal Rail	5%			2043	**	5-10	\$18,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	15%			LIFE	**	5	\$18,900	
<b>Roof</b>								
IRMA/Protected Membrane	20%			2026		10	\$70,000	
Modified Bitumen	15%			2034	**	10	\$52,500	
Modified Bitumen	60%			2036	**	10	\$209,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	5%			2031	**	10	\$17,500	
<b>Interior</b>								
<b>Floors</b>								
Carpet	10%			2025		3	\$191,700	
Cast in Place Concrete	15%			LIFE	**	5	\$314,500	
Ceramic Tile	5%			2035	**	5	\$47,900	
Quarry Tile	5%			2039	**	5	\$71,900	
Sheet Vinyl/Rubber	10%			2031	**	5	\$143,800	
Vinyl Tile	50%			2031	**	3	\$239,600	
Under Construction	5%							

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2035	**	5	\$45,800	
Concrete Masonry Unit	10%			LIFE	**	5	\$36,700	
Glass: Single Pane	3%			LIFE	**	5	\$20,600	
Gypsum Board	60%			LIFE	**	5	\$329,900	
Masonry: Brick	15%			LIFE	**			
Wood	2%			LIFE	**	5	\$73,300	
Under Construction	5%							
<b>Ceilings</b>								
AcousTileConcealSpLn	15%	2-4	\$356,300	2039	**	5	\$91,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors, Outside Gymnasium</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout</i>								
AcousTileSusp.Lay-In	50%			2031	**	5	\$490,200	
Exposed Struc: Steel	7%			LIFE	**			
Exposed Struc: Steel	3%	Now	\$123,700	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First Floor Mechanical Spaces</i>								
<i>Other Observation, Extent : Severe, Area Affected : 25%</i>								
<i>Location : First Floor Mechanical Spaces</i>								
<i>Explanation : Fire Protection Missing / Crumbling</i>								
Gypsum Board	15%			LIFE	**	5	\$183,800	
Metal Panel	10%			LIFE	**	5	\$122,600	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	100%			2026	\$156,900	5	\$3,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4- 4000 Amperes Main Service Disconnect Switches</i>								
<b>Transformers</b>								
Dry Type	100%			2024	\$15,800	5	\$2,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical And Mechanical Room</i>								
<i>Explanation : 1- 150 Kva, 1- 50 Kva, 2-45 Kva, 480/208/120 Volts</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2026	\$853,800	5	\$2,800	
<b>Raceway</b>								
Conduit	100%			2026	\$1,008,000	1		

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

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Fused Disc Sw	10%			2025	\$98,500	5	\$1,500	
Molded Case Bkrs	80%			2034	**	5	\$14,000	
Molded Case Bkrs	10%			2042	**	5	\$1,700	
<b>Wiring</b>								
Thermoplastic	10%			2046	**	1		
Thermoplastic	90%			2026	\$1,226,000	1		
<b>Motor Controllers</b>								
Locally Mounted	20%			2024	\$79,700	5	\$900	
Motor Control Center	60%			2024	\$1,500,500	5	\$10,800	
Motor Control Center	20%			2031	**	5	\$3,600	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$9,700	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2024	\$21,900	1	\$203,900	
<b>Generators</b>								
Diesel	100%			2022	\$121,200	1	\$256,600	
					<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>			
					<i>Location : Generator Room</i>			
					<i>Explanation : Emergency Generator Rated @ 600 Kw</i>			
<b>Batteries</b>								
Lead/Acid	100%			2019	\$1,500	5	\$24,500	
<b>Fuel Storage</b>								
<b>Day Tank</b>								
	50%			2025	\$23,200	5	\$59,400	
					<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>			
					<i>Location : Generator Room</i>			
					<i>Explanation : 50 Gallons Rated Capacity</i>			
<b>Main Tank</b>								
	50%			2029	**	5	\$9,400	
					<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>			
					<i>Location : 1st Floor</i>			
					<i>Explanation : 5000 Gallons Rated Capacity</i>			
<b>Lighting</b>								
<b>Interior Lighting</b>								
<b>Fluorescent</b>								
	70%			2026	\$987,100	10	\$411,200	
					<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>			
					<i>Location : Throughout The Building</i>			
					<i>Explanation : T-8 Lamps</i>			
<b>Fluorescent</b>								
	10%			2031	**	10	\$58,700	
					<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>			
					<i>Location : Throughout The Building</i>			
<b>Fluorescent</b>								
	18%			2026	\$253,800	10	\$105,700	
					<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>			
					<i>Location : Lobby And Hallways</i>			
<b>HID</b>								
	2%			2026	\$20,500	10	\$400	

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Egress Lighting								
Emergency, Service	55%			2026	\$173,000	1		
Emergency, Service	5%			2031	**	1		
Exit, Service	35%			2021	\$60,400	1		
Exit, Service	5%			2031	**	1		
Exterior Lighting								
HID	30%			2031	**	10	\$600	
No Component	70%							
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2026	\$600,400	1	\$74,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways, Lobby And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2026	\$2,055,400	1-3	\$122,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Horns And Alarm Bells</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Utility Steam	100%			2036	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Steam Room</i>								
<i>Explanation : Steam Provided By Con Ed</i>								
Conversion Equipment								
Under Construction	100%							
Distribution								
Hot Wtr Piping/Pump	30%			2034	**	4	\$9,500	
<i>Repairs In Progress, Extent : Light, Area Affected : 5%</i>								
<i>Location : Steam Room</i>								
Central Plant Steam Piping/Pmp	70%			2036	**	4	\$33,100	
<i>Repairs In Progress, Extent : Light, Area Affected : 5%</i>								
<i>Location : 1st Floor Steam Room</i>								
Terminal Devices								
Air Handler	70%			2021	\$5,894,400	1	\$277,200	
Fan Coil Unit/Heat	30%			2026	\$2,690,500	1	\$62,100	
<b>Air Conditioning</b>								

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Plant Campus Steam / PRV	85%			2036	**	1		
Electricity	15%			2034	**	1		
Conversion Equipment								
Absorption Chiller/Direct Fire	85%			2021	\$10,537,800	1	\$589,100	
			<i>Other Observation, Extent : Light, Area Affected : 90%</i>					
			<i>Location : First Floor Mechanical Equipment Room</i>					
			<i>Explanation : (2) Steam Turbine Driven Chillers Using R500 Refrigerant</i>					
Centrifugal, Elec Chiller	10%			2041	**	1	\$69,300	
			<i>R-134a Refrigerant, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Penthouse</i>					
			<i>Recent Installation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Penthouse</i>					
Reciprocating Compr/Chiller	5%			2026	\$254,100	1	\$14,900	
			<i>R-134a Refrigerant, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Roof</i>					
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2036	**	4	\$47,300	
Terminal Devices								
Air Handler/Cool/Ht	80%	Now	\$537,300	2026	\$5,372,900	1	\$285,100	
			<i>Malfunctioning, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Penthouse Mechanical Equipment Room, Defective Climate Control System</i>					
Fan Coil - 4 Pipe	20%			2026	\$984,600	1	\$41,400	
Heat Rejection								
Air Cooled Condenser Unit	10%			2036	**	2	\$44,600	
Air Cooled Condenser Unit	5%			2026	\$60,400	2	\$22,300	
Water Cooling Tower	85%	Now	\$193,200	2024	\$1,931,600	2	\$438,300	
			<i>Corroded, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Roof</i>					
			<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Roof</i>					
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$357,100	
Exhaust Fans								
Interior	100%			2021	\$2,130,500	2	\$19,600	
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Penthouse Mechanical Equipment Room</i>					
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	**	1		

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
HW Heat Exchanger Steam Fired	100%			2036	**	4	\$95,000	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Pool Filter/Treatment Under Construction	100%							
Sewage Ejector(s) Electric	100%			2026	\$178,400	4	\$26,400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Various Locations</i>					
			<i>Explanation : 5 Duplex Units</i>					
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								
<b>Elevators</b>								
Geared Traction	100%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : (1) C-8, (3) C-7</i>					
			<i>Explanation : 4 Units</i>					
<b>Escalators</b>								
Under 20' Rise	100%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Multiple Levels</i>					
			<i>Explanation : 20 Units</i>					
<b>Fire Suppression</b>								
<b>Standpipe</b>								
Generic	100%			2036	**	1-5	\$322,900	
<b>Sprinkler</b>								
No Component Generic	80%			2036	**	1-2	\$35,900	
Generic	20%							
<b>Fire Pump</b>								
Generic	100%			2029	**	1	\$119,600	
<b>Chemical System</b>								
Generic	100%			2021	\$1,900	1-3	\$3,700	

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Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 23-Jul-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,7,9,11,12,15,ph  
**Block** : 127 **Lot** : 1 **BIN** : 1001414

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$120,800	\$270,000
Interior Architecture		\$877,000
Electrical	\$39,900	\$368,000
Mechanical	\$46,800	\$135,400
<b>Total</b>	<b>\$207,400</b>	<b>\$1,650,400</b>
Importance Code A	\$120,800	\$270,000
Importance Code B	\$86,600	\$1,038,200
Importance Code C		\$342,200
<b>Total</b>	<b>\$207,400</b>	<b>\$1,650,400</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture				\$33,300
Interior Architecture	\$75,300		\$12,300	\$46,200
Electrical	\$55,600	\$48,900	\$55,700	\$57,100
Mechanical	\$119,900	\$218,800	\$130,300	\$201,000
Elevators/Escalators	\$186,000	\$186,000	\$186,000	\$186,000
<b>Total</b>	<b>\$436,800</b>	<b>\$453,600</b>	<b>\$384,200</b>	<b>\$523,700</b>
Importance Code A	\$10,600			\$34,100
Importance Code B	\$409,400	\$453,600	\$384,200	\$489,600
Importance Code C	\$16,800			
<b>Total</b>	<b>\$436,800</b>	<b>\$453,600</b>	<b>\$384,200</b>	<b>\$523,700</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		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick Cavity	75%			LIFE	**	5	\$94,700	
Metal Panel	10%			2052	**	5-10	\$86,800	
Metal Coiling Doors	2%			2043	**	5	\$7,900	
Granite Panels	3%			LIFE	**	5	\$2,800	
Window Wall	10%			2052	**	5	\$47,300	
<b>Windows</b>								
Aluminum	95%			2048	**	5	\$175,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fixed Windows</i>								
Metal Louvers	5%			2039	**	10	\$57,700	
<b>Parapets</b>								
Masonry: Brick Cavity	75%			LIFE	**	5	\$5,000	
Metal Rail	20%			2043	**	5-10	\$24,100	
Pre-Cast Concrete	5%			LIFE	**	5	\$2,100	
<b>Roof</b>								
IRMA/Protected Membrane	25%			2034	**	10	\$14,500	
IRMA/Protected Membrane	30%			2034	**	10	\$17,400	
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Terrace</i>								
Metal Panel	10%			2043	**	10	\$10,600	
Modified Bitumen	30%			2034	**	10	\$17,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over 14 And 12 Floors</i>								
<i>Explanation : Green Roof</i>								
Skylight, Metal/Glass	5%			2052	**	10	\$9,700	
<b>Interior</b>								
<b>Floors</b>								
Carpet	5%			2027		3	\$37,000	
Cast in Place Concrete	5%			LIFE	**	5	\$53,900	
Ceramic Tile	5%			2039	**	5	\$24,700	
Granite Panels	5%			LIFE	**	5	\$18,500	
Quarry Tile	5%			2043	**	5	\$37,000	
Vinyl Tile	75%			2034	**	3	\$184,900	
<b>Interior Walls</b>								
Ceramic Tile	5%			2039	**	5	\$33,500	
Concrete Masonry Unit	10%			LIFE	**	5	\$26,800	
Gypsum Board	85%			LIFE	**	5	\$342,200	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	85%			2043	**	5	\$419,200	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$61,600	

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

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2052	**	5	\$1,500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 4- 4000 Amperes Main Disconnect Switches</i>							
Transformers								
Dry Type	100%			2043	**	5	\$1,300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 4- 1500 Kva, 208/480/277 Volts</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2052	**	5	\$1,500	
Raceway								
Conduit	100%			2052	**	1		
Panelboards								
Fused Disc Sw	10%			2048	**	5	\$800	
Molded Case Bkrs	90%			2048	**	5	\$8,500	
Wiring								
Thermoplastic	100%			2052	**	1		
Motor Controllers								
Variable Frequency Drive	100%			2043	**			
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Connected To Metal Water Pipe, Point Of Contact Not Visible Covered With Insulation Material</i>							
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2043	**	1	\$110,100	
Generators								
Diesel	100%			2039	**	1	\$138,600	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : Emergency Generator Rated @ 1000 Kw</i>							
Batteries								
Nickel Cadmium	100%			2021	\$1,500	5	\$79,700	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	85%			2034	**	10	\$278,900	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	15%			2034	**	10	\$49,200	
	<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, LED	40%			2061	**	1		
Exit, Service	10%			2034	**	1		
Exterior Lighting								
Fluorescent	10%			2034	**	10	\$3,300	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
No Component	90%							
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2061	**	5	\$10,500	
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$40,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways And Outside</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2034	**	1-3	\$227,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Horns, Alarm Bells</i>						

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Utility Steam	100%			2052	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Steam From Con Ed</i>						
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2039	**	5	\$21,200	
		<i>Other Observation, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : A Hot Water Converter For Heating Devices</i>						
Distribution								
Hot Wtr Piping/Pump	25%			2048	**	4	\$6,600	
Central Plant Steam Piping/Pmp	75%			2052	**	4	\$19,800	

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Terminal Devices							
Air Handler	75%			2034	**	1	\$165,900
Convactor/Radiator	25%			2043	**	1	\$28,900
Air Conditioning							
Energy Source							
Electricity	100%			2048	**	1	
Conversion Equipment							
Centrifugal, Elec Chiller	100%			2039	**	1	\$387,200
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Penthouse</i>					
		<i>Explanation : 3 Units. Refrigerant: R-123</i>					
Distribution							
CW & CHW Wtr Pipe/Pump	100%			2052	**	4	\$26,500
Terminal Devices							
Air Handler/Cool/Ht	100%			2034	**	1	\$221,200
Heat Rejection							
Water Cooling Tower	100%			2030	**	2	\$360,100
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$199,500
Exhaust Fans							
Interior	100%			2034	**	2	\$11,000
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2052	**	1	
HW Heat Exchanger							
Steam Fired	100%			2052	**	4	\$53,100
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Sump Pump(s)							
Non-Submersible	100%			2034	**	4	\$7,600
Sewage Ejector(s)							
Electric	100%			2034	**	4	\$14,200
Backflow Preventer							
Generic	100%			2034	**	1	\$21,900
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : (1) B-15 (11) 1-14</i>					
		<i>Explanation : 12 Units</i>					

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

**Asset # : 4131**

<b>Mechanical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Vertical Transport								
Escalators								
Under 20' Rise	20%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : 1-3 Floor</i>						
		<i>Explanation : 6 Units</i>						
No Component	80%							
Fire Suppression								
Standpipe								
Generic	100%			2052		**	1-5	\$187,100
Sprinkler								
Generic	100%			2052		**	1-2	\$100,200
Fire Pump								
Generic	100%			2039		**	1	\$66,800

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 : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 05-Mar-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3232 **Lot** : 78 **BIN** : 2015058

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$155,300	
Mechanical	\$52,600	
<b>Total</b>	<b>\$207,900</b>	
Importance Code A	\$207,900	
<b>Total</b>	<b>\$207,900</b>	

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$39,900		\$100	
Interior Architecture	\$69,100	\$1,500	\$28,900	\$800
Electrical	\$300	\$6,900	\$300	\$200
Mechanical	\$21,200	\$1,900	\$600	\$600
<b>Total</b>	<b>\$130,500</b>	<b>\$10,400</b>	<b>\$29,900</b>	<b>\$1,600</b>
Importance Code A	\$39,900	\$400	\$500	\$400
Importance Code B	\$71,700	\$10,000	\$29,400	\$1,200
Importance Code C	\$18,800			
<b>Total</b>	<b>\$130,500</b>	<b>\$10,400</b>	<b>\$29,900</b>	<b>\$1,600</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 ALTSCHUL HOUSE**

**Asset # : 2070**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	60%	Now	\$112,300	LIFE	**	5	\$7,500	1
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Low Wall Near Entrance</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Low Wall Near Entrance</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Low Wall Near Entrance</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Masonry: Fieldstone	10%	Now	\$42,900	LIFE	**	5	\$900	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Front Yard Retaining Wall</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South Side</i>								
<i>Explanation : Loose Units</i>								
Metal Panel	20%	Now	\$5,400	2045	**	5	\$4,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : West Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Stucco Cement	5%	0-2	\$5,400	2030	**	5	\$800	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Wood	5%	Now	\$9,800	2030	**	5	\$1,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Windows								
Aluminum	52%			2041	**	5	\$200	
Steel	48%	Now	\$8,500	2050	**	5	\$1,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West Facade</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : West Facade</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
Parapets								
Metal: Cage/Fence	20%	Now	\$1,000	2030	**	5	\$300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
No Component	80%							
Roof								
Asphalt Shingle	75%	Now	\$2,300	2028			\$23,100	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Single Ply Membrane	25%	Now	\$7,500	2035	**			
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Multipurpose Room</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Multipurpose Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Multipurpose Room</i>								
Interior								
Floors								
Carpet	20%			2021			\$3,300	
Ceramic Tile	5%			2034	**	5	\$500	
Terrazzo	5%	0-2	\$2,500	LIFE	**	5	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stair Nosing</i>								
Vinyl Tile	55%	0-2	\$25,500	2035	**	3	\$2,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 33%</i>								
<i>Location : Throughout Basement, 2nd And 3rd Floor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 33%</i>								
<i>Location : Throughout Basement, 2nd And 3rd Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Basement, 1st, 2nd And 3rd Floor</i>								
Wood	15%			2040	**	5	\$3,100	

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 ALTSCHUL HOUSE**  
**Asset # : 2070**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Interior Walls</b>								
Concrete Masonry Unit	5%			LIFE	**	5	\$200	
Gypsum Board	20%			LIFE	**	5	\$1,300	
Plaster	75%	Now	\$18,800	LIFE	**	5	\$2,300	
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout 2nd And 3rd Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 3rd Floor</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Uneven Surface</i>								
<hr/>								
<b>Ceilings</b>								
Gypsum Board	25%			LIFE	**	5	\$3,500	
Plaster	75%	Now	\$22,000	LIFE	**	5	\$5,200	
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 3rd Floor</i>								
<hr/>								
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2035	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amperes Main Disconnect Switch</i>								
<hr/>								
<b>Raceway</b>								
Conduit	30%			2045	**	1		
Conduit	70%			2025	\$21,900	1		
<hr/>								
<b>Panelboards</b>								
Molded Case Bkrs	50%			2033	**	5	\$100	
Molded Case Bkrs	50%			2024	\$7,500	5	\$100	
<hr/>								
<b>Wiring</b>								
Thermoplastic	50%			2025	\$13,800	1		
Thermoplastic	50%			2035	**	1		
<hr/>								
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							
<hr/>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	100%			2030	**	10	\$6,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Egress Lighting</b>								
Exit, Service	100%			2030	**	1		

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

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

**Lighting**

## Exterior Lighting

## HID

30%

2030

\* \*

10

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

## No Component

70%

**Alarm**

## Security System

## No Component

70%

## Generic

30%

2025

\$6,800

1

\$900

## Fire/Smoke Detection

## No Component

70%

## Generic, Analog

30%

2030

\* \*

1-3

\$1,400

**Mechanical**

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

**Heating**

## Energy Source

## Fuel Oil No 2

100%

2035

\* \*

5

\$2,300

## Conversion Equipment

## Hot Water Boiler

100%

0-2

\$52,600

2045

\* \*

1

\$3,200

*Corroded, Extent : Moderate, Area Affected : 20%**Location : Boiler, Basement**Obsolete Equipment, Extent : Severe, Area Affected : 100%**Location : Boiler, Basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : One Unit*

## Distribution

## Hot Wtr Piping/Pump

100%

2024

\$10,600

4

\$500

## Terminal Devices

## Convactor/Radiator

90%

2023

\$32,900

1

\$2,100

## Convactor/Radiator

5%

Now

\$1,800

2045

\* \*

1

\$100

*Abandoned in Place, Extent : Light, Area Affected : 100%**Location : Basement*

## Fan Coil Unit/Heat

5%

2030

\* \*

1

\$100

**Air Conditioning**

## Energy Source

## Electricity

100%

2041

\* \*

1

## Conversion Equipment

## Window/Wall Unit

80%

2019

\$11,400

1

## No Component

20%

**Plumbing**

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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 ALTSCHUL HOUSE**  
**Asset # : 2070**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
	H/C Water Piping							
	Brass/Copper	40%			2035	* *	1	
	Galvanized Steel	60%	0-2	\$1,800	2023	\$18,000	1	
	<i>Corroded, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
<hr/>								
	Water Heater							
	Electric	100%	Now	\$6,000	2025	\$6,000	4	
	<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
<hr/>								
	Sanitary Piping							
	Cast Iron	100%			LIFE	* *	1	
<hr/>								
	Fixtures							
	Generic	100%						
<hr/>								

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

Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 27-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 3222 **Lot** : 40 **BIN** : 2097306

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$1,220,600	\$649,800
Interior Architecture	\$85,600	\$100,200
Electrical	\$295,400	\$1,421,600
Mechanical	\$671,200	\$3,877,600
<b>Total</b>	<b>\$2,272,800</b>	<b>\$6,049,200</b>
Importance Code A	\$1,220,600	\$767,600
Importance Code B	\$1,052,200	\$5,281,700
<b>Total</b>	<b>\$2,272,800</b>	<b>\$6,049,200</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$45,800			
Interior Architecture	\$103,400	\$1,400	\$2,500	\$1,600
Electrical	\$8,100	\$7,000	\$6,200	\$7,500
Mechanical	\$37,500	\$54,800	\$16,600	\$12,100
<b>Total</b>	<b>\$194,800</b>	<b>\$63,200</b>	<b>\$25,200</b>	<b>\$21,200</b>
Importance Code A	\$50,200	\$4,500	\$4,300	\$4,300
Importance Code B	\$96,700	\$58,700	\$20,900	\$16,900
Importance Code C	\$48,000			
<b>Total</b>	<b>\$194,800</b>	<b>\$63,200</b>	<b>\$25,200</b>	<b>\$21,200</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 ALUMNI GYMNASIUM**  
**Asset # : 2080**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$399,100	LIFE	**	5	\$70,900	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Entry Bridge At North Side</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Entry Bridge At North Side</i>								
Masonry: Brick	85%	Now	\$363,000	LIFE	**	5	\$241,000	
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East And West Facades</i>								
<i>Painted Surfaces, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East And West Facades</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Southwest Corner, 1st Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lintels At North And East Facades</i>								
Masonry: Limestone	5%	Now	\$154,600	LIFE	**	5	\$10,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cornice</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Cornice</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cornice</i>								
Stucco Cement	5%			2038	**	5	\$35,400	
Windows								
Aluminum	100%	Now	\$6,000	2041	**	5	\$700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Window Guards</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And West Windows</i>								
Parapets								
Masonry: Brick	90%	Now	\$236,300	LIFE	**	5	\$20,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
Masonry: Limestone	10%	Now	\$23,800	LIFE	**	5	\$2,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								

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

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

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

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

**Asset # : 2080**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	95%	Now	\$67,600	2025	\$337,900			
	<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Over Gymnasium</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : 4th Floor</i>							
Roll Roofing	5%	Now	\$16,000	2027	\$16,000	5	\$3,200	
	<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Stairs</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Bulkheads</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Bulkheads</i>							
Interior								
Floors								
Cast in Place Concrete	35%	Now	\$47,600	LIFE	**	5	\$100,200	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Women Restroom And Locker Room Corridors, Stair To Basement</i>							
Ceramic Tile	15%	Now	\$38,000	2034	**	5	\$9,800	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Women And Men Showers</i>							
Vinyl Tile	15%			2030	**	3	\$7,400	
Vinyl Tile	10%	0-2	\$33,300	2035	**	3	\$4,900	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Pool Area</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Pool Area</i>							
Wood	25%			2053	**	5	\$61,400	

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 ALUMNI GYMNASIUM**

**Asset # : 2080**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Interior Walls</b>								
Cast in Place Concrete	5%	Now	\$21,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Pool Wall</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 10%</i>								
<i>Location : Pool Wall</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Pool Wall</i>								
Ceramic Tile	10%	Now	\$18,600	2034	**	5	\$3,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Women And Men Showers</i>								
Concrete Masonry Unit	60%			LIFE	**	5	\$16,200	
Masonry: Brick	5%			LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkheads</i>								
Plaster	15%	Now	\$8,100	LIFE	**	5	\$3,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Third Floor Administrative Offices</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Side Administrative Offices And Windows</i>								
SGFT/Glazed Masonry	5%			LIFE	**			
<b>Ceilings</b>								
AcousTileConcealSpLn	10%	Now	\$13,300	2030	**	5	\$3,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Locker Rooms</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Locker Rooms</i>								
AcousTileSusp.Lay-In	5%			2030	**	5	\$2,700	
Exposed Concrete	5%	Now	\$8,800	LIFE	**	5	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Men Locker Room</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Men Locker Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Men Locker Room</i>								
Exposed Concrete	45%			LIFE	**	5	\$3,900	
Exposed Struc: Steel	25%			LIFE	**			
Plaster	10%			LIFE	**	5	\$3,400	

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

Under 600 Volts

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

**Asset # : 2080**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2035	**	5	\$300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Switch Rated @ 800 Amperes</i>							
<hr/>								
Transformers								
Dry Type	100%			2023	\$15,800	5	\$300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 2-75 Kva And 2-45 Kva</i>							
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	30%			2035	**	5	\$100	
Molded Case Bkrs	70%			2025	\$102,500	5	\$1,300	
<hr/>								
Raceway								
Conduit	80%			2025	\$98,900	1		
Conduit	20%			2035	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2033	**	5	\$200	
Molded Case Bkrs	20%			2033	**	5	\$400	
Molded Case Bkrs	65%			2024	\$87,300	5	\$1,200	
Molded Case Bkrs	5%			2041	**	5	\$100	
<hr/>								
Wiring								
Braided Cloth	40%	2-4	\$69,400	2050	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Thermoplastic	55%			2025	\$95,500	1		
Thermoplastic	5%			2045	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2023	\$75,400	5	\$500	
<hr/>								
Ground								
Grounding Devices								
Not Accessible	100%							
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	**	1	\$21,700	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	85%			2025	\$163,700	10	\$68,200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
HID	15%			2025	\$21,000	10	\$400	

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Egress Lighting Emergency, Service	20%			2025	\$8,600	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gets Power From Adjacent Building Generator</i>								
Exit, Service	80%			2025	\$18,800	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gets Power From Adjacent Building Generator</i>								
Exterior Lighting Incandescent	100%			2020	\$226,000	2	\$100	
<b>Alarm</b>								
Fire/Smoke Detection Generic, Analog	100%			2025	\$730,200	1-3	\$44,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Bells, Smoke Detectors And Manual Pull Station</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source HTHW/HW	100%			2035	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Supplied From Adjacent Building</i>								
Conversion Equipment Heat Exchanger, Plate & Frame	100%			2028	\$117,800	1	\$43,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution Central Plant Steam Piping/Pmp	100%	0-2	\$138,400	2035	**	4	\$4,300	
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Leaking Steam Valve In Basement Mechanical Room</i>								
Terminal Devices Air Handler	40%			2020	\$460,100	1	\$21,600	
Convactor/Radiator	60%			2023	\$262,700	1	\$17,000	
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2033	**	1		

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Interior Pkg Unit - Cooling	10%			2026	\$305,800	2	\$500	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$48,800	
Exhaust Fans								
Interior	25%			2020	\$72,700	2	\$700	
Wall Unit	75%			2020	\$21,800	2	\$2,000	
Plumbing								
H/C Water Piping								
Brass/Copper	50%	Now	\$15,200	2035	* *	1		
	<i>Not Insulated, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Basement</i>							
Galvanized Steel	50%			2030	* *	1		
Water Heater								
Electric	100%			2024	\$72,100	4	\$800	
	<i>Recent Installation, Extent : Light, Area Affected : 30%</i>							
	<i>Location : Basement Mechanical Room</i>							
	<i>Other Observation, Extent : Light, Area Affected : 30%</i>							
	<i>Location : Basement Mechanical Room</i>							
	<i>Explanation : Four 250 Gallon Electric Water Heaters</i>							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2020	\$10,100	4	\$2,200	
Pool Filter/Treatment								
Diatomaceous Earth	100%			2023	\$2,778,300	4	\$32,500	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2025	\$340,900	1-5	\$45,700	

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Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 26-Feb-2014 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 3222 **Lot** : 62 **BIN** : 2100241

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$201,000	\$130,900
Interior Architecture	\$56,100	
Mechanical	\$105,500	
<b>Total</b>	<b>\$362,700</b>	<b>\$130,900</b>
Importance Code A	\$201,000	\$130,900
Importance Code B	\$161,600	
<b>Total</b>	<b>\$362,700</b>	<b>\$130,900</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$14,000			
Interior Architecture	\$50,400			\$800
Electrical	\$200	\$7,000	\$300	\$200
Mechanical	\$13,800	\$900	\$1,500	\$900
<b>Total</b>	<b>\$78,400</b>	<b>\$7,900</b>	<b>\$1,800</b>	<b>\$1,900</b>
Importance Code A	\$14,000			
Importance Code B	\$58,500	\$7,900	\$1,800	\$1,900
Importance Code C	\$6,000			
<b>Total</b>	<b>\$78,400</b>	<b>\$7,900</b>	<b>\$1,800</b>	<b>\$1,900</b>



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

**Asset # : 2093**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	100%	Now	\$201,000	LIFE	**	5	\$54,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Base, Around Windows, Exterior Stairs And Various Other Locations</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
Windows								
Aluminum	100%	Now	\$14,000	2050	**	5	\$200	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%			2025	\$76,500	10	\$12,000	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$2,400	
Ceramic Tile	5%			2034	**	5	\$600	
Terrazzo	30%			LIFE	**	5	\$2,600	
Vinyl Tile	55%	Now	\$56,100	2035	**	3	\$2,300	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Corridors, Classrooms</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Corridors, Classrooms</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Corridors, Classrooms</i>								
Interior Walls								
Cast in Place Concrete	20%			LIFE	**			
Concrete Masonry Unit	15%			LIFE	**	5	\$600	
Plaster	65%	Now	\$6,000	LIFE	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Southwest Corner In Ground Floor Stair</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Southwest Corner In Ground Floor Stair And Windows</i>								

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

**Asset # : 2093**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Ceilings</b>								
AcousTile,Adhered	30%	Now	\$34,200	2045	**	5	\$1,700	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Classrooms</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
AcousTileConcealSpLn	10%	Now	\$9,900	2045	**	5	\$700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Classroom(s)</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Classroom(s)</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Classroom(s)</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : On Extended Life</i>								
Plaster	60%			LIFE	**	5	\$4,200	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	100%			2035	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2033	**	5		
Molded Case Bkrs	95%			2033	**	5	\$200	
<b>Wiring</b>								
Thermoplastic	100%			2035	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2030	**	5	\$100	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	100%			2030	**	10	\$6,700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 40%</i>								
<i>Location : Classrooms</i>								
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<b>Egress Lighting</b>								
Emergency, Service	50%			2030	**	1		
Exit, Service	50%			2030	**	1		

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

**Asset # : 2093**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Exterior Lighting								
HID	20%			2025	\$6,300	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Controlled Via Photocell</i>								
No Component	80%							
<b>Alarm</b>								
Fire/Smoke Detection								
No Component	50%							
Generic, Analog	50%			2030	**	1-3	\$2,300	
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
HTHW/HW	100%			2035	**	1		
<b>Distribution</b>								
Central Plant Steam	100%	Now	\$12,700	2035	**	4	\$400	
Piping/Pmp								
<i>Leak Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 2nd Floor At Air Handler</i>								
Terminal Devices								
Air Handler	100%			2020	\$105,500	1	\$4,500	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2033	**	1		
<b>Conversion Equipment</b>								
Window/Wall Unit	30%			2023	\$4,700	1		
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	100%			2025	\$25,300	1	\$4,500	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,100	
<b>Exhaust Fans</b>								
Interior	100%			2025	\$26,700	2	\$200	
<b>Plumbing</b>								
H/C Water Piping								
Galvanized Steel	10%	0-2	\$200	2030	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
No Component	90%							
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		

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

**Asset # : 2093**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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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.*

Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**Asset Name** : BRONX COMMUNITY COLLEGE BLISS HALL  
**Address** : 145 WEST 180TH STREET  
**Borough** : BRONX **Agency's Number** : 21027  
**Program / Asset #** : CUN0007.270 / 2062 **Yr Built/Renovated** : 1936 /  
**Area Sq Ft** : 29,210 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 25-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,3  
**Block** : 3222 **Lot** : 62 **BIN** : 2100252

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$214,000	\$38,500
Interior Architecture	\$116,200	\$125,500
Electrical	\$150,000	\$568,900
Mechanical	\$135,200	\$206,400
<b>Total</b>	<b>\$615,400</b>	<b>\$939,300</b>
Importance Code A	\$214,000	\$38,500
Importance Code B	\$401,400	\$900,800
<b>Total</b>	<b>\$615,400</b>	<b>\$939,300</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$96,100			
Interior Architecture	\$16,300	\$7,500		\$1,800
Electrical	\$3,300	\$13,800	\$2,500	\$3,100
Mechanical	\$62,700	\$5,700	\$900	\$1,300
<b>Total</b>	<b>\$178,300</b>	<b>\$27,100</b>	<b>\$3,400</b>	<b>\$6,200</b>
Importance Code A	\$96,100	\$400		\$300
Importance Code B	\$77,400	\$26,700	\$3,400	\$5,800
Importance Code C	\$4,900			
<b>Total</b>	<b>\$178,300</b>	<b>\$27,100</b>	<b>\$3,400</b>	<b>\$6,200</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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$12,000	
Masonry: Brick	80%	Now	\$23,200	LIFE	**	5	\$38,500	
	<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>							
	<i>Location : North Facade, East Corner</i>							
Masonry: Limestone	5%	Now	\$26,200	LIFE	**	5	\$1,800	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Cornices</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Cornices</i>							
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Cornices</i>							
Metal Coiling Doors	5%	Now	\$40,900	2030	**	5	\$3,800	
	<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : South Facade</i>							
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : South Facade</i>							
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : South Facade</i>							
Stucco Cement	5%	Now	\$13,900	2030	**	5	\$3,000	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : South Facade</i>							
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : South Facade</i>							
Windows								
Aluminum	100%	Now	\$2,800	2041	**	5	\$700	
	<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : South Facade</i>							
Parapets								
Masonry: Brick	95%	Now	\$21,800	LIFE	**	5	\$1,900	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Interior Face</i>							
	<i>Spalling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Interior Face</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Interior Face</i>							
Masonry: Limestone	5%	Now	\$1,000	LIFE	**	5	\$100	
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Coping</i>							
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Coping</i>							

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	70%	Now	\$111,000	2035	**			1
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Bulkhead</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Paver: Asphalt	20%	0-2	\$62,100	2040	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Over Boiler Room</i>								
Roll Roofing	5%	Now	\$7,100	2027	\$7,100	5	\$1,400	1
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Bulkhead</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Bulkhead</i>								
Skylight, Metal/Glass	5%			2035	**	10	\$5,800	
Interior								
Floors								
Cast in Place Concrete	30%			LIFE	**	5	\$27,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	5%			2034	**	5	\$2,100	
Terrazzo	5%			LIFE	**	5	\$1,700	
Vinyl Tile	35%			2025	\$125,500	3	\$7,400	
Vinyl Tile 9" X 9"	25%			2020	\$116,200	3	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : Vinyl Tile 9 X 9</i>								
Interior Walls								
Cast in Place Concrete	15%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$1,200	
Plaster	75%			LIFE	**	5	\$9,100	
Plaster	5%	Now	\$4,900	LIFE	**	5	\$600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof Stair</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 30%</i>								
<i>Location : Stair Below Roof Bulkhead</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof Stair</i>								

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

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

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

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

**Asset # : 2062**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Interior								
Ceilings								
AcousTileConcealSpLn	15%			2030	**	5	\$8,100	
AcousTileSusp.Lay-In	10%			2030	**	5	\$4,300	
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Third Floor And Various Locations</i>								
Exposed Concrete	25%			LIFE	**	5	\$1,700	
Plaster	45%			LIFE	**	5	\$12,200	
Plaster	5%	Now	\$8,500	LIFE	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Roof Stair</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 30%</i>								
<i>Location : Stair Below Roof Bulkhead</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Roof Stair</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 9- Electrical Services Switches Rated @ 2-4,000 Amperes, 2-3,000 Amperes, 2-2,500 Amperes, 1-800 Amperes, 1-700 Amperes And 1-600 Amperes</i>								
Transformers								
Dry Type	100%			2030	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Transformers: 75kva, 480-208/120v And 500 Kva, 480-208/120v</i>								
Switchgear / Switchboard								
Fused Disc Sw	20%			2035	**	5		
Molded Case Bkrs	80%			2025	\$78,100	5	\$600	
Raceway								
Conduit	90%			2025	\$47,200	1		
Conduit	10%			2035	**	1		
Panelboards								
Fused Disc Sw	10%			2024	\$7,500	5	\$100	
Molded Case Bkrs	50%			2024	\$37,300	5	\$400	
Molded Case Bkrs	40%			2033	**	5	\$300	
Wiring								
Braided Cloth	60%	2-4	\$39,900	2050	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2025	\$19,900	1		
Thermoplastic	10%			2035	**	1		

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2023	\$45,200	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Meter Room On Main Water Service Pipe</i>						
		<i>Explanation : New</i>						
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	**	1	\$9,000	
Lighting								
Interior Lighting								
Fluorescent	95%			2025	\$59,100	10	\$24,600	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
HID	5%			2025	\$2,300	10		
Egress Lighting								
Emergency, Service	50%			2020	\$6,900	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Gets Power From Adjacent Building Generator</i>						
Exit, Service	50%			2020	\$3,800	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Gets Power From Adjacent Building Generator</i>						
Exterior Lighting								
HID	100%			2020	\$110,100	10	\$100	
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2025	\$302,000	1-3	\$18,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Manual Pull Station, Smoke Detectors, Strobe Lights And Alarm Bells</i>						

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Heating								
Energy Source								
HTHW/HW	100%			2025	\$65,000	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : This Building Was Previously The Power Plant</i>						
		<i>Explanation : Several Pieces Of Obsolete Equipment Need To Be Removed</i>						

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

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

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

**Asset # : 2062**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment HTHW/HW Exchanger	100%			2040	**	2	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : This Building Has Two Heat Exchangers. One Feeds New Hall, And One Heat Exchanger Feeds Bliss Hall</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2051	**	4	\$2,100	
Terminal Devices								
Convactor/Radiator	100%			2023	\$141,300	1	\$9,100	
Air Conditioning								
Energy Source Electricity	100%			2041	**	1		
Conversion Equipment								
Window/Wall Unit	40%			2019	\$22,000	1		
No Component	60%							
Plumbing								
H/C Water Piping Galvanized Steel	100%	Now	\$11,600	2030	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
HW Heat Exchanger								
HTHW/HW	100%			2035	**			
Sanitary Piping								
Cast Iron	70%	0-2	\$135,200	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Cast Iron	30%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	0-2	\$27,500	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s)								
Non-Submersible	100%			2020	\$4,200	4	\$900	
Fixtures								
Generic	100%							

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

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

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

Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 25-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 3222 **Lot** : 62 **BIN** : 2100242

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$143,900	
Interior Architecture	\$170,900	\$80,700
Electrical	\$64,200	\$81,200
Mechanical	\$129,300	\$73,600
<b>Total</b>	<b>\$508,300</b>	<b>\$235,500</b>
Importance Code A	\$143,900	
Importance Code B	\$327,900	\$235,500
Importance Code C	\$36,500	
<b>Total</b>	<b>\$508,300</b>	<b>\$235,500</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$43,200	\$500		
Interior Architecture	\$73,000	\$1,500	\$1,400	\$2,400
Electrical	\$19,500	\$1,800	\$1,800	\$1,500
Mechanical	\$28,900	\$1,400	\$1,300	\$1,300
<b>Total</b>	<b>\$164,600</b>	<b>\$5,200</b>	<b>\$4,500</b>	<b>\$5,300</b>
Importance Code A	\$44,000	\$1,300	\$800	\$800
Importance Code B	\$101,900	\$3,900	\$3,700	\$4,500
Importance Code C	\$18,700			
<b>Total</b>	<b>\$164,600</b>	<b>\$5,200</b>	<b>\$4,500</b>	<b>\$5,300</b>



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

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

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

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

**Asset # : 2073**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	90%	Now	\$32,900	LIFE	**	5	\$21,800	
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 2%</i>								
<i>Location : Front Entrance, North Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brownstone	5%			LIFE	**	5	\$900	
Masonry: Granite	5%	Now	\$42,900	LIFE	**	5	\$900	
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Granite Steps, North Entry</i>								
<i>Other Observation, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Granite Steps, North Entry</i>								
<i>Explanation : Stair Treads Misaligned From Settlement And Heaving</i>								
<b>Windows</b>								
Wood	100%	Now	\$5,400	2024	\$27,100	5	\$4,800	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<b>Parapets</b>								
Copper/Terne	10%			2045	**	5	\$1,000	
Wood Cornice	90%	Now	\$47,000	2045	**	5	\$10,600	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout, Eaves</i>								
<i>Insect/Bird Damage, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Eaves</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Eaves</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Northeast And West Elevations</i>								

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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE 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
<b>Exterior</b>								
<b>Roof</b>								
Built-Up (BUR)	70%	0-2	\$54,000	2035	**			
	<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Roll Roofing	5%	Now	\$3,500	2027	\$3,500	5	\$700	1
	<i>Blisters, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Bulkhead</i>							
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Bulkhead</i>							
Slate	25%	Now	\$1,400	LIFE	**			
	<i>Loose Units, Extent : Light, Area Affected : 10%</i>							
	<i>Location : South Side</i>							
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	12%			LIFE	**	5	\$6,400	
Ceramic Tile	3%			2034	**	5	\$700	
Panel/Paver: Cer/Brk	5%			2041	**	5	\$2,800	
Vinyl Tile 9" X 9"	30%			2025	\$80,700	3	\$3,700	
Vinyl Tile 9" X 9"	50%	Now	\$134,400	2035	**	3	\$4,600	
	<i>Adhesion Failure, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Corridors, Bathrooms, Classrooms</i>							
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Corridors, Various Other Locations</i>							
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Corridors, Various Other Locations</i>							

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

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

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

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

**Asset # : 2073**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	30%	Now	\$15,600	LIFE	**	5	\$2,800	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Stair, At Roof Bulkhead</i>								
Masonry: Brick	40%	Now	\$36,500	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement, Stair</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Spalling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Masonry: Fieldstone	10%	Now	\$3,100	LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : Mortar Joints Eroded</i>								
Plaster	20%			LIFE	**	5	\$1,400	
<i>Deteriorated Finish, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Classrooms</i>								
Ceilings								
AcousTile,Adhered	10%	Now	\$22,700	2045	**	5	\$1,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
AcousTileConcealSpLn	10%			2030	**	5	\$3,100	
Exposed Concrete	10%	Now	\$7,900	LIFE	**	5	\$400	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Plaster	70%	Now	\$22,400	LIFE	**	5	\$10,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Classrooms</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Classrooms</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classrooms</i>								

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

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

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

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

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2035	**	5	\$100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 400 Amperes Main Disconnect Switch</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2035	**	5	\$400	
Raceway								
Conduit	100%			2025	\$22,100	1		
Panelboards								
Molded Case Bkrs	20%			2024	\$6,000	5	\$100	
Molded Case Bkrs	80%			2033	**	5	\$400	
Wiring								
Thermoplastic	20%			2025	\$4,800	1		
Thermoplastic	80%			2035	**	1		
Motor Controllers								
Locally Mounted	100%			2023	\$45,200	5	\$100	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Connected To Wrong Pipe. Maintenance Engineer Confirmed That Pipe Will Be Replaced To Main Water Service</i>							
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2038	**	1	\$5,200	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	100%	2-4	\$18,000	2025	\$36,000			
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
Egress Lighting								
Emergency, Service	50%			2030	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Gets Power From Adjacent Building Generator</i>							
Exit, Service	50%			2030	**	1		
Exterior Lighting								
HID	100%			2020	\$64,200	10	\$100	
<b>Alarm</b>								
Fire/Smoke Detection								
Generic, Analog	100%			2030	**	1-3	\$10,500	

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

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

**Asset # : 2073**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Energy Source HTHW/HW	100%			2035	**	1		
Conversion Equipment Heat Exchanger, Plate & Frame	100%			2038	**	1	\$8,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : New Unit</i>								
Distribution Central Plant Steam Piping/Pmp	100%	0-2	\$129,300	2035	**	4	\$800	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Terminal Devices Convactor/Radiator	90%			2023	\$73,600	1	\$4,800	
Convactor/Radiator	10%	0-2	\$8,200	2045	**	1	\$500	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2033	**	1		
Conversion Equipment Window/Wall Unit	40%			2019	\$12,700	1		
No Component	60%							
<b>Plumbing</b>								
H/C Water Piping Galvanized Steel	100%	Now	\$6,700	2030	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bathrooms</i>								
Water Heater Electric	100%			2024	\$13,500	4	\$100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 70 Gallon Electric</i>								
HW Heat Exchanger HTHW/HW	100%			2025	\$26,700			
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		

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

**Asset # : 2073**

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

Plumbing

    Fixtures

        Generic

100%

*Obsolete Fixtures, Extent : Moderate, Area Affected : 75%*

*Location : Throughout*

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Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

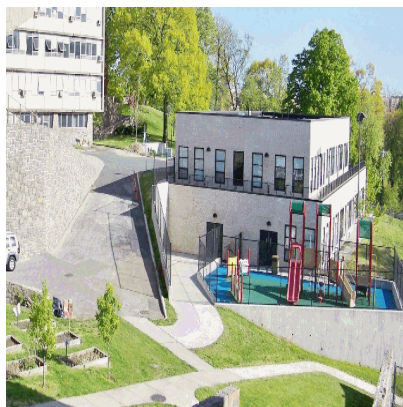
**Asset Name** : BRONX COMMUNITY COLLEGE CHILD DEVELOPMENT CENTER  
**Address** : 2010 SEDGWICK AVENUE  
**Borough** : BRONX **Agency's Number** : 21047  
**Program / Asset #** : CUN0007.590 / 14555 **Yr Built/Renovated** : 2011 /  
**Area Sq Ft** : 13,327 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 26-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 3222 **Lot** : 62 **BIN** : 2116208

**CAPITAL****Total**

Importance Code

**Total**

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture		\$1,300		\$5,200
Interior Architecture			\$2,200	\$9,300
Electrical	\$1,100	\$13,500	\$1,400	\$1,100
Mechanical	\$2,600	\$2,100	\$7,700	\$2,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$7,700</b>	<b>\$20,800</b>	<b>\$15,300</b>	<b>\$21,600</b>
Importance Code A	\$700	\$2,000	\$700	\$5,900
Importance Code B	\$7,000	\$18,800	\$14,600	\$15,700
Importance Code C				
<b>Total</b>	<b>\$7,700</b>	<b>\$20,800</b>	<b>\$15,300</b>	<b>\$21,600</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 CHILD DEVELOPMENT CENTER**  
**Asset # : 14555**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$16,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Exterior Masonry Is A Thin Brick System</i>								
Windows								
Aluminum	100%			2047	**	5	\$5,800	
Parapets								
Masonry: Brick	45%			LIFE	**	5	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Exterior Masonry Is A Thin Brick System</i>								
Metal Cornice	10%			2060	**	10	\$1,300	
Stucco Cement	45%			2042	**	5	\$4,600	
Roof								
Modified Bitumen	100%			2033	**	10	\$21,500	
<b>Interior</b>								
Floors								
Ceramic Tile	10%			2038	**	5	\$2,000	
Vinyl Tile	90%			2033	**	3	\$6,600	
Interior Walls								
Ceramic Tile	10%			2038	**	5	\$3,000	
Gypsum Board	90%			LIFE	**	5	\$16,100	
Ceilings								
AcousTileSusp.Lay-In	95%			2042	**	5	\$18,700	
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : Lower Level Classroom. May Be Due To Hvac</i>								
Gypsum Board	5%			LIFE	**	5	\$1,200	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Knife Sw	100%			2045	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electric Room</i>								
<i>Explanation : 800 Amp</i>								
Transformers								
Dry Type	100%			2038	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electric Room</i>								
<i>Explanation : 30 Kva</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2045	**	5	\$400	

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Raceway								
Conduit	100%			2045	**	1		
Panelboards								
Molded Case Bkrs	100%			2041	**	5	\$400	
Wiring								
Thermoplastic	100%			2045	**	1		
Motor Controllers								
Locally Mounted	100%			2038	**	5	\$100	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2038	**	1	\$4,100	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	100%			2030	**	10	\$12,200	
			<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Egress Lighting								
Emergency, Service	50%			2030	**	1		
Exit, LED	50%			2053	**	1		
Exterior Lighting								
HID	50%			2030	**	10		
No Component	50%							
<b>Alarm</b>								
Security System								
No Component	40%							
Generic	60%			2030	**	1	\$3,000	
Fire/Smoke Detection								
No Component	50%							
Generic, Digital	50%			2030	**	1-3	\$4,100	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
HTHW/HW	100%			2051	**	1		
Conversion Equipment								
Heat Exchanger, Plate & Frame	100%			2038	**	1	\$6,600	
Distribution								
Hot Wtr Piping/Pump	100%			2047	**	4	\$1,000	

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>								
Terminal Devices								
Fan Coil Unit/Heat	90%			2033	**	1	\$3,900	
Unit Heater - Steam	10%			2033	**	4	\$100	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2047	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling Split Unit	90%			2033	**	2	\$700	
	10%			2033	**			
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$17,300	
Terminal Devices								
Air Handler/Cool/Ht	100%			2033	**	1	\$8,200	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,400	
Exhaust Fans								
Roof	100%			2033	**	2	\$400	
<b>Plumbing</b>								
H/C Water Piping								
Galvanized Steel	100%			2042	**	1		
Water Heater								
Electric	100%			2024	\$11,000	4	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Two 80 Gallon Heaters</i>						
Sanitary Piping								
Not Accessible	100%							
Backflow Preventer								
Generic	100%			2033	**	1	\$800	
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Gearred Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To First Floor</i>						
		<i>Explanation : 1 Elevator</i>						
<b>Fire Suppression</b>								
Sprinkler								
No Component	80%							
Generic	20%			2051	**	1-2	\$800	
Chemical System								
Wet	5%			2024	\$100	1-3	\$200	
No Component	95%							

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Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,5,7,8  
**Block** : 3222 **Lot** : 62 **BIN** : 2100240

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$3,303,100	\$688,300
Interior Architecture	\$651,100	\$35,600
Electrical	\$279,000	\$834,000
Mechanical		\$1,844,600
<b>Total</b>	<b>\$4,233,200</b>	<b>\$3,402,400</b>
Importance Code A	\$3,303,100	\$834,600
Importance Code B	\$870,300	\$2,567,800
Importance Code C	\$59,800	
<b>Total</b>	<b>\$4,233,200</b>	<b>\$3,402,400</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$19,400	\$38,700		
Interior Architecture	\$49,300		\$2,000	\$13,000
Electrical	\$25,800	\$19,000	\$7,500	\$6,600
Mechanical	\$56,200	\$59,500	\$27,600	\$42,900
Elevators/Escalators	\$31,600	\$31,600	\$31,600	\$31,600
<b>Total</b>	<b>\$182,300</b>	<b>\$148,800</b>	<b>\$68,700</b>	<b>\$94,100</b>
Importance Code A	\$24,800	\$44,300	\$5,400	\$5,400
Importance Code B	\$141,200	\$104,400	\$63,300	\$88,800
Importance Code C	\$16,300			
<b>Total</b>	<b>\$182,300</b>	<b>\$148,800</b>	<b>\$68,700</b>	<b>\$94,100</b>



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

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

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

**Asset # : 2090**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	15%	Now	\$95,200	LIFE	**	5	\$169,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair Towers, Various Facade Locations</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair Towers, Pedestrian Bridge And Various Other Locations</i>								
Masonry: Brick	60%	Now	\$407,200	LIFE	**	5	\$135,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Including Penthouse</i>								
Masonry: Fieldstone	15%			LIFE	**	5	\$25,300	
Metal Panel	5%			2035	**	5-10	\$77,500	
Metal Coiling Doors	5%			2030	**	5	\$35,200	
Windows								
Aluminum	95%	Now	\$2,474,500	2050	**	5	\$29,600	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Window Film Cracked And Worn Out</i>								
Steel	5%	Now	\$162,400	2050	**	5	\$19,500	1
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Bulkheads</i>								
Parapets								
Cast in Place Concrete	90%	Now	\$19,400	LIFE	**	5	\$31,600	
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Rail	10%			2038	**	5-10	\$6,200	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair Tower</i>								

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Modified Bitumen	95%	Now	\$163,900	2025	\$327,800			
	<i>Alligating, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
	<i>Blisters, Extent : Severe, Area Affected : 33%</i>							
	<i>Location : Throughout</i>							
	<i>Ponding, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Single Ply Membrane	5%			2025	\$10,000	10	\$3,000	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$35,600	
Ceramic Tile	5%			2034	**	5	\$8,100	
Steel Grating	1%	Now	\$90,100	2055	**	1		
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Mechanical Penthouse</i>							
Terrazzo	10%	0-2	\$37,700	LIFE	**	5	\$12,700	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Stair Nosing</i>							
Vinyl Tile	64%	0-2	\$265,000	2030	**	3	\$39,000	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Various Locations Throughout</i>							
	<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Corridors</i>							
	<i>Uneven Surface, Extent : Severe, Area Affected : 75%</i>							
	<i>Location : Corridors</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 80%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile	10%			2030	**	3	\$6,100	
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Ceramic Tile	5%			2034	**	5	\$7,800	
Concrete Masonry Unit	3%			LIFE	**	5	\$1,900	
Gypsum Board	22%			LIFE	**	5	\$20,500	
Masonry: Brick	5%			LIFE	**			
Mosaic Tile	5%	Now	\$59,800	LIFE	**			
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Stairs</i>							
Plaster	50%	Now	\$12,500	LIFE	**	5	\$23,300	
	<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Stair Bulkhead</i>							

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

**Asset # : 2090**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Interior								
Ceilings								
AcousTile,Adhered	10%	Now	\$15,400	2030	**	5	\$8,300	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 8th Floor</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 8th Floor</i>								
<i>Explanation : Water Infiltration</i>								
AcousTileConcealSpLn	10%	2-4	\$13,400	2038	**	5	\$10,400	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	20%	Now	\$134,300	2038	**	5	\$16,600	
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Corridors</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout Corridors</i>								
Exposed Concrete	60%	Now	\$64,100	LIFE	**	5	\$15,600	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Stair Tower</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Stair Tower</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Under 600 Volts								
Service Equipment								
Fused Disc Sw	60%			2035	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4000 Amperes, One 2000 Amperes And 1600 Amperes</i>								
Fused Disc Sw	40%			2035	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Amperes And One 1200 Amperes Main Disconnect Switches For Fire Pump</i>								
Transformers								
Dry Type	100%			2030	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 500 Kva 480v-208/120v - Work Being Performed On The 500 Kva Transformer</i>								
Switchgear / Switchboard								
Fused Disc Sw	20%			2025	\$39,000	5	\$100	
Fused Disc Sw	80%			2045	**	5	\$400	

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	80%			2025	\$166,600	1		
Conduit	20%			2045	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2041	**	5	\$100	
Fused Disc Sw	10%			2024	\$17,900	5	\$300	
Molded Case Bkrs	75%			2024	\$134,300	5	\$2,200	
Molded Case Bkrs	10%			2041	**	5	\$300	
<b>Wiring</b>								
Braided Cloth	80%	2-4	\$238,300	2050	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Insulation Aged</i>								
Thermoplastic	20%			2045	**	1		
<b>Motor Controllers</b>								
Locally Mounted	50%			2023	\$57,500	5	\$400	
<i>Enclosure Damaged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse And Basement Mechanical Rooms</i>								
Locally Mounted	50%			2038	**	5	\$400	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$1,700	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	75%			2038	**	1	\$25,900	
Automatic	25%			2023	\$5,500	1	\$8,700	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	80%			2025	\$191,400	10	\$79,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 80%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	17%	4+	\$40,700	2035	**			
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Located In Stairs</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Located In Stairs</i>								
<i>Explanation : Rusted And Corroded</i>								
HID	3%			2025	\$5,200	10	\$100	

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Egress Lighting Emergency, Service	50%			2030	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gets Power From Adjacent Building Generator</i>								
Exit, Service	10%			2030	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gets Power From Adjacent Building Generator</i>								
Exit, Service	40%			2020	\$11,700	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gets Power From Adjacent Building Generator</i>								
Exterior Lighting HID	15%			2025	\$63,600	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Controlled Via Photocell</i>								
Incandescent	5%	4+	\$18,000	2035	**	2		
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Located On Roof</i>								
No Component	80%							
<b>Alarm</b>								
Security System No Component	70%							
Generic	30%			2025	\$101,900	1	\$12,600	
Fire/Smoke Detection No Component	70%							
Generic, Analog	30%			2030	**	1-3	\$20,800	

<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%			2025	\$250,300	1		
Conversion Equipment Heat Exchanger, Plate & Frame	100%			2028	\$146,300	1	\$53,700	
Distribution Hot Wtr Piping/Pump	100%	Now	\$7,900	2033	**	4	\$5,400	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 1%</i>								
<i>Location : Basement, O S And Y Valve</i>								

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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>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>								
Terminal Devices								
Convector/Radiator	20%			2030	**	1	\$7,000	
No Component	80%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Covered Under A C Terminal Devices</i>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2033	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	80%			2034	**	1	\$94,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chillers - 2 Units In Basement</i>								
<i>Explanation : Refrigerant Type R-11</i>								
Split Unit	20%			2030	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Drycoolers</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2035	**	4	\$8,000	
Terminal Devices								
Fan Coil - 4 Pipe	100%			2025	\$835,200	1	\$35,100	
Heat Rejection								
Water Cooling Tower	90%			2026	\$347,000	2	\$98,400	
Water Cooling Tower	10%			2023	\$38,600	2	\$10,900	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Explanation : Drycoolers</i>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$12,100	
No Component	80%							
Exhaust Fans								
Interior	20%	4+	\$14,500	2025	\$72,300	2	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Fan Under Repair</i>								
Roof	20%			2025	\$33,700	2	\$700	
No Component	60%							
<b>Plumbing</b>								
H/C Water Piping								
Galvanized Steel	100%			2038	**	1		

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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>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
Water Heater Electric	100%			2024	\$89,500	4	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 250 Gallon Electric Water Heaters</i>								
HW Heat Exchanger Steam Fired	100%			2035	* *	4	\$16,100	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Fixtures Generic	100%							
<b>Vertical Transport</b>								
Elevators Geared Traction	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1-8</i>								
<i>Explanation : Four Units</i>								
<b>Fire Suppression</b>								
Standpipe Generic	100%			2035	* *	1-5	\$54,800	
Sprinkler No Component Generic	90%			2035	* *	1-2	\$3,000	
Fire Pump Generic	100%			2028	\$65,400	1	\$20,300	

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Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 3222 **Lot** : 62 **BIN** : 2100240

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$910,000	
Interior Architecture	\$38,400	\$304,000
Electrical		\$257,200
Mechanical	\$727,500	\$81,100
<b>Total</b>	<b>\$1,675,900</b>	<b>\$642,200</b>
Importance Code A	\$910,000	
Importance Code B	\$765,900	\$642,200
<b>Total</b>	<b>\$1,675,900</b>	<b>\$642,200</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$13,200	\$32,000		
Interior Architecture	\$37,100	\$19,500		\$4,500
Electrical	\$29,900	\$22,700	\$3,500	\$2,900
Mechanical	\$43,800	\$62,800	\$7,700	\$10,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$128,000</b>	<b>\$140,800</b>	<b>\$15,200</b>	<b>\$21,800</b>
Importance Code A	\$14,900	\$33,800	\$1,700	\$1,700
Importance Code B	\$113,100	\$107,000	\$13,400	\$20,000
Importance Code C				
<b>Total</b>	<b>\$128,000</b>	<b>\$140,800</b>	<b>\$15,200</b>	<b>\$21,800</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$5,900	LIFE	**	5	\$26,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade Overhang</i>								
Masonry: Brick	25%	0-2	\$39,300	LIFE	**	5	\$13,000	
<i>Repainting Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Fieldstone	25%	0-2	\$56,300	LIFE	**	5	\$9,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
Metal Panel	5%			2045	**	5-10	\$17,900	
Stucco Cement	5%	Now	\$3,800	2030	**	5	\$3,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade, West Facade Overhang</i>								
Window Wall	30%	0-2	\$751,400	2055	**	5	\$29,300	
<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Upper Level - Especially West Side</i>								
<i>Glazing Clouded, Extent : Light, Area Affected : 33%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 33%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2033	**	5	\$1,500	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South And West Facades</i>								
Parapets								
Cast in Place Concrete	75%	2-4	\$3,100	LIFE	**	5	\$25,600	
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Printing Room</i>								
Metal Rail	25%			2038	**	5-10	\$14,900	

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

**Asset # : 2091**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	3%	Now	\$400	2025	\$7,900			
	<i>Drains Clogged, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Canopy At South Side</i>							
	<i>Ponding, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Canopy At South Side</i>							
Modified Bitumen	47%			2030	**	10	\$27,100	
Plaza Roof: Stone Panels	50%	Now	\$63,100	2035	**			
	<i>Other Observation, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Mispositioned Drains, Severe Ponding On South Side, Some Cracked Pavers</i>							
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$23,000	
Ceramic Tile	2%			2034	**	5	\$1,100	
Quarry Tile	5%			2030	**	5	\$4,000	
Terrazzo	5%			LIFE	**	5	\$2,100	
Vinyl Tile	43%	0-2	\$38,400	2025	\$192,200	3	\$8,500	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile	25%			2025	\$111,800	3	\$6,600	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Concrete Masonry Unit	5%			LIFE	**	5	\$1,000	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,000	
Gypsum Board	42%			LIFE	**	5	\$12,700	
Masonry: Brick	10%			LIFE	**			
Mosaic Tile	3%			LIFE	**			
Plaster	25%			LIFE	**	5	\$3,800	
SGFT/Glazed Masonry	5%			LIFE	**			

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

**Asset # : 2091**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Interior								
Ceilings								
AcousTile,Adhered	25%			2030	**	5	\$13,500	
AcousTileSusp.Lay-In	40%			2030	**	5	\$21,500	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	15%	Now	\$26,000	LIFE	**	5	\$1,300	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : South End Of Mechanical Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South End Of Mechanical Room</i>								
Exposed Concrete	5%			LIFE	**	5	\$400	
Metal Panel	5%	0-2	\$9,000	LIFE	**	5	\$3,400	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Print Room</i>								
Plaster	10%			LIFE	**	5	\$3,400	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2045	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1600 Amperes Main Disconnect Switch</i>								
Fused Disc Sw	30%			2025	\$2,500	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3000 Amperes Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2030	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 500 Kva And One 45 Kva 480v-208/120v</i>								
Switchgear / Switchboard								
Fused Disc Sw	60%			2045	**	5	\$100	
Molded Case Bkrs	40%			2025	\$39,000	5	\$400	
Raceway								
Conduit	30%			2045	**	1		
Conduit	70%			2025	\$36,700	1		
Panelboards								
Fused Disc Sw	10%			2024	\$7,500	5	\$100	
Molded Case Bkrs	20%			2024	\$14,900	5	\$200	
Molded Case Bkrs	70%			2041	**	5	\$700	

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

**Asset # : 2091**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Braided Cloth	30%	2-4	\$19,900	2050	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Insulation Aged</i>								
Thermoplastic	50%			2045	**	1		
Thermoplastic	20%			2025	\$13,300	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2023	\$45,200	5	\$200	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2038	**	1	\$11,200	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	20%			2030	**	10	\$6,500	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	40%			2030	**	10	\$12,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	40%			2025	\$31,000	10	\$12,900	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<b>Egress Lighting</b>								
Emergency, Service	25%			2030	**	1		
Emergency, Battery	25%			2025	\$11,800	10	\$2,100	
Exit, Service	50%			2025	\$4,700	1		
<b>Exterior Lighting</b>								
HID	20%			2030	**	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Controlled Via Photocell</i>								
Incandescent	10%	4+	\$7,000	2030	**	2		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Canopy</i>								
<i>Explanation : Downlights Under The Canopy</i>								
No Component	70%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	30%							
Generic	70%			2025	\$77,000	1	\$9,500	
<b>Fire/Smoke Detection</b>								
No Component	60%							
Generic, Analog	40%			2030	**	1-3	\$9,000	

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2025	\$81,100	1		
Conversion Equipment								
Heat Exchanger, Plate & Frame	100%			2038	**	1	\$17,400	
Distribution								
Hot Wtr Piping/Pump	15%	4+	\$7,700	2050	**	4	\$300	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Hot Wtr Piping/Pump	5%			2033	**	4	\$100	
Central Plant Steam Piping/Pmp	80%	4+	\$133,600	2035	**	4	\$1,400	
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	80%			2020	\$370,100	1	\$17,400	
Fan Coil Unit/Heat	20%			2020	\$98,500	1	\$2,300	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2033	**	1		
Conversion Equipment								
Split Unit	5%			2033	**			
Window/Wall Unit	15%			2020	\$10,300	1		
No Component	80%							
Terminal Devices								
Fan Coil - 2 Pipe	100%			2020	\$125,200	1	\$11,400	
Heat Rejection								
Air Cooled Condenser Unit	100%			2020	\$13,300	2	\$24,500	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	80%			LIFE	**	2-5	\$15,700	
No Component	20%							
Exhaust Fans								
Interior	20%			2020	\$23,400	2	\$200	
No Component	80%							
<b>Plumbing</b>								
H/C Water Piping								
Galvanized Steel	100%	Now	\$28,900	2030	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Water Heater								
Electric	100%			2024	\$29,000	4	\$300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room 175 Gallons</i>								
HW Heat Exchanger								
Steam Fired	100%			2051	**	4	\$5,200	

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>									
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							
		<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
<b>Vertical Transport</b>									
	Elevators								
	Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : 1-2</i>							
		<i>Explanation : One Unit</i>							
<b>Fire Suppression</b>									
	Standpipe								
	Generic	100%			2035	**	1-5	\$17,700	

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Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 05-Mar-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,mz  
**Block** : 3222 **Lot** : 62 **BIN** : 2100251

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$266,300	\$35,900
Interior Architecture		\$85,500
Electrical		\$262,100
Mechanical	\$165,100	\$1,020,000
<b>Total</b>	<b>\$431,500</b>	<b>\$1,403,500</b>
Importance Code A	\$266,300	\$874,600
Importance Code B	\$165,100	\$528,900
<b>Total</b>	<b>\$431,500</b>	<b>\$1,403,500</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$35,100	\$17,100		
Interior Architecture	\$25,100			\$300
Electrical	\$7,500	\$22,400	\$2,700	\$2,500
Mechanical	\$10,900	\$12,700	\$8,900	\$5,900
<b>Total</b>	<b>\$78,600</b>	<b>\$52,200</b>	<b>\$11,600</b>	<b>\$8,700</b>
Importance Code A	\$37,800	\$19,900	\$2,700	\$2,700
Importance Code B	\$35,900	\$32,300	\$8,800	\$6,000
Importance Code C	\$4,900			
<b>Total</b>	<b>\$78,600</b>	<b>\$52,200</b>	<b>\$11,600</b>	<b>\$8,700</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	5%	Now	\$13,500	LIFE	**	5	\$12,000	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
Masonry: Brick	75%	Now	\$21,600	LIFE	**	5	\$35,900	
<i>Expansion Jnt Failure, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At All Control Joints</i>								
Metal Coiling Doors	10%			2030	**	5	\$15,000	
Window Wall	10%			2045	**	5	\$18,000	
<b>Windows</b>								
Metal Louvers	100%			2034	**	10	\$7,800	
<b>Parapets</b>								
Masonry: Brick	95%	Now	\$38,000	LIFE	**	5	\$6,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Flashing, Interior Face</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corners</i>								
Metal Panel	5%			2045	**	5	\$1,300	
<b>Roof</b>								
Modified Bitumen	100%	Now	\$228,300	2035	**			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Rusted Roof Hatch</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	95%			LIFE	**	5	\$85,500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 40%</i>								
<i>Location : Surface Coating Throughout Mezzanine</i>								
Vinyl Tile	5%			2025	\$17,500	3	\$1,000	
<b>Interior Walls</b>								
Concrete Masonry Unit	85%			LIFE	**	5	\$15,100	
Concrete Masonry Unit	5%	Now	\$4,900	LIFE	**	5	\$900	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mezzanine</i>								
Glass: Single Pane	5%			LIFE	**	5	\$1,700	
Metal Panel	5%			LIFE	**			

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%	0-2	\$19,900	2038	**	5	\$2,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices At Mezzanine</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices At Mezzanine</i>								
Exposed Struc: Steel	85%			LIFE	**			
Metal Panel	5%			LIFE	**	5	\$2,600	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2025	\$4,800	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 4000 Amperes And One 2500 Amperes Circuit Breaker Mains</i>								
Transformers								
Dry Type	100%			2023	\$45,000	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 112.5 Kva, One 30 Kva And One 15 Kva (For Fire Alarm System)</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2045	**	5	\$100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electric Room</i>								
Molded Case Bkrs	50%			2045	**	5	\$300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electric Room</i>								
Raceway								
Conduit	100%			2045	**	1		
Panelboards								
Molded Case Bkrs	100%			2041	**	5	\$700	
Wiring								
Thermoplastic	20%			2035	**	1		
Thermoplastic	80%			2045	**	1		
Motor Controllers								
Locally Mounted	20%			2023	\$4,500	5		
Motor Control Center	20%			2023	\$8,000	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Refrigeration Plant And Boiler Room</i>								
Motor Control Center	60%			2038	**	5	\$400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Refrigeration Plant And Boiler Room</i>								

## Ground

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

**Asset # : 2083**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room Lower Level</i>						
		<i>Explanation : Recently Installed Ground Bus</i>						
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2038	**	1	\$7,800	
<b>Generators</b>								
Diesel	50%			2034	**	1	\$4,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 750 Kw</i>						
Diesel	50%			2034	**	1	\$4,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 600 Kw</i>						
<b>Batteries</b>								
Nickel Cadmium	100%			2020	\$1,500	5	\$5,600	
<b>Fuel Storage</b>								
Day Tank	50%			2033	**	5	\$2,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Two 75 Gallon Capacity</i>						
Main Tank	50%			2040	**	5	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Underground</i>						
		<i>Explanation : (4) 25,000 Gallon Capacity</i>						
<b>Lighting</b>								
Interior Lighting								
Fluorescent	50%			2025	\$138,800	10	\$12,600	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mezzanine</i>						
HID	50%			2025		10	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Boiler Roommates</i>						
<b>Egress Lighting</b>								
Exit, Service	100%			2025	\$3,100	1		

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Exterior Lighting HID	20%			2025	\$19,000	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior</i>								
<i>Explanation : Controlled Via Photocell</i>								
Incandescent	5%	4+	\$4,000	2035	**	2		
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
No Component	75%							
<b>Lightning Protection</b>								
Arresters/Cabling Generic	100%			2053	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Equipment Platform</i>								
<b>Alarm</b>								
<b>Security System</b>								
No Component	80%							
Generic	20%			2020	\$15,200	1	\$1,900	
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Analog	30%	4+	\$1,600	2025	\$78,300	1-3	\$4,200	
<i>Devices Missing, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Stair Leading From Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Station, Alarm Bells Smoke Detector And Heat Detector</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source Interruptible Gas/Dual Fuel	100%			2025	\$28,200	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Buried Tanks</i>								
<i>Explanation : 4 Tanks Of 100,000 Gallons Total</i>								
Conversion Equipment Steam Boiler	100%			2023	\$838,700	1	\$27,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 3 Units</i>								

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
<b>Distribution</b>								
Central Plant Steam Piping/Pmp	30%	0-2	\$78,300	2035	**	4	\$400	
<i>Damaged, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : 1st Floor</i>								
Central Plant Steam Piping/Pmp	70%			2035	**	4	\$1,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<b>Terminal Devices</b>								
Air Handler	40%			2030	**	1	\$6,800	
Air Handler	40%	Now	\$86,800	2025	\$144,600	1	\$6,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 2 Units Under Repair</i>								
Unit Heater - Steam	10%	0-2	\$4,600	2025	\$9,200	4	\$300	
<i>Damaged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mezzanine</i>								
Unit Heater - Steam	10%			2030	**	4	\$300	
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2041	**	1		
<b>Conversion Equipment</b>								
Window/Wall Unit	5%			2020	\$2,700	1		
No Component	95%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Roof And 1st Floor</i>								
<i>Explanation : Cooling Towers And Chillers 90 Percent Life</i>								
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$15,300	
<b>Exhaust Fans</b>								
Interior	40%			2025	\$36,600	2	\$300	
Roof	60%			2025	\$25,600	2	\$500	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Galvanized Steel	100%			2038	**	1		
<b>Water Heater</b>								
Electric	100%			2024	\$22,700	4	\$200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mezzanine</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mezzanine</i>								
<i>Explanation : 91 Gallons Also Serves Adjacent Buildings</i>								
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		

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

**Asset # : 2083**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2025	\$3,600	4	\$500	
Backflow Preventer								
Generic	100%			2033	* *	1	\$1,700	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2035	* *	1-5	\$13,900	
Sprinkler								
Generic	100%			2051	* *	1-2	\$7,700	
Fire Pump								
Generic	100%			2038	* *	1	\$5,100	

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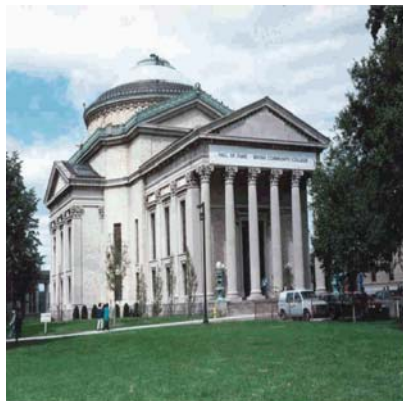
Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**Asset Name** : BRONX COMMUNITY COLLEGE GOULD MEMORIAL LIBRARY  
**Address** : 2060 SEDGWICK AVENUE  
**Borough** : BRONX **Agency's Number** : 21012  
**Program / Asset #** : CUN0007.120 / 1571 **Yr Built/Renovated** : 1898 / 2003  
**Area Sq Ft** : 54,653 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 25-Feb-2014 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Floors 1,2,3  
**Block** : 3222 **Lot** : 62 **BIN** : 2100243

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$2,719,300	\$152,700
Interior Architecture	\$615,800	\$113,400
Electrical	\$299,100	\$235,700
Mechanical	\$253,300	\$928,500
<b>Total</b>	<b>\$3,887,500</b>	<b>\$1,430,300</b>
Importance Code A	\$2,719,300	\$152,700
Importance Code B	\$1,132,600	\$1,277,600
Importance Code C	\$35,700	
<b>Total</b>	<b>\$3,887,500</b>	<b>\$1,430,300</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$14,300	\$23,400		
Interior Architecture	\$83,700	\$26,000	\$4,200	\$500
Electrical	\$54,300	\$11,200	\$3,400	\$2,600
Mechanical	\$36,200	\$24,100	\$20,300	\$8,300
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$196,400</b>	<b>\$92,600</b>	<b>\$35,800</b>	<b>\$19,300</b>
Importance Code A	\$17,100	\$26,300	\$2,700	\$2,700
Importance Code B	\$148,400	\$66,300	\$33,000	\$16,500
Importance Code C	\$30,900			
<b>Total</b>	<b>\$196,400</b>	<b>\$92,600</b>	<b>\$35,800</b>	<b>\$19,300</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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$8,500	
Masonry: Brick	66%	Now	\$179,800	LIFE	**	5	\$35,900	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Rotunda</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Areaway(s)</i>								
Masonry: Granite	10%	Now	\$14,300	LIFE	**	5	\$4,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Granite Treads At Main Entry</i>								
Masonry: Limestone	20%	Now	\$72,000	LIFE	**	5	\$8,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Entrance Ceiling</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Entrance Ceiling Panels</i>								
Marble Panels	2%			LIFE	**	5	\$800	
Windows								
Wood	100%	Now	\$957,900	2050	**	5	\$116,700	
<i>Air Infiltration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Copper/Terne	25%			2045	**	5	\$5,600	
Masonry: Limestone	75%			LIFE	**	5	\$4,300	

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Clay Tile	50%	Now	\$156,600	2035			**	
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : At Dome</i>					
Copper/Terne	30%	Now	\$76,900	2040			**	
			<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Over Dome</i>					
Single Ply Membrane	15%			2030			**	
Skylight, Metal/Glass	5%	Now	\$1,276,100	2055			**	1
			<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : All Skylights</i>					
			<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : At Dome</i>					
			<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : At Dome</i>					
			<i>Water Penetration, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Various At Uppermost Level</i>					

Interior

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%			2024	\$115,600	3	\$12,500	
Cast in Place Concrete	10%			LIFE	**	5	\$18,200	
Glass Block	10%	Now	\$38,700	2040	**	1		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Upper Levels Around Rotunda</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Upper Levels Around Rotunda</i>								
<i>Explanation : Broken/ Cracked</i>								
Mosaic Tile	25%			2030	**	5	\$51,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : In Rotunda</i>								
Panel/Paver: Cer/Brk	3%	Now	\$38,300	2033	**	5	\$2,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Mechanical Spaces</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Mechanical Spaces</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Mechanical Spaces</i>								
<i>Explanation : Recent Floor Drain Installation Has Impacted Brick Paver Floors</i>								
Marble Panels	10%			LIFE	**	5	\$6,200	
Terrazzo	12%			LIFE	**	5	\$7,800	
Vinyl Tile	5%			2025	\$38,500	3	\$2,100	
Wood	15%	Now	\$448,100	2065	**	5	\$11,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Upper Levels Around The Rotunda</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Upper Levels Around The Rotunda</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Upper Levels Around The Rotunda</i>								
<i>Worm/Eroded, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Upper Levels Around The Rotunda</i>								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Glass: Single Pane	2%	Now	\$8,600	LIFE	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Upper Level Of Rotunda</i>								
<i>Explanation : Stain Glass Panes Vandalized</i>								
Masonry: Brick	10%	Now	\$22,300	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Spalling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Masonry: Limestone	20%			LIFE	**			
Marble Panels	20%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Rotunda</i>								
<i>Explanation : Includes Columns In Rotunda</i>								
Plaster	23%	Now	\$35,700	LIFE	**	5	\$3,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Upper Level Around Rotunda</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement And Upper Level Walls Around The Rotunda</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Plaster	20%			LIFE	**	5	\$3,200	
Wood	5%			LIFE	**	5	\$10,500	
Ceilings								
AcousTileConcealSpLn	2%	Now	\$300	2030	**	5	\$1,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Bathrooms</i>								
Exposed Concrete	20%	Now	\$30,000	LIFE	**	5	\$2,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Exposed Struc: Steel	8%			LIFE	**			
Masonry: Infill Arch	20%			LIFE	**			
Plaster	40%	Now	\$54,900	LIFE	**	5	\$21,400	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Wood	10%	Now	\$21,900	LIFE	**	5	\$74,900	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								

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

**Asset # : 1571**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2045	**	5	\$200	
<i>Water Present, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amperes, One 600 Amperes, And 400 Amperes Main Disconnect Switch</i>								
<hr/>								
<b>Transformers</b>								
Dry Type	100%			2038	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 300 Kva 480v-208/120v</i>								
<hr/>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	70%			2045	**	5	\$200	
Fused Disc Sw	30%			2025	\$10,600	5	\$100	
<hr/>								
<b>Raceway</b>								
Conduit	90%			2025	\$30,800	1		
Conduit	10%			2045	**	1		
<hr/>								
<b>Panelboards</b>								
Fused Disc Sw	10%			2024	\$3,300	5	\$100	
Fused Toggle Switch	5%	2-4	\$1,600	2050	**	5		
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallway 2nd Floor</i>								
<hr/>								
Molded Case Bkrs	20%			2024	\$6,500	5	\$300	
Molded Case Bkrs	65%			2041	**	5	\$900	
<hr/>								
<b>Wiring</b>								
Braided Cloth	60%	2-4	\$18,200	2050	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Thermoplastic	30%			2025	\$9,100	1		
Thermoplastic	10%			2045	**	1		
<hr/>								
<b>Motor Controllers</b>								
Locally Mounted	50%	2-4	\$31,700	2045	**	5	\$100	
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<hr/>								
Locally Mounted	50%			2038	**	5	\$200	
<hr/>								
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$800	
<hr/>								
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2038	**	1	\$16,800	

*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.*

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	55%			2030	* *	10	\$28,000	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	35%			2020	\$212,100	10	\$17,800	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
HID	10%			2020	\$41,300	10	\$200	
<b>Egress Lighting</b>								
Emergency, Service	45%			2030	* *	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Gets Power From Adjacent Building Generator</i>						
Emergency, Battery	5%			2020	\$4,100	10	\$700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Gets Power From Adjacent Building Generator</i>						
Exit, LED	10%			2053	* *	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Gets Power From Adjacent Building Generator</i>						
Exit, Service	40%			2020	\$3,500	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Gets Power From Adjacent Building Generator</i>						
<b>Exterior Lighting</b>								
HID	100%			2025	\$225,100	10	\$200	
<b>Alarm</b>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2030	* *	1-3	\$10,100	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
HTHW/HW	100%			2035	* *	1		
<b>Conversion Equipment</b>								
Heat Exchanger, Plate & Frame	100%			2040	* *	1	\$27,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : New Unit</i>						

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Distribution							
Central Plant Steam Piping/Pmp	100%	Now	\$191,900	2035	* *	4	\$2,700
<i>Corroded, Extent : Moderate, Area Affected : 25%</i>							
<i>Location : Throughout</i>							
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 30%</i>							
<i>Location : Throughout</i>							
Terminal Devices							
Air Handler	20%			2025	\$159,400	1	\$6,900
Convactor/Radiator	80%			2023	\$242,800	1	\$14,300
Air Conditioning							
Energy Source							
Electricity	100%			2041	* *	1	
Conversion Equipment							
Split Unit	40%			2030	* *		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Basement</i>							
<i>Explanation : Serving The Auditorium</i>							
No Component	60%						
Distribution							
Ductwork/Diffusers	40%			LIFE	* *	2	\$28,900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Auditorium</i>							
<i>Explanation : Serving Auditorium</i>							
No Component	60%						
Terminal Devices							
Fan Coil - 4 Pipe	40%			2025	\$212,300	1	\$7,200
No Component	60%						
Heat Rejection							
Air Cooled Condenser Unit	40%			2025	\$18,300	2	\$15,500
No Component	60%						
Ventilation							
Distribution							
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$6,200
No Component	80%						
Exhaust Fans							
Interior	20%			2025	\$40,300	2	\$300
No Component	80%						
Plumbing							
H/C Water Piping							
Galvanized Steel	100%			2023	\$248,700	1	

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater								
Electric	50%			2020	\$25,000	4	\$200	
	<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 50 Gallon</i>							
Electric	50%	Now	\$25,000	2025	\$25,000	4	\$200	
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : One Of The Hot Water Tanks In Basement</i>							
	<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 50 Gallon</i>							
HW Heat Exchanger								
HTHW/HW	100%			2045	**			
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2020	\$8,500	4	\$1,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : B-3</i>							
	<i>Explanation : Two Units - Not In Service</i>							
Fire Suppression								
Standpipe								
No Component	20%							
Generic	80%			2035	**	1-5	\$22,400	
	<i>House Tank: Metal, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement, New Pressure Tank</i>							
Sprinkler								
No Component	20%							
Generic	80%			2035	**	1-2	\$12,400	
Fire Pump								
Generic	100%	Now	\$36,500	2040	**	1	\$9,300	
	<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Basement</i>							

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Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 27-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,4,5  
**Block** : 3222 **Lot** : 62 **BIN** : 2100248

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$181,200	\$58,900
Interior Architecture	\$120,000	\$328,000
Electrical	\$54,700	\$478,100
Mechanical	\$114,100	\$716,700
<b>Total</b>	<b>\$470,000</b>	<b>\$1,581,700</b>
Importance Code A	\$181,200	\$58,900
Importance Code B	\$288,900	\$1,522,800
<b>Total</b>	<b>\$470,000</b>	<b>\$1,581,700</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$47,600	\$4,000		
Interior Architecture	\$54,200		\$78,700	\$5,900
Electrical	\$4,200	\$4,800	\$4,500	\$3,700
Mechanical	\$28,500	\$3,900	\$4,700	\$3,600
<b>Total</b>	<b>\$134,500</b>	<b>\$12,700</b>	<b>\$87,900</b>	<b>\$13,300</b>
Importance Code A	\$49,600	\$6,500	\$2,000	\$2,000
Importance Code B	\$63,000	\$6,300	\$85,900	\$11,300
Importance Code C	\$22,000			
<b>Total</b>	<b>\$134,500</b>	<b>\$12,700</b>	<b>\$87,900</b>	<b>\$13,300</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 GOULD RESIDENCE HALL**

**Asset # : 2794**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	52%	Now	\$106,100	LIFE	**	5	\$35,200	
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Foundation</i>								
Masonry: Brick	35%			LIFE	**	5	\$23,700	
Masonry: Fieldstone	3%	Now	\$35,100	LIFE	**	5	\$1,500	
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : East Facade Base</i>								
<i>Open Joints, Extent : Severe, Area Affected : 50%</i>								
<i>Location : East Facade Base</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Rooms In Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : East Facade Base</i>								
<i>Explanation : Cement Boards Are Aggravating Water Problem</i>								
Masonry: Granite	5%	Now	\$40,000	LIFE	**	5	\$2,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Front Steps At Main Entrance</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Building Base</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Boiler Room, South Facade</i>								
Masonry: Limestone	5%			LIFE	**	5	\$5,100	
<i>Staining/Discoloring, Extent : Severe, Area Affected : 20%</i>								
<i>Location : East Elevation, 1st Floor</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : East Elevation, 1st Floor</i>								
<i>Explanation : Rusted Metal Railing Staining Lower Limestone Banding</i>								
Windows								
Wood	100%	Now	\$22,000	2033	**	5	\$13,100	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Copper/Terne	50%			2045	**	5	\$7,900	
Masonry: Limestone	50%			LIFE	**	5	\$2,100	
Roof								
Slate	100%	Now	\$23,100	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Interior

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

**Asset # : 2794**

<b>Architecture</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	10%			2021	\$75,800	3	\$8,900	
Cast in Place Concrete	5%			LIFE	**	5	\$6,500	
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Electrical Room</i>								
Ceramic Tile	3%			2028	\$34,500	5	\$1,800	
Terrazzo	2%			LIFE	**	5	\$900	
Vinyl Tile	65%			2025	\$328,000	3	\$19,300	
Vinyl Tile 9" X 9"	15%	Now	\$19,600	2035	**	3	\$3,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement Corridor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement Corridor</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Corridor</i>								
<i>Explanation : Vinyl Tile 9 X 9</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2034	**	5	\$2,900	
Plaster	80%			LIFE	**	5	\$13,700	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 5th Floor (Attic) Corridor</i>								
Plaster	15%	Now	\$20,500	LIFE	**	5	\$2,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Rooms 107, 108, 109, 110, Southwest Stairwell</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Rooms 101, 103, 107, 107b, 108, 110, Southwest Stairwell</i>								
<b>Ceilings</b>								
AcousTileConcealSpLn	25%	Now	\$120,000	2045	**	5	\$9,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
Plaster	65%			LIFE	**	5	\$24,200	
Plaster	10%	Now	\$7,800	LIFE	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rooms 101, 107b, 110</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Rooms 101, 107b, 110</i>								

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

Under 600 Volts

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

**Asset # : 2794**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%			2045	**	5	\$1,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Switch Rated @ 600 Amperes</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2045	**	5	\$1,100	
Raceway								
Conduit	100%			2025	\$69,300	1		
Panelboards								
Molded Case Bkrs	80%			2024	\$83,600	5	\$900	
Molded Case Bkrs	20%			2033	**	5	\$200	
Wiring								
Braided Cloth	60%	2-4	\$54,700	2050	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Thermoplastic	40%			2035	**	1		
Motor Controllers								
Locally Mounted	100%			2023	\$45,200	5	\$300	
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2038	**	1	\$12,700	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	100%			2025	\$87,500	10	\$36,400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
Egress Lighting								
Exit, Service	100%			2025	\$10,700	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Gets Power From Adjacent Building Generator</i>							
Exterior Lighting								
HID	100%			2025	\$156,100	10	\$100	
<b>Alarm</b>								
Security System								
No Component	90%							
Generic	10%			2033	**	1	\$1,600	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Outside On The Wall</i>							
	<i>Explanation : Cameras</i>							

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

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

**Alarm**

Fire/Smoke Detection  
Generic, Analog

100% 2030 \* \* 1-3 \$25,500  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Corridors*  
*Explanation : Alarm Bells, Manual Pull Station, Strobe Lights, Smoke Detectors*

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

**Heating**

Energy Source  
HTHW/HW

100% 2035 \* \* 1  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : Supplied From Adjacent Building*

**Conversion Equipment**

Heat Exchanger, Plate & Frame

100% 2038 \* \* 1 \$19,600  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement*  
*Explanation : 2 New Units*

**Distribution**

Hot Wtr Piping/Pump  
Central Plant Steam  
Piping/Pmp

20% 2024 \$11,600 4 \$600  
 40% Now \$75,400 2035 \* \* 4 \$800  
*Corroded, Extent : Severe, Area Affected : 40%*  
*Location : Extensive Rusting Throughout*  
*Leak Evident, Extent : Severe, Area Affected : 10%*  
*Location : East Side Of The Building*

Central Plant Steam  
Piping/Pmp

40% 2051 \* \* 4 \$1,200  
*Recent Replace Evident, Extent : Light, Area Affected : 40%*  
*Location : Basement*

**Terminal Devices**

Convactor/Radiator

100% 2023 \$198,800 1 \$12,800

**Air Conditioning**

Energy Source  
Electricity

100% 2033 \* \* 1

**Conversion Equipment**

Window/Wall Unit  
No Component

50% 2020 \$38,700 1  
 50%

**Ventilation****Distribution**

Ductwork/Diffusers  
No Component

20% LIFE \* \* 2-5 \$4,400  
 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**  
**BRONX COMMUNITY COLLEGE GOULD RESIDENCE HALL**  
**Asset # : 2794**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Ventilation</b>								
Exhaust Fans								
Interior	20%	Now	\$2,600	2025	\$26,400	2	\$200	
	<i>Not in Service, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Restrooms</i>							
No Component	80%							
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%	0-2	\$13,800	2025	\$276,900	1		
	<i>Corroded, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Water Main</i>							
Water Heater								
Electric	100%			2024	\$32,700	4	\$300	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 40%</i>							
	<i>Location : Basement</i>							
	<i>Other Observation, Extent : Light, Area Affected : 40%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : One 250 Gallon Electric Water Heater</i>							
HW Heat Exchanger								
Steam Fired	100%	Now	\$5,900	2025	\$59,100	4	\$3,900	
	<i>Not in Service, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Basement</i>							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2019	\$1,300	4	\$1,300	
Fixtures								
Generic	100%							
<b>Fire Suppression</b>								
Sprinkler								
No Component	50%							
Generic	50%			2025	\$181,800	1-2	\$5,600	

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

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

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

Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 24-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 3222 **Lot** : 62 **BIN** : 2100253

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$499,500	\$164,700
Interior Architecture	\$39,200	\$252,300
Electrical	\$53,100	\$317,700
Mechanical	\$58,900	\$160,100
<b>Total</b>	<b>\$650,800</b>	<b>\$894,600</b>
Importance Code A	\$499,500	\$164,700
Importance Code B	\$112,000	\$730,000
Importance Code C	\$39,200	
<b>Total</b>	<b>\$650,800</b>	<b>\$894,600</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$55,500			
Interior Architecture	\$74,200			\$2,900
Electrical	\$2,300	\$21,200	\$1,100	\$1,200
Mechanical	\$20,200	\$2,300	\$2,800	\$2,200
<b>Total</b>	<b>\$152,100</b>	<b>\$23,500</b>	<b>\$3,900</b>	<b>\$6,200</b>
Importance Code A	\$56,500	\$1,100	\$1,100	\$1,100
Importance Code B	\$95,600	\$22,400	\$2,800	\$5,100
Importance Code C				
<b>Total</b>	<b>\$152,100</b>	<b>\$23,500</b>	<b>\$3,900</b>	<b>\$6,200</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 GUGGENHEIM HALL**

**Asset # : 2646**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	65%	Now	\$185,900	LIFE	**	5	\$30,900	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Building Corners</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Loose Units, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Building Corners</i>								
Masonry: Brick	20%			LIFE	**	5	\$9,500	
Masonry: Granite	5%			LIFE	**	5	\$1,800	
Masonry: Limestone	5%	Now	\$5,700	LIFE	**	5	\$1,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And West Facades</i>								
Stucco Cement	5%	Now	\$3,400	2030	**	5	\$3,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lower Bulkhead</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lower Bulkhead</i>								
Windows								
Aluminum	95%	0-2	\$10,500	2041	**	5	\$2,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Missing Insect Screens At Multiple Locations</i>								
Aluminum	5%	Now	\$1,100	2041	**	5	\$100	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairs</i>								

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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE 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								
Parapets								
Masonry: Brick	30%	Now	\$38,300	LIFE	**	5	\$3,300	
			<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Northeast Corner Of Low Roof</i>					
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Low Roof</i>					
			<i>Spalling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Interior Face</i>					
Masonry: Brick	60%	Now	\$229,600	LIFE	**	5	\$6,600	1
			<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Upper Roof</i>					
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Upper Roof</i>					
			<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : Upper Roof</i>					
			<i>Loose Units, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Upper Roof</i>					
			<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Upper Roof</i>					
			<i>Miss/Damaged Copings, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Upper Roof</i>					
			<i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Upper Roof</i>					
Masonry: Limestone	10%	Now	\$34,700	LIFE	**	5	\$1,400	
			<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Decorative Cornice At Northwest Corner And Horizontal Bands</i>					
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Coping And Decorative Cornice</i>					
			<i>Loose Units, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : Upper And Lower Roof Coping Slabs</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Coping And At Decorative Cornice - Northwest Corner</i>					

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	40%	2-4	\$31,400	2025	\$52,300			
	<i>Blisters, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Lower Roof</i>							
	<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Lower Roof</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Lower Roof</i>							
	<i>Explanation : Roof Location</i>							
Built-Up (BUR)	55%	Now	\$14,400	2025	\$72,000			
	<i>Debris on Roof, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Near Parapets From Failing Mortar</i>							
	<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Upper Roof</i>							
	<i>Ponding, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Various Locations</i>							
	<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Upper Roof</i>							
	<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>							
	<i>Location : Various Locations</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Upper Roof</i>							
	<i>Explanation : Roof Location</i>							
Single Ply Membrane	5%			2035	**	10	\$1,400	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Low Roof Bulkhead</i>							
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$10,800	
Ceramic Tile	5%			2034	**	5	\$1,600	
Terrazzo	10%			LIFE	**	5	\$2,600	
Vinyl Tile 9" X 9"	70%	Now	\$25,200	2025	\$252,300	3	\$8,600	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Various Locations</i>							
	<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							

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

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

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

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

**Asset # : 2646**

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

**Interior**

**Interior Walls**

Concrete Masonry Unit	10%			LIFE	**	5	\$2,300
Marble Panels	5%			LIFE	**		
Plaster	85%	Now	\$39,200	LIFE	**	5	\$14,700

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

*Location : Various Locations*

*Loose/Delam Surface, Extent : Severe, Area Affected : 10%*

*Location : Stair Bulkheads, Music Practice Rooms*

*Staining/Discoloring, Extent : Severe, Area Affected : 5%*

*Location : Music Practice Rooms*

*Water Penetration, Extent : Severe, Area Affected : 10%*

*Location : Bulkheads, Music Practice Rooms, Various Other Locations*

**Ceilings**

AcousTileSusp.Lay-In	62%	Now	\$32,800	2038	**	5	\$10,200
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*Broken/Missing Elements, Extent : Moderate, Area Affected : 10%*

*Location : Throughout*

*Staining/Discoloring, Extent : Moderate, Area Affected : 20%*

*Location : Throughout*

Exposed Concrete	25%	Now	\$13,200	LIFE	**	5	\$1,300
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*Water Penetration, Extent : Severe, Area Affected : 10%*

*Location : Main Stairway Bulkhead*

Plaster	10%	Now	\$2,100	LIFE	**	5	\$2,000
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*Water Penetration, Extent : Severe, Area Affected : 10%*

*Location : Stairways, Music Practice Rooms*

Plaster	3%			LIFE	**	5	\$600
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<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

**Under 600 Volts**

**Service Equipment**

Fused Disc Sw	100%			2045	**	5	\$100
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 600 Amperes Main Disconnect Switch*

**Switchgear / Switchboard**

Fused Disc Sw	100%			2025	\$97,600	5	\$100
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**Raceway**

Conduit	90%			2025	\$47,200	1	
Conduit	10%			2045	**	1	

**Panelboards**

Fused Disc Sw	10%			2024	\$7,500	5	\$100
Molded Case Bkrs	10%			2041	**	5	\$100
Molded Case Bkrs	80%			2024	\$59,700	5	\$500

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Braided Cloth	80%	2-4	\$53,100	2050	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2045	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2023	\$45,200	5	\$100	
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2038	**	1	\$6,700	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	100%			2030	**	10	\$20,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Egress Lighting</b>								
Emergency, Service	50%			2025	\$5,400	1		
Exit, LED	50%			2040	**	1		
<b>Exterior Lighting</b>								
HID	30%			2025	\$24,800	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Controlled Via Photocell</i>								
No Component	70%							
<b>Alarm</b>								
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Analog	30%	4+	\$1,400	2025	\$67,900	1-3	\$3,700	
<i>Devices Missing, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 2nd Floor</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
<b>Energy Source</b>								
HTHW/HW	100%			2025	\$50,400	1		
<b>Conversion Equipment</b>								
Heat Exchanger, Plate & Frame	100%			2038	**	1	\$10,800	

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Central Plant Steam Piping/Pmp	85%	Now	\$58,900	2035	**	4	\$900	
	<i>Corroded, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Steam Traps Faulty, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
Central Plant Steam Piping/Pmp	15%			2035	**	4	\$200	
Terminal Devices								
Convactor/Radiator	100%			2023	\$109,600	1	\$7,100	
	<i>Broken, Extent : Light, Area Affected : 5%</i>							
	<i>Location : 1 Broken On 3rd Floor</i>							
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2019	\$8,500	1		
No Component	80%							
Ventilation								
Exhaust Fans								
Not Accessible	100%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	\$9,000	2030	**	1		
	<i>Leak Evident, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Basement, Throughout</i>							
Water Heater								
Electric	100%			2024	\$18,000	4	\$200	
HW Heat Exchanger								
HTHW/HW	100%			2045	**			
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2025	\$3,100	4	\$500	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Not Accessible</i>							
Fixtures								
Generic	100%							
Fire Suppression								

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Fire Suppression Sprinkler Generic	100%			2045	**	1-2	\$6,100	
<i>Other Observation, Extent : Light, Area Affected : 10%</i> <i>Location : Electric Closet</i> <i>Explanation : Sprinkler Only For Closet</i>								

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

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

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

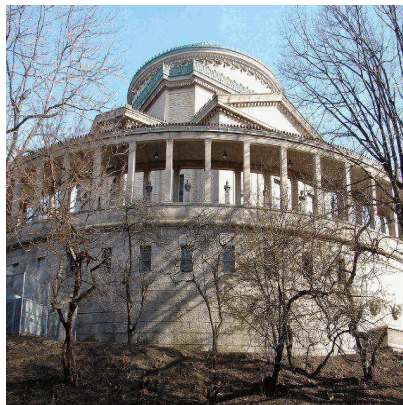
Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 25-Feb-2014 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Floors 1  
**Block** : 3222 **Lot** : 62 **BIN** : 2100243

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$69,900	\$45,200
Interior Architecture		\$114,900
Electrical	\$42,600	\$40,200
<b>Total</b>	<b>\$112,500</b>	<b>\$200,300</b>
Importance Code A	\$69,900	\$45,200
Importance Code B	\$42,600	\$155,200
<b>Total</b>	<b>\$112,500</b>	<b>\$200,300</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$54,800			
Interior Architecture	\$49,500			
Electrical	\$13,200	\$500	\$500	\$500
<b>Total</b>	<b>\$117,600</b>	<b>\$500</b>	<b>\$500</b>	<b>\$500</b>
Importance Code A	\$54,800			
Importance Code B	\$36,700	\$500	\$500	\$500
Importance Code C	\$26,100			
<b>Total</b>	<b>\$117,600</b>	<b>\$500</b>	<b>\$500</b>	<b>\$500</b>



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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE 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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : In Colonnade And Areaway</i>								
<i>Explanation : Polished Granite Blocks</i>								
Masonry: Granite	60%			LIFE	**	5	\$15,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : West Wall</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lower Level Under Colonnade</i>								
<i>Explanation : Rusticated Granite Blocks</i>								
Masonry: Limestone	30%	Now	\$69,900	LIFE	**	5	\$7,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Base At 1st Floor Colonnade</i>								
<i>Loose Units, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Colonnade Scuppers/ Cornice</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Colonnade</i>								
Windows								
Wood	100%	Now	\$13,500	2050	**	5	\$1,600	1
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Areaway(s)</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Roof								
Clay Tile	30%	Now	\$30,800	2035	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Colonnade Roof</i>								
Copper/Terne	10%	Now	\$10,500	2040	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Colonnade Gutters</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Colonnade Gutters</i>								
Panel/Paver: Cer/Brk	60%			2035	**	10	\$45,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Over Basement And Auditorium</i>								
<i>Explanation : Plaza Roof</i>								
Interior								

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

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

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	90%	Now	\$18,600	LIFE	**	5	\$35,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Electrical Room, Basement</i>								
Ceramic Tile	5%			2028	\$19,300	5	\$900	
Terrazzo	5%			LIFE	**	5	\$700	
<b>Interior Walls</b>								
Ceramic Tile	5%			2028	\$29,900	5	\$1,000	
Masonry: Brick	20%			LIFE	**			
Plaster	75%	Now	\$26,100	LIFE	**	5	\$4,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<b>Ceilings</b>								
Exposed Struc: Steel	50%			LIFE	**			
Masonry: Infill Arch	20%	Now	\$4,800	LIFE	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Arched Ceiling, 1st Floor Colonnade</i>								
Wood	30%			LIFE	**	5	\$79,000	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Not Accessible	100%							
<b>Wiring</b>								
Thermoplastic	100%			2025	\$26,500	1		
<b>Lighting</b>								
<b>Exterior Lighting</b>								
Fluorescent	100%	2-4	\$12,800	2020	\$42,600			
<i>Damaged Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Broken Bulbs And Missing Lenses Throughout Exterior</i>								
<b>Alarm</b>								
<b>Security System</b>								
Generic	100%			2025	\$40,200	1	\$4,600	

<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>Air Conditioning</b>								

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

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

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

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

<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>
Air Conditioning									
Energy Source									
	Electricity	100%			2041	* *	1		
Conversion Equipment									
	No Component	90%							
	No Component	10%							
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.

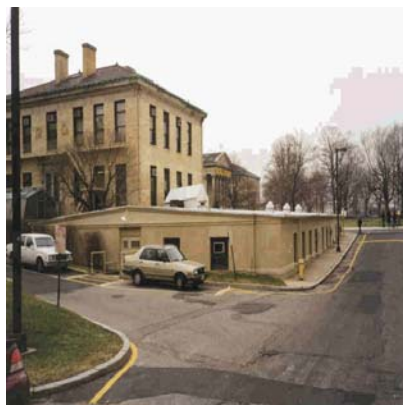
Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**Asset Name** : BRONX COMMUNITY COLLEGE HAVEMEYER LAB 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** : 25-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 3222 **Lot** : 62 **BIN** : 2100256

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture		\$74,600
Interior Architecture	\$39,500	\$79,000
Electrical		\$45,200
<b>Total</b>	<b>\$39,500</b>	<b>\$198,900</b>
Importance Code A		\$74,600
Importance Code B	\$39,500	\$124,200
<b>Total</b>	<b>\$39,500</b>	<b>\$198,900</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$48,600			
Interior Architecture	\$4,800			\$1,200
Electrical	\$400	\$6,100	\$500	\$400
Mechanical	\$800	\$11,400	\$1,100	\$500
<b>Total</b>	<b>\$54,600</b>	<b>\$17,500</b>	<b>\$1,600</b>	<b>\$2,100</b>
Importance Code A	\$48,900	\$300	\$300	\$300
Importance Code B	\$4,700	\$17,200	\$1,300	\$1,800
Importance Code C	\$1,000			
<b>Total</b>	<b>\$54,600</b>	<b>\$17,500</b>	<b>\$1,600</b>	<b>\$2,100</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 HAVEMEYER LAB ANNEX**

**Asset # : 2067**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Limestone	90%	Now	\$25,000	LIFE	**	5	\$3,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Near Northeast And Southeast Corners</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Perimeter Sealant At Base Of Walls, Throughout</i>								
Slate Panels	5%			LIFE	**	5	\$200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Areas Of Horizontal Band</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Horizontal Banding</i>								
<i>Explanation : Painted Surface</i>								
Wood	5%	Now	\$13,300	2045	**	5	\$600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fascia Trims Below Roof Line</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Fascia, Both Entry Doors</i>								
<i>Split/Cracked, Extent : Light, Area Affected : 20%</i>								
<i>Location : Fascia Trims Below Roof Line</i>								
Windows								
Aluminum	100%	Now	\$10,300	2050	**	5	\$100	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North Side Windows</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Around Window Frames</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Around Window Frames</i>								
Roof								
Modified Bitumen	100%			2025	\$74,600	10	\$12,800	
Interior								
Floors								
Vinyl Tile	100%	Now	\$39,500	2025	\$79,000	3	\$3,500	
<i>Adhesion Failure, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Rooms 111 And 113</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Uneven Surface, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

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

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Cast in Place Concrete	15%			LIFE	**			
Concrete Masonry Unit	50%			LIFE	**	5	\$1,800	
Gypsum Board	20%	Now	\$100	LIFE	**	5	\$1,100	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%</i>								
<i>Location : Corridor Wall</i>								
Masonry: Brick	5%	Now	\$900	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : West Side</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : West Side Party Wall</i>								
<i>Explanation : Deteriorated Finish</i>								
Plywood/Hardboard	10%			LIFE	**			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	2%	Now	\$1,500	2045	**	5	\$100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Bathroom</i>								
Exposed Struc: Wood	5%			LIFE	**			
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	93%	Now	\$2,300	LIFE	**	5	\$5,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 113</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	100%			2025	\$13,900	1		
<b>Panelboards</b>								
Fused Disc Sw	3%			2024	\$700	5		
Molded Case Bkrs	77%			2024	\$17,200	5	\$100	
Molded Case Bkrs	20%			2041	**	5		
<b>Wiring</b>								
Thermoplastic	80%			2025	\$14,800	1		
Thermoplastic	20%			2045	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2023	\$45,200	5		
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	100%			2030	**	10	\$5,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

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

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

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



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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Egress Lighting Emergency, Service	50%			2030	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gets Power From Adjacent Building Generator</i>								
Exit, Service	50%			2030	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gets Power From Adjacent Building Generator</i>								
Exterior Lighting HID	100%			2025	\$24,400	10		
<b>Alarm</b>								
Fire/Smoke Detection Generic, Analog	100%			2030	**	1-3	\$4,000	
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source HTHW/HW	100%			2045	**	1		
Conversion Equipment Heat Exchanger, Plate & Frame	100%			2038	**	1	\$3,100	
Distribution Central Plant Steam Piping/Pmp	100%			2045	**	4	\$300	
Terminal Devices Convactor/Radiator	100%			2023	\$31,100	1	\$2,000	
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2041	**	1		
Conversion Equipment Window/Wall Unit	10%			2020	\$1,200	1		
No Component	90%							
<b>Ventilation</b>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,500	
Exhaust Fans Roof	100%			2020	\$9,700	2	\$200	
<b>Plumbing</b>								
H/C Water Piping Galvanized Steel	100%			2023	\$25,500	1		
Water Heater 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 LAB ANNEX**

**Asset # : 2067**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
HW Heat Exchanger HTHW/HW	100%			2025	\$10,100			
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Submersible	100%			2019	\$200	4	\$200	
<b>Fixtures</b>								
Generic	100%							

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

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

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

Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 25-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,2  
**Block** : 3222 **Lot** : 62 **BIN** : 2100256

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$172,400	
Interior Architecture		\$132,300
Electrical		\$45,200
Mechanical	\$40,800	
<b>Total</b>	<b>\$213,200</b>	<b>\$177,500</b>
Importance Code A	\$172,400	
Importance Code B	\$40,800	\$177,500
<b>Total</b>	<b>\$213,200</b>	<b>\$177,500</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$58,200		\$300	
Interior Architecture	\$68,100	\$1,100	\$24,300	\$1,900
Electrical	\$800	\$12,000	\$800	\$700
Mechanical	\$21,000	\$2,700	\$2,100	\$900
<b>Total</b>	<b>\$148,000</b>	<b>\$15,800</b>	<b>\$27,500</b>	<b>\$3,500</b>
Importance Code A	\$58,200		\$300	
Importance Code B	\$65,900	\$15,800	\$27,200	\$3,500
Importance Code C	\$23,900			
<b>Total</b>	<b>\$148,000</b>	<b>\$15,800</b>	<b>\$27,500</b>	<b>\$3,500</b>



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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$39,600	LIFE	**	5	\$13,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lintels Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	15%	Now	\$28,100	LIFE	**	5	\$1,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Window Sills, Entrance Stair, Areaway</i>								
<i>Loose Units, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Stair And Areaway On North Side</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Stair And Areaway On North Side</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Balcony</i>								
Windows								
Aluminum	100%			2041	**	5	\$600	
Parapets								
Copper/Terne	10%	Now	\$5,200	2045	**	5	\$500	
<i>Bent/Warped Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : South Side Gutters</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South Side Gutters</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
Masonry: Limestone	90%	Now	\$57,000	LIFE	**	5	\$2,300	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Eaves And Cornice</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Eaves And Cornice</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Clay Tile	90%	Now	\$75,800	2045	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Surrounding Skylight</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	10%	Now	\$24,900	2035	**			1
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 100%</i>								
<i>Location : East Roof Face</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Skylight</i>								
Interior								
Floors								
Carpet	10%			2021	\$23,400	3	\$2,800	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1st Floor</i>								
Mosaic Tile	5%			2030	**	5	\$2,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bathroom</i>								
Vinyl Tile	85%			2025	\$132,300	3	\$7,800	
<i>Worn/Eroded, Extent : Light, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Gypsum Board	10%	Now	\$400	LIFE	**	5	\$1,100	
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Bathroom</i>								
<i>Explanation : Water Damage</i>								
Masonry: Brick	20%	Now	\$13,700	LIFE	**			
<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Attic</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Attic</i>								
Plaster	70%	Now	\$9,900	LIFE	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Struc: Wood	20%	Now	\$23,000	LIFE	**			
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Attic</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Attic</i>								
Plaster	80%	Now	\$19,200	LIFE	**	5	\$9,200	
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Near Roof Hatch, Classrooms, Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Near Roof Hatch, Classrooms, Basement</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amperes Main Disconnect Switch And One 400 Amperes Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2042	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Electrical Room</i>								
<i>Explanation : 300 Kva 480v-208/120v</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	**	5	\$100	
Raceway								
Conduit	90%			2025	\$19,900	1		
Conduit	10%			2045	**	1		
Panelboards								
Fused Disc Sw	10%			2024	\$3,000	5		
Fused Disc Sw	5%			2041	**	5		
Molded Case Bkrs	55%			2024	\$16,400	5	\$200	
Molded Case Bkrs	30%			2041	**	5	\$100	
Wiring								
Thermoplastic	80%			2025	\$19,400	1		
Thermoplastic	20%			2045	**	1		
Motor Controllers								
Locally Mounted	100%			2023	\$45,200	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Stand-by Power								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	**	1	\$3,900	
Lighting								
Interior Lighting								
Fluorescent	100%			2030	**	10	\$11,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	50%			2030	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gets Power From Adjacent Building Generator</i>								
Exit, Service	50%			2030	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gets Power From Adjacent Building Generator</i>								
Exterior Lighting								
HID	100%			2030	**	10		
Alarm								
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2030	**	1-3	\$3,100	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Heating								
Energy Source								
HTHW/HW	100%			2025	\$28,200	1		
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$19,400	2035	**	4	\$600	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent Building</i>								
<i>Explanation : Steam Supplied From Annex</i>								
Terminal Devices								
Convactor/Radiator	100%			2030	**	1	\$4,000	
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2023	\$4,800	1		
No Component	80%							
Ventilation								

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,800	
Exhaust Fans								
Interior	100%	Now	\$40,800	2035	* *	2	\$300	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2030	* *	1		
HW Heat Exchanger								
HTHW/HW	100%			2025	\$20,000			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2019	\$400	4	\$400	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2035	* *	1-5	\$6,200	
Sprinkler								
Generic	100%			2035	* *	1-2	\$3,400	

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Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 25-Feb-2014 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Floors 1,3  
**Block** : 3222 **Lot** : 62 **BIN** : 2096464

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$40,300	
Interior Architecture	\$37,700	\$57,000
Electrical	\$80,900	\$195,800
Mechanical		\$542,100
<b>Total</b>	<b>\$158,900</b>	<b>\$794,900</b>
Importance Code A	\$40,300	
Importance Code B	\$80,900	\$794,900
Importance Code C	\$37,700	
<b>Total</b>	<b>\$158,900</b>	<b>\$794,900</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$16,700		\$600	
Interior Architecture	\$2,000		\$2,900	\$800
Electrical	\$1,400	\$25,900	\$1,400	\$1,200
Mechanical	\$21,800	\$1,600	\$3,600	\$1,600
<b>Total</b>	<b>\$41,800</b>	<b>\$27,500</b>	<b>\$8,500</b>	<b>\$3,600</b>
Importance Code A	\$16,700	\$300	\$600	\$300
Importance Code B	\$24,600	\$27,200	\$7,900	\$3,400
Importance Code C	\$500			
<b>Total</b>	<b>\$41,800</b>	<b>\$27,500</b>	<b>\$8,500</b>	<b>\$3,600</b>



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

**Asset # : 2074**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	85%			LIFE	**	5	\$25,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%			LIFE	**	5	\$1,100	
Masonry: Limestone	10%	Now	\$40,300	LIFE	**	5	\$2,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Windows</b>								
Aluminum	100%			2041	**	5	\$1,200	
<i>Air Infiltration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Missing Glazing At 1st Floor Window</i>								
<b>Parapets</b>								
Copper/Terne	25%	Now	\$9,000	2045	**	5	\$1,500	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Masonry: Limestone	75%			LIFE	**	5	\$2,400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
Clay Tile	100%	Now	\$7,700	2035	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : South Side</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	10%			2024		3	\$4,600	
Ceramic Tile	5%	2-4	\$700	2028		5	\$800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bathrooms</i>								
Terrazzo	20%			LIFE	**	5	\$4,800	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Third Floor</i>								
Vinyl Tile	35%			2030	**	3	\$4,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 23b</i>								
Vinyl Tile	20%			2025		3	\$3,100	
Wood	10%			2053	**	5	\$5,800	

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

**Asset # : 2074**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Interior Walls</b>								
Concrete Masonry Unit	5%			LIFE	**	5	\$600	
Gypsum Board	20%	Now	\$500	LIFE	**	5	\$3,500	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bathroom</i>								
Masonry: Fieldstone	2%			LIFE	**			
Plaster	73%	Now	\$37,700	LIFE	**	5	\$6,500	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : West Stair</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	80%			2038	**	5	\$24,600	
Plaster	20%			LIFE	**	5	\$3,800	
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Classrooms</i>								
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2045	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Amperes And 800 Amperes Main Disconnect Switch</i>								
<b>Transformers</b>								
Dry Type	100%			2038	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 500 Kva And One 30 Kva, 480v-208/120v</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	40%			2025	\$42,600	5		
Fused Disc Sw	60%			2045	**	5	\$100	
<b>Raceway</b>								
Conduit	90%			2025	\$51,600	1		
Conduit	10%			2045	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2024	\$8,200	5	\$100	
Molded Case Bkrs	70%			2024	\$57,100	5	\$400	
Molded Case Bkrs	20%			2041	**	5	\$100	

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

**Asset # : 2074**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Braided Cloth	60%	2-4	\$43,500	2050	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2025	\$21,800	1		
Thermoplastic	10%			2045	**	1		
<b>Motor Controllers</b>								
Locally Mounted	90%			2023	\$44,500	5	\$100	
Locally Mounted	10%			2038	**	5		
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$300	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2038	**	1	\$6,600	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	85%			2030	**	10	\$16,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Incandescent	15%			2020	\$37,300	2	\$100	
<b>Egress Lighting</b>								
<b>Emergency, Service</b>								
	50%			2020	\$5,500	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gets Power From Adjacent Building Generator</i>								
<b>Exit, Service</b>								
	50%			2020	\$3,000	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gets Power From Adjacent Building Generator</i>								
<b>Alarm</b>								
<b>Security System</b>								
No Component	90%							
Generic	10%			2035	**	1	\$800	
<b>Fire/Smoke Detection</b>								
No Component	60%							
Generic, Analog	40%			2030	**	1-3	\$5,300	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
<b>Energy Source</b>								
HTHW/HW	100%			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**  
**BRONX COMMUNITY COLLEGE LANGUAGE HALL**

**Asset # : 2074**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment								
HTHW/HW Exchanger	100%			2038	**	2	\$1,300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Unit Recently Replaced</i>							
<hr/>								
Distribution								
Hot Wtr Piping/Pump	50%	0-2	\$3,300	2033	**	4	\$500	
	<i>Corroded, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Hot Wtr Piping/Pump	50%	Now	\$3,300	2033	**	4	\$500	
	<i>Leak Evident, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Basement</i>							
<hr/>								
Terminal Devices								
Air Handler	5%			2025	\$14,800	1	\$600	
Convactor/Radiator	85%			2023	\$95,500	1	\$5,600	
Fan Coil Unit/Heat	10%			2025	\$31,400	1	\$700	
<hr/>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2033	**	1		
<hr/>								
Conversion Equipment								
Split Unit	20%			2025	\$89,600			
Window/Wall Unit	30%			2019	\$13,100	1		
No Component	50%							
<hr/>								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2	\$5,300	
	<i>Other Observation, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Serving Lunch Room</i>							
No Component	80%							
<hr/>								
Terminal Devices								
Fan Coil - 4 Pipe	100%			2025	\$245,700	1	\$6,600	
<hr/>								
Heat Rejection								
Air Cooled Condenser Unit	20%			2025	\$4,200	2	\$2,900	
No Component	80%							
<hr/>								
<b>Ventilation</b>								
Exhaust Fans								
Interior	100%			2025	\$74,700	2	\$600	
<hr/>								
<b>Plumbing</b>								
H/C Water Piping								
Galvanized Steel	100%			2030	**	1		
	<i>Corroded, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							

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

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

\*\* 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		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater Electric	100%			2023	\$18,500	4	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 120 Gallons</i>						
HW Heat Exchanger HTHW/HW	100%			2025	\$36,600			
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%			2025	\$3,300	4	\$500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Single Unit</i>						
Fixtures Generic	100%							
		<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						

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

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

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

Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 05-Mar-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 3222 **Lot** : 40 **BIN** : 2097307

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$128,800	
Interior Architecture	\$106,800	\$150,700
Electrical	\$38,200	\$149,600
Mechanical	\$89,200	\$203,800
<b>Total</b>	<b>\$363,000</b>	<b>\$504,200</b>
Importance Code A	\$177,100	
Importance Code B	\$185,800	\$504,200
<b>Total</b>	<b>\$363,000</b>	<b>\$504,200</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture				
Interior Architecture	\$41,100			\$1,200
Electrical	\$18,700	\$900	\$800	\$900
Mechanical	\$39,600	\$12,900	\$1,400	\$800
<b>Total</b>	<b>\$99,400</b>	<b>\$13,800</b>	<b>\$2,200</b>	<b>\$2,900</b>
Importance Code A		\$300		\$300
Importance Code B	\$98,500	\$13,500	\$2,200	\$2,600
Importance Code C	\$900			
<b>Total</b>	<b>\$99,400</b>	<b>\$13,800</b>	<b>\$2,200</b>	<b>\$2,900</b>



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

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

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

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

**Asset # : 2079**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Stucco Cement	100%	Now	\$69,100	2030	**	5	\$10,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	65%	Now	\$59,700	2035	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Inaccessible</i>								
Single Ply Membrane	35%			2025	\$23,600	10	\$7,000	
Interior								
Floors								
Ceramic Tile	5%	0-2	\$1,400	2034	**	5	\$400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bathrooms</i>								
Raised Access Floor	30%	Now	\$21,500	2028	\$107,500	5	\$8,200	
<i>Uneven Substrate, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	35%	0-2	\$17,300	2025	\$43,200	3	\$1,900	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	30%	Now	\$48,000	2035	**	3	\$1,600	
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	70%			LIFE	**	5	\$3,900	
Glass: Single Pane	5%			LIFE	**	5	\$500	
Gypsum Board	10%			LIFE	**	5	\$800	
Plywood/Hardboard	15%	Now	\$900	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Receiving Area</i>								

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

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

**Asset # : 2079**

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

Interior

Ceilings

AcousTileSusp.Lay-In	100%	0-2	\$58,800	2038	**	5	\$7,300	
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*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*

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

Under 600 Volts

Service Equipment

Fused Disc Sw	75%			2035	**	5		
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Switches Rated @ 3- 400 Amperes Fed From Bliss Hall*

Fused Disc Sw	25%			2035	**	5		
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 400 Ampere Switch From Utility*

Transformers

Dry Type	100%			2030	**	5		
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 2- 112 Kva, 1-30 Kva*

Switchgear / Switchboard

Fused Disc Sw	60%			2035	**	5		
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Molded Case Bkrs	40%			2035	**	5	\$100	
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Raceway

Conduit	100%			2035	**	1		
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Panelboards

Molded Case Bkrs	100%			2033	**	5	\$300	
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Wiring

Braided Cloth	30%	2-4	\$8,300	2050	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

Thermoplastic	70%			2035	**	1		
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Ground

Grounding Devices

Generic	100%	2-4	\$9,500	LIFE	**	5	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Water Main*

*Explanation : Corroded*

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.*

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

**Asset # : 2079**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	**	1	\$3,100	
Lighting								
Interior Lighting								
Fluorescent	100%			2025	\$97,200	10	\$8,900	
			<i>Motion Sensors in Use, Extent : Light, Area Affected : 50%</i>					
			<i>Location : First Floor Office Area</i>					
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Egress Lighting								
Exit, Service	100%			2025	\$1,400	1		
Exterior Lighting								
HID	100%			2020	\$38,200	10		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Controlled Via Photocell</i>					
Alarm								
Security System								
No Component	50%							
Generic	50%			2025	\$15,300	1	\$1,900	
Fire/Smoke Detection								
No Component	50%							
Generic, Analog	50%			2025	\$52,400	1-3	\$3,200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Smoke Detector And Strobe Lights</i>					
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Heating								
Energy Source								
Electricity	50%			2025		1		
HTHW/HW	50%			2025	\$3,400	1		
Conversion Equipment								
Radiant Heater	30%			2020	\$48,300	2	\$1,400	
No Component	70%							
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Supplied From Adjacent Building</i>					
Distribution								
Hot Wtr Piping/Pump	70%	2-4	\$900	2033	**	4	\$300	
			<i>Corroded, Extent : Light, Area Affected : 30%</i>					
			<i>Location : 1st Floor</i>					
No Component	30%							

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

**Asset # : 2079**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>								
Terminal Devices								
Air Handler	70%	Now	\$5,400	2025	\$26,900	1	\$3,800	
<i>Not in Service, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 1st Floor</i>								
Fan Coil Unit/Heat	30%			2025	\$12,300	1	\$900	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2033	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	40%	Now	\$40,800	2023	\$136,000	2	\$200	
<i>Not in Service, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 1st Floor</i>								
Exterior Pkg Unit - Cooling	40%	Now	\$29,500	2035	**	2	\$200	
<i>Unit Inoperable, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Roof</i>								
Window/Wall Unit	20%			2019	\$3,800	1		
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : 1st Floor Office</i>								
<i>Explanation : 2 Units</i>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,400	
Exhaust Fans								
Interior	20%			2025	\$6,500	2	\$100	
Roof	80%			2020	\$12,100	2	\$200	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2025	\$67,800	1		
Water Heater								
Electric	100%			2023	\$8,000	4	\$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.

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

Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**Asset Name** : BRONX COMMUNITY COLLEGE LOEW RESIDENCE  
**Address** : 2055 UNIVERSITY AVENUE  
**Borough** : BRONX **Agency's Number** : 21020  
**Program / Asset #** : CUN0007.200 / 2078 **Yr Built/Renovated** : 1954 /  
**Area Sq Ft** : 53,776 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 27-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,5  
**Block** : 3222 **Lot** : 1 **BIN** : 2014898

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$719,900	\$100,100
Interior Architecture	\$874,900	
Electrical		\$1,346,000
Mechanical	\$163,600	\$120,200
<b>Total</b>	<b>\$1,758,400</b>	<b>\$1,566,400</b>
Importance Code A	\$719,900	\$100,100
Importance Code B	\$1,038,500	\$1,466,300
<b>Total</b>	<b>\$1,758,400</b>	<b>\$1,566,400</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$1,600	\$200		
Interior Architecture	\$1,900	\$13,200	\$1,900	
Electrical	\$50,500	\$5,300	\$4,700	\$5,700
Mechanical	\$11,100	\$6,100	\$9,800	\$4,300
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
<b>Total</b>	<b>\$70,100</b>	<b>\$29,800</b>	<b>\$21,400</b>	<b>\$14,900</b>
Importance Code A	\$4,200	\$2,900	\$2,600	\$2,600
Importance Code B	\$65,900	\$26,900	\$18,800	\$12,300
Importance Code C				
<b>Total</b>	<b>\$70,100</b>	<b>\$29,800</b>	<b>\$21,400</b>	<b>\$14,900</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.*

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

**Asset # : 2078**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	10%	Now	\$150,800	LIFE	**	5	\$10,000	1
<i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : North Bulkhead</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Bulkhead</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Bulkhead</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Bulkhead</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North Bulkhead</i>								
<i>Rusting Masonry Supt, Extent : Severe, Area Affected : 50%</i>								
<i>Location : North Bulkhead</i>								
Masonry: Brick	90%	Now	\$271,400	LIFE	**	5	\$90,100	
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Window Lintels, Throughout</i>								
Windows								
Aluminum	100%	Now	\$112,800	2050	**	5	\$1,300	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal Panel	5%			2045	**	5	\$500	
Metal Rail	70%			2038	**	5-10	\$30,900	
Metal Rail	25%	Now	\$1,600	2038	**	5	\$4,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lower Roof</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								
Roof								
Built-Up (BUR)	95%	Now	\$184,900	2035	**			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Lower Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	5%			2025		10	\$2,100	

Interior

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

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

**Asset # : 2078**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	5%			2024	\$49,600	3	\$5,800	
Cast in Place Concrete	5%			LIFE	**	5	\$8,500	
Ceramic Tile	5%			2034	**	5	\$3,900	
Vinyl Tile 9" X 9"	85%			2020	\$727,200	3	\$24,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Concrete Masonry Unit	95%			LIFE	**	5	\$28,300	
Wood	5%			LIFE	**	5	\$14,900	
<b>Ceilings</b>								
AcousTile,Adhered	20%	0-2	\$147,700	2045	**	5	\$8,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
AcousTileConcealSpLn	10%			2030	**	5	\$9,900	
Exposed Concrete	50%			LIFE	**	5	\$6,200	
Plaster	20%			LIFE	**	5	\$9,900	
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2035	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 1200 Amperes</i>								
<b>Transformers</b>								
Dry Type	100%			2030	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 300 Kva And 112 Kva</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	50%			2035	**	5	\$100	
Molded Case Bkrs	50%			2025	\$73,200	5	\$700	
<b>Raceway</b>								
Conduit	85%			2025	\$105,100	1		
Conduit	15%			2035	**	1		
<b>Panelboards</b>								
Molded Case Bkrs	15%			2033	**	5	\$200	
Molded Case Bkrs	85%			2024	\$88,800	5	\$1,200	

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

**Asset # : 2078**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Under 600 Volts								
Wiring								
Braided Cloth	20%	2-4	\$34,700	2050	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	65%			2025	\$112,800	1		
Thermoplastic	15%			2035	**	1		
Motor Controllers								
Locally Mounted	100%			2023	\$45,200	5	\$400	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,500	LIFE	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Corroded, Main Water Service</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	**	1	\$16,500	
Lighting								
Interior Lighting								
Fluorescent	100%			2025	\$114,400	10	\$47,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Exit, Service	100%			2025	\$14,000	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gets Power From Adjacent Building Generator</i>								
Exterior Lighting								
HID	100%			2025	\$202,800	10	\$200	
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2025	\$556,000	1-3	\$34,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : Smoke Detectors, Bells And Manual Pull Station</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Heating								
Energy Source								
HTHW/HW	100%			2035	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Supplied From Adjacent Building</i>								

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Plate & Frame	100%			2038	**	1	\$25,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Steam Room</i>						
		<i>Explanation : 1 New Unit</i>						
Distribution								
Central Plant Steam Piping/Pmp	100%			2045	**	4	\$2,600	
Terminal Devices								
Convactor/Radiator	100%			2030	**	1	\$16,800	
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		
Conversion Equipment								
Window/Wall Unit	90%			2020		1	\$91,100	
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2-5	\$11,600	
No Component	60%							
Exhaust Fans								
Interior	10%			2030	**	2	\$200	
Roof	30%			2025		2	\$500	
No Component	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	\$72,500	2035	**	1		
		<i>Corroded, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Water Main</i>						
Water Heater								
Electric	100%			2024		4	\$500	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 35%</i>						
		<i>Location : Basement</i>						
		<i>Other Observation, Extent : Light, Area Affected : 35%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One 250 Gallon Electric Water Heater</i>						
HW Heat Exchanger								
Steam Fired	100%			2025		4	\$5,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	0-2	\$5,100	LIFE	**	1		
		<i>Broken, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Rooftop</i>						

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

**Asset # : 2078**

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Plumbing								
Sump Pump(s)								
Submersible	100%	0-2	\$1,700	2020	\$1,700	4	\$1,100	
	<i>Corroded, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE			* *	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1-5 Fl</i>							
	<i>Explanation : 1 Unit</i>							

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Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 05-Mar-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,2,3  
**Block** : 3223 **Lot** : 50 **BIN** : 2090982

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$239,700	\$26,700
Interior Architecture	\$337,200	
Electrical		\$133,800
Mechanical	\$78,100	\$74,100
<b>Total</b>	<b>\$655,100</b>	<b>\$234,600</b>
Importance Code A	\$239,700	\$26,700
Importance Code B	\$330,500	\$208,000
Importance Code C	\$84,900	
<b>Total</b>	<b>\$655,100</b>	<b>\$234,600</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$99,300		\$3,400	
Interior Architecture	\$61,600	\$2,500		\$2,100
Electrical	\$5,500	\$9,900	\$300	\$400
Mechanical	\$64,100	\$4,700	\$2,200	\$2,200
<b>Total</b>	<b>\$230,400</b>	<b>\$17,100</b>	<b>\$5,800</b>	<b>\$4,600</b>
Importance Code A	\$129,200	\$1,900	\$5,000	\$1,600
Importance Code B	\$87,500	\$15,200	\$800	\$3,000
Importance Code C	\$13,700			
<b>Total</b>	<b>\$230,400</b>	<b>\$17,100</b>	<b>\$5,800</b>	<b>\$4,600</b>



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

**Asset # : 2069**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	3%	Now	\$2,500	LIFE	**	5	\$800	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Around Windows</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Around Windows</i>								
Masonry: Fieldstone	75%	Now	\$90,800	LIFE	**	5	\$15,800	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Stucco Cement	2%	Now	\$8,100	2030	**	5	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Wood	10%	Now	\$88,200	2045	**	5	\$7,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Dormers, Fascia, Eaves, Columns</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Eaves, Porch, Fascia, Columns, Wood Planks</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Porch, Eaves And Dormers</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Wood	10%	Now	\$44,100	2038	**	5	\$7,000	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Fascia, Porch, Eaves</i>								
Windows								
Aluminum	100%	0-2	\$32,200	2050	**	5	\$400	
<i>Bent/Warped Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								

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

**Asset # : 2069**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Roof</b>								
Roll Roofing	32%	Now	\$26,700	2027	\$26,700	5	\$5,400	
<i>Seams Open/Split, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Flat Roof</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Flat Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Flat Roof</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Flat Roof</i>								
Roll Roofing	20%			2021	\$16,700	5	\$6,700	
Skylight, Metal/Glass	5%	Now	\$29,800	2045	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Stair</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Stair</i>								
<i>Explanation : Dry Rot</i>								
Slate	43%			LIFE	**			
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Is Currently Being Replaced</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	10%	Now	\$7,700	LIFE	**	5	\$5,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 45%</i>								
<i>Location : Basement</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Slate	10%	Now	\$8,600	LIFE	**	5	\$2,600	
<i>Uneven Substrate, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Under Porch</i>								
Vinyl Tile 9" X 9"	67%	Now	\$54,400	2035	**	3	\$6,200	
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Offices</i>								
Wood	13%	Now	\$105,400	2065	**	5	\$3,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Deflection Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stair(s), And Lobby</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Open Stairs</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Throughout</i>								

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

**Asset # : 2069**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Interior Walls</b>								
Gypsum Board	5%			LIFE	**	5	\$700	
Masonry: Brick	15%	Now	\$13,700	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Columns In Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Plaster	75%	Now	\$84,900	LIFE	**	5	\$5,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Third Floor, Basement</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Third Floor, Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Third Floor, Basement</i>								
Wood	5%			LIFE	**	5	\$4,700	
<b>Ceilings</b>								
AcousTile,Adhered	5%			2030	**	5	\$1,300	
AcousTileSusp.Lay-In	15%			2030	**	5	\$3,800	
Exposed Struc: Wood	10%	Now	\$31,600	LIFE	**			
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Basement Under Porch</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Basement Under Porch</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement Under Porch</i>								
Plaster	70%	Now	\$92,400	LIFE	**	5	\$11,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Third Floor, Basement, First Floor Office</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Third Floor, Basement, First Floor Office</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Third Floor, Basement, First Floor Office</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2025	\$4,800	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amperes Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2025	\$81,000	5	\$400	

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

**Asset # : 2069**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Raceway								
Conduit	100%			2025	\$22,100	1		
Panelboards								
Molded Case Bkrs	100%			2024	\$29,800	5	\$400	
Wiring								
Braided Cloth	20%	2-4	\$4,800	2050	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Insulation Aged</i>								
Thermoplastic	80%			2025	\$19,400	1		
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							
<b>Lighting</b>								
Interior Lighting								
Fluorescent	95%			2025	\$34,400	10	\$14,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	5%			2020	\$9,100	2		
Egress Lighting								
Emergency, Service	50%			2025	\$4,000	1		
Exit, Service	50%			2025	\$2,200	1		
Exterior Lighting								
HID	30%			2025	\$19,300	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior</i>								
<i>Explanation : Controlled Via Photocell</i>								
No Component	70%							
<b>Alarm</b>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2025	\$52,800	1-3	\$3,200	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Fuel Oil No 2	100%			2035	**	5	\$5,100	
Conversion Equipment								
Steam Boiler	100%	0-2	\$29,900	2030	**	1	\$14,700	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler, Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit</i>								

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

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

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

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

**Asset # : 2069**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	2-4	\$78,100	2035	* *	4	\$800	
<i>Insul. Deteriorating, Extent : Light, Area Affected : 30%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Convactor/Radiator	90%			2023	\$74,100	1	\$4,800	
Convactor/Radiator	10%	Now	\$4,100	2045	* *	1	\$500	
<i>Damaged, Extent : Light, Area Affected : 30%</i>								
<i>Location : 3rd Floor</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2024	\$23,300	1		
Conversion Equipment								
Window/Wall Unit	50%			2019	\$16,000	1		
No Component	50%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	0-2	\$13,500	2030	* *	1		
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
Water Heater								
Electric	100%			2023	\$13,600	4	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 40 Gallon</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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Estimates are rounded to the nearest hundred dollars.

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

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

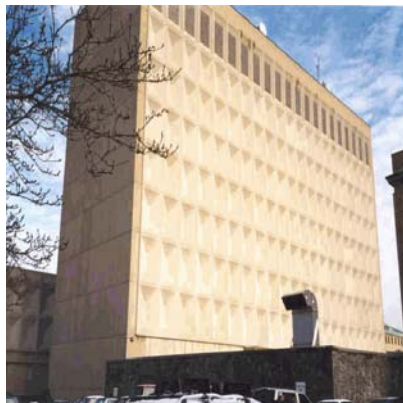
Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**Asset Name** : BRONX COMMUNITY COLLEGE MEISTER HALL (TECH II)  
**Address** : 161 WEST 180th STREET  
**Borough** : BRONX **Agency's Number** : 21029  
**Program / Asset #** : CUN0007.290 / 2063 **Yr Built/Renovated** : 1967 / 2004  
**Area Sq Ft** : 230,601 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 24-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,6,7,8  
**Block** : 3222 **Lot** : 62 **BIN** : 2014900

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$1,772,600	\$1,170,900
Interior Architecture	\$1,033,900	\$240,200
Electrical	\$850,200	\$3,179,300
Mechanical	\$4,323,800	\$1,328,300
<b>Total</b>	<b>\$7,980,600</b>	<b>\$5,918,700</b>
Importance Code A	\$1,921,500	\$1,170,900
Importance Code B	\$5,919,700	\$4,646,200
Importance Code C	\$139,300	\$101,600
<b>Total</b>	<b>\$7,980,600</b>	<b>\$5,918,700</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$23,900	\$1,100		
Interior Architecture	\$280,400		\$4,100	\$53,800
Electrical	\$53,900	\$45,000	\$19,700	\$23,200
Mechanical	\$145,900	\$75,400	\$74,900	\$45,800
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
<b>Total</b>	<b>\$539,700</b>	<b>\$156,900</b>	<b>\$134,300</b>	<b>\$158,300</b>
Importance Code A	\$29,300	\$12,500	\$10,900	\$10,900
Importance Code B	\$502,400	\$144,400	\$123,300	\$147,400
Importance Code C	\$7,900			
<b>Total</b>	<b>\$539,700</b>	<b>\$156,900</b>	<b>\$134,300</b>	<b>\$158,300</b>



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

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

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

**Asset # : 2063**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	25%	Now	\$293,100	LIFE	**	5	\$520,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North And West Facades, Pilotis</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Northwest Corner Of Base, At Mechanical Roof And Exterior Concrete Stair</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	2%			LIFE	**	5	\$5,200	
Masonry: Brick	20%			LIFE	**	5	\$83,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Fieldstone	9%	Now	\$64,700	LIFE	**	5	\$28,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	39%	Now	\$268,000	LIFE	**	5	\$527,900	
<i>Open Joints, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Near Parking Area, Various Other Locations</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Window Wall	5%	Now	\$300,000	2035	**	5	\$39,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : North Facade</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
Windows								
Aluminum	97%	Now	\$637,800	2050	**	5	\$7,600	
<i>Condensation Present, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Stair Towers - All Levels, Various Classrooms</i>								
Metal Louvers	3%			2034	**	10	\$2,900	

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

**Asset # : 2063**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Cast in Place Concrete	20%			LIFE	**	5	\$22,600	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	15%			LIFE	**	5	\$1,600	
Masonry: Fieldstone	30%			LIFE	**	5	\$4,100	
Metal Panel	5%			2045	**	5	\$2,100	
Pre-Cast Concrete	30%	Now	\$5,900	LIFE	**	5	\$20,700	
	<i>Open Joints, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Low Mechanical Roof</i>							
	<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Various Locations Throughout</i>							
Roof								
Built-Up (BUR)	50%	Now	\$208,900	2035	**			
	<i>Blisters, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Embed. Gravel Surface, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Plaza Roof: Stone Panels	45%	0-2	\$18,000	2045	**			
	<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Spalling</i>							
Skylight, Metal/Glass	5%			2045	**	10	\$15,200	
Interior								

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

**Asset # : 2063**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	20%	Now	\$253,200	2024	\$843,900	3	\$99,300	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Offices, Library</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various Offices, Library, TV Studio</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Offices, Library, TV Studio</i>								
<i>Explanation : Mold / Mildew</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$72,400	
Ceramic Tile	5%			2034	**	5	\$16,600	
Terrazzo	5%	0-2	\$38,400	LIFE	**	5	\$12,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stair Nosing In Stair Tower</i>								
Vinyl Tile	10%			2030	**	3	\$12,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Labs</i>								
<i>Explanation : Vinyl Sheet Tile</i>								
Vinyl Tile 9" X 9"	50%	2-4	\$546,200	2035	**	3	\$62,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Locations Throughout</i>								
Interior Walls								
Cast in Place Concrete	15%	2-4	\$60,100	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair Tower</i>								
Ceramic Tile	5%			2034	**	5	\$15,900	
Concrete Masonry Unit	45%	Now	\$79,200	LIFE	**	5	\$57,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Water Cooler Locations On Each Floor</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Corridors</i>								
<i>Explanation : Dirt Build-up On Textured Surface</i>								
Concrete Masonry Unit	35%			LIFE	**	5	\$44,400	

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

**Asset # : 2063**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Interior								
Ceilings								
AcousTileConcealSpLn	15%	Now	\$160,400	2045	**	5	\$31,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Laboratories And Corridors Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 8th Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	40%	Now	\$107,000	2038	**	5	\$66,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Classroom(s)</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Classroom(s)</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 8th Floor, Various Other Locations</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Classroom(s)</i>								
AcousTileSusp.Lay-In	18%			2038	**	5	\$59,600	
Exposed Concrete	23%			LIFE	**	5	\$11,900	
Exposed Concrete	2%	Now	\$42,500	LIFE	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entrance Lobby</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entrance Lobby</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Entrance Lobby</i>								
<i>Explanation : Stucco Coating</i>								
Metal Panel	2%	Now	\$11,000	LIFE	**	5	\$8,300	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Observation Penthouse</i>								

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

Under 600 Volts

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

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

**Asset # : 2063**

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2035	**	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 2000 Amperes Main Disconnect Switch</i>								
Fused Disc Sw	30%			2045	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amperes Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2023	\$15,800	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement And Penthouse</i>								
<i>Explanation : One 1000 Kva And Two 50 Kva 480v-208/120v</i>								
Switchgear / Switchboard								
Fused Disc Sw	70%			2025	\$341,500	5	\$700	
Fused Disc Sw	30%			2045	**	5	\$300	
Raceway								
Conduit	90%			2025	\$519,300	1		
Conduit	10%			2045	**	1		
Panelboards								
Fused Disc Sw	5%			2041	**	5	\$300	
Fused Disc Sw	10%			2024	\$47,800	5	\$500	
Molded Case Bkrs	10%			2024	\$47,800	5	\$600	
Molded Case Bkrs	75%			2047	**	5	\$4,600	
Wiring								
Braided Cloth	40%	2-4	\$311,400	2050	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Replacement Underway On 7th, 8th And 9th Floors</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 8th Floor</i>								
<i>Explanation : Replacement Is Currently Underway</i>								
Thermoplastic	20%			2025	\$155,700	1		
Thermoplastic	40%			2045	**	1		
Motor Controllers								
Locally Mounted	10%	2-4	\$23,000	2045	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Locally Mounted	10%			2030	**	5	\$200	
Motor Control Center	80%	2-4	\$346,100	2023	\$1,153,700	5	\$2,500	
<i>Enclosure Damaged, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement And 9th Floor Mechanical Room</i>								
Ground								

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

**Asset # : 2063**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Ground</b>								
Grounding Devices Generic	100%	2-4	\$9,500	LIFE	**	5	\$3,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
<b>Stand-by Power</b>								
Transfer Switches Automatic	100%			2042	**	1	\$71,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Floor And Basement</i>								
<i>Explanation : One 60 A Automatic Transfer Switch On Mechanical Floor And Two 60 A Automatic Transfer Switches In Basement</i>								
<b>Lighting</b>								
Interior Lighting Fluorescent	90%			2030	**	10	\$182,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2030	**	10	\$10,100	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby And Various Areas</i>								
Fluorescent	5%			2025	\$24,400	10	\$10,100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby And Auditorium</i>								
<b>Egress Lighting</b>								
Emergency, Service	50%			2030	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gets Power From Adjacent Building Generator</i>								
Exit, LED	10%			2053	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gets Power From Adjacent Building Generator</i>								
Exit, Service	40%			2020	\$23,800	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gets Power From Adjacent Building Generator</i>								
<b>Exterior Lighting</b>								
HID	20%			2025	\$173,900	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : controlled via Photocell</i>								
No Component	80%							
<b>Lightning Protection</b>								
Arresters/Cabling Generic	100%			2040	**	5	\$1,000	
<b>Alarm</b>								

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

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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 MEISTER HALL (TECH II)**

**Asset # : 2063**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Terminal Devices								
Air Handler	50%	0-2	\$145,400	2020	\$1,454,500	1	\$61,600	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 9th Floor Mechanical Room</i>								
<i>Not in Service, Extent : Light, Area Affected : 10%</i>								
<i>Location : 9th Floor Mechanical Room</i>								
Air Handler	10%			2033	**	1	\$13,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
Fan Coil Unit/Heat Induction Unit	10%			2025	\$309,800	1	\$7,200	
	30%			2028	\$253,200	1	\$21,400	
<i>Unit Inoperable, Extent : Light, Area Affected : 40%</i>								
<i>Location : At Perimeter Windows</i>								
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : At Perimeter Windows</i>								
<i>Explanation : Units Are Original</i>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2041	**	1		
Distribution								
CW & CHW Wtr Pipe/Pump	100%	4+	\$5,000	2045	**	4	\$10,900	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Sub-basement And Penthouse</i>								
<i>Explanation : Chilled Water From Central Plant</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2020	\$2,320,200	1	\$136,800	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$123,400	
Exhaust Fans								
Interior	40%			2025	\$294,400	2	\$2,700	
Roof	50%			2025	\$171,700	2	\$3,400	
Roof	10%	0-2	\$34,300	2035	**	2	\$500	
<i>Noisy/Vibrating, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2035	**	1		
Water Heater								
Electric	100%			2024	\$182,200	4	\$1,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Two 250 Gallon Electric Water Heaters</i>								

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

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

**Asset # : 2063**

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
HW Heat Exchanger Steam Fired	100%			2035	* *	4	\$32,800	
Sanitary Piping Cast Iron	100%	Now	\$30,300	LIFE	* *	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 9th Floor Mechanical Room</i>								
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%	0-2	\$32,900	2035	* *	4	\$4,900	
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : The Housing Is Extensively Rusted</i>								
Sewage Ejector(s) Electric	100%			2025	\$62,100	4	\$9,200	
<b>Vertical Transport</b>								
Elevators Geared Traction	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (2) Sb-8, (2) B-8</i>								
<i>Explanation : 4 Units</i>								
<b>Fire Suppression</b>								
Standpipe Generic	100%			2045	* *	1-5	\$111,500	
Sprinkler No Component Generic	55% 45%			2035	* *	1-2	\$27,900	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : 3rd To 8th Floor</i>								
<i>Explanation : Missing Caps</i>								
Fire Pump Generic	100%	Now	\$133,200	2040	* *	1	\$37,200	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Sub-basement</i>								

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

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Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 05-Mar-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3222 **Lot** : 62 **BIN** : 2100250

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$470,200	\$55,500
Interior Architecture		\$37,600
Electrical		\$307,500
Mechanical	\$314,300	\$573,700
<b>Total</b>	<b>\$784,500</b>	<b>\$974,200</b>
Importance Code A	\$470,200	\$55,500
Importance Code B	\$314,300	\$918,800
<b>Total</b>	<b>\$784,500</b>	<b>\$974,200</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$33,100	\$5,400		
Interior Architecture	\$19,200		\$64,600	
Electrical	\$29,300	\$2,300	\$2,200	\$2,400
Mechanical	\$25,000	\$14,300	\$5,700	\$2,500
<b>Total</b>	<b>\$106,700</b>	<b>\$21,900</b>	<b>\$72,500</b>	<b>\$4,900</b>
Importance Code A	\$33,100	\$5,400		
Importance Code B	\$72,100	\$16,600	\$72,500	\$4,900
Importance Code C	\$1,400			
<b>Total</b>	<b>\$106,700</b>	<b>\$21,900</b>	<b>\$72,500</b>	<b>\$4,900</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$36,700	LIFE	**	5	\$16,300	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : East Facade, North And East Corners</i>								
Masonry: Brick	85%	Now	\$334,100	LIFE	**	5	\$55,500	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout All Parapets</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Lintel Angles Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Bulkhead</i>								
Metal Panel	5%	Now	\$2,300	2045	**	5	\$6,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Window Sills At South Facade</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Louvers</i>								
Metal Coiling Doors	5%			2030	**	5	\$10,200	
Windows								
Aluminum	95%			2033	**	5	\$1,700	
Steel	5%	Now	\$4,700	2050	**	5	\$600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
Parapets								
Masonry: Brick	28%	Now	\$26,100	LIFE	**	5	\$800	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North And East Facades</i>								
Metal Panel	5%			2045	**	5	\$500	
Metal Rail	67%			2038	**	5-10	\$32,700	

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Exterior</b>								
<b>Roof</b>								
Panel/Paver: Cer/Brk	40%	0-2	\$42,500	2035	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1st Floor Ceiling</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Paint Shop</i>								
Single Ply Membrane	60%	Now	\$56,900	2035	**			
<i>Blisters, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Over Third Floor</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Side</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairs</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	8%			2021	\$58,400	3	\$6,900	
Cast in Place Concrete	30%	2-4	\$3,600	LIFE	**	5	\$37,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stairs</i>								
Ceramic Tile	5%	0-2	\$2,800	2034	**	5	\$1,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets And Baths</i>								
Raised Access Floor	2%			2028	\$28,200	5	\$4,300	
Vinyl Tile	45%			2033	**	3	\$9,700	
Vinyl Tile 9" X 9"	10%			2033	**	3	\$2,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd Floor Corridor</i>								
<i>Explanation : Vinyl Tile 9 X 9</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2034	**	5	\$2,700	
Concrete Masonry Unit	85%			LIFE	**	5	\$18,600	
Gypsum Board	10%			LIFE	**	5	\$3,300	
<b>Ceilings</b>								
Exposed Concrete	70%			LIFE	**	5	\$6,400	
Plaster	30%	Now	\$11,500	LIFE	**	5	\$11,000	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 3rd Floor Corridor</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2035	**	5	\$200	

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Raceway								
Conduit	50%			2025	\$26,200	1		
Conduit	50%			2045	**	1		
Panelboards								
Fused Disc Sw	10%			2024	\$7,500	5	\$100	
Molded Case Bkrs	45%			2024	\$33,600	5	\$500	
Molded Case Bkrs	45%			2033	**	5	\$500	
Wiring								
Braided Cloth	40%	2-4	\$26,600	2050	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	60%			2035	**	1		
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2030	**	1	\$12,200	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	95%			2025	\$80,100	10	\$33,400	
<i>Motion Sensors in Use, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
LED	5%			2030	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices</i>								
<i>Explanation : Cove Lighting</i>								
Egress Lighting								
Emergency, Service	50%			2025	\$9,400	1		
Exit, Service	50%			2025	\$5,200	1		
Exterior Lighting								
HID	30%			2025	\$44,800	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior</i>								
<i>Explanation : Controlled Via Photocell</i>								
No Component	70%							
<b>Alarm</b>								
Security System								
No Component	80%							
Generic	20%			2025	\$23,900	1	\$3,000	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2025	\$122,900	1-3	\$7,500	

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 NEW HALL**  
**Asset # : 2082**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
HTHW/HW	100%			2025	\$88,200	1		
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$121,200	2035	**	4	\$1,900	
			<i>Corroded, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Basement</i>					
Terminal Devices								
Air Handler	20%	Now	\$50,300	2025	\$100,700	1	\$4,300	
			<i>Broken, Extent : Light, Area Affected : 60%</i>					
			<i>Location : Basement</i>					
Convactor/Radiator	20%	Now	\$3,800	2030	**	1	\$2,200	
			<i>Broken, Extent : Light, Area Affected : 50%</i>					
			<i>Location : Various Locations</i>					
Convactor/Radiator	60%			2023	\$115,000	1	\$7,400	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2041	**	1		
Conversion Equipment								
Split Unit	20%			2025	\$152,800			
Window/Wall Unit	60%			2020	\$44,800	1		
No Component	20%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$21,300	
Exhaust Fans								
Interior	20%			2025	\$25,500	2	\$200	
Roof	60%			2020	\$35,700	2	\$700	
Roof	20%	2-4	\$3,600	2025	\$11,900	2	\$200	
			<i>Noisy/Vibrating, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
<b>Plumbing</b>								
H/C Water Piping								
Galvanized Steel	100%	Now	\$15,700	2030	**	1		
			<i>Corroded, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
HW Heat Exchanger								
HTHW/HW	100%	Now	\$62,500	2055	**			
			<i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : N/a</i>					
			<i>Explanation : Supplied From Adjacent Building</i>					
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 NEW HALL**

**Asset # : 2082**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Plumbing</b>								
Sump Pump(s)								
Non-Submersible	100%			2020	\$5,600	4	\$1,300	
Fixtures								
Generic	100%							
<b>Fire Suppression</b>								
Standpipe								
Generic	100%			2035	* *	1-5	\$19,300	
Sprinkler								
No Component	70%							
Generic	30%			2025	\$105,100	1-2	\$3,200	

*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.*

Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 05-Mar-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,2,3,4,PH  
**Block** : 3222 **Lot** : 62 **BIN** : 2100249

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$752,900	\$185,900
Interior Architecture	\$199,200	\$384,800
Electrical	\$376,200	\$683,200
Mechanical	\$1,174,900	\$484,400
<b>Total</b>	<b>\$2,503,100</b>	<b>\$1,738,400</b>
Importance Code A	\$848,300	\$185,900
Importance Code B	\$1,654,800	\$1,552,500
<b>Total</b>	<b>\$2,503,100</b>	<b>\$1,738,400</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$29,500	\$400		
Interior Architecture	\$83,100		\$8,500	\$7,500
Electrical	\$16,200	\$2,900	\$2,300	\$2,700
Mechanical	\$31,800	\$7,100	\$13,600	\$6,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$164,500</b>	<b>\$14,300</b>	<b>\$28,300</b>	<b>\$21,000</b>
Importance Code A	\$29,500	\$4,000	\$3,500	\$3,500
Importance Code B	\$110,400	\$10,200	\$24,800	\$17,500
Importance Code C	\$24,600			
<b>Total</b>	<b>\$164,500</b>	<b>\$14,300</b>	<b>\$28,300</b>	<b>\$21,000</b>



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

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

**Asset # : 2081**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	30%	Now	\$278,900	2045			**	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Bulkhead And Dormer At South Facade</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkhead And Dormer At South Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkhead And Dormer At South Facade</i>								
Masonry: Brick	65%	Now	\$255,000	LIFE		5	\$84,700	**
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Window Lintels</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
Masonry: Limestone	5%	Now	\$78,800	LIFE		5	\$4,900	**
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Building Base</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Cornices</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Balustrade- Parapet Along The Main Entrance</i>								
Windows								
Aluminum	100%	0-2	\$29,500	2041		5	\$1,800	**
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : All Windows</i>								
Parapets								
Masonry: Brick	50%			LIFE		5	\$2,000	**
Metal Panel	5%			2045		5	\$800	**
Metal Rail	45%			2038		5-10	\$32,500	**
Roof								
Copper/Terne	75%	Now	\$140,100	2040				**
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Side</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Unfinished Attic</i>								
Modified Bitumen	25%			2025	\$101,300	10	\$17,400	
Interior								

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

**Asset # : 2081**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Interior</b>								
<b>Floors</b>								
Carpet	16%			2024	\$216,300	3	\$25,500	
Cast in Place Concrete	30%	Now	\$33,000	LIFE	**	5	\$69,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Attic Fourth Floor Corridor</i>								
Ceramic Tile	5%			2034	**	5	\$5,300	
Terrazzo	5%	2-4	\$12,300	LIFE	**	5	\$4,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Diagonal Cracks, 1st Floor Entrance</i>								
Vinyl Tile	35%	0-2	\$63,000	2025	\$315,200	3	\$13,900	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	9%	0-2	\$52,500	2035	**	3	\$3,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Room 312</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Near Elevator On Fourth Floor And Various Locations Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, Room 312</i>								
<i>Explanation : Vinyl Tile 9 X 9</i>								
<b>Interior Walls</b>								
Concrete Masonry Unit	30%			LIFE	**	5	\$12,200	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Library</i>								
Gypsum Board	5%			LIFE	**	5	\$3,000	
Masonry: Brick	5%	Now	\$19,700	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Attic At South Side</i>								
Marble Panels	5%			LIFE	**			
Plaster	49%			LIFE	**	5	\$14,900	
Plaster	6%	Now	\$4,900	LIFE	**	5	\$1,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Room 312</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Room 312</i>								

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

**Asset # : 2081**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	3%			2042	**	5	\$3,300	
AcousTileSusp.Lay-In	12%	Now	\$10,500	2045	**	5	\$6,500	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Rooms 101, 102, 103</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Rooms 101, 102, 103</i>								
Exposed Concrete	24%	Now	\$83,700	LIFE	**	5	\$4,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Attic, Fourth Floor</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Attic</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Room 312, Computer Laboratories</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Room 312, 313a</i>								
Exposed Concrete	41%			LIFE	**	5	\$7,000	
Plaster	20%			LIFE	**	5	\$13,600	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2035	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2 High Pressure Contact Switches Rated 1200 Amperes Each And One Rated At 1600 Amperes</i>								
<b>Transformers</b>								
Dry Type	100%			2030	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1-500 Kva, 1-225 Kva And 1-75 Kva</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2035	**	5	\$300	
<b>Raceway</b>								
Conduit	85%			2035	**	1		
Conduit	15%			2045	**	1		

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

**Asset # : 2081**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Fused Knife Sw	10%	2-4	\$13,400	2050	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floor And Basement</i>								
<i>Explanation : Obsolete Equipment</i>								
Fused Toggle Switch	60%	2-4	\$80,600	2050	**	5	\$500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Molded Case Bkrs	30%			2041	**	5	\$600	
<b>Wiring</b>								
Braided Cloth	70%	2-4	\$121,500	2050	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2045	**	1		
<b>Motor Controllers</b>								
Locally Mounted	20%			2030	**	5	\$100	
Motor Control Center	50%	2-4	\$174,100	2045	**	5	\$500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Attic</i>								
Motor Control Center	30%			2030	**	5	\$600	
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	99%			2025	\$154,500	10	\$64,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	1%			2025	\$1,600	10	\$700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Egress Lighting</b>								
Exit, Service	100%			2025	\$19,100	1		
<b>Exterior Lighting</b>								
HID	30%			2025	\$83,000	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Controlled Via Photocell</i>								
No Component	70%							
<b>Alarm</b>								
<b>Fire/Smoke Detection</b>								
No Component	50%							
Generic, Analog	50%			2025	\$379,200	1-3	\$23,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : Manual Pull Station, Smoke Detector, Alarm Bells</i>								

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source HTHW/HW	100%	0-2	\$98,000	2035	* *	1		
	<i>Corroded, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Hthw Supply Line</i>							
<hr/>								
Conversion Equipment Heat Exchanger, Plate & Frame	100%	0-2	\$95,500	2040	* *	1	\$31,500	
	<i>Corroded, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Heat Exchanger</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : One Unit</i>							
<hr/>								
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$448,700	2035	* *	4	\$3,500	
	<i>Corroded, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Basement</i>							
	<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Boiler Room, Condensate Line</i>							
<hr/>								
Terminal Devices Air Handler	35%	0-2	\$326,200	2035	* *	1	\$13,800	
	<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Penthouse</i>							
Convector/Radiator	55%			2023	\$195,200	1	\$12,600	
No Component	10%							
<hr/>								
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2041	* *	1		
<hr/>								
Conversion Equipment Exterior Pkg Unit - Cooling	20%			2025	\$107,400	2	\$900	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 3rd Floor Roof</i>							
	<i>Explanation : For Auditorium</i>							
Window/Wall Unit	50%			2019	\$69,100	1		
No Component	30%							
<hr/>								
Terminal Devices Fan Coil - 4 Pipe	20%			2025	\$76,300	1	\$4,600	
No Component	80%							
<hr/>								
Heat Rejection Air Cooled Condenser Unit	20%			2025	\$18,700	2	\$9,900	
No Component	80%							
<hr/>								
<b>Ventilation</b>								

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Ventilation							
Distribution							
Ductwork/Diffusers	15%			LIFE	**	2-5	\$5,900
No Component	85%						
Exhaust Fans							
Interior	15%	Now	\$35,400	2035	**	2	\$300
		<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>					
		<i>Location : In Attic</i>					
No Component	85%						
Plumbing							
H/C Water Piping							
Brass/Copper	50%			2035	**	1	
Galvanized Steel	50%	Now	\$43,600	2030	**	1	
		<i>Corroded, Extent : Severe, Area Affected : 30%</i>					
		<i>Location : Throughout</i>					
		<i>Not Insulated, Extent : Moderate, Area Affected : 20%</i>					
		<i>Location : Throughout</i>					
Water Heater							
Electric	100%			2020		4	\$600
HW Heat Exchanger							
Steam Fired	100%			2025		4	\$7,000
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%	Now	\$27,600	LIFE	**	1	
		<i>Cracked, Extent : Severe, Area Affected : 25%</i>					
		<i>Location : Basement</i>					
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : B - 4 Floor</i>					
		<i>Explanation : 1 Unit</i>					
Fire Suppression							
Sprinkler							
No Component	90%						
Generic	10%			2035	**	1-2	\$2,000

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Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,ph  
**Block** : 3222 **Lot** : 62 **BIN** :

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$93,100	\$372,600
Interior Architecture		\$188,900
Electrical		\$86,100
Mechanical		\$77,300
<b>Total</b>	<b>\$93,100</b>	<b>\$724,900</b>
Importance Code A	\$93,100	\$372,600
Importance Code B		\$298,100
Importance Code C		\$54,100
<b>Total</b>	<b>\$93,100</b>	<b>\$724,900</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture			\$6,800	\$10,400
Interior Architecture		\$10,500	\$27,700	\$33,800
Electrical	\$7,600	\$15,000	\$8,600	\$16,800
Mechanical	\$28,400	\$19,400	\$73,500	\$19,200
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$44,000</b>	<b>\$52,900</b>	<b>\$124,400</b>	<b>\$88,100</b>
Importance Code A	\$4,600	\$4,600	\$11,600	\$15,000
Importance Code B	\$39,300	\$48,200	\$112,800	\$73,000
Importance Code C				
<b>Total</b>	<b>\$44,000</b>	<b>\$52,900</b>	<b>\$124,400</b>	<b>\$88,100</b>



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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast Stone/Terra Cotta	25%			LIFE	**	5	\$234,000	
Masonry: Brick Cavity	75%			LIFE	**	5	\$89,800	
<b>Windows</b>								
Aluminum	100%			2047	**	5	\$20,800	
<b>Parapets</b>								
Masonry: Brick	90%			LIFE	**	5	\$14,600	
Metal Cornice	10%			2065	**	10	\$5,200	
<b>Roof</b>								
Metal Panel	50%			2042	**	10	\$93,100	
Single Ply Membrane	48%			2033	**	10	\$48,800	
Skylight, Metal/Glass	2%			2051	**	10	\$6,800	
<b>Interior</b>								
<b>Floors</b>								
Carpet	15%			2026	\$268,500	3	\$31,600	
Ceramic Tile	10%			2038	**	5	\$14,000	
Cork Tile	45%			2051	**	5	\$55,300	
Quarry Tile	15%			2042	**	5	\$31,600	
Sheet Vinyl/Rubber	15%			2033	**	5	\$31,600	
<b>Interior Walls</b>								
Ceramic Tile	5%			2038	**	5	\$6,000	
Gypsum Board	75%			LIFE	**	5	\$54,100	
Plywood/Hardboard	20%			LIFE	**			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	25%			2042	**	5	\$35,900	
Gypsum Board	75%			LIFE	**	5	\$134,800	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2051	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Main Electrical Room</i>								
<i>Explanation : 5000 Amperes Main Switch</i>								
<b>Transformers</b>								
Dry Type	100%			2042	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Main Electrical Room</i>								
<i>Explanation : 1500 Kva Step Up Transformer</i>								
<b>Switchgear / Switchboard</b>								
Air Circuit Breaker	100%			2051	**	5	\$500	

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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 NORTH HALL AND LIBRARY**  
**Asset # : 14719**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Motor Controllers								
Locally Mounted	100%			2042	**	5	\$600	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Locally Mounted Starters</i>							
<hr/>								
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Water Service</i>							
	<i>Explanation : New Installation</i>							
<hr/>								
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	50%			2042	**	1	\$14,400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Emergency Electric Room</i>							
	<i>Explanation : (2) Transfer Switches, One For Fire Alarm, One For Critical Building Equipment</i>							
No Component	50%							
<hr/>								
<b>Generators</b>								
Diesel	50%			2038	**	1	\$18,200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Generator Room</i>							
	<i>Explanation : 250 Kw</i>							
No Component	50%							
<hr/>								
<b>Batteries</b>								
Nickel Cadmium	50%			2020		5	\$10,500	
No Component	50%							
<hr/>								
<b>Fuel Storage</b>								
Day Tank	100%			2047	**	5	\$17,400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Generator Room</i>							
	<i>Explanation : 275 Gallons</i>							
<hr/>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	100%			2033	**	10	\$86,100	
	<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Motion Sensors</i>							
<hr/>								
<b>Egress Lighting</b>								
Emergency, Service	15%			2033	**	1		
Exit, LED	15%			2060	**	1		
No Component	70%							

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Exterior Lighting								
HID	30%			2033	**	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior Of Building</i>								
<i>Explanation : Photocell Control</i>								
No Component	70%							
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2060	**	5	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Lightning Protection Is Present</i>								
<b>Alarm</b>								
Security System								
No Component	20%							
Generic	80%			2033	**	1	\$28,000	
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2033	**	1-3	\$17,300	
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
HTHW/HW	100%			2051	**	1		
<b>Conversion Equipment</b>								
Heat Exchanger, Plate & Frame	100%			2038	**	1	\$46,400	
<b>Distribution</b>								
Hot Wtr Piping/Pump	20%			2047	**	4	\$1,400	
Central Plant Steam Piping/Pmp	80%			2051	**	4	\$5,600	
<b>Terminal Devices</b>								
Convactor/Radiator	10%			2042	**	1	\$3,000	
Fan Coil Unit/Heat	85%			2033	**	1	\$25,800	
Unit Heater - Steam	5%			2033	**	4	\$400	
<b>Air Conditioning</b>								
Energy Source								
Electricity	10%			2047	**	1		
No Component	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Chilled Water From Offsite Plant</i>								

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>								
Conversion Equipment								
Split Unit	10%			2033	**			
No Component	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Chiller Located At Offsite Plant</i>								
<i>Explanation : Chillers Located Offsite</i>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2	\$122,100	
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	100%			2033	**	1	\$58,000	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$52,300	
Exhaust Fans								
Roof	100%			2033	**	2	\$2,900	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	40%			2051	**	1		
Galvanized Steel	60%			2042	**	1		
Water Heater								
Electric	100%			2024	\$77,300	4	\$800	
HW Heat Exchanger								
High Temp	100%			2051	**	4	\$13,900	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2033	**	1	\$5,800	
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : G-3</i>								
<i>Explanation : 2 Elevators</i>								
<b>Fire Suppression</b>								
Standpipe								
Generic	100%			2051	**	1-5	\$47,300	
Sprinkler								
Generic	100%			2051	**	1-2	\$26,300	
Fire Pump								
Generic	100%			2038	**	1	\$17,500	

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Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**Asset Name** : BRONX COMMUNITY COLLEGE PATTERSON GARAGE  
**Address** : 2195 LORING PLACE NORTH  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : CUN0007.380 / 13563 **Yr Built/Renovated** : 1953 /  
**Area Sq Ft** : 6,184 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 22-Mar-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 3223 **Lot** : 50 **BIN** : 2096013

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$79,400	
Interior Architecture	\$58,000	
Mechanical	\$221,900	
<b>Total</b>	<b>\$359,300</b>	
Importance Code A	\$116,800	
Importance Code B	\$242,500	
<b>Total</b>	<b>\$359,300</b>	

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$42,600	\$7,300		
Interior Architecture				
Electrical	\$700		\$6,800	\$63,900
Mechanical	\$200	\$800	\$800	\$1,900
<b>Total</b>	<b>\$43,600</b>	<b>\$8,200</b>	<b>\$7,600</b>	<b>\$65,800</b>
Importance Code A	\$42,600	\$8,000	\$600	\$600
Importance Code B	\$900	\$200	\$7,000	\$65,200
Importance Code C				
<b>Total</b>	<b>\$43,600</b>	<b>\$8,200</b>	<b>\$7,600</b>	<b>\$65,800</b>



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

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	55%			LIFE	**	5	\$8,600	
Masonry: Brick	10%	Now	\$14,200	LIFE	**	5	\$1,600	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Over West Entrance</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over West Entrance</i>								
Metal Coiling Doors	30%			2035	**	5	\$14,700	
Wood	5%	Now	\$20,500	2035	**	5	\$2,000	
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Fascia</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Fascia</i>								
<b>Windows</b>								
Aluminum	100%			2030	**	5		
<b>Roof</b>								
Built-Up (BUR)	100%	Now	\$7,900	2022	\$79,400			
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Northwest Side Of Building</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Northwest Corner Of Building</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	100%			LIFE	**	5	\$20,200	
<b>Interior Walls</b>								
Concrete Masonry Unit	100%			LIFE	**	5	\$600	
<b>Ceilings</b>								
Exposed Struc: Wood	100%	Now	\$58,000	LIFE	**			
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Northwest Corner Of Garage And In Storage Closet</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Wood Beams Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Northwest Corner Of Garage</i>								
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Raceway								
Conduit	100%			2022	\$3,700	1		

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

**Asset # : 13563**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Fused Disc Sw	5%			2021	\$400	5		
Fused Disc Sw	5%	2-4	\$400	2047	**	5		
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Wall At Entrance Door</i>								
Molded Case Bkrs	85%			2021	\$6,300	5	\$100	
Molded Case Bkrs	5%	2-4	\$400	2047	**	5		
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Wall At Entrance Door</i>								
<b>Wiring</b>								
Thermoplastic	100%			2022	\$8,200	1		
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	70%			2022	\$9,500	10	\$4,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	30%			2022	\$15,100	10	\$100	
<b>Exterior Lighting</b>								
HID	100%			2022	\$23,300	10		
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
<b>Energy Source</b>								
Fuel Oil No 2	100%			2032	**	5	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Building Is Unoccupied</i>								
<b>Conversion Equipment</b>								
Steam Boiler	100%	Now	\$37,400	2042	**	1	\$5,500	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Boiler Room</i>								
<i>Explanation : One Boiler</i>								
<b>Distribution</b>								
Central Plant Steam Piping/Pmp	100%			2022	\$97,900	4	\$300	
<b>Terminal Devices</b>								
Fan Coil Unit/Heat	100%			2022	\$86,600	1	\$2,000	
<b>Plumbing</b>								
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		

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

Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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-Feb-2014 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Floors 1,2,3  
**Block** : 3222 **Lot** : 62 **BIN** : 2100244

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$143,400	
Interior Architecture	\$129,700	\$209,700
Electrical		\$211,300
Mechanical	\$53,900	\$346,000
<b>Total</b>	<b>\$327,000</b>	<b>\$766,900</b>
Importance Code A	\$143,400	
Importance Code B	\$183,600	\$766,900
<b>Total</b>	<b>\$327,000</b>	<b>\$766,900</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$34,400			
Interior Architecture	\$46,900		\$50,400	\$900
Electrical	\$25,000	\$41,700	\$900	\$1,000
Mechanical	\$40,200	\$600	\$2,000	\$600
<b>Total</b>	<b>\$146,400</b>	<b>\$42,400</b>	<b>\$53,300</b>	<b>\$2,500</b>
Importance Code A	\$41,600		\$200	
Importance Code B	\$100,000	\$42,400	\$53,100	\$2,500
Importance Code C	\$4,900			
<b>Total</b>	<b>\$146,400</b>	<b>\$42,400</b>	<b>\$53,300</b>	<b>\$2,500</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	75%	0-2	\$86,700	LIFE	**	5	\$17,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stitch Repair Throughout</i>								
Masonry: Brick	15%			LIFE	**	5	\$3,500	
Masonry: Granite	5%			LIFE	**	5	\$900	
Masonry: Limestone	5%	Now	\$7,600	LIFE	**	5	\$900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Horizontal Bands</i>								
<b>Windows</b>								
Aluminum	100%	Now	\$4,200	2041	**	5	\$500	
<i>Bent/Warped Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Entry Hall</i>								
<b>Parapets</b>								
Copper/Terne	25%	Now	\$13,600	2030	**	5	\$1,200	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	75%			LIFE	**	5	\$1,800	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cornice</i>								
<b>Roof</b>								
Clay Tile	97%	Now	\$56,800	2035	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair And Third Floor Classrooms</i>								
Skylight, Metal/Glass	3%	Now	\$8,900	2045	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Skylight</i>								

**Interior**

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	15%			2021	\$48,700	3	\$5,200	
Cast in Place Concrete	8%			LIFE	**	5	\$4,100	
Marble Panels	2%			LIFE	**	5	\$400	
Terrazzo	10%	Now	\$8,000	LIFE	**	5	\$1,800	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors</i>								
Terrazzo	5%	0-2	\$79,800	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Stair Nosing</i>								
<i>Deflection Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stair Treads</i>								
Vinyl Tile	25%	0-2	\$27,000	2035	**	3	\$2,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	5%	Now	\$14,000	2035	**	3	\$400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 34</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Room 34</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Room 34</i>								
<i>Explanation : Vinyl Tile 9 X 9</i>								
Wood	5%			2053	**	5	\$2,200	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Room 35</i>								
Wood	25%	Now	\$41,900	2028	\$209,700	5	\$5,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Second And Third Floor Classrooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Second And Third Floor Classrooms</i>								
Interior Walls								
Cast in Place Concrete	5%	Now	\$3,900	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$400	
Gypsum Board	10%	Now	\$1,000	LIFE	**	5	\$1,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Women Bathroom In Basement</i>								
Plaster	80%			LIFE	**	5	\$5,400	

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileConcealSpLn	5%			2038	**	5	\$1,500	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
AcousTileSusp.Lay-In	10%	0-2	\$1,000	2038	**	5	\$1,200	
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Plaster	85%			LIFE	**	5	\$12,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair And Third Floor Rooms</i>								
<hr/>								
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%	4+	\$2,600	2045	**	5		
<i>Suspect Water Damage, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amperes Main Disconnect Switch Fed From Language Hall</i>								
<hr/>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2025	\$88,500	5	\$100	
<hr/>								
<b>Raceway</b>								
Conduit	90%			2025	\$21,800	1		
Conduit	10%			2035	**	1		
<hr/>								
<b>Panelboards</b>								
Fused Disc Sw	10%			2024	\$3,300	5		
Molded Case Bkrs	70%			2024	\$22,800	5	\$300	
Molded Case Bkrs	20%			2033	**	5	\$100	
<hr/>								
<b>Wiring</b>								
Braided Cloth	80%	2-4	\$21,200	2050	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Insulation Aged</i>								
Thermoplastic	20%			2035	**	1		
<hr/>								
<b>Motor Controllers</b>								
Locally Mounted	100%			2023	\$49,400	5	\$100	
<hr/>								
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2038	**	1	\$5,000	
<hr/>								
<b>Lighting</b>								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	100%			2030	**	10	\$14,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting Emergency, Service	50%			2020	\$4,200	1		
Exit, Service	50%			2020	\$2,300	1		
Exterior Lighting HID	30%			2020	\$20,100	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior</i>								
<i>Explanation : Controlled Via Photocell</i>								
No Component	70%							
<b>Alarm</b>								
Fire/Smoke Detection No Component	60%							
Generic, Analog	40%			2025	\$73,400	1-3	\$4,100	
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source HTHW/HW	100%			2045	**	1		
Conversion Equipment HTHW/HW Exchanger	100%	0-2	\$4,600	2040	**	2	\$800	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Heat Exchanger</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit, Converts H T H W To Low Pressure Steam.</i>								
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$53,900	2025	\$269,300	4	\$800	
<i>Corroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Terminal Devices Convactor/Radiator	90%			2023	\$76,700	1	\$4,500	
No Component	10%							
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2041	**	1		

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Conversion Equipment							
Window/Wall Unit	60%			2019	\$19,900	1	
No Component	40%						
Distribution							
Ductwork/Diffusers	15%			LIFE	**	2	\$3,000
No Component	85%						
Terminal Devices							
Air Handler/Cool/Ht	15%			2025	\$16,100	1	\$1,400
No Component	85%						
Heat Rejection							
Air Cooled Condenser Unit	15%			2025	\$2,900	2	\$1,600
No Component	85%						
Ventilation							
Distribution							
Ductwork/Diffusers	10%			LIFE	**	2-5	\$900
No Component	90%						
Exhaust Fans							
Interior	10%			2025	\$5,700	2	\$100
No Component	90%						
Plumbing							
H/C Water Piping							
Galvanized Steel	100%	0-2	\$14,000	2030	**	1	
<i>Corroded, Extent : Severe, Area Affected : 25%</i>							
<i>Location : Throughout</i>							
Water Heater							
Electric	100%			2024	\$14,000	4	\$100
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Basement 50 Gallon</i>							
HW Heat Exchanger							
Steam Fired	100%			2051	**	4	\$2,300
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Basement</i>							
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Sump Pump(s)							
Not Accessible	100%						
Fixtures							
Generic	100%						

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Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 26-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 3222 **Lot** : 62 **BIN** : 2100241

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$748,400	\$120,100
Interior Architecture	\$651,200	\$377,700
Electrical	\$176,000	\$689,700
Mechanical	\$1,920,600	\$1,125,500
<b>Total</b>	<b>\$3,496,200</b>	<b>\$2,313,000</b>
Importance Code A	\$748,400	\$131,200
Importance Code B	\$2,747,800	\$2,181,800
<b>Total</b>	<b>\$3,496,200</b>	<b>\$2,313,000</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$21,000	\$9,000		
Interior Architecture	\$13,100		\$23,600	\$9,500
Electrical	\$19,300	\$12,000	\$10,900	\$5,700
Mechanical	\$80,200	\$18,800	\$26,900	\$10,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$137,600</b>	<b>\$43,800</b>	<b>\$65,200</b>	<b>\$29,900</b>
Importance Code A	\$24,000	\$12,100	\$2,900	\$2,900
Importance Code B	\$101,900	\$31,700	\$62,300	\$27,000
Importance Code C	\$11,800			
<b>Total</b>	<b>\$137,600</b>	<b>\$43,800</b>	<b>\$65,200</b>	<b>\$29,900</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	10%	Now	\$108,200	LIFE	**	5	\$48,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout, Spandrels And Columns</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 5%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairs</i>								
Masonry: Brick	75%	0-2	\$217,100	LIFE	**	5	\$72,100	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North And South Cantilevers</i>								
Masonry: Fieldstone	5%	Now	\$41,500	LIFE	**	5	\$3,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Metal Panel	5%			2045	**	5-10	\$33,000	
Stucco Cement	5%			2038	**	5	\$12,000	
<b>Windows</b>								
Aluminum	100%	Now	\$157,000	2050	**	5	\$1,900	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<b>Parapets</b>								
Cast in Place Concrete	50%	Now	\$18,700	LIFE	**	5	\$30,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	20%			LIFE	**	5	\$1,200	
Metal Rail	30%	Now	\$2,400	2038	**	5	\$12,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Over Penthouse</i>								
<b>Roof</b>								
Built-Up (BUR)	100%	Now	\$224,500	2035	**			1
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Severe, Area Affected : 20%</i>								
<i>Location : West Side</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Side</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Interior</b>								
<b>Floors</b>								
Carpet	2%			2021	\$22,700	3	\$2,700	
Cast in Place Concrete	5%			LIFE	**	5	\$9,700	
Ceramic Tile	3%			2034	**	5	\$2,700	
Panel/Paver: Bluestone	3%			LIFE	**	5	\$2,000	
Terrazzo	2%			LIFE	**	5	\$1,400	
Vinyl Tile	50%	Now	\$151,100	2025	\$377,700	3	\$16,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 33%</i>								
<i>Location : Basement Corridors</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Corridors</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Uneven Surface, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	35%	Now	\$68,500	2020	\$342,500	3	\$11,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	3%			2034	**	5	\$2,600	
Concrete Masonry Unit	72%			LIFE	**	5	\$24,600	
Gypsum Board	10%			LIFE	**	5	\$5,100	
Masonry: Brick	2%			LIFE	**			
Mosaic Tile	8%	Now	\$10,500	LIFE	**			
<i>Vertical Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : In Stair Near Perforated Concrete Wall</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Near Elevator</i>								
<i>Explanation : Staining / Discolored</i>								
<b>Ceilings</b>								
AcousTileConcealSpLn	62%	Now	\$89,100	2038	**	5	\$34,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Fourth Floor, Various Other Locations</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Fourth Floor</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 33%</i>								
<i>Location : Throughout</i>								
AcousTileConcealSpLn	13%			2038	**	5	\$14,500	
Exposed Concrete	20%			LIFE	**	5	\$2,800	
Gypsum Board	5%			LIFE	**	5	\$5,600	

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	70%			2045	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3000 Amperes And 1200 Amperes Main Disconnect Switch</i>								
Fused Disc Sw	30%			2025	\$11,100	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Amperes Main Disconnect Switch</i>								
<b>Transformers</b>								
Dry Type	100%			2030	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 150 Kva 480v-208/120v</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	30%			2035	**	5	\$100	
Molded Case Bkrs	70%	4+	\$10,200	2035	**	5	\$600	
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse Mechanical Room</i>								
<b>Raceway</b>								
Conduit	80%			2025	\$98,900	1		
Conduit	20%			2045	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2024	\$13,400	5	\$100	
Molded Case Bkrs	80%			2024	\$107,400	5	\$1,300	
Molded Case Bkrs	10%			2033	**	5	\$200	
<b>Wiring</b>								
Braided Cloth	70%	2-4	\$121,500	2050	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Insulation Aged</i>								
Thermoplastic	10%			2045	**	1		
Thermoplastic	20%			2025	\$34,700	1		
<b>Motor Controllers</b>								
Locally Mounted	30%			2023	\$22,600	5	\$100	
Locally Mounted	10%			2038	**	5		
Motor Control Center	60%			2023	\$175,200	5	\$1,000	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$900	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2038	**	1	\$19,100	

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
Generators								
Diesel	100%			2034	**	1	\$24,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside The Building</i>						
		<i>Explanation : One 750 Kw</i>						
<hr/>								
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$2,300	
<hr/>								
Fuel Storage								
Day Tank	100%			2041	**	5	\$11,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside Without Generator</i>						
		<i>Explanation : One 700 Gallon Tank - Fuel Is Also Supplied From The Energy/ Central Plant</i>						
<hr/>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	100%			2030	**	10	\$54,500	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
<hr/>								
Egress Lighting								
Emergency, Service	50%			2030	**	1		
Exit, Service	40%			2020	\$6,400	1		
Exit, Service	10%			2030	**	1		
<hr/>								
Exterior Lighting								
HID	30%			2025	\$70,100	10	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Exterior</i>						
		<i>Explanation : Controlled Via Photocell</i>						
<hr/>								
No Component	70%							
<hr/>								
<b>Alarm</b>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2025	\$192,200	1-3	\$11,800	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
HTHW/HW	100%			2025	\$137,000	1		
<hr/>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	100%			2038	**	1	\$29,400	
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One Unit</i>						

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

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	10%	2-4	\$8,700	2050	**	4	\$300	
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : Attic</i>								
<i>Explanation : 2 Of 3 Pumps Need Repair</i>								
Hot Wtr Piping/Pump	10%			2033	**	4	\$300	
Central Plant Steam Piping/Pmp	80%	Now	\$75,300	2025	\$752,700	4	\$2,300	
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement And Throughout</i>								
<b>Terminal Devices</b>								
Air Handler	60%	Now	\$23,500	2020	\$469,000	1	\$19,900	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Air Handler Coil, Penthouse</i>								
Convactor/Radiator	40%	Now	\$11,900	2023	\$119,000	1	\$6,900	
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	20%			2024	\$33,600	1		
No Component	80%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Chilled Water From Plant</i>								
<b>Conversion Equipment</b>								
Split Unit	10%			2033	**			
Window/Wall Unit	90%			2020	\$104,300	1		
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	100%			2025	\$67,800	4	\$2,900	
<i>Not in Service, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	100%	Now	\$124,700	2020	\$623,500	1	\$33,100	
<i>Not in Service, Extent : Light, Area Affected : 20%</i>								
<i>Location : Attic</i>								
<b>Heat Rejection</b>								
Evaporative Condenser	100%	Now	\$172,400	2035	**	2	\$33,100	
<i>Not in Service, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%	2-4	\$153,700	LIFE	**	2-5	\$33,200	
<i>Insul. Deteriorating, Extent : Light, Area Affected : 20%</i>								
<i>Location : 4th Floor</i>								

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Ventilation</b>								
Exhaust Fans								
Interior	100%	0-2	\$197,800	2035	**	2	\$1,500	
	<i>Malfunctioning, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Attic</i>							
<b>Plumbing</b>								
H/C Water Piping								
Galvanized Steel	100%	Now	\$12,200	2030	**	1		
	<i>Corroded, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Water Heater								
Electric	100%			2024	\$49,000	4	\$500	
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Attic 225 Gallons</i>							
HW Heat Exchanger								
Steam Fired	100%			2051	**	4	\$8,800	
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$11,600	LIFE	**	1		
	<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : 4th Floor</i>							
Sump Pump(s)								
Submersible	100%			2019	\$2,000	4	\$2,000	
Backflow Preventer								
No Component	80%							
Generic	20%			2025	\$2,900	1	\$800	
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : For Sprinkler System Only</i>							
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Geared Traction	100%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : B-4</i>							
	<i>Explanation : One Unit</i>							
<b>Fire Suppression</b>								
Standpipe								
Generic	100%			2045	**	1-5	\$30,000	

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

**Asset # : 2094**

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

Fire Suppression  
Sprinkler

No Component

95%

Generic

5% 4+

\$2,700

2035

\* \*

1-2

\$700

*Other Observation, Extent : Light, Area Affected : 50%*

*Location : Basement*

*Explanation : Sprinkler Caps Missing*

*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 : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 27-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 3222 **Lot** : 62 **BIN** : 2100247

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$1,316,600	\$82,300
Interior Architecture		\$173,300
Electrical	\$52,100	\$140,100
Mechanical	\$642,000	\$235,800
<b>Total</b>	<b>\$2,010,700</b>	<b>\$631,500</b>
Importance Code A	\$1,316,600	\$82,300
Importance Code B	\$694,100	\$549,200
<b>Total</b>	<b>\$2,010,700</b>	<b>\$631,500</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$90,400	\$5,400		
Interior Architecture	\$103,700	\$25,200	\$5,500	\$2,600
Electrical	\$2,700	\$18,500	\$3,400	\$3,100
Mechanical	\$43,500	\$22,200	\$18,600	\$7,900
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$248,300</b>	<b>\$79,300</b>	<b>\$35,500</b>	<b>\$21,400</b>
Importance Code A	\$93,200	\$8,300	\$2,800	\$2,800
Importance Code B	\$140,000	\$71,100	\$32,700	\$18,600
Importance Code C	\$15,100			
<b>Total</b>	<b>\$248,300</b>	<b>\$79,300</b>	<b>\$35,500</b>	<b>\$21,400</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.

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$991,800	LIFE	**	5	\$82,300	1
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Theater And Main Building</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout Theater, East Side Of Roscoe</i>								
<i>Expansion Jnt Failure, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Whole East Facade Of Theater, Various Other Locations</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 20%</i>								
<i>Location : Theater</i>								
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 20%</i>								
<i>Location : Theater</i>								
Masonry: Limestone	10%			LIFE	**	5	\$7,300	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Along First And Second Floor Horizontal Bands</i>								
Metal Panel	3%			2035	**	5-10	\$20,000	
Granite Panels	2%	Now	\$25,600	LIFE	**	5	\$1,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Entrance</i>								
<i>Loose Units, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Main Entrance To Main Building</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Main Entrance</i>								
Windows								
Aluminum	95%	Now	\$21,100	2033	**	5	\$1,300	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Portions Of Main Building</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Rooms</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2034	**	10	\$800	

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick	75%	Now	\$34,600	LIFE	**	5	\$3,000	1
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various On Every Roof</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various At Every Roof On Exterior Face</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
Masonry: Limestone	5%	Now	\$2,100	LIFE	**	5	\$300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Metal Rail	20%	Now	\$2,100	2030	**	5	\$5,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Main Roof</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Main Roof</i>								
Roof								
Cast in Place Concrete	10%	Now	\$4,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Terraces</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Terraces</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Terrace Over Lobby</i>								
Modified Bitumen	15%	Now	\$60,900	2035	**			
<i>Blisters, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Theater Roof</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Theater Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Theater Roof</i>								
Modified Bitumen	65%	Now	\$263,900	2035	**			
<i>Blisters, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Main Roof</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Main Roof, Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Roof, Throughout</i>								
Single Ply Membrane	8%			2025	\$18,800	10	\$5,600	
Skylight, Metal/Glass	2%			2045	**	10	\$4,700	
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	3%			2024	\$32,500	3	\$3,800	
Cast in Place Concrete	15%	Now	\$2,600	LIFE	**	5	\$27,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North End Of Mechanical Room</i>								
Ceramic Tile	5%			2034	**	5	\$4,300	
Quarry Tile	3%			2038	**	5	\$3,800	
Terrazzo	10%			LIFE	**	5	\$6,600	
Vinyl Tile	40%			2033	**	3	\$12,800	
Vinyl Tile	24%	Now	\$34,700	2025	\$173,300	3	\$7,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : South Wing Of Main Building (Roscoe)</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Wing Of Main Building</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : South Wing Of Main Building</i>								
Interior Walls								
Ceramic Tile	5%			2034	**	5	\$4,100	
Concrete Masonry Unit	35%			LIFE	**	5	\$11,400	
Gypsum Board	15%			LIFE	**	5	\$7,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Building - Bookstore, Lounge, Meeting Rooms</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 10%</i>								
<i>Location : South Wing Of Main Building, 3rd Floor</i>								
Masonry: Brick	5%			LIFE	**			
Plaster	40%	Now	\$13,000	LIFE	**	5	\$9,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South Wing Of Main Building</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South Wing Of Main Building (Roscoe)</i>								

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Interior								
Ceilings								
AcousTileConcealSpLn	2%	Now	\$14,100	2045	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby/ Corridors</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
AcousTileSusp.Lay-In	58%			2045	**	5	\$50,500	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Building And Theater</i>								
Exposed Concrete	15%	Now	\$21,000	LIFE	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Concrete Beam In Basement Crawl Space Under Main Building</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Basement Crawl Space Beams Under Main Building</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Areas In Basements</i>								
Plaster	25%	Now	\$14,200	LIFE	**	5	\$13,600	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Wing Of Main Building</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : South Wing Of Main Building</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2051	**	5	\$300	
Raceway								
Conduit	50%			2025	\$61,800	1		
Conduit	50%			2051	**	1		
Panelboards								
Fused Disc Sw	5%			2047	**	5	\$100	
Fused Disc Sw	10%			2024	\$10,400	5	\$100	
Molded Case Bkrs	20%			2024	\$20,900	5	\$300	
Molded Case Bkrs	65%			2047	**	5	\$1,000	
Wiring								
Braided Cloth	30%	2-4	\$52,100	2050	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2025	\$34,700	1		
Thermoplastic	50%			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**  
**BRONX COMMUNITY COLLEGE ROSCOE C. BROWN STUDENT CENTER**  
**Asset # : 2077**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Under 600 Volts								
Motor Controllers								
Locally Mounted	50%			2038	**	5	\$200	
Locally Mounted	50%			2023	\$22,600	5	\$200	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	20%			2033	**	10	\$10,400	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	30%			2030	**	10	\$15,600	
Fluorescent	40%			2033	**	10	\$20,800	
HID	10%			2030	**	10	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Building, Auditorium</i>								
<i>Explanation : Lamps</i>								
Egress Lighting								
Emergency, Service	50%			2033	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gets Power From Adjacent Building Generator</i>								
Exit, Service	50%			2033	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gets Power From Adjacent Building Generator</i>								
Exterior Lighting								
HID	100%			2030	**	10	\$200	
Alarm								
Security System								
No Component	90%							
Generic	10%			2033	**	1	\$2,200	
Fire/Smoke Detection								
No Component	30%							
Generic, Analog	70%			2033	**	1-3	\$25,400	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Heating								
Energy Source								
HTHW/HW	70%			2035	**	1		
Natural Gas	30%			2045	**	1		

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

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	100%			2038	**	1	\$28,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2051	**	4	\$4,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Air Handler	80%			2020	\$597,700	1	\$28,100	
Convactor/Radiator	20%			2030	**	1	\$3,700	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2041	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	30%			2030	**	2	\$1,000	
Split Unit	10%			2030	**			
Window/Wall Unit	40%			2020	\$44,300	1		
No Component	20%							
Distribution								
Ductwork/Diffusers	30%			LIFE	**	2	\$22,200	
No Component	70%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$31,700	
Exhaust Fans								
Interior	100%	Now	\$9,500	2025	\$189,000	2	\$1,400	
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<b>Plumbing</b>								
H/C Water Piping								
Galvanized Steel	100%	Now	\$23,300	2030	**	1		
<i>Corroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Water Heater								
Electric	100%			2023	\$46,800	4	\$500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
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 ROSCOE C. BROWN STUDENT CENTER**  
**Asset # : 2077**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
Sump Pump(s)								
Non-Submersible	65%			2020	\$5,400	4	\$1,200	
Submersible	35%			2019	\$700	4	\$700	
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Hydraulic	100%			LIFE		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Freight 1 - Roof, Passenger 1-3 Floor</i>								
<i>Explanation : 2 Units - 1 Freight And 1 Passenger</i>								
<b>Fire Suppression</b>								
Standpipe								
Generic	100%			2035		**	1-5	\$28,600
Sprinkler								
No Component	40%							
Generic	60%			2035		**	1-2	\$9,600

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

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

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

Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 27-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 3222 **Lot** : 62 **BIN** : 2100247

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$144,400	
Interior Architecture		\$136,200
Electrical		\$22,600
<b>Total</b>	<b>\$144,400</b>	<b>\$158,800</b>
Importance Code A	\$144,400	
Importance Code B		\$158,800
<b>Total</b>	<b>\$144,400</b>	<b>\$158,800</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$22,500	\$1,300		
Interior Architecture	\$38,600		\$500	\$2,000
Electrical	\$8,400	\$5,000	\$1,300	\$1,200
Mechanical	\$1,800	\$23,500	\$1,500	\$1,200
<b>Total</b>	<b>\$71,300</b>	<b>\$29,800</b>	<b>\$3,300</b>	<b>\$4,400</b>
Importance Code A	\$23,200	\$2,100	\$700	\$700
Importance Code B	\$48,100	\$27,800	\$2,600	\$3,700
Importance Code C				
<b>Total</b>	<b>\$71,300</b>	<b>\$29,800</b>	<b>\$3,300</b>	<b>\$4,400</b>



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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE ROSCOE C. STUDENT CENTER - ANNEX**  
**Asset # : 14634**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$18,400	LIFE	**	5	\$12,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Southeast Corner At First Floor Window Sill</i>								
Masonry: Limestone	10%	Now	\$3,100	LIFE	**	5	\$1,100	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2045	**	5-10	\$4,900	
Windows								
Aluminum	98%	Now	\$67,200	2033	**	5	\$4,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations</i>								
Metal Louvers	2%			2034	**	10	\$1,000	
Parapets								
Masonry: Brick	80%			LIFE	**	5	\$1,900	
Metal Panel	5%	Now	\$900	2045	**	5	\$200	
<i>Miss/Damaged Copings, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Northeast Corner Of Roof</i>								
Metal Rail	15%			2038	**	5-10	\$6,500	
Roof								
Modified Bitumen	100%	Now	\$77,200	2035	**			
<i>Blisters, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	5%			2024	\$13,600	3	\$1,600	
Cast in Place Concrete	15%			LIFE	**	5	\$7,000	
Mosaic Tile	5%			2038	**	5	\$2,700	
Vinyl Tile	75%	Now	\$27,200	2025	\$136,200	3	\$6,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Interior								
Ceilings								
AcousTile,Adhered	30%	Now	\$6,000	2030	**	5	\$3,200	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Classrooms On Third Floor</i>								
AcousTileSusp.Lay-In	30%	Now	\$2,600	2030	**	5	\$3,200	
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Corridors</i>								
Exposed Concrete	20%			LIFE	**	5	\$700	
Plaster	20%	Now	\$2,800	LIFE	**	5	\$2,700	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Third Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Third Floor</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2051	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amperes And Two 400 Amperes Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2042	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 500 Kva And One 225 Kva 480v-208/120v</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2051	**	5	\$100	
Raceway								
Conduit	50%			2025	\$11,100	1		
Conduit	50%			2051	**	1		
Panelboards								
Fused Disc Sw	5%			2047	**	5		
Fused Disc Sw	10%			2024	\$3,000	5		
Molded Case Bkrs	20%			2024	\$6,000	5	\$100	
Molded Case Bkrs	65%			2047	**	5	\$200	
Wiring								
Braided Cloth	30%	2-4	\$7,300	2050	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2025	\$4,800	1		
Thermoplastic	50%			2051	**	1		

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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE ROSCOE C. STUDENT CENTER - ANNEX**  
**Asset # : 14634**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Under 600 Volts								
Motor Controllers								
Locally Mounted	50%			2038	**	5		
Locally Mounted	50%			2023	\$22,600	5		
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$4,400	
Lighting								
Interior Lighting								
Fluorescent	20%			2033	**	10	\$2,600	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	30%			2030	**	10	\$3,900	
Fluorescent	50%			2033	**	10	\$6,600	
Egress Lighting								
Emergency, Service								
	50%			2033	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gets Power From Adjacent Building Generator</i>								
Exit, Service	50%			2030	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gets Power From Adjacent Building Generator</i>								
Exterior Lighting								
HID	100%			2030	**	10		
Alarm								
Security System								
No Component	90%							
Generic	10%			2033	**	1	\$500	
Fire/Smoke Detection								
No Component	30%							
Generic, Analog	70%			2033	**	1-3	\$6,200	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Heating								
Energy Source								
HTHW/HW	100%			2035	**	1		
Conversion Equipment								
Heat Exchanger, Plate & Frame	100%			2034	**	1	\$7,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE ROSCOE C. STUDENT CENTER - ANNEX**  
**Asset # : 14634**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating							
Distribution							
Central Plant Steam Piping/Pmp	100%		2035	**	4	\$1,100	
Terminal Devices							
Convactor/Radiator	100%		2030	**	1	\$4,600	
Air Conditioning							
Energy Source							
Electricity	100%		2033	**	1		
Conversion Equipment							
Window/Wall Unit	80%		2020	\$22,300	1		
No Component	20%						
Ventilation							
Distribution							
Ductwork/Diffusers	20%		LIFE	**	2-5	\$1,600	
No Component	80%						
Exhaust Fans							
Roof	20%		2025	\$4,400	2	\$100	
Not Accessible	80%						
Plumbing							
H/C Water Piping							
Galvanized Steel	100%		2038	**	1		
Water Heater							
Electric	100%		2023	\$11,800	4	\$100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
			<i>Location : Basement</i>				
			<i>Explanation : 120 Gallon</i>				
Sanitary Piping							
Cast Iron	100%		LIFE	**	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	**	1		
Sump Pump(s)							
Non-Submersible	60%		2025	\$1,200	4	\$200	
Submersible	40%		2019	\$200	4	\$200	
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.

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Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 24-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 3222 **Lot** : 62 **BIN** : 2100254

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$44,800	\$36,100
Interior Architecture	\$52,000	\$38,000
Electrical		\$418,800
Mechanical	\$59,600	\$606,600
<b>Total</b>	<b>\$156,400</b>	<b>\$1,099,400</b>
Importance Code A	\$44,800	\$36,100
Importance Code B	\$111,500	\$1,063,300
<b>Total</b>	<b>\$156,400</b>	<b>\$1,099,400</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$18,300	\$500	\$700	
Interior Architecture	\$36,800		\$200	\$3,800
Electrical	\$1,900	\$1,700	\$1,800	\$1,600
Mechanical	\$5,800	\$37,000	\$3,500	\$2,100
<b>Total</b>	<b>\$62,900</b>	<b>\$39,200</b>	<b>\$6,200</b>	<b>\$7,600</b>
Importance Code A	\$19,600	\$1,900	\$2,000	\$1,300
Importance Code B	\$36,100	\$37,300	\$4,200	\$6,300
Importance Code C	\$7,100			
<b>Total</b>	<b>\$62,900</b>	<b>\$39,200</b>	<b>\$6,200</b>	<b>\$7,600</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.

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

**Asset # : 2064**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	5%	Now	\$9,300	LIFE	* *	5	\$8,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Masonry: Brick	90%	Now	\$44,800	LIFE	* *	5	\$29,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Severe, Area Affected : 5%</i>								
<i>Location : East Facade At Doorway</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North And South Facade</i>								
Masonry: Limestone	5%	Now	\$9,000	LIFE	* *	5	\$1,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Floor Horizontal Band</i>								
<b>Windows</b>								
Aluminum	100%			2041	* *	5	\$1,400	
<b>Parapets</b>								
Copper/Terne	5%			2060	* *	5	\$1,000	
Masonry: Brick	90%			LIFE	* *	5	\$3,900	
Pre-Cast Concrete	5%			LIFE	* *	5	\$1,400	
<b>Roof</b>								
Modified Bitumen	100%			2035	* *	10	\$36,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Roof Installation</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	8%	Now	\$3,300	LIFE	* *	5	\$6,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout The Basement</i>								
Ceramic Tile	5%			2028	\$38,000	5	\$2,000	
Terrazzo	5%			LIFE	* *	5	\$1,500	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridor</i>								
Vinyl Tile	78%	2-4	\$52,000	2030	* *	3	\$11,500	
<i>Worn/Eroded, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	4%			2030	* *	3	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Select Rooms/ Offices</i>								
<i>Explanation : Vinyl Tile 9 X 9</i>								

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

**Asset # : 2064**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Cast in Place Concrete	15%	Now	\$7,100	LIFE	**			
<i>Paint Peeling, Extent : Moderate, Area Affected : 33%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mechanical Area - Basement</i>								
Concrete Masonry Unit	20%			LIFE	**	5	\$3,000	
Gypsum Board	10%			LIFE	**	5	\$2,300	
Masonry: Brick	10%			LIFE	**			
Plaster	45%			LIFE	**	5	\$5,100	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	50%	Now	\$7,900	2038	**	5	\$9,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout 2nd Floor</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout 2nd Floor</i>								
Exposed Concrete	15%	Now	\$9,500	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Beams In Basement</i>								
Plaster	35%	Now	\$9,000	LIFE	**	5	\$8,600	
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 2nd Floor Corridor</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2025	\$4,800	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Amperes Main Disconnect Switch</i>								
<b>Transformers</b>								
Dry Type	100%			2023	\$15,800	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 30 Kva 408v-208/120v</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2025	\$97,600	5	\$100	
<b>Raceway</b>								
Conduit	90%			2025	\$47,200	1		
Conduit	10%			2045	**	1		

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

**Asset # : 2064**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Fused Disc Sw	10%			2024	\$7,500	5	\$100	
Molded Case Bkrs	10%			2041	**	5	\$100	
Molded Case Bkrs	80%			2024	\$59,700	5	\$600	
<b>Wiring</b>								
Thermoplastic	90%			2025	\$59,800	1		
Thermoplastic	10%			2045	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2023	\$45,200	5	\$200	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$400	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2038	**	1	\$8,400	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	100%			2025	\$57,700	10	\$24,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Egress Lighting</b>								
Emergency, Service	50%			2025	\$6,400	1		
Exit, Service	50%			2025	\$3,500	1		
<b>Exterior Lighting</b>								
HID	50%			2025	\$51,500	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Controlled Via Photocell</i>								
No Component	50%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2025	\$24,800	1	\$3,100	
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Analog	30%			2030	**	1-3	\$5,000	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
<b>Energy Source</b>								
HTHW/HW	100%			2025	\$60,400	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Supplied From Adjacent Building</i>								

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

**Asset # : 2064**

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	100%			2038	**	1	\$13,000	
Distribution								
Central Plant Steam Piping/Pmp	100%			2025	\$414,900	4	\$1,300	
Terminal Devices								
Convactor/Radiator	100%			2023	\$131,200	1	\$8,500	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2041	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	30%	0-2	\$59,600	2035	**	2	\$400	
			<i>Damaged, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Roof</i>					
			<i>Malfunctioning, Extent : Moderate, Area Affected : 80%</i>					
			<i>Location : Roof</i>					
Window/Wall Unit	60%			2020	\$30,700	1		
No Component	10%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	30%			LIFE	**	2-5	\$4,400	
No Component	70%							
Exhaust Fans								
Roof	30%			2025	\$12,200	2	\$200	
No Component	70%							
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%	Now	\$3,700	2035	**	1		
			<i>Corroded, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Street Supply Line</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2020	\$3,900	4	\$900	
Fixtures								
Generic	100%							

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Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 27-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,2,3  
**Block** : 3224 **Lot** : 1 **BIN** : 2014903

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$83,500	
Electrical	\$36,900	
<b>Total</b>	<b>\$120,400</b>	
Importance Code A	\$83,500	
Importance Code B	\$36,900	
<b>Total</b>	<b>\$120,400</b>	

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$12,400	\$200		
Interior Architecture	\$12,100	\$6,500		\$1,100
Electrical	\$600	\$2,100	\$600	\$700
Mechanical	\$1,400	\$2,300	\$3,000	\$800
<b>Total</b>	<b>\$26,500</b>	<b>\$11,100</b>	<b>\$3,600</b>	<b>\$2,700</b>
Importance Code A	\$12,900	\$700	\$500	\$500
Importance Code B	\$5,100	\$10,500	\$3,100	\$2,200
Importance Code C	\$8,500			
<b>Total</b>	<b>\$26,500</b>	<b>\$11,100</b>	<b>\$3,600</b>	<b>\$2,700</b>



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

**Asset # : 2068**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	90%	Now	\$43,700	LIFE	* *	5	\$14,500	
<i>Graffiti, Extent : Light, Area Affected : 10%</i>								
<i>Location : North And East Elevations</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Loose Units, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Chimney And Southeast Corner</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Wood	10%	Now	\$8,400	2045	* *	5	\$4,000	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Fascia</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Fascia</i>								
<b>Windows</b>								
Aluminum	100%			2050	* *	5	\$400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
Asphalt Shingle	100%	Now	\$4,000	2021	\$39,800			
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%			LIFE	* *	5	\$1,500	
Ceramic Tile	5%			2040	* *	5	\$700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bathrooms</i>								
Vinyl Tile	60%	Now	\$3,600	2035	* *	3	\$3,200	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Wood	30%			2065	* *	5	\$8,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								

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

**Asset # : 2068**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Interior Walls</b>								
Cast in Place Concrete	10%	Now	\$8,500	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$300	
Gypsum Board	85%			LIFE	**	5	\$6,900	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	30%			2045	**	5	\$4,300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
Exposed Concrete	20%			LIFE	**	5	\$500	
Plaster	50%			LIFE	**	5	\$4,500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2051	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amperes Main Disconnect Switch</i>								
<b>Raceway</b>								
Conduit	100%			2025	\$13,900	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2047	**	5		
Molded Case Bkrs	95%			2047	**	5	\$200	
<b>Wiring</b>								
Thermoplastic	100%			2051	**	1		
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : New</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	100%			2033	**	10	\$8,700	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

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

**Asset # : 2068**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Egress Lighting Emergency, Battery	50%			2025	\$6,400	10	\$1,100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Gets Power From Adjacent Building Generator</i>					
Exit, Service	50%			2020	\$1,300	1		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Gets Power From Adjacent Building Generator</i>					
Exterior Lighting HID	100%			2020	\$36,900	10		
<b>Alarm</b>								
Security System No Component Generic	80%							
	20%			2035	**	1	\$700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Main Entrance</i>					
			<i>Explanation : Cameras</i>					
Fire/Smoke Detection Generic, Analog	100%			2035	**	1-3	\$6,000	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : New System</i>					
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source Fuel Oil No 2	100%			2035	**	5	\$2,900	
Conversion Equipment Hot Water Boiler	100%			2038	**	1	\$4,700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 140,000 Btu Unit</i>					
Distribution Hot Wtr Piping/Pump	100%			2033	**	4	\$500	
Terminal Devices Convactor/Radiator	100%			2042	**	1	\$3,100	
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2041	**	1		

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

**Asset # : 2068**

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
Split Unit	60%			2030	**			
No Component	40%							
<b>Distribution</b>								
Ductwork/Diffusers	60%			LIFE	**	2	\$7,400	
No Component	40%							
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	10%			2051	**	1		
Galvanized Steel	90%			2042	**	1		
<b>HW Heat Exchanger</b>								
Steam Fired	100%			2051	**	4	\$1,400	
			<i>Recent Replace Evident, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Basement</i>					
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Backflow Preventer</b>								
No Component	50%							
Generic	50%			2025	\$1,200	1	\$300	
<b>Fixtures</b>								
Generic	100%							
<b>Fire Suppression</b>								
<b>Sprinkler</b>								
No Component	75%							
Generic	25%			2035	**	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.

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

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

Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 24-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3222 **Lot** : 62 **BIN** : 2100255

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$37,000	\$35,100
Interior Architecture	\$171,400	
Electrical	\$58,900	\$45,200
Mechanical		\$259,300
<b>Total</b>	<b>\$267,200</b>	<b>\$339,600</b>
Importance Code A	\$37,000	\$35,100
Importance Code B	\$176,600	\$304,500
Importance Code C	\$53,600	
<b>Total</b>	<b>\$267,200</b>	<b>\$339,600</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$33,300	\$7,500	\$400	
Interior Architecture	\$120,400		\$181,800	\$1,000
Electrical	\$5,900	\$18,400	\$1,100	\$1,000
Mechanical	\$40,300	\$56,100	\$2,200	\$1,800
<b>Total</b>	<b>\$199,900</b>	<b>\$82,000</b>	<b>\$185,500</b>	<b>\$3,800</b>
Importance Code A	\$34,200	\$8,700	\$1,300	\$900
Importance Code B	\$108,000	\$73,400	\$184,200	\$2,900
Importance Code C	\$57,700			
<b>Total</b>	<b>\$199,900</b>	<b>\$82,000</b>	<b>\$185,500</b>	<b>\$3,800</b>



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

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

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

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

**Asset # : 2065**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	85%			LIFE	**	5	\$26,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Elevations</i>								
Masonry: Brownstone	5%			LIFE	**	5	\$1,200	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Elevations</i>								
Masonry: Fieldstone	10%	Now	\$31,000	LIFE	**	5	\$2,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Areas On East Side</i>								
<i>Explanation : Loose Units</i>								
<b>Windows</b>								
Aluminum	95%			2041	**	5	\$800	
Steel	5%	Now	\$2,200	2050	**	5	\$300	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<b>Parapets</b>								
Wood Cornice	100%			2055	**	5-10	\$17,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Elevations</i>								
<b>Roof</b>								
Metal Panel	85%			2045	**	10	\$35,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entire Roof</i>								
Plaza Roof: Stone Panels	15%	Now	\$37,000	2051	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Basement</i>								

**Interior**

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

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

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

**Asset # : 2065**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Carpet	50%			2021	\$174,900	3	\$20,600	
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Cast in Place Concrete	10%	Now	\$5,700	LIFE	**	5	\$6,000	
	<i>Uneven Surface, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Basement</i>							
Ceramic Tile	5%	Now	\$13,300	2034	**	5	\$700	
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Men's Restroom</i>							
	<i>Poor Subfloor Evident, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Men's Restroom</i>							
Vinyl Tile	20%	4+	\$2,300	2030	**	3	\$2,100	
	<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile 9" X 9"	10%	Now	\$9,100	2035	**	3	\$1,000	
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 75%</i>							
	<i>Location : Third Floor</i>							
	<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Third Floor</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Third Floor</i>							
	<i>Explanation : Vinyl Tile 9 X 9</i>							
Wood	5%	Now	\$27,100	2053	**	5	\$1,300	
	<i>Loose Units, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Uneven Surface, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Basement</i>							

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

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

**Asset # : 2065**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Gypsum Board	10%	Now	\$10,900	LIFE	**	5	\$1,600	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : Mold / Mildew</i>								
Masonry: Brick	10%	Now	\$20,400	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Masonry: Fieldstone	5%	Now	\$26,400	LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Penetration And Missing Mortar Joints</i>								
Plaster	20%	Now	\$42,000	LIFE	**	5	\$1,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Basement, Mens Toilet, Various Locations Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Plaster	55%	Now	\$11,600	LIFE	**	5	\$4,300	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTile,Adhered	20%	Now	\$5,200	2038	**	5	\$2,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 202 And Other Areas</i>								
Plaster	20%	Now	\$73,600	LIFE	**	5	\$3,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement, Men's Toilet</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement, Men's Toilet</i>								
Plaster	60%	Now	\$44,200	LIFE	**	5	\$10,500	
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								

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

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

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

**Asset # : 2065**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%			2045	**	5	\$500	
Switchgear / Switchboard								
Molded Case Bkrs	100%			2045	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 400 Amperes Main Distribution Board</i>								
Raceway								
Conduit	80%			2045	**	1		
Conduit	20%			2025	\$4,400	1		
Panelboards								
Fused Disc Sw	10%			2024	\$3,000	5		
Molded Case Bkrs	20%			2024	\$6,000	5	\$100	
Molded Case Bkrs	70%			2041	**	5	\$400	
Wiring								
Braided Cloth	20%	2-4	\$4,800	2050	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Levels</i>								
Thermoplastic	80%			2045	**	1		
Motor Controllers								
Locally Mounted	100%			2023	\$45,200	5	\$100	
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2038	**	1	\$5,800	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	100%			2030	**	10	\$16,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	50%			2030	**	1		
Exit, Service	50%			2030	**	1		
Exterior Lighting								
HID	30%			2030	**	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Controlled Via Photocell</i>								
No Component	70%							
<b>Alarm</b>								
Security System								
No Component	90%							
Generic	10%			2025	\$5,700	1	\$700	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2020	\$58,900	1-3	\$3,500	

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

**Asset # : 2065**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
HTHW/HW	100%			2025	\$42,300	1		
<b>Conversion Equipment</b>								
Heat Exchanger, Plate & Frame	100%			2038	**	1	\$9,100	
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%	2-4	\$8,000	2041	**	4	\$900	
<i>Corroded, Extent : Light, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Insul. Deteriorating, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<b>Terminal Devices</b>								
Convactor/Radiator	90%			2023	\$82,600	1	\$5,300	
Fan Coil Unit/Heat	10%			2020	\$25,700	1	\$600	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2041	**	1		
<b>Conversion Equipment</b>								
Window/Wall Unit	80%			2020	\$28,600	1		
No Component	20%							
<b>Ventilation</b>								
Exhaust Fans								
Roof	100%			2033	**	2	\$600	
<b>Plumbing</b>								
H/C Water Piping								
Galvanized Steel	100%	Now	\$30,100	2030	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<b>Water Heater</b>								
Electric	100%			2024	\$15,100	4	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 50 Gallons Tank</i>								
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Sump Pump(s)</b>								
Not Accessible	100%							
<b>Fixtures</b>								
Generic	100%							
<b>Fire Suppression</b>								
<b>Sprinkler</b>								
No Component	20%							
Generic	80%			2025	\$134,400	1-2	\$4,100	

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

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Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 10-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 2350 **Lot** : 24 **BIN** : 2001088

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$62,100	\$243,400
Electrical		\$49,700
Mechanical	\$63,100	
<b>Total</b>	<b>\$125,200</b>	<b>\$293,100</b>
Importance Code A	\$62,100	\$243,400
Importance Code B	\$63,100	\$49,700
<b>Total</b>	<b>\$125,200</b>	<b>\$293,100</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$1,200		\$2,000	\$6,300
Interior Architecture		\$4,300		\$6,500
Electrical	\$16,700	\$100	\$100	\$300
Mechanical	\$29,700	\$1,000	\$1,400	\$20,700
<b>Total</b>	<b>\$47,600</b>	<b>\$5,400</b>	<b>\$3,600</b>	<b>\$33,900</b>
Importance Code A	\$1,900	\$700	\$2,700	\$26,800
Importance Code B	\$45,700	\$4,700	\$900	\$7,100
Importance Code C				
<b>Total</b>	<b>\$47,600</b>	<b>\$5,400</b>	<b>\$3,600</b>	<b>\$33,900</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**  
**HOSTOS COMMUNITY COLLEGE ADMINISTRATION BUILDING - G**  
**Asset # : 14556**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	90%			LIFE	**	5	\$36,500	
Metal Coiling Doors	10%			2037	**	5	\$12,700	
<b>Windows</b>								
Aluminum	50%			2046	**	5	\$4,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Glass Block	50%			LIFE	**	5	\$2,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Parapets</b>								
Masonry: Brick	95%			LIFE	**	5	\$11,800	
Metal Panel	5%			2044	**	5	\$2,400	
<b>Roof</b>								
Modified Bitumen	98%	Now	\$62,100	2024	\$206,900			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Garage</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Garage And Upper Roof</i>								
Skylight, Metal/Glass	2%			2034	**	10	\$2,400	
<b>Interior</b>								
<b>Floors</b>								
Carpet	20%			2023	\$60,600	3	\$7,100	
Cast in Place Concrete	10%			LIFE	**	5	\$5,200	
Ceramic Tile	5%			2033	**	5	\$1,200	
Vinyl Tile	65%			2029	**	3	\$5,800	
<b>Interior Walls</b>								
Ceramic Tile	5%			2033	**	5	\$1,500	
Concrete Masonry Unit	45%			LIFE	**	5	\$5,300	
Gypsum Board	50%			LIFE	**	5	\$8,900	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	55%			2037	**	5	\$13,100	
Exposed Concrete	20%			LIFE	**	5	\$700	
Exposed Struc: Steel	15%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$1,500	
Plaster	5%			LIFE	**	5	\$700	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2024	\$4,800	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Rating</i>								

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

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**HOSTOS COMMUNITY COLLEGE ADMINISTRATION BUILDING - G**  
**Asset # : 14556**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2034	**	5	\$100	
<b>Raceway</b>								
Conduit	100%			2034	**	1		
<b>Panelboards</b>								
Molded Case Bkrs	100%			2032	**	5	\$300	
<b>Wiring</b>								
Thermoplastic	100%			2034	**	1		
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$200	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	98%			2029	**	10	\$14,300	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	2%			2029	**	10	\$300	
		<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Storage Area</i>						
<b>Egress Lighting</b>								
Emergency, Battery	50%			2029	**	10	\$1,900	
Exit, Service	50%			2029	**	1		
<b>Exterior Lighting</b>								
HID	100%			2024		10	\$49,700	
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2032	**	1	\$1,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : C C T V Surveillance Cameras</i>						

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
<b>Energy Source</b>								
Electricity	30%			2034	**	1		
Natural Gas	70%			2034	**	1		

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**HOSTOS COMMUNITY COLLEGE ADMINISTRATION BUILDING - G**  
**Asset # : 14556**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Furnace	70%			2024	\$24,500	1	\$5,500	
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : 3 Units In Garage, 2 Package Units In Office Area</i>								
<i>Explanation : 5 Units</i>								
Heat Pump Air Sourced	20%			2022	\$19,700	2	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Offices</i>								
<i>Explanation : 4 Window Units</i>								
Radiant Heater	10%			2029	**	2	\$700	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Hallways</i>								
<i>Explanation : 3 Units</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	20%			2022	\$63,100	2	\$200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : 2 Package Units In Office Area</i>								
Split Unit	10%			2029	**			
Window/Wall Unit	30%			2019	\$9,300	1		
No Component	40%							
Terminal Devices								
Fan Coil - 2 Pipe	10%			2029	**	1	\$500	
No Component	90%							
Heat Rejection								
Dry Cooler	10%			2029	**	2	\$1,100	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	**	2-5	\$2,700	
No Component	70%							
Exhaust Fans								
Interior	20%			2024	\$10,600	2	\$100	
Roof	10%			2019	\$2,500	2	\$100	
No Component	70%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		
Water Heater								
Electric	100%			2019	\$13,100	4	\$100	
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.

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**CITY UNIVERSITY OF NEW YORK - 042**  
**HOSTOS COMMUNITY COLLEGE ADMINISTRATION BUILDING - G**  
**Asset # : 14556**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Plumbing								
	Backflow Preventer							
	Generic	100%			2019	\$3,800	1	\$1,000
Fixtures								
	Generic	100%						

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Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 10-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 2346 **Lot** : 29 **BIN** : 2001038

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$501,100	\$194,500
Interior Architecture	\$690,700	\$321,400
Electrical	\$706,700	\$786,500
Mechanical	\$1,381,000	\$4,082,900
<b>Total</b>	<b>\$3,279,600</b>	<b>\$5,385,300</b>
Importance Code A	\$501,100	\$236,400
Importance Code B	\$2,778,400	\$4,990,500
Importance Code C		\$158,300
<b>Total</b>	<b>\$3,279,600</b>	<b>\$5,385,300</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$94,600	\$14,600		\$48,000
Interior Architecture	\$16,500	\$29,000		\$9,100
Electrical	\$37,800	\$15,600	\$15,600	\$42,400
Mechanical	\$106,500	\$60,700	\$87,400	\$63,300
Elevators/Escalators	\$34,500	\$34,500	\$34,500	\$34,500
<b>Total</b>	<b>\$289,900</b>	<b>\$154,400</b>	<b>\$137,600</b>	<b>\$197,300</b>
Importance Code A	\$113,200	\$32,800	\$18,200	\$66,200
Importance Code B	\$167,400	\$121,600	\$119,400	\$131,100
Importance Code C	\$9,200			
<b>Total</b>	<b>\$289,900</b>	<b>\$154,400</b>	<b>\$137,600</b>	<b>\$197,300</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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	25%			LIFE	**	5	\$46,300	
Masonry: Brick	30%			LIFE	**	5	\$55,600	
Metal Panel	10%			2044	**	5-10	\$127,300	
Stucco Cement	10%			2029	**	5	\$46,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : South Wall</i>								
Stucco Cement	15%			2037	**	5	\$69,500	
Window Wall	10%			2044	**	5	\$69,500	
Windows								
Aluminum	57%			2040	**	5	\$29,200	
Aluminum	38%	Now	\$244,100	2032	**	5	\$9,700	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Old Wing</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Old Wing</i>								
Metal Louvers	5%			2033	**	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%			2044	**	5	\$4,000	
Metal Rail	15%			2037	**	5-10	\$27,800	
Metal: Cage/Fence	5%			2037	**	5-10	\$4,000	
Stucco Cement	5%			2037	**	5	\$1,300	
Roof								
Built-Up (BUR)	40%	Now	\$195,100	2034	**			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Old Wing</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Old Wing</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Old Wing</i>								
Modified Bitumen	53%			2029	**	10	\$56,500	
Modified Bitumen	5%			2029	**	10	\$5,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Childrens Area</i>								
<i>Explanation : Covered With Rubber Pads</i>								
Skylight, Plastic	2%			2037	**	1		
Interior								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**HOSTOS COMMUNITY COLLEGE ALLIED HEALTH, SCIENCE BLDG - A**  
**Asset # : 2120**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	10%			2023	\$369,400	3	\$43,500	
Cast in Place Concrete	5%			LIFE	**	5	\$31,700	
Ceramic Tile	5%			2039	**	5	\$14,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Restrooms</i>								
Terrazzo	15%			LIFE	**	5	\$34,000	
Vinyl Tile	40%			2029	**	3	\$43,500	
Vinyl Tile	25%	Now	\$307,600	2029	**	3	\$27,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Old Wing</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Old Wing</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2039	**	5	\$18,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Restrooms</i>								
Concrete Masonry Unit	40%			LIFE	**	5	\$58,900	
Gypsum Board	45%			LIFE	**	5	\$99,400	
Plaster	10%			LIFE	**	5	\$11,000	
<b>Ceilings</b>								
AcousTileConcealSpLn	50%			2037	**	5	\$181,200	
AcousTileSusp.Lay-In	25%	Now	\$292,600	2037	**	5	\$36,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Old Wing</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Old Wing</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Old Wing</i>								
Exposed Concrete	10%			LIFE	**	5	\$4,500	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$36,200	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2024	\$41,900	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- Main Service Switches Rated @ 4000 Amperes, 3000 Amperes And 2000 Amperes</i>								

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2022	\$15,800	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1000 Kva And 750 Kva, 480/277/208 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2034	**	5	\$400	
Fused Disc Sw	50%			2024	\$122,000	5	\$400	
Raceway								
Conduit	90%			2024	\$259,700	1		
Conduit	10%			2034	**	1		
Panelboards								
Fused Disc Sw	5%			2032	**	5	\$200	
Fused Knife Sw	5%	2-4	\$12,700	2049	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
<i>Explanation : Obsolete Equipment</i>								
Molded Case Bkrs	40%			2032	**	5	\$2,000	
Molded Case Bkrs	50%			2023	\$126,800	5	\$2,600	
Wiring								
Braided Cloth	20%	2-4	\$77,800	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Upper Floors</i>								
Thermoplastic	80%			2034	**	1		
Motor Controllars								
Locally Mounted	75%			2022	\$86,200	5	\$1,000	
Locally Mounted	20%			2029	**	5	\$300	
Locally Mounted	5%			2037	**	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location :</i>								
<i>Explanation : Covered With Insulation</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2029	**	1	\$59,600	
Generators								
Diesel	50%			2033	**	1	\$37,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Emergency Generator 1 Rated @ 150 Kw</i>								
Diesel	50%			2027	\$60,600	1	\$37,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Emergency Generator 2 Rated @ 300 Kw</i>								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**HOSTOS COMMUNITY COLLEGE ALLIED HEALTH, SCIENCE BLDG - A**  
**Asset # : 2120**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Stand-by Power</b>								
<b>Batteries</b>								
Lead/Acid	50%			2019	\$800	5	\$3,600	
Lead/Acid	50%			2019	\$800	5	\$3,600	
<b>Fuel Storage</b>								
Day Tank	50%			2032	**	5	\$18,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 275 Gallon Capacity</i>								
Main Tank	50%			2039	**	5	\$2,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallon Capacity</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	90%			2029	**	10	\$159,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2029	**	10	\$17,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby And Hallways</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
<b>Egress Lighting</b>								
Emergency, Service	50%			2029	**	1		
Exit, LED	10%			2052	**	1		
Exit, Service	40%			2029	**	1		
<b>Exterior Lighting</b>								
HID	50%			2029	**	10	\$300	
HID	50%			2019	\$365,100	10	\$300	
<b>Lightning Protection</b>								
<b>Arresters/Cabling</b>								
No Component	50%							
Generic	50%			2039	**	5	\$2,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : New Addition Building Roof</i>								
<i>Explanation : Copper Lightning Rods</i>								
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2024	\$175,500	1	\$21,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : Internet Protocol Digital Video Surveillance System</i>								
<b>Fire/Smoke Detection</b>								
Under Construction	100%							

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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		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Heating</b>								
Energy Source								
Natural Gas	10%			2044	**	1		
Interruptible Gas/Dual Fuel	90%			2044	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Vault</i>							
	<i>Explanation : #4 Fuel Oil</i>							
<hr/>								
Conversion Equipment								
Furnace	10%			2032	**	1	\$9,600	
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 3 Gas Fired Roof Top Package Units</i>							
Steam Boiler	90%			2037	**	1	\$172,600	
	<i>Other Observation, Extent : Light, Area Affected : 90%</i>							
	<i>Location : Penthouse Mechanical Room</i>							
	<i>Explanation : 2 Steam Boilers</i>							
<hr/>								
Distribution								
Hot Wtr Piping/Pump	60%			2040	**	4	\$8,600	
Central Plant Steam Piping/Pmp	40%			2034	**	4	\$3,800	
<hr/>								
Terminal Devices								
Air Handler	30%			2029	**	1	\$35,900	
Convactor/Radiator	40%			2022		1	\$25,000	
Fan Coil Unit/Heat	30%			2029	**	1	\$18,800	
<hr/>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2040	**	1		
<hr/>								
Conversion Equipment								
Centrifugal,Compressor Turbine	50%			2027		1	\$104,800	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Penthouse Mechanical Room</i>							
	<i>Explanation : 2 Centrifugal Chillers Refrigerant - 134a</i>							
Int Pkg Unit - Heating/Cooling	35%	Now	\$539,200	2025	\$1,347,900	2	\$3,300	
	<i>Damaged, Extent : Severe, Area Affected : 35%</i>							
	<i>Location : 2 Units Per Floor - Basement Through 4, Multiple Mechanical Defects</i>							
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 35%</i>							
	<i>Location : Various Areas</i>							
Ext Pkg Unit - Heating/Cooling	15%			2024		2	\$1,800	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>							
	<i>Location : 2 Units, New Wing Roof</i>							
<hr/>								
Terminal Devices								
Air Handler/Cool/Ht	30%			2024		1	\$35,900	
Fan Coil - 4 Pipe	20%			2024		1	\$12,500	
No Component	50%							

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**HOSTOS COMMUNITY COLLEGE ALLIED HEALTH, SCIENCE BLDG - A**  
**Asset # : 2120**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Heat Rejection								
Water Cooling Tower	50%	0-2	\$17,200	2022	\$343,600	2	\$78,000	
	<i>Corroded, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Roof</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Penthouse Roof</i>							
	<i>Explanation : 2 Cooling Towers</i>							
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$108,000	
Exhaust Fans								
Interior	30%			2024	\$193,300	2	\$1,800	
Roof	50%			2024	\$150,300	2	\$3,000	
Wall Unit	20%			2024	\$12,900	2	\$1,200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2022	\$110,400	2	\$2,800	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	\$8,300	2024	\$27,600	4	\$4,100	
	<i>Corroded, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : The Housing, Basement</i>							
Backflow Preventer								
Generic	100%			2029	**	1	\$11,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 90%</i>							
	<i>Location : 1 Unit 1-6, 1 Unit 1 - 5, 2 Units B - 5</i>							
	<i>Explanation : 4 Units</i>							
Hydraulic	10%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Library 2-3</i>							
	<i>Explanation : 1 Unit</i>							
Fire Suppression								
Standpipe								
Generic	100%			2034	**	1-5	\$101,300	
Sprinkler								
Generic	100%			2034	**	1-2	\$54,200	

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**  
**HOSTOS COMMUNITY COLLEGE ALLIED HEALTH, SCIENCE BLDG - A**  
**Asset # : 2120**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Fire Suppression	Fire Pump							
	No Component	40%						
	Generic	60%			2033	* *	1	\$21,700

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Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 11-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,3,4,5,ph  
**Block** : 2343 **Lot** : 32 **BIN** : 2001019

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$142,500	\$509,700
Interior Architecture	\$60,100	\$1,222,400
Electrical	\$672,500	\$1,704,700
Mechanical	\$68,800	\$557,800
<b>Total</b>	<b>\$943,800</b>	<b>\$3,994,600</b>
Importance Code A	\$142,500	\$551,700
Importance Code B	\$801,400	\$3,163,600
Importance Code C		\$279,400
<b>Total</b>	<b>\$943,800</b>	<b>\$3,994,600</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$15,600	\$3,400	\$200	\$5,800
Interior Architecture	\$6,900	\$21,500	\$26,300	\$4,300
Electrical	\$6,100	\$7,000	\$5,800	\$48,900
Mechanical	\$53,100	\$28,600	\$28,800	\$25,900
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
<b>Total</b>	<b>\$96,500</b>	<b>\$75,300</b>	<b>\$75,800</b>	<b>\$99,800</b>
Importance Code A	\$17,000	\$4,600	\$1,400	\$7,000
Importance Code B	\$72,500	\$70,700	\$74,500	\$88,500
Importance Code C	\$6,900			\$4,300
<b>Total</b>	<b>\$96,500</b>	<b>\$75,300</b>	<b>\$75,800</b>	<b>\$99,800</b>



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

**Asset # : 2121**

Architecture	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	8%			LIFE	**	5	\$18,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 30%</i>								
<i>Location : Penthouse</i>								
Masonry: Brick	30%			LIFE	**	5	\$69,700	
Pre-Cast Concrete	40%			LIFE	**	5	\$302,200	
Pre-Cast Concrete	10%			LIFE	**	5	\$75,600	
<i>Repairs in Progress, Extent : Light, Area Affected : 25%</i>								
<i>Location : Northeast Corner</i>								
Stucco Cement	2%			2037	**	5	\$11,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Interior Face Of Penthouse</i>								
Window Wall	10%			2044	**	5	\$87,200	
<b>Windows</b>								
Aluminum	90%			2040	**	5	\$5,600	
Aluminum	5%			2046	**	5	\$300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairs, Penthouse</i>								
Metal Louvers	5%			2033	**	10	\$2,000	
<b>Parapets</b>								
Masonry: Brick	25%			LIFE	**	5	\$1,400	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
Metal Panel	5%			2050	**	5	\$1,100	
Metal Rail	25%			2029	**	5-10	\$25,600	
Pre-Cast Concrete	45%			LIFE	**	5	\$16,100	
<b>Roof</b>								
Modified Bitumen	100%			2032	**	10	\$98,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	10%			2023		3	\$27,100	
Cast in Place Concrete	10%			LIFE	**	5	\$39,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	5%			2033	**	5	\$9,000	
Panel/Paver: Cer/Brk	5%			2040	**	5	\$20,300	
Terrazzo	5%			LIFE	**	5	\$7,100	
Vinyl Tile	55%			2024		3	\$37,300	
Vinyl Tile	10%			2032	**	3	\$6,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fifth Floor</i>								

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

**Asset # : 2121**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2027	\$237,900	5	\$8,600	
Concrete Masonry Unit	10%			LIFE	**	5	\$6,900	
Gypsum Board	8%			LIFE	**	5	\$8,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fifth Floor</i>								
Gypsum Board	27%			LIFE	**	5	\$28,000	
Gypsum Board	5%			LIFE	**	5	\$5,200	
Marble Panels	5%			LIFE	**			
Plaster	5%	Now	\$6,900	LIFE	**	5	\$2,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Mechanical Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Penthouse</i>								
Plaster	35%			LIFE	**	5	\$18,100	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	65%			2029	**	5	\$120,100	
AcousTileSusp.Lay-In	5%			2041	**	5	\$9,200	
AcousTileSusp.Lay-In	10%			2041	**	5	\$18,500	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fifth Floor</i>								
Exposed Concrete	10%			LIFE	**	5	\$2,900	
Plaster	10%			LIFE	**	5	\$11,600	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2024	\$41,900	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 2500 Amperes</i>								
<b>Transformers</b>								
Dry Type	100%			2022	\$15,800	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 400 Kva, 480/277v</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2024	\$195,100	5	\$500	
<b>Raceway</b>								
Conduit	80%			2024	\$166,600	1		
Conduit	10%			2034	**	1		
Conduit	10%			2050	**	1		

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

**Asset # : 2121**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Fused Disc Sw	10%			2023	\$22,400	5	\$300	
Molded Case Bkrs	10%			2046	**	5	\$300	
Molded Case Bkrs	60%			2023	\$134,300	5	\$2,000	
Molded Case Bkrs	20%			2032	**	5	\$700	
<b>Wiring</b>								
Braided Cloth	20%	2-4	\$59,600	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
Thermoplastic	60%			2024	\$178,700	1		
Thermoplastic	10%			2034	**	1		
Thermoplastic	10%			2050	**	1		
<b>Motor Controllers</b>								
Locally Mounted	10%			2022	\$11,500	5	\$100	
Locally Mounted	5%			2037	**	5		
Motor Control Center	85%			2022	\$612,900	5	\$2,900	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$1,800	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	50%			2024	\$132,900	10	\$55,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	35%			2024	\$93,000	10	\$38,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Staff Room And Basement</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2032	**	10	\$11,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fifth Floor</i>								
Fluorescent	5%			2024	\$13,300	10	\$5,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Rooms</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
<b>Egress Lighting</b>								
Emergency, Battery	40%			2024	\$65,000	10	\$11,700	
Emergency, Battery	10%			2032	**	10	\$2,900	
Exit, LED	10%			2059	**	1		
Exit, Service	40%			2024	\$13,000	1		
<b>Exterior Lighting</b>								
HID	100%			2024	\$470,900	10	\$400	
<b>Alarm</b>								

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

**Asset # : 2121**

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

**Alarm**

Security System

No Component

70%

Generic

30%

2024

\$113,200

1

\$14,000

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

*Location : Corridors And Outside*

*Explanation : Internet Protocol Digital Video Surveillance System*

Fire/Smoke Detection

No Component

40%

Generic

60%

2032

\*\*

1-3

\$46,200

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

*Location : Hallways And Lobby*

*Explanation : Strobe Lights, Manual Pull Station, Alarm Bells And Smoke Detectors*

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

**Heating**

Energy Source

Natural Gas

10%

2044

\*\*

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%

2037

\*\*

1

\$12,000

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%

2032

\*\*

4

\$8,000

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

*Location : From East Complex*

*Explanation : Heating Hot Water From East Complex*

Central Plant Steam Piping/Pmp

10%

2044

\*\*

4

\$900

Terminal Devices

Air Handler

60%

2024

\$95,200

1

\$44,800

Convactor/Radiator

20%

2037

\*\*

1

\$7,800

Fan Coil Unit/Heat

20%

2029

\*\*

1

\$7,800

**Air Conditioning**

Energy Source

Electricity

15%

2040

\*\*

1

No Component

85%

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

**Asset # : 2121**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	15%			2032	**	2	\$1,100	
			<i>R-134a Refrigerant, Extent : Light, Area Affected : 15%</i>					
			<i>Location : Roof</i>					
			<i>Other Observation, Extent : Light, Area Affected : 15%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 3 New Package Units</i>					
No Component	85%							
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location : Building C</i>					
			<i>Explanation : Hot And Chilled Water Sourced From Building C</i>					
Distribution								
CW & CHW Wtr Pipe/Pump	85%			2034	**	4	\$5,100	
No Component	15%							
Terminal Devices								
Air Handler/Cool/Ht	85%			2024	\$161,400	1	\$63,500	
No Component	15%							
Heat Rejection								
Air Cooled Condenser Unit	15%			2032	**	2	\$12,600	
No Component	85%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$67,300	
Exhaust Fans								
Interior	75%			2024	\$301,200	2	\$2,800	
Roof	25%			2029	**	2	\$900	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2022	\$68,800	2	\$1,800	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	Now	\$17,800	2034	**	4	\$2,600	
			<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Sub-basement, Multiple Mechanical Defects</i>					
Backflow Preventer								
Generic	100%			2029	**	1	\$7,700	
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								

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

**Asset # : 2121**

<b>Mechanical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 2 Unit Sub-basement - 5th Floor, 1 Unit Basement - 5th Floor</i>						
		<i>Explanation : 3 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2044		**	1-5	\$60,900
Sprinkler								
No Component	80%							
Generic	20%			2034		**	1-2	\$6,800
Fire Pump								
Generic	100%			2037		**	1	\$22,500

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

Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 11-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 2343 **Lot** : 1 **BIN** : 2820268

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$393,800	\$260,400
Interior Architecture	\$450,400	\$782,300
Electrical		\$4,304,200
Mechanical	\$308,400	\$9,808,500
<b>Total</b>	<b>\$1,152,500</b>	<b>\$15,155,400</b>
Importance Code A	\$393,800	\$260,400
Importance Code B	\$758,800	\$14,487,900
Importance Code C		\$407,000
<b>Total</b>	<b>\$1,152,500</b>	<b>\$15,155,400</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$47,600			\$10,000
Interior Architecture		\$50,300		\$18,900
Electrical	\$74,000	\$33,300	\$36,800	\$49,100
Mechanical	\$86,700	\$113,400	\$198,300	\$95,100
Elevators/Escalators	\$20,700	\$20,700	\$20,700	\$20,700
<b>Total</b>	<b>\$229,100</b>	<b>\$217,700</b>	<b>\$255,800</b>	<b>\$193,800</b>
Importance Code A	\$61,500	\$13,300	\$13,300	\$23,300
Importance Code B	\$167,600	\$204,400	\$242,500	\$170,500
Importance Code C				
<b>Total</b>	<b>\$229,100</b>	<b>\$217,700</b>	<b>\$255,800</b>	<b>\$193,800</b>



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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**HOSTOS COMMUNITY COLLEGE EAST ACADEMIC COMPLEX - C**  
**Asset # : 4130**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$96,200	
Masonry: Brick	5%			LIFE	**	5	\$6,400	
<i>Repairs in Progress, Extent : Light, Area Affected : 25%</i>								
<i>Location : North Wall At Plaza</i>								
Metal Panel	5%	Now	\$9,200	2044	**	5	\$12,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Underside Of Connecting Bridge To Building A</i>								
Metal Coiling Doors	5%			2037	**	5	\$20,000	
Window Wall	10%			2044	**	5	\$48,100	
Windows								
Aluminum	93%	Now	\$226,700	2040	**	5	\$27,100	
<i>Hardware Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2033	**	10	\$18,200	
Under Construction	2%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : North Wall At Plaza</i>								
<i>Explanation : Glass Block Is Being Replaced</i>								
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$9,000	
Metal Panel	5%			2044	**	5	\$1,800	
Roof								
IRMA/Protected Membrane	5%	Now	\$13,500	2029	**			
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Connecting Bridge</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Connecting Bridge To Building A</i>								
Modified Bitumen	85%	Now	\$167,100	2029	**			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Near Cooling Tower, North Side</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Drains</i>								
Skylight, Plastic Sloped Glazing	3%			2037	**	1		
	7%			LIFE	**	5	\$157,800	

## 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**  
**HOSTOS COMMUNITY COLLEGE EAST ACADEMIC COMPLEX - C**  
**Asset # : 4130**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	15%			2023	\$769,600	3	\$90,600	
Cast in Place Concrete	10%			LIFE	**	5	\$88,100	
Ceramic Tile	5%			2033	**	5	\$20,100	
Terrazzo	25%			LIFE	**	5	\$78,600	
Vinyl Tile	40%			2029	**	3	\$60,400	
Wood	5%			2052	**	5	\$37,700	
<b>Interior Walls</b>								
Ceramic Tile	30%			2033	**	5	\$185,000	
Concrete Masonry Unit	10%			LIFE	**	5	\$24,700	
Gypsum Board	60%			LIFE	**	5	\$222,000	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	65%			2037	**	5	\$212,700	
Exposed Struc: Steel	5%	Now	\$344,000	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Steel Beam In Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Below Main Entrance</i>								
Gypsum Board	25%			LIFE	**	5	\$102,300	
Metal Panel	5%			LIFE	**	5	\$20,500	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2034	**	5	\$1,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Bolted Pressure Contact Switches Rated @ 4000 Amperes Each</i>								
<b>Transformers</b>								
Dry Type	100%			2029	**	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 225 Kva And 150 Kva, 460/277/120v</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	90%			2034	**	5	\$1,000	
Molded Case Bkrs	10%			2034	**	5	\$700	
<b>Raceway</b>								
Conduit	100%			2034	**	1		
<b>Panelboards</b>								
Fused Disc Sw	30%			2032	**	5	\$1,900	
Molded Case Bkrs	70%			2032	**	5	\$5,000	
<b>Wiring</b>								
Thermoplastic	100%			2034	**	1		

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**CITY UNIVERSITY OF NEW YORK - 042**  
**HOSTOS COMMUNITY COLLEGE EAST ACADEMIC COMPLEX - C**  
**Asset # : 4130**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Motor Controllers								
Locally Mounted	10%			2029	**	5	\$200	
Motor Control Center	90%			2029	**	5	\$6,600	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Fire Pump Room</i>						
		<i>Explanation : Connected To Metal Water Pipe</i>						
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2029	**	1	\$82,800	
<b>Generators</b>								
Diesel	100%			2027	\$121,200	1	\$104,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : 700 Kw, Detroit Diesel Generator</i>						
<b>Batteries</b>								
Nickel Cadmium	100%			2019	\$1,500	5	\$60,000	
<b>Fuel Storage</b>								
Day Tank	50%			2032	**	5	\$25,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : 275 Gallon Capacity</i>						
Underground Storage	50%			LIFE	**	5	\$8,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 2500 Gallon Capacity</i>						
<b>Lighting</b>								
Interior Lighting								
Fluorescent	94%			2024	\$556,800	10	\$231,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	5%			2024	\$29,600	10	\$12,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Lobby And Hallways</i>						
		<i>Explanation : Compact Fluorescent Light Fixtures</i>						
HID	1%			2024	\$4,300	10	\$100	
<b>Egress Lighting</b>								
Emergency, Service	50%			2024	\$66,100	1		
Exit, LED	25%			2039	**	1		
Exit, Service	25%			2024	\$18,100	1		
<b>Exterior Lighting</b>								
HID	100%			2024	\$1,014,200	10	\$800	
<b>Lightning Protection</b>								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**HOSTOS COMMUNITY COLLEGE EAST ACADEMIC COMPLEX - C**  
**Asset # : 4130**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2039	**	5	\$7,900	
<b>Alarm</b>								
<b>Security System</b>								
No Component	60%							
Generic	40%			2024	\$325,000	1	\$40,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors And Outside</i>								
<i>Explanation : Internet Protocol Digital Video Surveillance System</i>								
<b>Fire/Smoke Detection</b>								
No Component	30%							
Generic	70%			2024	\$1,947,000	1-3	\$116,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Manual Pull Station, Alarm Bells, Strobe Lights, Smoke Detectors</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
<b>Energy Source</b>								
Interruptible Gas/Dual Fuel	100%			2044	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : #4 Oil - One 20,000 Gallon Tank</i>								
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2029	**	1	\$133,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Hot Water Boilers</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%	Now	\$7,800	2040	**	4	\$13,300	
<i>Broken, Extent : Severe, Area Affected : 3%</i>								
<i>Location : Isolation Valve Not Holding, Boiler Room</i>								
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Below Main Entrance In Basement</i>								
<b>Terminal Devices</b>								
Air Handler	60%			2024	\$2,122,200	1	\$99,800	
Convactor/Radiator	20%	Now	\$13,500	2029	**	1	\$15,600	
<i>Damaged, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Fins Are Severely Damaged On Perimeter Radiators</i>								
Fan Coil Unit/Heat	20%			2024	\$753,400	1	\$17,400	
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2040	**	1		

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**CITY UNIVERSITY OF NEW YORK - 042**  
**HOSTOS COMMUNITY COLLEGE EAST ACADEMIC COMPLEX - C**  
**Asset # : 4130**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>Conversion Equipment</b>								
Centrifugal, Elec Chiller	100%	Now	\$142,300	2027	\$2,846,600	1	\$262,000	
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Penthouse, Defective Compressor</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse Mechanical Equipment Room</i>								
<i>Explanation : Refrigerant R11</i>								
<hr/>								
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	100%	Now	\$6,100	2034	* *	4	\$13,300	
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Dual Temp Loop</i>								
<hr/>								
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	100%			2024	\$2,821,100	1	\$166,400	
<hr/>								
<b>Heat Rejection</b>								
Water Cooling Tower	100%	Now	\$47,700	2025	\$954,600	2	\$216,600	
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse Roof, Deteriorating Cells</i>								
<hr/>								
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%	Now	\$46,400	LIFE	* *	2-5	\$150,000	
<i>Broken, Extent : Severe, Area Affected : 3%</i>								
<i>Location : Basement File Room</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Heating Duct In East Stairway Not Operational</i>								
<hr/>								
<b>Exhaust Fans</b>								
Interior	50%			2029	* *	2	\$4,100	
Roof	50%			2024	\$208,800	2	\$4,100	
<hr/>								
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2034	* *	1		
<hr/>								
<b>HW Heat Exchanger</b>								
Steam Fired	100%			2044	* *	4	\$39,900	
<hr/>								
<b>Sanitary Piping</b>								
Cast Iron	100%	Now	\$36,800	LIFE	* *	1		
<i>Leak Evident, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Basement, Leaky House Trap</i>								
<hr/>								
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	* *	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 EAST ACADEMIC COMPLEX - C**  
**Asset # : 4130**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
Pool Filter/Treatment Sand	100%			2029	**	4	\$66,600	
<i>Damaged, Extent : Light, Area Affected : 5%</i>								
<i>Location : Pool Equipment Room, Valves Need To Be Replaced, Defective Chemical Controller</i>								
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Pool Mechanical Room</i>								
<i>Explanation : Plastic Piping</i>								
Backflow Preventer Generic	100%			2029	**	1	\$16,500	
Fixtures Generic	100%							
<b>Vertical Transport Elevators</b>								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (3) B-5</i>								
<i>Explanation : Two Passenger, One Freight</i>								
<b>Fire Suppression</b>								
Standpipe Generic	100%			2044	**	1-5	\$135,600	
Sprinkler Generic	50%			2044	**	1-2	\$37,700	
<i>No Backflow Preventer, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Generic	50%			2044	**	1-2	\$37,700	
<i>No Backflow Preventer, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Fire Pump Generic	100%			2033	**	1	\$50,200	
<b>Chemical System</b>								
No Component Generic	98%							
Generic	2%			2019		1-3	\$100	

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

Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 10-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 2350 **Lot** : 39 **BIN** : 2001091

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$305,600	\$41,200
Interior Architecture		\$52,200
Electrical		\$936,900
Mechanical		\$340,600
<b>Total</b>	<b>\$305,600</b>	<b>\$1,370,900</b>
Importance Code A	\$305,600	\$41,200
Importance Code B		\$1,277,500
Importance Code C		\$52,200
<b>Total</b>	<b>\$305,600</b>	<b>\$1,370,900</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$37,400	\$600		\$18,400
Interior Architecture		\$15,400		\$31,300
Electrical	\$8,800	\$6,200	\$7,000	\$6,700
Mechanical	\$15,500	\$7,000	\$8,400	\$5,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$65,700</b>	<b>\$33,100</b>	<b>\$19,300</b>	<b>\$66,300</b>
Importance Code A	\$44,000	\$2,800	\$2,200	\$20,700
Importance Code B	\$21,700	\$30,300	\$17,100	\$45,700
Importance Code C				
<b>Total</b>	<b>\$65,700</b>	<b>\$33,100</b>	<b>\$19,300</b>	<b>\$66,300</b>



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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**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	65%			LIFE	**	5	\$28,000	
	<i>Efflorescence, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Northeast Corner</i>							
Metal Coiling Doors	5%			2037	**	5	\$6,700	
Stucco Cement	28%			2037	**	5	\$30,200	
Window Wall	2%			2044	**	5	\$3,200	
Windows								
Aluminum	75%	Now	\$40,200	2040	**	5	\$2,400	
	<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
Fiberglass Panel	5%			2040	**	5	\$1,200	
Glass Block	20%			LIFE	**	5	\$800	
Parapets								
Masonry: Brick	10%			LIFE	**	5	\$700	
	<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : East Facade</i>							
Metal Rail	85%	Now	\$30,900	2037	**	5	\$41,200	
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
Pre-Cast Concrete	2%	Now	\$4,900	LIFE	**	5	\$900	1
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Coping At East Parapet</i>							
	<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Coping At East Parapet</i>							
Pre-Cast Concrete	3%			LIFE	**	5	\$1,300	
Roof								
Modified Bitumen	95%	Now	\$265,400	2034	**			
	<i>Blisters, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
	<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : At Drains</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Over Multipurpose Room</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Skylight, Plastic	5%			2037	**	1		
Interior								
Floors								
Carpet	30%			2023	\$257,400	3	\$30,300	
Cast in Place Concrete	5%			LIFE	**	5	\$7,400	
Ceramic Tile	2%			2033	**	5	\$1,300	
Vinyl Tile	63%			2029	**	3	\$15,900	

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**HOSTOS COMMUNITY COLLEGE SAVOY BLDG. - D**  
**Asset # : 13556**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2033	**	5	\$4,700	
Gypsum Board	93%			LIFE	**	5	\$52,200	
Masonry: Brick	2%			LIFE	**			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	93%			2037	**	5	\$62,600	
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
<i>Location : Multipurpose Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Multipurpose Room</i>								
Exposed Struc: Steel	2%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$4,200	
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2034	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Bolted Pressure Contact Switch Rated @ 2500 Amperes</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2034	**	5	\$200	
<b>Raceway</b>								
Conduit	100%			2034	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2032	**	5	\$100	
Molded Case Bkrs	90%			2032	**	5	\$1,100	
<b>Wiring</b>								
Thermoplastic	100%			2034	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2029	**	5	\$300	
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2029	**	1	\$13,800	
<b>Generators</b>								
Natural Gas	100%			2027	\$121,200	1	\$17,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 65 Kw Katolight Generator</i>								
<b>Batteries</b>								
Lead/Acid	100%			2019	\$1,500	5	\$1,700	

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**CITY UNIVERSITY OF NEW YORK - 042**  
**HOSTOS COMMUNITY COLLEGE SAVOY BLDG. - D**  
**Asset # : 13556**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Interior Lighting Fluorescent	90%			2024	\$89,100	10	\$37,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2024	\$9,900	10	\$4,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Egress Lighting Emergency, Service Exit, Service	50%			2024	\$11,000	1		
	50%			2024	\$6,100	1		
Exterior Lighting HID	100%			2024	\$169,600	10	\$100	
<b>Alarm</b>								
Security System No Component Generic	70%			2024	\$40,800	1	\$5,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : Internet Protocol Digital Video Surveillance System</i>								
Fire/Smoke Detection Generic	100%			2024	\$465,000	1-3	\$27,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Alarm Bells, Manual Pull Station, Strobe Lights And Smoke Detectors</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source Natural Gas	100%			2044	**	1		
Conversion Equipment Hot Water Boiler	100%	Now	\$6,500	2029	**	1	\$20,000	
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : #1 Boiler</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Triple Stage Sectional Hot Water Boilers</i>								
Distribution Hot Wtr Piping/Pump	100%			2040	**	4	\$3,300	
Terminal Devices Fan Coil Unit/Heat	100%			2029	**	1	\$14,500	
<b>Air Conditioning</b>								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**HOSTOS COMMUNITY COLLEGE SAVOY BLDG. - D**  
**Asset # : 13556**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2040	* *	1		
<b>Conversion Equipment</b>								
Exterior Pkg Unit - Cooling	100%			2024	\$340,600	2	\$2,800	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 80%</i>						
		<i>Location : Roof</i>						
		<i>Other Observation, Extent : Light, Area Affected : 80%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 4 Roof Top Units</i>						
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$25,100	
<b>Exhaust Fans</b>								
Roof	100%			2029	* *	2	\$1,400	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%	Now	\$6,300	2044	* *	1		
		<i>Pump(s) Malfunctioning, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : 1 Out Of 2 Booster Pump, Basement</i>						
<b>Water Heater</b>								
Gas Fired	100%			2023	\$25,700	2	\$700	
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	* *	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	* *	1		
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								
<b>Elevators</b>								
Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-2</i>						
		<i>Explanation : One Unit</i>						
<b>Fire Suppression</b>								
<b>Sprinkler</b>								
Generic	100%			2034	* *	1-2	\$12,600	

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Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 04-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 8760 **Lot** : 60 **BIN** : 3326936

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$159,200	\$90,300
Interior Architecture	\$36,900	\$100,800
Electrical	\$46,300	
Mechanical	\$41,500	
<b>Total</b>	<b>\$283,900</b>	<b>\$191,100</b>
Importance Code A	\$159,200	\$90,300
Importance Code B	\$124,700	\$36,900
Importance Code C		\$63,900
<b>Total</b>	<b>\$283,900</b>	<b>\$191,100</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture		\$44,400		
Interior Architecture	\$9,400	\$8,500		\$9,400
Electrical	\$3,000	\$3,500	\$3,000	\$4,100
Mechanical	\$11,300	\$9,700	\$12,700	\$15,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$27,600</b>	<b>\$70,000</b>	<b>\$19,600</b>	<b>\$33,000</b>
Importance Code A		\$45,000		\$700
Importance Code B	\$27,600	\$23,300	\$19,600	\$32,300
Importance Code C		\$1,700		
<b>Total</b>	<b>\$27,600</b>	<b>\$70,000</b>	<b>\$19,600</b>	<b>\$33,000</b>



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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE ACADEMIC VILLAGE**  
**Asset # : 13594**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	70%			LIFE	**	5	\$52,700	
Metal Panel	10%			2053	**	5-10	\$51,700	
Pre-Cast Concrete	5%			LIFE	**	5	\$12,200	
Stucco Cement	10%			2040	**	5	\$18,800	
Window Wall	5%			2053	**	5	\$14,100	
<b>Windows</b>								
Aluminum	95%	Now	\$98,900	2043	**	5	\$5,900	
<i>Air Infiltration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2036	**	10	\$3,900	
<b>Parapets</b>								
Masonry: Brick	60%			LIFE	**	5	\$6,400	
Metal Rail	30%			2040	**	5-10	\$57,600	
Pre-Cast Concrete	10%			LIFE	**	5	\$6,700	
<b>Roof</b>								
Copper/Terne	5%			2055	**	10	\$7,900	
Modified Bitumen	90%			2032	**	10	\$57,100	
Modified Bitumen	5%			2032	**	10	\$3,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Small Roof Section</i>								
<i>Explanation : Block Pavers Over Membrane</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	25%			2028	\$240,500	3	\$37,700	
Cast in Place Concrete	5%			LIFE	**	5	\$8,300	
Ceramic Tile	3%			2040	**	5	\$2,300	
Slate	7%			LIFE	**	5	\$5,600	
Vinyl Tile	60%			2032	**	3	\$17,000	
<b>Interior Walls</b>								
Ceramic Tile	3%			2040	**	5	\$3,400	
Glass: Single Pane	2%			LIFE	**	5	\$1,700	
Gypsum Board	95%			LIFE	**	5	\$63,900	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	85%			2040	**	5	\$73,800	
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$5,400	

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

Under 600 Volts

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE ACADEMIC VILLAGE**  
**Asset # : 13594**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2047	**	5	\$200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Switch Rated @ 1600 Amperes.</i>							
Transformers								
Dry Type	100%			2040	**	5	\$200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 2- 150 Kva, 480hv/208-120 Lv</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2047	**	5	\$200	
Raceway								
Conduit	100%			2047	**	1		
Panelboards								
Fused Disc Sw	5%			2043	**	5	\$100	
Molded Case Bkrs	95%			2043	**	5	\$1,300	
Wiring								
Thermoplastic	100%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2040	**	5	\$300	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2040	**	1	\$15,500	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	95%			2032	**	10	\$43,900	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	5%			2032	**	10	\$2,300	
	<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
Egress Lighting								
Emergency, Service	50%			2032	**	1		
Exit, LED	50%			2055	**	1		
Exterior Lighting								
Fluorescent	20%			2032	**	10	\$900	
	<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
No Component	80%							
<b>Alarm</b>								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE ACADEMIC VILLAGE**  
**Asset # : 13594**

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

**Alarm**

## Security System

No Component

70%

Generic

30%

2032

\* \*

1

\$5,700

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : CCTV Surveillance Camera*

## Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

\* \*

1-3

\$9,300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells*

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

**Heating**

## Energy Source

HTHW/HW

100%

2037

\* \*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1st Floor Mechanical Room**Explanation : Hot Water Provided From Building P*

## Conversion Equipment

HTHW/HW Exchanger

100%

2036

\* \*

2

\$3,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1st Floor Mechanical Equipment Room**Explanation : 5 Units*

## Distribution

Hot Wtr Piping/Pump

100%

2043

\* \*

4

\$3,700

## Terminal Devices

Air Handler

80%

2032

\* \*

1

\$25,000

Convactor/Radiator

20%

2040

\* \*

1

\$3,300

**Air Conditioning**

## Energy Source

District C.W.

100%

2047

\* \*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room**Explanation : Chilled Water Provided From Building P*

## Distribution

CW &amp; CHW Wtr

100%

2047

\* \*

4

\$3,700

Pipe/Pump

## Terminal Devices

Air Handler/Cool/Ht

100%

2032

\* \*

1

\$31,200

**Ventilation**

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$28,100

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE ACADEMIC VILLAGE**  
**Asset # : 13594**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation							
Exhaust Fans							
Interior	95%		2032	**	2	\$1,500	
Roof	5%		2032	**	2	\$100	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2047	**	1		
Water Heater							
Electric	100%		2022	\$41,500	4	\$300	
Sanitary Piping							
Cast Iron	100%		LIFE	**	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	**	1		
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : 1-2</i>					
		<i>Explanation : 1 Unit</i>					
Fire Suppression							
Standpipe							
Generic	100%		2047	**	1-5	\$25,400	
Sprinkler							
Generic	100%		2047	**	1-2	\$14,100	

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

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

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

Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**Asset Name** : KINGSBOROUGH COMMUNITY COLLEGE ADMINISTRATION BLDG  
**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** : 03-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 8760 **Lot** : 60 **BIN** : 3326937

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$755,300	\$172,600
Interior Architecture	\$44,300	\$221,300
Electrical	\$6,600	\$670,200
Mechanical	\$878,000	\$58,100
<b>Total</b>	<b>\$1,684,200</b>	<b>\$1,122,200</b>
Importance Code A	\$755,300	\$172,600
Importance Code B	\$928,800	\$949,600
<b>Total</b>	<b>\$1,684,200</b>	<b>\$1,122,200</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$33,200			\$27,800
Interior Architecture	\$129,100		\$3,300	\$16,300
Electrical	\$17,700	\$4,500	\$5,300	\$28,600
Mechanical	\$10,500	\$6,200	\$10,400	\$10,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$194,500</b>	<b>\$14,700</b>	<b>\$22,900</b>	<b>\$87,200</b>
Importance Code A	\$33,200			\$27,900
Importance Code B	\$161,300	\$14,700	\$21,100	\$59,300
Importance Code C			\$1,800	
<b>Total</b>	<b>\$194,500</b>	<b>\$14,700</b>	<b>\$22,900</b>	<b>\$87,200</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.

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE ADMINISTRATION BLDG**  
**Asset # : 2795**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$253,200	LIFE	**	5	\$84,100	
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : At Bridge Connecting G Building, Throughout.</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Window Wall	15%			2047	**	5	\$55,600	
Windows								
Aluminum	95%	Now	\$156,100	2035	**	5	\$9,300	
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Offices</i>							
Metal Louvers	5%			2036	**	10	\$6,100	
Parapets								
Metal Rail	100%	Now	\$33,200	2032	**	5	\$88,500	
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
Roof								
Single Ply Membrane	97%	Now	\$57,700	2022	\$288,400			
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Various Offices And Corridors</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Missing Drain Covers</i>							
Skylight, Plastic	3%			2040	**	1		
Interior								
Floors								
Carpet	45%	Now	\$66,400	2023	\$332,200	3	\$39,100	
	<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Cast in Place Concrete	5%	Now	\$3,000	LIFE	**	5	\$6,300	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Mechanical Room</i>							
Ceramic Tile	5%			2036	**	5	\$2,900	
Vinyl Tile	45%	Now	\$44,300	2027	\$221,300	3	\$9,800	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Interior Walls								
Ceramic Tile	5%			2036	**	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	

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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 BLDG**  
**Asset # : 2795**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Interior								
Ceilings								
AcousTileSusp.Lay-In	65%	Now	\$30,400	2032	**	5	\$18,800	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors, Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Offices And Corridors, Throughout</i>								
Exposed Concrete	5%			LIFE	**	5	\$500	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	15%			LIFE	**	5	\$10,900	
Gypsum Board	5%	Now	\$29,200	LIFE	**	5	\$3,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Exterior Ceiling At North Side Near Connecting Bridge</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Exterior Ceiling At North Side Near Connecting Bridge</i>								
Plaster	5%			LIFE	**	5	\$1,800	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$20,800	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switches Rated @ 1- 3000 Amperes, 1- 2000 Amperes And 2- 1200 Amperes</i>								
Transformers								
Dry Type	100%			2025	\$15,800	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 750 Kva, 480/208/120 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$122,000	5	\$100	
Raceway								
Conduit	95%			2027	\$56,200	1		
Conduit	5%			2037	**	1		
Panelboards								
Fused Disc Sw	5%			2026	\$3,000	5		
Molded Case Bkrs	95%			2026	\$56,700	5	\$800	
Wiring								
Thermoplastic	95%			2027	\$77,000	1		
Thermoplastic	5%			2037	**	1		
Motor Controllers								
Locally Mounted	5%			2025	\$1,500	5		
Motor Control Center	95%			2025	\$71,700	5	\$800	

## Ground

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE ADMINISTRATION BLDG**  
**Asset # : 2795**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Ground</b>								
Grounding Devices								
Generic	100%	Now	\$9,500	LIFE	**	5	\$500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Sprinkler Room</i>						
		<i>Explanation : Covered With Paint</i>						
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2025	\$8,900	1	\$9,900	
Generators								
Diesel	100%			2023	\$73,000	1	\$12,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : Emergency Generator Rated @ 205kw</i>						
Batteries								
Nickel Cadmium	100%			2019	\$1,500	5	\$7,200	
Fuel Storage								
Day Tank	50%			2026	\$1,400	5	\$3,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : 50 Gallons Capacity</i>						
Main Tank	50%			2030	**	5	\$600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Underground</i>						
		<i>Explanation : 600 Gallons Capacity</i>						
<b>Lighting</b>								
Interior Lighting								
Fluorescent	3%			2022	\$6,600	10	\$1,100	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
Fluorescent	97%			2027	\$213,500	10	\$34,400	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Egress Lighting								
Emergency, Service	50%			2027	\$9,500	1		
Exit, Service	50%			2027	\$6,400	1		
Exterior Lighting								
HID	20%			2022	\$24,200	10		
No Component	80%							
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2030	**	5	\$900	
<b>Alarm</b>								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE ADMINISTRATION BLDG**  
**Asset # : 2795**

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

**Alarm**

## Security System

No Component

70%

Generic

30%

2032

\* \*

1

\$3,600

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : CCTV Surveillance System*

## Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

\* \*

1-3

\$5,900

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Stations, Horns, Smoke Detectors And Alarm Bells*

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

**Heating**

## Energy Source

HTHW/HW

100%

2037

\* \*

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

\$2,800

2035

\* \*

4

\$1,900

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Mechanical Room*

## Terminal Devices

Air Handler

70%

2022

\$356,200

1

\$16,800

Convactor/Radiator

30%

2025

\$58,100

1

\$3,800

**Air Conditioning**

## Energy Source

District C.W.

100%

2037

\* \*

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

\$2,200

2037

\* \*

4

\$1,900

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Mechanical Room*

## Terminal Devices

Air Handler/Cool/Ht

100%

2022

\$405,900

1

\$23,900

**Ventilation**

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$21,600

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE ADMINISTRATION BLDG**  
**Asset # : 2795**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	90%			2022	\$115,900	2	\$1,100	
Roof	10%			2027	\$6,000	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
HW Heat Exchanger								
Steam Fired	100%			2037	**	4	\$3,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Explanation : 2 Units</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1-2</i>						
		<i>Explanation : 1 Unit. Share The Same Elevator With Pac Building</i>						
Fire Suppression								
Standpipe								
Generic	100%			2047	**	1-5	\$19,500	
Sprinkler								
No Component	80%							
Generic	20%			2037	**	1-2	\$2,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 02-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,3  
**Block** : 8760 **Lot** : 60 **BIN** : 3326934

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$1,628,600	\$650,000
Interior Architecture	\$646,400	\$620,100
Electrical	\$18,200	\$2,190,600
Mechanical	\$2,015,800	\$402,000
<b>Total</b>	<b>\$4,309,000</b>	<b>\$3,862,700</b>
Importance Code A	\$1,628,600	\$739,600
Importance Code B	\$2,644,800	\$3,074,800
Importance Code C	\$35,700	\$48,200
<b>Total</b>	<b>\$4,309,000</b>	<b>\$3,862,700</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$44,400			
Interior Architecture	\$121,200		\$32,900	\$18,400
Electrical	\$23,000	\$12,400	\$15,800	\$74,500
Mechanical	\$39,500	\$15,500	\$22,200	\$31,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$232,100</b>	<b>\$31,900</b>	<b>\$74,900</b>	<b>\$127,800</b>
Importance Code A	\$44,400	\$1,300	\$100	\$1,500
Importance Code B	\$187,700	\$30,600	\$74,700	\$126,300
Importance Code C				
<b>Total</b>	<b>\$232,100</b>	<b>\$31,900</b>	<b>\$74,900</b>	<b>\$127,800</b>



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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE ART AND SCIENCE BLDG - S**  
**Asset # : 2106**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	88%	Now	\$1,005,900	LIFE	**	5	\$167,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Lintels, Throughout.</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	2%			LIFE	**	5	\$12,300	
Window Wall	10%	Now	\$273,300	2047	**	5	\$35,600	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Classrooms At West Wing, Throughout.</i>								
Windows								
Aluminum	90%	Now	\$63,500	2035	**	5	\$2,500	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classrooms, Throughout.</i>								
Metal Louvers	10%			2036	**	10	\$3,500	
Parapets								
Masonry: Brick	95%	Now	\$82,100	LIFE	**	5	\$14,300	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Parapet</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%	Now	\$2,700	LIFE	**	5	\$4,700	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Roof								
Copper/Terne	25%			2055	**	10	\$71,600	
Modified Bitumen	45%	Now	\$59,900	2027	\$299,500			
<i>Ponding, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	20%	Now	\$15,400	2022	\$76,900			
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Wing, Throughout.</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Room 162, Throughout.</i>								
Skylight, Plastic	5%	Now	\$26,400	2040	**	1		
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Sloped Glazing	5%	Now	\$66,900	LIFE	**	5	\$76,300	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE ART AND SCIENCE BLDG - S**  
**Asset # : 2106**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Floors</b>								
Carpet	15%	Now	\$88,700	2023	\$295,600	3	\$34,800	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	20%			LIFE	**	5	\$67,700	
Ceramic Tile	5%			2036	**	5	\$7,700	
Paver: Asphalt	25%			2036	**	5	\$58,000	
Vinyl Tile	35%	4+	\$459,500	2037	**	3	\$20,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 40%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Corridors</i>								
<b>Interior Walls</b>								
Concrete Masonry Unit	20%	Now	\$35,700	LIFE	**	5	\$12,900	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor Corridor Of Art Wing</i>								
Fiberglass Panel	25%			LIFE	**			
Gypsum Board	50%			LIFE	**	5	\$48,200	
Masonry: Brick	5%			LIFE	**			
<b>Ceilings</b>								
Exposed Concrete	25%			LIFE	**	5	\$6,000	
Exposed Struc: Steel	5%	4+	\$32,500	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room S159, Throughout.</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Studios, Throughout.</i>								
Exposed Struc: Steel	15%			LIFE	**			
Fiber Board	50%	Now	\$151,300	2027	\$504,200			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	5%			LIFE	**	5	\$9,700	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Room 162, Throughout.</i>								

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

Over 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE ART AND SCIENCE BLDG - S**  
**Asset # : 2106**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Over 600 Volts</b>								
Service Equipment Fused Disc Sw	100%			2027	\$47,700	3	\$300	
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
Transformers Dry Type	100%			2025	\$137,200	3	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 2000 Kva, 4160/480/277 Volts</i>								
Feeders Cable	100%			2026	\$15,400	1		
Raceway Conduit	100%			2027	\$40,900	1		
<b>Under 600 Volts</b>								
Service Equipment Fused Disc Sw	100%			2027	\$41,900	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three 3000 Amperes Main Disconnect Switches</i>								
Transformers Dry Type	100%			2025	\$15,800	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical And Mechanical Rooms</i>								
<i>Explanation : 1- 300 Kva, 1- 112 Kva, 1- 75 Kva</i>								
Switchgear / Switchboard Fused Disc Sw	100%			2027	\$195,100	5	\$500	
Raceway Conduit	100%			2027	\$208,300	1		
Panelboards Fused Disc Sw	10%			2026	\$17,900	5	\$200	
Molded Case Bkrs	90%			2026	\$161,200	5	\$2,500	
Wiring Thermoplastic	100%			2027	\$297,900	1		
Motor Controllers Locally Mounted	10%			2025	\$11,500	5	\$100	
Motor Control Center	90%			2025	\$648,900	5	\$2,600	
<b>Ground</b>								
Grounding Devices Generic	100%			LIFE	**	5	\$1,600	
<b>Stand-by Power</b>								
Transfer Switches Automatic	100%			2025	\$21,900	1	\$32,500	
Generators Diesel	100%			2023	\$121,200	1	\$40,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Generator Rated @ 150 Kw</i>								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE ART AND SCIENCE BLDG - S**  
**Asset # : 2106**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Stand-by Power</b>								
<b>Batteries</b>								
Nickel Cadmium	100%			2019	\$1,500	5	\$23,600	
<b>Fuel Storage</b>								
Day Tank	50%			2026	\$3,700	5	\$9,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 8 Gallons Capacity</i>								
Main Tank	50%			2030	**	5	\$1,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 600 Gallons Capacity</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	8%			2022	\$18,200	10	\$7,600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
Fluorescent	90%			2027	\$204,800	10	\$85,300	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	2%			2022	\$22,900	2		
<b>Egress Lighting</b>								
Emergency, Service	50%			2027	\$25,400	1		
Exit, Service	50%			2027	\$13,900	1		
<b>Exterior Lighting</b>								
Incandescent	10%			2022	\$33,800	2		
No Component	90%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	90%							
Generic	10%			2032	**	1	\$4,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2032	**	1-3	\$19,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Mechanical Rooms</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns, Alarm Bells</i>								

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

Heating

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE ART AND SCIENCE BLDG - S**  
**Asset # : 2106**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Energy Source HTHW/HW	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Mechanical Room</i>								
<i>Explanation : Hot Water Provided From Building P</i>								
Conversion Equipment HTHW/HW Exchanger	100%			2030	**	2	\$6,300	
Distribution Hot Wtr Piping/Pump	100%	Now	\$15,100	2035	**	4	\$5,100	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 2nd Floor Mechanical Room And Various Other Locations</i>								
Terminal Devices Air Handler	50%	0-2	\$679,400	2037	**	1	\$28,800	
<i>Corroded, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Inside The Rtus On The Roof</i>								
<i>Damaged, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Coils Of Rtus Rotted Out - Rtus Are Exposed To Sea Air</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 4 Rtus On Roof And 1 In 2nd Floor Mechanical Room</i>								
Air Handler	10%			2027		1	\$6,400	
Convactor/Radiator	35%			2025		1	\$11,700	
Fan Coil Unit/Heat	5%			2022		1	\$1,700	
<b>Air Conditioning</b>								
Energy Source District C.W.	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Mechanical Room</i>								
<i>Explanation : Chilled Water Provided From Building P</i>								
Distribution CW & CHW Wtr Pipe/Pump	100%	Now	\$11,800	2037	**	4	\$5,100	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 2nd Floor Mechanical Room And Various Other Locations</i>								
Terminal Devices Air Handler/Cool/Ht	100%			2022		1	\$63,900	
<b>Ventilation</b>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$57,600	
Exhaust Fans Interior	10%			2027		2	\$300	
Roof	90%			2022		2	\$2,800	
<b>Plumbing</b>								
H/C Water Piping Brass/Copper	100%	Now	\$36,000	2037	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : HW Mixing Valve And Head Valve In 2nd Floor Mechanical Room</i>								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE ART AND SCIENCE BLDG - S**  
**Asset # : 2106**

<b>Mechanical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>Plumbing</b>								
Water Heater								
Electric	100%			2025	\$85,100	4	\$600	
HW Heat Exchanger								
HTHW/HW	100%			2037	* *			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1-3 And Roof</i>						
		<i>Explanation : 1 Unit</i>						
<b>Fire Suppression</b>								
Standpipe								
Generic	100%			2037	* *	1-5	\$54,000	
Sprinkler								
No Component	90%							
Generic	10%			2037	* *	1-2	\$2,900	

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Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 26-Jan-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 8760 **Lot** : 60 **BIN** : 3326939

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$464,700	\$409,900
Interior Architecture		\$374,800
Electrical	\$304,500	\$2,501,200
Mechanical	\$2,722,800	\$1,413,900
<b>Total</b>	<b>\$3,492,000</b>	<b>\$4,699,800</b>
Importance Code A	\$464,700	\$409,900
Importance Code B	\$3,027,300	\$4,253,900
Importance Code C		\$36,100
<b>Total</b>	<b>\$3,492,000</b>	<b>\$4,699,800</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$35,800	\$7,000		\$36,900
Interior Architecture	\$114,100	\$1,900	\$2,100	\$15,300
Electrical	\$11,000	\$8,900	\$12,300	\$21,500
Mechanical	\$34,200	\$22,500	\$47,200	\$35,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$199,000</b>	<b>\$44,300</b>	<b>\$65,500</b>	<b>\$113,300</b>
Importance Code A	\$40,000	\$11,300	\$4,300	\$41,300
Importance Code B	\$159,000	\$33,000	\$59,200	\$72,000
Importance Code C			\$2,100	
<b>Total</b>	<b>\$199,000</b>	<b>\$44,300</b>	<b>\$65,500</b>	<b>\$113,300</b>



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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE CENTRAL SERVICES - P**  
**Asset # : 2105**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	2%	Now	\$25,300	LIFE	**	5	\$11,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Courtyard Wall, Loading Dock</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Courtyard, Loading Dock</i>								
Concrete Masonry Unit	8%			LIFE	**	5	\$5,600	
Masonry: Brick	75%	Now	\$253,900	LIFE	**	5	\$84,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	10%	Now	\$63,700	2032	**	5	\$17,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Loading Dock Area</i>								
Stucco Cement	5%			2040	**	5	\$14,000	
<b>Windows</b>								
Aluminum	85%	Now	\$10,500	2035	**	5	\$1,300	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices</i>								
Metal Louvers	15%			2036	**	10	\$2,800	
<b>Parapets</b>								
Concrete Masonry Unit	15%			LIFE	**	5	\$5,500	
Metal Rail	85%	Now	\$73,700	2032	**	5	\$196,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
Cast in Place Concrete	10%			LIFE	**			
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
IRMA/Protected Membrane	5%			2022	\$73,400	10	\$9,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	15%			2032	**	10	\$27,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	70%			2037	**	10	\$129,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE CENTRAL SERVICES - P**  
**Asset # : 2105**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	20%	Now	\$65,700	2023	\$328,300	3	\$38,600	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices</i>								
Cast in Place Concrete	62%			LIFE	**	5	\$174,700	
Ceramic Tile	3%			2030	**	5	\$3,900	
Vinyl Tile	15%	Now	\$32,800	2027	\$164,000	3	\$7,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corridors</i>								
<b>Interior Walls</b>								
Cast in Place Concrete	7%			LIFE	**			
Ceramic Tile	3%			2036	**	5	\$4,200	
Concrete Masonry Unit	65%			LIFE	**	5	\$36,100	
Gypsum Board	25%			LIFE	**	5	\$20,800	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	30%	Now	\$15,600	2032	**	5	\$19,300	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Offices And Corridors, Throughout.</i>								
Exposed Struc: Steel	70%			LIFE	**			
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	75%			2027	\$3,600	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switches Rated @ 2- 4000 Amperes And 1- 3000 Amperes</i>								
Fused Disc Sw	25%			2053	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 1200 Amperes Main Disconnect Switch</i>								
<b>Transformers</b>								
Dry Type	100%			2025	\$45,000	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room, Chiller Room</i>								
<i>Explanation : 2- 112 Kva, 1- 75 Kva, 2- 30 Kva , 480/208/120 Volts</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	10%			2053	**	5		
Fused Disc Sw	90%			2027	\$549,300	5	\$300	

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE CENTRAL SERVICES - P**  
**Asset # : 2105**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Raceway								
Conduit	90%			2027	\$601,200	1		
Conduit	10%			2053	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$8,300	5	\$200	
Molded Case Bkrs	80%			2026	\$66,400	5	\$1,700	
Molded Case Bkrs	10%			2049	**	5	\$200	
Wiring								
Thermoplastic	90%			2027	\$138,600	1		
Thermoplastic	10%			2053	**	1		
Motor Controllers								
Locally Mounted	10%			2025	\$7,500	5	\$100	
Motor Control Center	20%			2032	**	5	\$400	
Motor Control Center	60%			2025	\$144,100	5	\$1,300	
Variable Frequency Drive	10%			2044	**			
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	50%			2025	\$4,400	1	\$12,200	
Automatic	50%			2044	**	1	\$12,200	
Generators								
Diesel	30%			2023	\$21,900	1	\$9,200	
					<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>			
					<i>Location : Chiller Room</i>			
					<i>Explanation : Diesel Generator Rated @ 675 Kw</i>			
Natural Gas	70%			2040	**	1	\$21,400	
					<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>			
					<i>Location : Outside</i>			
					<i>Explanation : 2- Emergency Generators Rated @ 250kw Each</i>			
Batteries								
Lead/Acid	70%			2022	\$1,100	5	\$2,000	
Nickel Cadmium	30%			2019	\$500	5	\$5,300	
Fuel Storage								
Day Tank								
	50%			2026	\$3,100	5	\$8,000	
					<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>			
					<i>Location : Chiller Room</i>			
					<i>Explanation : 50 Gallons Capacity</i>			
Main Tank	50%			2030	**	5	\$1,300	
					<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>			
					<i>Location : Underground</i>			
					<i>Explanation : 3000 Gallons Capacity</i>			
<b>Lighting</b>								

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE CENTRAL SERVICES - P**  
**Asset # : 2105**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	97%			2027	\$842,500	10	\$76,600	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	2%			2027		10	\$100	
Incandescent	1%			2022	\$11,000	2		
<b>Egress Lighting</b>								
Emergency, Service	45%			2027	\$37,400	1		
Emergency, Battery	5%			2027	\$5,800	10	\$1,000	
Exit, Service	50%			2027	\$4,800	1		
<b>Exterior Lighting</b>								
HID	20%			2022	\$59,500	10		
No Component	80%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	80%							
Generic	20%			2035	**	1	\$5,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Analog	30%			2022	\$244,900	1-3	\$15,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Alarm Bells And Manual Pull Station</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
<b>Energy Source</b>								
Interruptible Gas/Dual Fuel	100%			2037	**	1		
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2044	**	1	\$42,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3 Brand New Units, Boiler Room</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	40%			2035	**	4	\$2,500	
Hot Wtr Piping/Pump	60%			2049	**	4	\$2,500	
<b>Terminal Devices</b>								
Air Handler	80%			2022	\$905,400	1	\$42,600	
Fan Coil Unit/Heat	20%			2022	\$241,100	1	\$5,600	

**Air Conditioning**

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE CENTRAL SERVICES - P**  
**Asset # : 2105**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>Energy Source</b>								
Electricity	100%			2035	**	1		
<b>Conversion Equipment</b>								
Centrifugal, Elec Chiller	95%			2030	**	1	\$88,500	
<i>Other Observation, Extent : Light, Area Affected : 95%</i>								
<i>Location : AC Room</i>								
<i>Explanation : 4 Units - Major A C Source For The Entire Campus, Not For This Building.</i>								
<i>Refrigerant R-123a</i>								
Reciprocating Compr/Chiller	5%			2032	**	1	\$2,000	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : 2 Units, 2nd Floor Communication Room</i>								
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	95%	Now	\$4,700	2037	**	4	\$4,000	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								
No Component	5%							
<b>Terminal Devices</b>								
Air Handler/Dir Expansion	5%			2032	**	1		
No Component	95%							
<b>Heat Rejection</b>								
Air Cooled Condenser Unit	5%			2027	\$8,100	2	\$3,000	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units</i>								
Water Cooling Tower	45%	2-4	\$1,155,000	2032	**	2	\$31,200	
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Cooling Tower And Support Columns</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Obsolete Equipment, Extent : Severe, Area Affected : 45%</i>								
<i>Location : 2 Units. Roof</i>								
Water Cooling Tower	50%	Now	\$64,200	2025	\$1,283,300	2	\$34,600	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Support Columns</i>								
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$48,000	
<b>Exhaust Fans</b>								
Interior	100%			2022	\$286,300	2	\$2,600	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2037	**	1		

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE CENTRAL SERVICES - P**  
**Asset # : 2105**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater								
Electric	100%			2022	\$70,900	4	\$500	
HW Heat Exchanger								
Steam Fired	100%			2047	* *	4	\$12,800	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2027	\$20,500	1	\$5,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Campus Main Box Is Located Outside Of This Building</i>						
		<i>Explanation : Other Buildings Are Equipped With Pressure Regulator Valves</i>						
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1-2</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2037	* *	1-5	\$45,000	
Sprinkler								
No Component	90%							
Generic	10%			2027	\$78,800	1-2	\$2,400	
Fire Pump								
Generic	100%			2023	\$51,800	1	\$16,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : Covers Most Of The Buildings On Campus</i>						

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Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**Asset Name** : KINGSBOROUGH COMMUNITY COLLEGE COLLEGE CENTER - U  
**Address** : 1824 ORIENTAL BLVD.  
**Borough** : BROOKLYN **Agency's Number** : 230U  
**Program / Asset #** : CUN0003.0U0 / 2108 **Yr Built/Renovated** : 1977 / 2000  
**Area Sq Ft** : 98,604 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 26-Jan-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 8760 **Lot** : 60 **BIN** : 3347727

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$429,700	\$465,500
Interior Architecture	\$180,700	\$99,200
Electrical	\$380,200	\$1,390,800
Mechanical	\$2,236,800	\$193,700
<b>Total</b>	<b>\$3,227,400</b>	<b>\$2,149,200</b>
Importance Code A	\$429,700	\$502,500
Importance Code B	\$2,797,700	\$1,599,200
Importance Code C		\$47,500
<b>Total</b>	<b>\$3,227,400</b>	<b>\$2,149,200</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$17,200			
Interior Architecture	\$122,400	\$7,900	\$1,800	\$18,500
Electrical	\$6,300	\$7,100	\$7,000	\$6,800
Mechanical	\$29,100	\$16,600	\$27,200	\$45,800
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$182,900</b>	<b>\$39,600</b>	<b>\$44,000</b>	<b>\$79,000</b>
Importance Code A	\$17,200			\$200
Importance Code B	\$165,700	\$39,600	\$42,200	\$78,800
Importance Code C			\$1,800	
<b>Total</b>	<b>\$182,900</b>	<b>\$39,600</b>	<b>\$44,000</b>	<b>\$79,000</b>



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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE COLLEGE CENTER - U**  
**Asset # : 2108**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$72,400	LIFE	**	5	\$32,100	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Exterior Stairs On South Facade</i>							
	<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Exterior Stairs On South Facade</i>							
Concrete Masonry Unit	5%			LIFE	**	5	\$4,000	
Masonry: Brick	70%	Now	\$271,000	LIFE	**	5	\$90,000	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Metal Panel	5%	Now	\$4,600	2047	**	5	\$12,000	
	<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Window Wall	15%			2047	**	5	\$72,300	
Windows								
Aluminum	95%	Now	\$12,600	2035	**	5	\$1,500	
	<i>Glazing Clouded, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
Metal Louvers	5%			2036	**	10	\$1,000	
Parapets								
Metal Rail	100%	Now	\$50,200	2032	**	5	\$133,800	
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
Roof								
Cast in Place Concrete	15%			LIFE	**			
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Copper/Terne	25%			2067	**	10	\$104,900	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Single Ply Membrane	60%			2037	**	10	\$100,700	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							

## Interior

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE COLLEGE CENTER - U**  
**Asset # : 2108**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	20%	0-2	\$107,700	2026	\$359,100	3	\$42,300	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%	Now	\$14,600	LIFE	**	5	\$30,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								
Ceramic Tile	5%			2040	**	5	\$7,000	
Panel/Paver: Cer/Brk	10%			2043	**	5	\$31,700	
Marble Panels	5%			LIFE	**	5	\$5,300	
Vinyl Tile	25%	Now	\$89,700	2032	**	3	\$13,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	25%			2032	**	3	\$13,200	
<b>Interior Walls</b>								
Cast in Place Concrete	10%			LIFE	**			
Ceramic Tile	3%			2036	**	5	\$3,700	
Concrete Masonry Unit	13%			LIFE	**	5	\$6,300	
Glass: Single Pane	2%			LIFE	**	5	\$1,800	
Gypsum Board	65%			LIFE	**	5	\$47,500	
Masonry: Brick	7%			LIFE	**			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	70%	Now	\$41,700	2040	**	5	\$51,700	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Cafeteria</i>								
Exposed Concrete	10%			LIFE	**	5	\$2,300	
Exposed Concrete	5%			LIFE	**	5	\$1,200	
Gypsum Board	5%			LIFE	**	5	\$9,200	
Metal Panel	10%	Now	\$49,200	LIFE	**	5	\$18,500	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Near Room U216</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2027	\$36,900	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 3000 Amperes.</i>								
<b>Transformers</b>								
Dry Type	100%			2025	\$15,800	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 500kva, 480/208/120 Volts</i>								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE COLLEGE CENTER - U**  
**Asset # : 2108**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2027	\$170,800	5	\$400	
<b>Raceway</b>								
Conduit	95%			2027	\$163,700	1		
Conduit	5%			2037	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2026	\$9,000	5	\$100	
Molded Case Bkrs	90%			2026	\$161,200	5	\$2,300	
Molded Case Bkrs	5%			2035	**	5	\$100	
<b>Wiring</b>								
Thermoplastic	95%			2027	\$242,300	1		
Thermoplastic	5%			2037	**	1		
<b>Motor Controllers</b>								
Locally Mounted	25%			2025	\$18,900	5	\$200	
Motor Control Center	75%			2025	\$219,000	5	\$2,000	
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Sprinkler Room</i>						
		<i>Explanation : Connected To Water Pipe. Point Of Contact Not Visible; Covered With Insulation</i>						
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2025	\$21,900	1	\$30,300	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	2%			2027	\$4,300	10	\$1,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>						
		<i>Location : Lobby</i>						
		<i>Explanation : Compact Fluorescent Fixtures</i>						
Fluorescent	98%			2027	\$212,800	10	\$88,600	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
<b>Egress Lighting</b>								
Emergency, Service	50%			2027	\$24,200	1		
Exit, Service	50%			2027	\$13,300	1		
<b>Exterior Lighting</b>								
HID	20%			2022	\$74,400	10	\$100	
No Component	80%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2027	\$89,300	1	\$11,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : CCTV Surveillance Camera</i>						

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE COLLEGE CENTER - U**  
**Asset # : 2108**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Alarm</b>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2022	\$305,900	1-3	\$18,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Manual Pull Stations, Alarm Bells, Smoke Detectors</i>								
<hr/>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
HTHW/HW	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>Explanation : Hot Water Provided From Building P</i>								
<hr/>								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$7,200	2035	**	4	\$4,900	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor Mechanical Room</i>								
<hr/>								
Terminal Devices								
Air Handler	70%			2022	\$907,500	1	\$42,700	
Convactor/Radiator	25%			2032	**	1	\$8,000	
Unit Heater - Steam	5%			2022	\$16,500	4	\$500	
<hr/>								
<b>Air Conditioning</b>								
Energy Source								
District C.W.	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>Explanation : Chilled Water Provided From Building P</i>								
<hr/>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	0-2	\$5,600	2027	\$112,500	4	\$4,900	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor Mechanical Room</i>								
<hr/>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2022	\$1,034,100	1	\$61,000	
<hr/>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$55,000	
<hr/>								
Exhaust Fans								
Interior	90%			2022	\$295,200	2	\$2,700	
Roof	10%			2035	**	2	\$300	
<hr/>								
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2037	**	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 COLLEGE CENTER - U**  
**Asset # : 2108**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
Water Heater Electric	100%			2025	\$81,200	4	\$600
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : 1st Floor Mechanical Equipment Room</i>					
		<i>Explanation : 2 Units, For Emergency Use Only</i>					
HW Heat Exchanger Steam Fired	100%			2037	**	4	\$9,800
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : 1st Floor Mechanical Equipment Room</i>					
		<i>Explanation : 2 Units</i>					
Sanitary Piping Cast Iron	100%			LIFE	**	1	
Storm Drain Piping Cast Iron	100%			LIFE	**	1	
Fixtures Generic	100%						
Vertical Transport Elevators Hydraulic	100%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : 1-2</i>					
		<i>Explanation : 3 Units</i>					
Fire Suppression Standpipe Generic	100%			2037	**	1-5	\$51,600
Sprinkler No Component Generic	70%			2037	**	1-2	\$8,300
Chemical System Generic	100%			2020	\$1,900	1-3	\$3,700
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Kitchen</i>					
		<i>Explanation : 6 Sets</i>					

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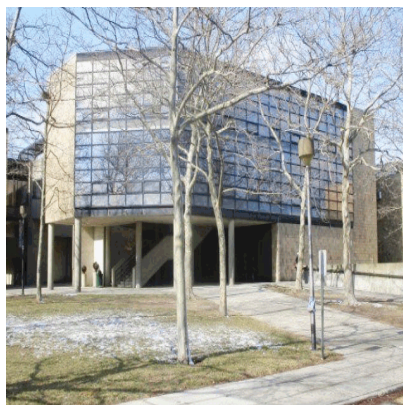
Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**Asset Name** : KINGSBOROUGH COMMUNITY COLLEGE HEALTH AND PHYSICAL EDUC. CTR.  
**Address** : 1925 ORIENTAL BLVD.  
**Borough** : BROOKLYN **Agency's Number** : 230G  
**Program / Asset #** : CUN0003.0G0 / 2126 **Yr Built/Renovated** : 1976 / 2000  
**Area Sq Ft** : 72,282 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 08-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,3  
**Block** : 8760 **Lot** : 60 **BIN** : 3347725

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$1,454,200	\$656,300
Interior Architecture	\$481,000	
Electrical	\$9,900	\$1,521,700
Mechanical	\$1,304,900	\$3,051,000
<b>Total</b>	<b>\$3,250,100</b>	<b>\$5,229,000</b>
Importance Code A	\$1,454,200	\$729,900
Importance Code B	\$1,652,800	\$4,499,100
Importance Code C	\$143,100	
<b>Total</b>	<b>\$3,250,100</b>	<b>\$5,229,000</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$35,600			
Interior Architecture	\$16,000	\$43,100	\$5,100	\$10,100
Electrical	\$26,200	\$9,900	\$12,100	\$11,600
Mechanical	\$20,000	\$8,800	\$26,800	\$44,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$101,800</b>	<b>\$65,800</b>	<b>\$47,900</b>	<b>\$70,500</b>
Importance Code A	\$35,600		\$100	\$200
Importance Code B	\$66,200	\$65,800	\$46,100	\$70,400
Importance Code C			\$1,700	
<b>Total</b>	<b>\$101,800</b>	<b>\$65,800</b>	<b>\$47,900</b>	<b>\$70,500</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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$136,200	LIFE	**	5	\$60,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Exterior Stairs</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Exterior Stairs</i>								
Masonry: Brick	80%	Now	\$291,400	LIFE	**	5	\$193,500	
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Window Wall	15%	Now	\$348,400	2047	**	5	\$68,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Explanation : Soft Joints Are Deteriorated</i>								
Windows								
Aluminum	95%	Now	\$9,800	2035	**	5	\$600	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade, West Facade</i>								
Metal Louvers	5%			2036	**	10	\$400	
Parapets								
Masonry: Brick	70%			LIFE	**	5	\$27,200	
Metal Rail	25%	Now	\$25,900	2032	**	5	\$68,900	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%	Now	\$69,400	LIFE	**	5	\$12,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								

Note : 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 HEALTH AND PHYSICAL EDUC. CTR.**  
**Asset # : 2126**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Roof</b>								
Single Ply Membrane	85%	Now	\$113,700	2022	\$378,900			
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Sloped Glazing	15%	Now	\$116,300	LIFE	**	5	\$265,400	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Pool Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Pool Area</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	10%			2023	\$170,800	3	\$20,100	
Cast in Place Concrete	5%	Now	\$7,000	LIFE	**	5	\$14,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Locker Rooms</i>								
Ceramic Tile	5%			2036	**	5	\$6,700	
Panel/Paver: Cer/Brk	15%			2043	**	5	\$45,200	
Sheet Vinyl/Rubber	10%			2032	**	5	\$20,100	
Vinyl Tile	30%			2032	**	3	\$15,100	
Wood	25%			2055	**	5	\$62,800	
<b>Interior Walls</b>								
Cast in Place Concrete	5%	Now	\$43,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Pool Wall</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Pool Wall</i>								
Ceramic Tile	5%			2036	**	5	\$3,500	
Concrete Masonry Unit	65%	Now	\$99,500	LIFE	**	5	\$17,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Exit</i>								
Glass: Single Pane	5%			LIFE	**	5	\$2,600	
Gypsum Board	15%			LIFE	**	5	\$6,200	
Metal Panel	5%			LIFE	**			

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE HEALTH AND PHYSICAL EDUC. CTR.**  
**Asset # : 2126**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%	Now	\$9,100	2032	**	5	\$5,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	20%	Now	\$72,200	LIFE	**	5	\$1,800	
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Corridor Near Room G207, Throughout</i>								
Exposed Struc: Steel	45%	Now	\$265,800	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Metal Panel	15%			LIFE	**	5	\$10,500	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$47,700	3	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4160 V Supplying Marine Development Building</i>								
Transformers								
Dry Type	100%			2025	\$137,200	3	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 225 Kva, 4160/480/220/120 Volts</i>								
Feeders								
Cable	100%			2026	\$15,400	1		
Raceway								
Conduit	100%			2027	\$40,900	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2027	\$25,900	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switches Rated @ 3000 Amperes And 2000 Amperes</i>								
Fused Disc Sw	30%			2037	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 4000 Amperes Supplying The High School Building</i>								
Transformers								
Dry Type	100%			2025	\$15,800	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical And Mechanical Rooms</i>								
<i>Explanation : 45kva, 30kva, 480/208/120 Volts</i>								

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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		Priority
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%			2027	\$146,400	5	\$300	
Raceway								
Conduit	95%			2027	\$117,500	1		
Conduit	5%			2037	**	1		
Panelboards								
Fused Disc Sw	5%			2026	\$6,700	5	\$100	
Molded Case Bkrs	85%			2026	\$114,200	5	\$1,600	
Molded Case Bkrs	10%			2035	**	5	\$200	
Wiring								
Thermoplastic	95%			2027	\$164,900	1		
Thermoplastic	5%			2037	**	1		
Motor Controllers								
Locally Mounted	10%			2025	\$7,500	5		
Motor Control Center	90%			2025	\$262,800	5	\$1,800	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,500	LIFE	**	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main Room</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2025	\$21,900	1	\$22,200	
Generators								
Diesel	100%			2023	\$121,200	1	\$28,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated @ 130kw</i>								
Batteries								
Nickel Cadmium	100%			2019	\$1,500	5	\$16,100	
Fuel Storage								
Day Tank	50%			2026	\$3,200	5	\$8,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 10 Gallons Rated Capacity</i>								
Main Tank	50%			2030	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 600 Gallons Rated Capacity</i>								
Lighting								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE HEALTH AND PHYSICAL EDUC. CTR.**  
**Asset # : 2126**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	70%			2027	\$138,000	10	\$57,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2022	\$9,900	10	\$4,100	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
HID	25%			2027	\$35,800	10	\$700	
<b>Egress Lighting</b>								
Emergency, Service	50%			2027	\$22,000	1		
Exit, Service	50%			2027	\$12,100	1		
<b>Exterior Lighting</b>								
Fluorescent	20%			2027	\$46,300	10	\$1,300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
No Component	80%							
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2030	**	5	\$1,400	
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2027	\$65,500	1	\$8,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Gymnasium</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2032	**	1-3	\$13,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2037	**	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%			2035	**	4	\$6,600	

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

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	80%	0-2	\$941,800	2037	**	1	\$39,900	
<i>Corroded, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Inside The Rtus, Roof</i>								
<i>Obsolete Equipment, Extent : Severe, Area Affected : 80%</i>								
<i>Location : 9 Units, Roof</i>								
Convactor/Radiator	20%			2032	**	1	\$5,800	
Air Conditioning								
Energy Source								
District C.W.	95%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>Explanation : Chilled Water Provided From Building P</i>								
Electricity	5%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	5%			2022		1	\$8,700	
No Component	95%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%	Now	\$300	2037	**	4	\$1,300	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Pump Room And Roof</i>								
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2022	\$14,100	1	\$16,600	
No Component	70%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Building Needs Additional Air Conditioning</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$49,900	
Exhaust Fans								
Interior	25%	Now	\$7,400	2022	\$74,500	2	\$500	
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Pool Pump Room</i>								
Roof	75%			2022	\$104,300	2	\$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 HEALTH AND PHYSICAL EDUC. CTR.**  
**Asset # : 2126**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	60%	Now	\$37,400	2037	**	1		
	<i>Corroded, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Water Main, 1st Floor</i>							
Galvanized Steel	40%	Now	\$146,900	2047	**	1		
	<i>Corroded, Extent : Severe, Area Affected : 40%</i>							
	<i>Location : Bad Condition, Pool Pump Room</i>							
	<i>Not Insulated, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Pool Pump Room</i>							
	<i>Pump(s) Malfunctioning, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Valves Pumps, Pool Pump Room</i>							
Water Heater Electric	100%			2025	\$73,800	4	\$500	
HW Heat Exchanger Steam Fired	100%			2027	\$133,300	4	\$13,300	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Pool Filter/Treatment Diatomaceous Earth	100%			2025	\$2,843,900	4	\$22,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1-2</i>							
	<i>Explanation : One Unit</i>							
Fire Suppression								
Standpipe Generic	100%			2037	**	1-5	\$46,800	

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.

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Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 03-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 8760 **Lot** : 60 **BIN** : 3326937

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$35,100	\$141,300
Electrical	\$35,300	\$626,900
Mechanical	\$935,300	
<b>Total</b>	<b>\$1,005,600</b>	<b>\$768,100</b>
Importance Code A	\$35,100	\$141,300
Importance Code B	\$970,500	\$626,900
<b>Total</b>	<b>\$1,005,600</b>	<b>\$768,100</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$19,200			\$36,400
Interior Architecture	\$80,800	\$1,800	\$1,400	\$18,800
Electrical	\$2,700	\$3,700	\$3,400	\$12,900
Mechanical	\$11,800	\$7,800	\$9,000	\$43,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$118,500</b>	<b>\$17,200</b>	<b>\$17,800</b>	<b>\$115,700</b>
Importance Code A	\$19,200			\$36,400
Importance Code B	\$99,300	\$17,200	\$17,800	\$79,300
Importance Code C				
<b>Total</b>	<b>\$118,500</b>	<b>\$17,200</b>	<b>\$17,800</b>	<b>\$115,700</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 LEON M. GOLDSTEIN PERF. ARTS CTR**  
**Asset # : 2107**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	85%			LIFE	**	5	\$62,900	
Window Wall	15%			2047	**	5	\$41,600	
<b>Windows</b>								
Metal Louvers	100%			2036	**	10		
<b>Parapets</b>								
Metal Rail	70%			2032	**	5-10	\$25,700	
No Component	30%							
<b>Roof</b>								
Copper/Terne	60%			2055	**	10	\$78,400	
Modified Bitumen	20%	Now	\$12,100	2032	**			
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	20%	Now	\$7,000	2022	\$35,100			
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	50%	Now	\$73,800	2026	\$369,100	3	\$43,400	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$12,700	
Ceramic Tile	5%			2036	**	5	\$2,900	
Sheet Vinyl/Rubber	10%			2032	**	5	\$8,700	
Vinyl Tile	25%			2032	**	3	\$5,400	
<b>Interior Walls</b>								
Concrete Masonry Unit	80%			LIFE	**	5	\$23,100	
Gypsum Board	10%			LIFE	**	5	\$4,300	
Masonry: Brick	10%			LIFE	**			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	15%	Now	\$7,000	2032	**	5	\$4,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	70%			LIFE	**			
Gypsum Board	15%			LIFE	**	5	\$10,900	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	100%			2027	\$69,300	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2026	\$5,200	5	\$100	
Molded Case Bkrs	95%			2026	\$99,200	5	\$1,200	

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE LEON M. GOLDSTEIN PERF. ARTS CTR**  
**Asset # : 2107**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Thermoplastic	100%			2027	\$91,200	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2025	\$45,200	5	\$300	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	20%			2032	**	10	\$7,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Workshops And Offices</i>								
HID	5%			2022	\$3,100	10	\$100	
Incandescent	75%			2027	\$321,900	2	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Stage</i>								
<i>Explanation : Stage Lights</i>								
<b>Egress Lighting</b>								
Emergency, Service	50%			2027	\$9,500	1		
Exit, Service	50%			2027	\$5,200	1		
<b>Exterior Lighting</b>								
HID	20%			2022	\$35,300	10		
No Component	80%							
<b>Alarm</b>								
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2032	**	1-3	\$28,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Horns And Alarm Bells</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
<b>Energy Source</b>								
HTHW/HW	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Hot Water Provided From Building P On Campus</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%	0-2	\$2,800	2035	**	4	\$1,900	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								
<b>Terminal Devices</b>								
Air Handler	80%			2022	\$407,100	1	\$19,200	
Convactor/Radiator	15%			2025	\$29,100	1	\$1,900	
Induction Unit	5%			2030	**	1	\$600	

**Air Conditioning**

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE LEON M. GOLDSTEIN PERF. ARTS CTR**  
**Asset # : 2107**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
District C.W.	100%			2037	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Explanation : Chilled Water Provided From Building P</i>						
Distribution								
CW & CHW Wtr Pipe/Pump	100%	0-2	\$2,200	2037	**	4	\$1,900	
		<i>Corroded, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Mechanical Room</i>						
Terminal Devices								
Air Handler/Cool/Ht	100%			2022	\$405,900	1	\$23,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$21,600	
Exhaust Fans								
Interior	95%			2022	\$122,300	2	\$1,100	
Roof	5%			2027	\$3,000	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Electric	100%			2022	\$31,900	4	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2020	\$1,500	4	\$1,500	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2037	**	1-5	\$20,200	
Sprinkler								
No Component	50%							
Generic	50%			2037	**	1-2	\$5,400	

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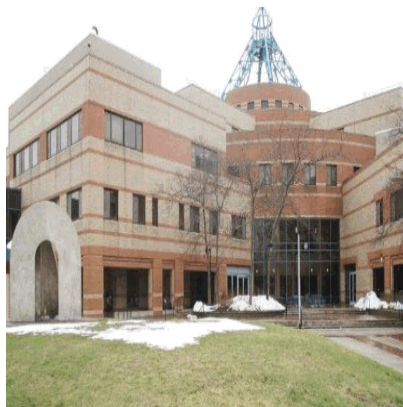
Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**Asset Name** : KINGSBOROUGH COMMUNITY COLLEGE MARINE AND ACADEMIC CENTER - M  
**Address** : 2110 ORIENTAL BLVD.  
**Borough** : BROOKLYN **Agency's Number** : 230M  
**Program / Asset #** : CUN0003.0M0 / 4376 **Yr Built/Renovated** : 1991 / 2007  
**Area Sq Ft** : 204,000 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 01-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,3,4  
**Block** : 8760 **Lot** : 60 **BIN** : 3326935

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$898,500	\$508,100
Interior Architecture	\$373,100	\$451,100
Electrical	\$177,400	\$1,033,600
Mechanical	\$59,400	\$2,750,400
<b>Total</b>	<b>\$1,508,300</b>	<b>\$4,743,100</b>
Importance Code A	\$898,500	\$508,100
Importance Code B	\$348,700	\$4,095,400
Importance Code C	\$261,200	\$139,600
<b>Total</b>	<b>\$1,508,300</b>	<b>\$4,743,100</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$6,600	\$31,100		\$17,700
Interior Architecture	\$214,300	\$24,200	\$7,500	\$37,300
Electrical	\$19,900	\$56,400	\$21,000	\$28,900
Mechanical	\$44,200	\$61,300	\$55,800	\$59,300
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
<b>Total</b>	<b>\$300,700</b>	<b>\$188,900</b>	<b>\$100,100</b>	<b>\$158,900</b>
Importance Code A	\$6,600	\$33,600		\$21,400
Importance Code B	\$294,100	\$155,300	\$100,100	\$137,500
Importance Code C				
<b>Total</b>	<b>\$300,700</b>	<b>\$188,900</b>	<b>\$100,100</b>	<b>\$158,900</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**  
**KINGSBOROUGH COMMUNITY COLLEGE MARINE AND ACADEMIC CENTER - M**  
**Asset # : 4376**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	10%	Now	\$60,000	LIFE	**	5	\$39,800	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
Masonry: Brick	55%			LIFE	**	5	\$219,200	
Metal Panel	5%			2047	**	5-10	\$137,000	
Metal Coiling Doors	5%			2040	**	5	\$62,300	
Stucco Cement	15%			2040	**	5	\$149,400	
Window Wall	10%	Now	\$382,700	2047	**	5	\$74,700	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rotunda</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rotunda</i>								
<b>Windows</b>								
Aluminum	90%	Now	\$43,600	2043	**	5	\$5,200	
<i>Crwt/Balnc Not Funct, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Louvers	10%			2036	**	10	\$7,200	
<b>Parapets</b>								
Masonry: Brick	80%			LIFE	**	5	\$18,500	
Metal Rail	15%			2040	**	5-10	\$62,700	
Pre-Cast Concrete	5%	Now	\$4,100	LIFE	**	5	\$7,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<b>Roof</b>								
Cast in Place Concrete	2%	Now	\$2,400	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Room 130 C</i>								
IRMA/Protected Membrane	10%			2032	**	10	\$17,700	
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lower Terrace</i>								
Modified Bitumen	85%	Now	\$262,000	2032	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Third Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Room M402</i>								
Skylight, Metal/Glass	3%			2047	**	10	\$17,700	

**Interior**

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE MARINE AND ACADEMIC CENTER - M**  
**Asset # : 4376**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	25%	Now	\$190,200	2026	\$950,800	3	\$111,900	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$65,300	
Ceramic Tile	5%			2036	**	5	\$14,900	
Panel/Paver: Cer/Brk	20%			2043	**	5	\$134,300	
Quarry Tile	5%			2040	**	5	\$22,400	
Vinyl Tile	35%			2032	**	3	\$39,200	
<b>Interior Walls</b>								
Concrete Masonry Unit	15%	0-2	\$103,200	LIFE	**	5	\$18,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Folding Partition	5%	Now	\$61,600	2049	**	5	\$19,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Glass: Single Pane	5%			LIFE	**	5	\$11,600	
Gypsum Board	75%	Now	\$96,300	LIFE	**	5	\$139,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
AcousTileConcealSpLn	5%	Now	\$12,100	2040	**	5	\$9,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%	Now	\$12,100	2040	**	5	\$7,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridor Near Room 226</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Corridor Near Room 226</i>								
AcousTileSusp.Lay-In	75%			2040	**	5	\$223,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room M402</i>								
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$18,700	

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

Under 600 Volts

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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE MARINE AND ACADEMIC CENTER - M**  
**Asset # : 4376**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	49%			2037	**	5	\$2,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 1600 Amperes For Emergency Distribution.</i>								
Photovoltaic Panel(s)	1%			2030	**	1		
No Component	50%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Fed From Other Building</i>								
<b>Transformers</b>								
Dry Type	100%			2040	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1-500kva, 1-300kva, 1- 225kva, 1-150kva , 480/ 208/120 Volts</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2037	**	5	\$5,400	
<b>Raceway</b>								
Conduit	100%			2037	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2035	**	5	\$200	
Molded Case Bkrs	95%			2035	**	5	\$5,100	
<b>Wiring</b>								
Thermoplastic	100%			2037	**	1		
<b>Motor Controllers</b>								
Locally Mounted	10%			2032	**	5	\$100	
Motor Control Center	90%			2032	**	5	\$5,000	
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2032	**	1	\$62,800	
<b>Generators</b>								
Diesel	100%			2030	**	1	\$79,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Generator Rated @ 350 Kw</i>								
<b>Batteries</b>								
Nickel Cadmium	100%			2020	\$1,500	5	\$45,500	

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE MARINE AND ACADEMIC CENTER - M**  
**Asset # : 4376**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Stand-by Power</b>								
<b>Fuel Storage</b>								
Day Tank	50%			2035	**	5	\$18,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 60 Gallons Capacity</i>								
Main Tank	50%			2042	**	5	\$2,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 1000 Gallons Capacity</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	3%			2027	\$13,200	10	\$5,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<i>Explanation : Compact Fluorescent Fixtures</i>								
Fluorescent	97%			2032	**	10	\$177,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Egress Lighting</b>								
Emergency, Service	50%			2027	\$49,000	1		
Exit, Service	50%			2027	\$26,800	1		
<b>Exterior Lighting</b>								
HID	20%			2027	\$153,800	10	\$100	
No Component	80%							
<b>Lightning Protection</b>								
<b>Arresters/Cabling</b>								
Generic	100%			2042	**	5	\$1,900	
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2027	\$184,800	1	\$22,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance System</i>								
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2027	\$632,800	1-3	\$37,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>								

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

Heating

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE MARINE AND ACADEMIC CENTER - M**  
**Asset # : 4376**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source HTHW/HW	100%			2037	**	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%			2030	**	2	\$12,200	
<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	100%			2043	**	4	\$14,700	
Terminal Devices Air Handler	70%			2027	\$1,835,200	1	\$86,300	
Convector/Radiator	20%			2032	**	1	\$12,900	
Fan Coil Unit/Heat	10%			2027	\$279,200	1	\$6,400	
Air Conditioning								
Energy Source District C.W.	90%			2037	**	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%			2043	**	1		
Conversion Equipment Reciprocating Compr/Chiller	10%			2027	\$158,200	1	\$9,300	
<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%			2037	**	4	\$9,800	
Terminal Devices Air Handler/Cool/Ht	100%			2027	\$209,100	1	\$123,300	
Heat Rejection Water Cooling Tower	10%			2025	\$7,100	2	\$20,100	
No Component	90%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$111,200	
Exhaust Fans Interior	95%			2032	**	2	\$5,800	
Roof	5%			2027	\$15,500	2	\$300	
Plumbing								
H/C Water Piping Brass/Copper	100%			2047	**	1		

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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>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>Plumbing</b>								
Water Heater Electric	100%			2025	\$164,300	4	\$1,200	
HW Heat Exchanger Steam Fired	100%	Now	\$59,400	2037	* *	4	\$19,700	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Mechanical Room</i>								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Pool Filter/Treatment Sand	100%			2032	* *	4	\$74,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 1 Unit For The Fish Tank</i>								
Sewage Ejector(s) Electric	100%			2027	\$54,900	4	\$12,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Room # M158d</i>								
<i>Explanation : 1 Unit</i>								
Fixtures Generic	100%							
<b>Vertical Transport</b>								
Elevators Hydraulic	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (2) 1-4 (2) 1-3</i>								
<i>Explanation : 4 Units</i>								
<b>Fire Suppression</b>								
Standpipe Generic	100%			2047	* *	1-5	\$100,500	
Sprinkler No Component Generic	60%			2047	* *	1-2	\$22,300	
Chemical System Generic	100%			2025	\$1,900	1-3	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : 2 Sets</i>								

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Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**Asset Name** : KINGSBOROUGH COMMUNITY COLLEGE ROBERT J KIBEE LIB AND MEDIA CTR  
**Address** : 2000 ORIENTAL BLVD.  
**Borough** : BROOKLYN **Agency's Number** : 230L  
**Program / Asset #** : CUN0003.0L0 / 2116 **Yr Built/Renovated** : 1977 / 2011  
**Area Sq Ft** : 122,364 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 28-Jan-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,3,5,7,8,p  
**Block** : 8760 **Lot** : 60 **BIN** : 3348024

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$1,236,800	\$543,300
Interior Architecture	\$657,700	\$679,600
Electrical	\$129,500	\$1,965,200
Mechanical		\$3,126,400
<b>Total</b>	<b>\$2,024,000</b>	<b>\$6,314,600</b>
Importance Code A	\$1,236,800	\$543,300
Importance Code B	\$719,100	\$5,721,900
Importance Code C	\$68,100	\$49,400
<b>Total</b>	<b>\$2,024,000</b>	<b>\$6,314,600</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$37,500	\$12,600		\$400
Interior Architecture	\$331,700		\$4,600	\$39,500
Electrical	\$31,200	\$21,400	\$23,200	\$20,100
Mechanical	\$36,900	\$17,300	\$34,200	\$35,900
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
<b>Total</b>	<b>\$453,000</b>	<b>\$67,000</b>	<b>\$77,800</b>	<b>\$111,700</b>
Importance Code A	\$37,500	\$12,600		\$800
Importance Code B	\$415,500	\$54,500	\$77,800	\$111,000
Importance Code C				
<b>Total</b>	<b>\$453,000</b>	<b>\$67,000</b>	<b>\$77,800</b>	<b>\$111,700</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.

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$734,400	LIFE	**	5	\$121,900	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Window Wall	20%	Now	\$292,600	2047	**	5	\$57,100	
	<i>Water Penetration, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Windows								
Aluminum	95%	Now	\$49,700	2035	**	5	\$2,000	
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : 8th Floor, Throughout</i>							
Metal Louvers	5%			2036	**	10	\$1,300	
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$5,800	LIFE	**	5	\$3,500	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	60%	Now	\$31,700	LIFE	**	5	\$2,700	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Metal Panel	5%			2047	**	5	\$900	
Metal Rail	25%			2040	**	5-10	\$20,700	
Roof								
Cast in Place Concrete	10%			LIFE	**			
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Copper/Terne	35%			2067	**	10	\$119,900	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Modified Bitumen	45%			2037	**	10	\$61,700	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Sloped Glazing	10%	Now	\$160,100	LIFE	**	5	\$182,700	
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Over Reception Area, Throughout.</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Over Information Area, Ramp, Throughout.</i>							

## Interior

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE ROBERT J KIBEE LIB AND MEDIA CTR**  
**Asset # : 2116**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Floors</b>								
Carpet	35%	0-2	\$331,700	2023	\$829,300	3	\$97,600	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	15%			LIFE	**	5	\$61,000	
Ceramic Tile	5%			2036	**	5	\$9,300	
Panel/Paver: Cer/Brk	15%			2043	**	5	\$62,800	
Vinyl Tile	30%	Now	\$142,000	2027	\$473,500	3	\$20,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Cast in Place Concrete	5%			LIFE	**			
Concrete Masonry Unit	15%			LIFE	**	5	\$7,100	
Glass: Single Pane	10%			LIFE	**	5	\$8,800	
Gypsum Board	70%	Now	\$68,100	LIFE	**	5	\$49,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	25%	Now	\$77,400	2032	**	5	\$23,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	35%	Now	\$215,400	LIFE	**	5	\$10,500	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Corridor Under Ramp And L130, Throughout.</i>								
Gypsum Board	40%	Now	\$154,800	LIFE	**	5	\$95,800	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Near Reference Desk On First Floor, Throughout.</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Over 600 Volts</b>								
<b>Service Equipment</b>								
Not Accessible	100%							
<b>Transformers</b>								
Dry Type	100%			2025	\$137,200	3	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 2000 Kva, 4160/ 480/ 277 Volts Serving Buildings T5 And Arts And Science Building.</i>								
<b>Feeders</b>								
Busway	100%			2025	\$15,400	1		
<b>Raceway</b>								
Tray	100%			2025	\$40,900	1		

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE ROBERT J KIBEE LIB AND MEDIA CTR**  
**Asset # : 2116**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	20%			2027	\$4,200	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 4000 Amperes Main Disconnect Switch</i>								
Air Circuit Breaker	60%			2027	\$12,500	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 3000 Amperes Mains Service Swicthes Serving T5 Building And Arts And Science Building</i>								
Fused Disc Sw	20%			2027	\$4,200	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 3000 Amperes Main Disconnect Switch Serving Mac Building.</i>								
<b>Transformers</b>								
Dry Type	100%			2025	\$15,800	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 750kva, 480/208/120 Volts</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2027	\$81,000	5	\$500	
<b>Raceway</b>								
Conduit	100%			2027	\$82,900	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2026	\$5,200	5	\$300	
Molded Case Bkrs	90%			2026	\$47,000	5	\$2,900	
<b>Wiring</b>								
Thermoplastic	90%			2027	\$73,300	1		
Thermoplastic	10%			2037	**	1		
<b>Motor Controllers</b>								
Locally Mounted	20%			2025	\$39,200	5	\$200	
Motor Control Center	80%			2025	\$38,600	5	\$2,700	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	50%			LIFE	**	5	\$900	
Generic	50%			LIFE	**	5	\$900	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2025	\$8,900	1	\$37,700	
<b>Generators</b>								
Diesel	100%			2023	\$73,000	1	\$47,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Generator Rated @ 285 Kw</i>								
<b>Batteries</b>								
Nickel Cadmium	100%			2019	\$1,500	5	\$27,300	

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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 ROBERT J KIBEE LIB AND MEDIA CTR**  
**Asset # : 2116**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Stand-by Power</b>								
<b>Fuel Storage</b>								
Day Tank	50%			2026	\$4,500	5	\$11,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 25 Gallons Capacity</i>								
Main Tank	50%			2030	**	5	\$1,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 600 Gallons Capacity</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	3%			2022	\$37,300	10	\$3,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<i>Explanation : Compact Fluorescent Fixtures</i>								
Fluorescent	97%			2027	\$1,204,500	10	\$110,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Egress Lighting</b>								
Emergency, Service	50%			2027	\$30,500	1		
Exit, Service	50%			2027	\$8,900	1		
<b>Exterior Lighting</b>								
HID	20%			2022	\$92,300	10	\$100	
No Component	80%							
<b>Lightning Protection</b>								
<b>Arresters/Cabling</b>								
Generic	100%			2030	**	5	\$1,400	
<b>Alarm</b>								
<b>Security System</b>								
No Component	90%							
Generic	10%			2027	\$37,000	1	\$4,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2032	**	1-3	\$75,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Horns, Alarm Bells And Smoke Detectors</i>								

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

Heating

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE ROBERT J KIBEE LIB AND MEDIA CTR**  
**Asset # : 2116**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source HTHW/HW	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Hot Water Provided From Building P</i>								
Distribution Hot Wtr Piping/Pump	100%	Now	\$9,100	2035	**	4	\$6,100	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								
Terminal Devices Air Handler	80%			2027	\$1,306,700	1	\$61,500	
Convector/Radiator	20%			2025	\$124,400	1	\$8,000	
<b>Air Conditioning</b>								
Energy Source District C.W.	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Chilled Water Provided From Building P</i>								
Distribution CW & CHW Wtr Pipe/Pump	100%	Now	\$7,100	2037	**	4	\$6,100	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								
Terminal Devices Air Handler/Cool/Ht	100%			2027	\$1,302,800	1	\$76,800	
<b>Ventilation</b>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$69,300	
Exhaust Fans Interior	95%			2027	\$392,600	2	\$3,600	
Roof	5%			2027	\$9,600	2	\$200	
<b>Plumbing</b>								
H/C Water Piping Brass/Copper	100%			2037	**	1		
HW Heat Exchanger Steam Fired	100%			2037	**	4	\$12,300	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Fixtures Generic	100%							
<b>Vertical Transport</b>								

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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
Vertical Transport Elevators								
Geared Traction	100%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1-8</i>						
		<i>Explanation : Two Units</i>						
Fire Suppression Standpipe								
Generic	100%			2037		**	1-5	\$65,000
Sprinkler								
No Component	85%							
Generic	15%			2037		**	1-2	\$5,200

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Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 19,200 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 10-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 8760 **Lot** : 60 **BIN** : 3852579

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$42,200	\$206,600
<b>Total</b>	<b>\$42,200</b>	<b>\$206,600</b>
Importance Code A	\$42,200	\$206,600
<b>Total</b>	<b>\$42,200</b>	<b>\$206,600</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture				\$400
Interior Architecture	\$400	\$11,300		\$16,300
Electrical	\$1,500	\$1,600	\$1,200	\$15,700
Mechanical	\$6,900	\$3,700	\$8,800	\$3,700
<b>Total</b>	<b>\$8,700</b>	<b>\$16,600</b>	<b>\$10,100</b>	<b>\$36,200</b>
Importance Code A	\$900	\$900	\$900	\$1,400
Importance Code B	\$7,800	\$15,700	\$9,100	\$34,800
Importance Code C				
<b>Total</b>	<b>\$8,700</b>	<b>\$16,600</b>	<b>\$10,100</b>	<b>\$36,200</b>



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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG #1 (UAPC)**  
**Asset # : 2109**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Exterior</b>								
Exterior Walls								
Metal Panel	100%			2057	**	5-10	\$154,600	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Windows								
Aluminum	100%			2052	**	5	\$900	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Roof								
Metal Panel	95%			2047	**	10	\$94,200	
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Skylight, Plastic	5%			2047	**	1		
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
<b>Interior</b>								
Floors								
Carpet	80%			2029	**	3	\$34,000	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Cast in Place Concrete	5%			LIFE	**	5	\$3,100	
Mosaic Tile	5%			2032	**	5	\$3,500	
Vinyl Tile	10%			2037	**	3	\$1,400	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Interior Walls								
Gypsum Board	100%			LIFE	**	5	\$14,500	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Ceilings								
AcousTileSusp.Lay-In	100%			2047	**	5	\$28,400	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Raceway								
Conduit	100%			2053	**	1		
Panelboards								
Molded Case Bkrs	100%			2049	**	5	\$500	
Wiring								
Thermoplastic	100%			2053	**	1		

**Lighting**

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG #1 (UAPC)**  
**Asset # : 2109**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	80%			2035	**	10	\$14,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2035	**	10	\$900	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	15%			2035	**	10	\$2,600	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2035	**	10	\$2,300	
Exit, LED	50%			2062	**	1		
<b>Exterior Lighting</b>								
HID	20%			2022		10	\$14,500	
No Component	80%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	80%							
Generic	20%			2035	**	1	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Storage Area And Hallways</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2035	**	1-3	\$11,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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								
Natural Gas	100%			2053	**	1		
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2044	**	1	\$9,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 1 New Unit</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2049	**	4	\$900	

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG #1 (UAPC)**  
**Asset # : 2109**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	50%			2035	**	1	\$5,900	
Fan Coil Unit/Heat	50%			2035	**	1	\$3,100	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Various In The Ceiling</i>						
		<i>Explanation : Induct Reheat Coils</i>						
Air Conditioning								
Energy Source								
Electricity	100%			2049	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2035	**	1	\$8,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Gas Room</i>						
		<i>Explanation : 2 New Units. R-410 Refrigerant</i>						
Terminal Devices								
Fan Coil - 4 Pipe	100%			2035	**	1	\$6,200	
Heat Rejection								
Dry Cooler	100%			2035	**	2	\$13,400	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,700	
Exhaust Fans								
Interior	100%			2035	**	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Not Accessible	100%							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2053	**	1-2	\$5,400	

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Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**Asset Name** : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T2  
**Address** : 2065 ORIENTAL BLVD.  
**Borough** : BROOKLYN **Agency's Number** : 2302T  
**Program / Asset #** : CUN0003.2T0 / 2110 **Yr Built/Renovated** : 1967 / 2005  
**Area Sq Ft** : 36,000 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 09-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 8760 **Lot** : 60 **BIN** : 3852580

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$142,700	\$427,100
Interior Architecture	\$40,700	\$176,900
Electrical		\$359,900
Mechanical	\$379,800	\$171,400
<b>Total</b>	<b>\$563,200</b>	<b>\$1,135,300</b>
Importance Code A	\$190,300	\$427,100
Importance Code B	\$332,300	\$708,100
Importance Code C	\$40,700	
<b>Total</b>	<b>\$563,200</b>	<b>\$1,135,300</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$11,200			
Interior Architecture	\$193,300	\$1,300	\$2,600	\$30,900
Electrical	\$2,400	\$3,100	\$2,800	\$6,900
Mechanical	\$3,600	\$7,200	\$7,600	\$27,700
<b>Total</b>	<b>\$210,500</b>	<b>\$11,600</b>	<b>\$13,000</b>	<b>\$65,600</b>
Importance Code A	\$12,000	\$1,800	\$1,800	\$1,900
Importance Code B	\$198,600	\$9,800	\$11,200	\$63,700
Importance Code C				
<b>Total</b>	<b>\$210,500</b>	<b>\$11,600</b>	<b>\$13,000</b>	<b>\$65,600</b>



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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T2**  
**Asset # : 2110**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Metal Panel	100%	Now	\$69,400	2037	**	5	\$60,400	
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Windows								
Aluminum	95%			2043	**	5	\$4,100	
Steel	5%	Now	\$11,200	2052	**	5	\$1,300	
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Connecting Corridor To T1</i>							
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Connecting Corridor To T1</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Connecting Corridor To T1</i>							
<hr/>								
Roof								
Single Ply Membrane	100%	Now	\$73,300	2027	\$366,700			
	<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
<hr/>								
<b>Interior</b>								
Floors								
Carpet	25%	0-2	\$165,900	2029	**	3	\$19,500	
	<i>Loose/MISS Fasteners, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Classrooms</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Classrooms</i>							
	<i>Wrinkling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Classrooms</i>							
Cast in Place Concrete	5%			LIFE	**	5	\$5,700	
Mosaic Tile	5%			2032	**	5	\$6,500	
Vinyl Tile	40%			2027	\$176,900	3	\$7,800	
Vinyl Tile	5%	Now	\$22,100	2037	**	3	\$1,000	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Connecting Corridor To T1</i>							
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Connecting Corridor To T1</i>							
	<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Connecting Corridor To T1</i>							
Vinyl Tile	20%			2032	**	3	\$3,900	
<hr/>								
Interior Walls								
Concrete Masonry Unit	40%			LIFE	**	5	\$7,900	
Gypsum Board	20%			LIFE	**	5	\$5,900	
Metal Panel	20%			LIFE	**			
Metal Panel	20%	Now	\$40,700	LIFE	**			
	<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Connecting Corridor To T1</i>							

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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. T2**  
**Asset # : 2110**

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

## Interior

## Ceilings

AcousTileSusp.Lay-In	80%			2032	**	5	\$41,700	
AcousTileSusp.Lay-In	20%			2044	**	5	\$10,400	

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

*Location : Rooms 248, 252 And Various Others*

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%			2027	\$2,500	5	\$200	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Switch Rated @ 1600 Amperes.*

## Switchgear / Switchboard

Fused Disc Sw	100%			2027	\$32,300	5	\$200	
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## Raceway

Conduit	90%			2027	\$28,200	1		
Conduit	10%			2047	**	1		

## Panelboards

Fused Disc Sw	5%			2026	\$1,100	5		
Molded Case Bkrs	75%			2026	\$16,800	5	\$700	
Molded Case Bkrs	20%			2043	**	5	\$200	

## Wiring

Thermoplastic	90%			2027	\$24,900	1		
Thermoplastic	10%			2047	**	1		

## Motor Controllers

Variable Frequency Drive	100%			2044	**			
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## Ground

## Grounding Devices

Generic	100%			LIFE	**	5	\$500	
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## Lighting

## Interior Lighting

Fluorescent	100%			2027	\$359,900	10	\$33,000	
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*T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

## Egress Lighting

Emergency, Battery	50%			2032	**	10	\$4,300	
Exit, LED	10%			2055	**	1		
Exit, Service	40%			2032	**	1		

## Exterior Lighting

HID	20%			2027	\$27,100	10		
No Component	80%							

## 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**  
**KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T2**  
**Asset # : 2110**

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

**Alarm**

## Security System

No Component

70%

Generic

30%

2032

\* \*

1

\$4,000

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : New Wing**Explanation : CCTV Surveillance Camera*

## Fire/Smoke Detection

Generic, Digital

100%

2032

\* \*

1-3

\$22,200

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

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

**Heating**

## Energy Source

Natural Gas

100% Now

\$200

2037

\* \*

1

*Corroded, Extent : Moderate, Area Affected : 5%**Location : Incoming Service*

## Conversion Equipment

Furnace

60%

0-2

\$47,600

2037

\* \*

1

\$9,600

*Corroded, Extent : Moderate, Area Affected : 50%**Location : Throughout**Other Observation, Extent : Light, Area Affected : 100%**Location : Various Locations In The Ceiling, Old Section**Explanation : 8 Old Units - Each Unit Has 2 Gas Fired Heaters*

Hot Water Boiler

40%

2044

\* \*

1

\$7,100

*Other Observation, Extent : Light, Area Affected : 40%**Location : New Section Mechanical Room**Explanation : 1 Unit For New Section*

## Distribution

Hot Wtr Piping/Pump

40%

2049

\* \*

4

\$700

No Component

60%

## Terminal Devices

Air Handler

40%

2035

\* \*

1

\$8,900

*Other Observation, Extent : Light, Area Affected : 40%**Location : Outside Of The Building**Explanation : 1 New Unit*

No Component

60%

**Air Conditioning**

## Energy Source

Electricity

100%

2035

\* \*

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		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	60%			2027	\$171,400	1	\$10,000	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 60%</i>								
<i>Location : 3 Units. Outside Of The Building</i>								
Ext Pkg Unit - Heating/Cooling	40%			2035	**	2	\$900	
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Outside Of The Building</i>								
<i>Explanation : 1 Unit For New Section. R-410 Refrigerant</i>								
Terminal Devices								
Air Handler/Dir Expansion	40%			2022	\$150,600	1		
Air Handler/Dir Expansion	20%			2032	**	1		
No Component	40%							
Heat Rejection								
Dry Cooler	60%			2022	\$109,800	2	\$15,000	
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	**	2-5	\$12,000	
Ductwork/Diffusers	40%			LIFE	**	2-5	\$8,000	
Exhaust Fans								
Interior	60%			2022	\$71,900	2	\$700	
Roof	40%			2035	**	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Gas Fired	100%			2022	\$20,500	2	\$500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	60%							
Generic	40%			2053	**	1-2	\$4,000	

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.

Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**Asset Name** : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T3  
**Address** : 2055 ORIENTAL BLVD.  
**Borough** : BROOKLYN **Agency's Number** : 2303T  
**Program / Asset #** : CUN0003.3T0 / 2111 **Yr Built/Renovated** : 1970 / 2000  
**Area Sq Ft** : 10,200 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 09-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 8760 **Lot** : 60 **BIN** : 3852581

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$143,600	
Interior Architecture		\$87,700
Electrical		\$97,600
Mechanical	\$130,600	\$68,800
<b>Total</b>	<b>\$274,100</b>	<b>\$254,100</b>
Importance Code A	\$143,600	
Importance Code B	\$130,600	\$254,100
<b>Total</b>	<b>\$274,100</b>	<b>\$254,100</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$5,700			
Interior Architecture	\$47,000			\$2,400
Electrical	\$200	\$200	\$300	\$39,600
Mechanical	\$13,400	\$5,100	\$1,400	\$46,100
<b>Total</b>	<b>\$66,300</b>	<b>\$5,300</b>	<b>\$1,700</b>	<b>\$88,100</b>
Importance Code A	\$18,900	\$500	\$500	\$500
Importance Code B	\$47,300	\$4,800	\$1,200	\$87,600
Importance Code C				
<b>Total</b>	<b>\$66,300</b>	<b>\$5,300</b>	<b>\$1,700</b>	<b>\$88,100</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. T3**  
**Asset # : 2111**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Concrete Masonry Unit	10%			LIFE	**	5	\$600	
Metal Panel	90%	Now	\$5,700	2047	**	5	\$14,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Base</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Corners</i>								
<hr/>								
<b>Windows</b>								
Steel	100%	Now	\$45,600	2052	**	5	\$5,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Roof</b>								
Spray-on Foam	100%	Now	\$98,000	2037	**	5	\$17,900	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Classrooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	15%	Now	\$2,800	2023	\$28,200	3	\$3,300	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%	Now	\$1,500	LIFE	**	5	\$3,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Mosaic Tile	5%	Now	\$4,400	2032	**	5	\$900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	70%	Now	\$26,300	2027	\$87,700	3	\$3,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Interior Walls</b>								
Concrete Masonry Unit	25%			LIFE	**	5	\$1,600	
Gypsum Board	60%			LIFE	**	5	\$5,800	
Metal Panel	15%			LIFE	**			

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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T3**

**Asset # : 2111**

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

## Interior

## Ceilings

AcousTileSusp.Lay-In	100%	Now	\$11,900	2032	**	5	\$7,400
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%*

*Location : Throughout*

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

*Location : Various Classrooms*

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%			2027	\$1,500	5	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Disconnect Switch Rated @ 600 Amperes*

## Switchgear / Switchboard

Fused Disc Sw	100%			2027	\$32,300	5	
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## Raceway

Conduit	90%			2027	\$28,200	1	
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Conduit	10%			2037	**	1	
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## Panelboards

Fused Disc Sw	5%			2026	\$700	5	
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Molded Case Bkrs	85%			2026	\$12,700	5	\$200
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Molded Case Bkrs	10%			2035	**	5	
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## Wiring

Thermoplastic	90%			2027	\$24,900	1	
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Thermoplastic	10%			2037	**	1	
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## Motor Controllers

Locally Mounted	100%			2025	\$30,200	5	\$100
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## Ground

## Grounding Devices

Generic	100%			LIFE	**	5	\$200
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## Lighting

## Interior Lighting

Fluorescent	99%			2027	\$97,600	10	\$9,000
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*T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

HID	1%			2027	\$700	10	
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## Egress Lighting

Emergency, Battery	50%			2027	\$6,600	10	\$1,200
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Exit, Service	50%			2027	\$700	1	
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## Exterior Lighting

HID	20%			2022	\$7,700	10	
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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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*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T3**  
**Asset # : 2111**

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

**Alarm**

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2022

\$31,600

1-3

\$1,900

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Alarm Bells And Manual Pull Station*

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

**Heating**

Energy Source

Natural Gas

100%

2037

\* \*

1

Conversion Equipment

Furnace

60%

0-2

\$13,000

2037

\* \*

1

\$2,600

*Damaged, Extent : Moderate, Area Affected : 25%**Location : Mechanical Room**Other Observation, Extent : Light, Area Affected : 60%**Location : Mechanical Room**Explanation : 4 Obsolete Units*

Furnace

30%

2027

\$6,500

1

\$1,500

Furnace

10%

2035

\* \*

1

\$500

**Air Conditioning**

Energy Source

Electricity

100%

2035

\* \*

1

Conversion Equipment

Split Unit

40%

Now

\$78,800

2037

\* \*

*Malfunctioning, Extent : Severe, Area Affected : 40%**Location : 6 Condemn Units, Backyard**R-22 Refrigerant, Extent : Severe, Area Affected : 40%**Location : Backyard*

Window/Wall Unit

20%

2020

\$3,800

1

No Component

40%

Terminal Devices

Fan Coil - 4 Pipe

40%

2022

\$51,800

1

\$1,300

No Component

60%

Heat Rejection

Dry Cooler

40%

2022

\$12,000

2

\$2,800

No Component

60%

**Ventilation**

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$5,500

Exhaust Fans

Interior

100%

2022

\$32,800

2

\$300

**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 TEMPORARY BLDG. T3**  
**Asset # : 2111**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Plumbing</b>								
H/C Water Piping Brass/Copper	100%			2027	\$68,800	1		
Water Heater Gas Fired	100%			2025	\$5,600	2	\$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 : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**Asset Name** : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T4  
**Address** : 2111 ORIENTAL BLVD.  
**Borough** : BROOKLYN **Agency's Number** : 2304T  
**Program / Asset #** : CUN0003.4T0 / 2112 **Yr Built/Renovated** : 1970 / 2000  
**Area Sq Ft** : 53,718 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 10-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 8760 **Lot** : 60 **BIN** : 3852582

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$690,500	\$182,500
Interior Architecture	\$695,300	\$473,500
Electrical	\$151,600	\$712,900
Mechanical	\$1,217,700	\$483,700
<b>Total</b>	<b>\$2,755,200</b>	<b>\$1,852,600</b>
Importance Code A	\$808,800	\$182,500
Importance Code B	\$1,946,300	\$1,624,200
Importance Code C		\$45,900
<b>Total</b>	<b>\$2,755,200</b>	<b>\$1,852,600</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$65,800			
Interior Architecture	\$324,000			\$22,000
Electrical	\$1,200	\$1,300	\$1,600	\$1,500
Mechanical	\$4,200	\$17,700	\$12,500	\$7,200
<b>Total</b>	<b>\$395,100</b>	<b>\$18,900</b>	<b>\$14,100</b>	<b>\$30,700</b>
Importance Code A	\$65,800	\$2,700	\$2,700	\$2,800
Importance Code B	\$297,700	\$16,300	\$11,500	\$27,900
Importance Code C	\$31,700			
<b>Total</b>	<b>\$395,100</b>	<b>\$18,900</b>	<b>\$14,100</b>	<b>\$30,700</b>



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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T4**  
**Asset # : 2112**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	10%	Now	\$32,600	LIFE	**	5	\$28,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%	Now	\$47,500	LIFE	**	5	\$3,600	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair(s)</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
Metal Panel	80%	Now	\$33,200	2047	**	5	\$86,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Windows</b>								
Aluminum	5%			2043	**	5	\$400	
Steel	95%	Now	\$346,500	2052	**	5	\$41,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
Spray-on Foam	100%	Now	\$296,500	2037	**	5	\$54,300	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Rooms 4210 And 4211</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	30%	Now	\$292,300	2029	**	3	\$34,400	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$8,400	
Mosaic Tile	5%			2032	**	5	\$9,600	
Vinyl Tile	60%	Now	\$77,900	2027	\$389,400	3	\$17,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T4**  
**Asset # : 2112**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Concrete Masonry Unit	25%			LIFE	**	5	\$10,200	
Gypsum Board	75%	Now	\$31,700	LIFE	**	5	\$45,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	100%	0-2	\$617,400	2047	**	5	\$38,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2027	\$4,800	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Ratings</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2027	\$32,300	5	\$200	
<b>Raceway</b>								
Conduit	90%			2027	\$28,200	1		
Conduit	10%			2037	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2026	\$3,000	5	\$100	
Molded Case Bkrs	80%			2026	\$23,900	5	\$1,100	
Molded Case Bkrs	10%			2035	**	5	\$100	
<b>Wiring</b>								
Thermoplastic	90%			2027	\$24,900	1		
Thermoplastic	10%			2037	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2025	\$90,500	5	\$400	
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							
<b>Lighting</b>								

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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T4**  
**Asset # : 2112**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	98%			2027	\$526,200	10	\$48,300	
			<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	2%			2027	\$10,700	10	\$1,000	
			<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways And Staircase</i>					
<b>Egress Lighting</b>								
Emergency, Battery	50%			2027	\$36,200	10	\$6,500	
Exit, Service	50%			2027	\$3,800	1		
<b>Exterior Lighting</b>								
HID	20%			2022	\$40,500	10		
No Component	80%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	80%							
Generic	20%			2032	**	1	\$4,000	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
			<i>Explanation : CCTV Surveillance Camera</i>					
<b>Fire/Smoke Detection</b>								
No Component	80%							
Generic, Analog	20%			2022	\$111,100	1-3	\$6,800	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
			<i>Explanation : Manual Pull Station And Alarm Bells</i>					
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2037	**	1		
<b>Conversion Equipment</b>								
Furnace	100%	0-2	\$118,300	2037	**	1	\$23,900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : In The Ceiling</i>					
			<i>Explanation : 4 Obsolete Units - Each Has 4 Gas Fired Heaters</i>					
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2035	**	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. T4**  
**Asset # : 2112**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	60%	0-2	\$255,800	2037	**	1	\$13,500	
	<i>Corroded, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
	<i>Not Energy Efficient, Extent : Moderate, Area Affected : 60%</i>							
	<i>Location : Throughout</i>							
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 60%</i>							
	<i>Location : 4 Units, Ceiling</i>							
Ext Pkg Unit - Heating/Cooling	30%			2032	**	2	\$1,000	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>							
	<i>Location : 1 Unit, Outside Of The Building</i>							
Window/Wall Unit	10%			2020	\$10,500	1		
Terminal Devices								
Fan Coil - 4 Pipe	60%			2022	\$705,600	1	\$10,400	
No Component	40%							
Heat Rejection								
Dry Cooler	40%			2027	\$109,300	2	\$15,000	
Dry Cooler	20%			2022	\$54,600	2	\$7,500	
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$30,000	
Exhaust Fans								
Roof	100%			2022	\$83,400	2	\$1,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2027	\$374,400	1		
Water Heater								
Gas Fired	100%			2025	\$30,600	2	\$800	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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

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

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

Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**Asset Name** : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T5  
**Address** : 2100 ORIENTAL BLVD.  
**Borough** : BROOKLYN **Agency's Number** : 2305T  
**Program / Asset #** : CUN0003.5T0 / 2113 **Yr Built/Renovated** : 1970 / 2000  
**Area Sq Ft** : 17,852 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 10-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 8760 **Lot** : 60 **BIN** : 3852583

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$157,700	\$85,200
Interior Architecture	\$234,000	\$177,400
Electrical		\$178,400
Mechanical	\$142,400	\$124,400
<b>Total</b>	<b>\$534,100</b>	<b>\$565,500</b>
Importance Code A	\$197,100	\$85,200
Importance Code B	\$337,100	\$480,300
<b>Total</b>	<b>\$534,100</b>	<b>\$565,500</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture				\$2,600
Interior Architecture	\$9,300			
Electrical	\$100	\$200	\$300	\$47,600
Mechanical	\$3,400	\$7,400	\$2,600	\$53,500
<b>Total</b>	<b>\$12,800</b>	<b>\$7,500</b>	<b>\$2,900</b>	<b>\$103,700</b>
Importance Code A		\$900	\$900	\$900
Importance Code B	\$10,900	\$6,600	\$2,100	\$102,800
Importance Code C	\$1,900			
<b>Total</b>	<b>\$12,800</b>	<b>\$7,500</b>	<b>\$2,900</b>	<b>\$103,700</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. T5**  
**Asset # : 2113**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal Panel	100%	Now	\$42,500	2037	**	5	\$37,000	
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : At Eaves</i>							
	<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : South Facade</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Windows								
Steel	100%	Now	\$115,200	2052	**	5	\$13,800	
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Roof								
Single Ply Membrane	100%			2037	**	10	\$48,200	
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$5,400	
Mosaic Tile	5%	Now	\$7,300	2032	**	5	\$1,500	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : North Entrance</i>							
Vinyl Tile	85%	Now	\$35,500	2027	\$177,400	3	\$7,800	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Interior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$3,100	
Gypsum Board	50%			LIFE	**	5	\$9,300	
Gypsum Board	15%	Now	\$1,900	LIFE	**	5	\$2,800	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Corridors</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Metal Panel	10%			LIFE	**			

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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. T5**  
**Asset # : 2113**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	100%	4+	\$198,500	2047	* *	5	\$12,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2027	\$1,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 1200 Amperes</i>								
<hr/>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2027	\$32,300	5	\$100	
<hr/>								
<b>Raceway</b>								
Conduit	100%			2027	\$31,300	1		
<hr/>								
<b>Panelboards</b>								
Molded Case Bkrs	100%			2026	\$14,900	5	\$500	
<hr/>								
<b>Wiring</b>								
Thermoplastic	100%			2027	\$27,700	1		
<hr/>								
<b>Motor Controllers</b>								
Locally Mounted	100%			2025	\$30,200	5	\$100	
<hr/>								
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	* *	5	\$300	
<hr/>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	100%			2027	\$178,400	10	\$16,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2022	\$12,000	10	\$2,200	
Exit, Service	50%			2022	\$1,300	1		
<hr/>								
<b>Exterior Lighting</b>								
HID	20%			2022	\$13,500	10		
No Component	80%							
<hr/>								
<b>Alarm</b>								

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

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

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



**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T5**  
**Asset # : 2113**

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

**Alarm**

Fire/Smoke Detection

No Component

90%

Generic, Analog

10%

2022

\$18,500

1-3

\$1,100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Corridors**Explanation : Alarm Bells And Manual Pull Station*

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

**Heating**

Energy Source

Natural Gas

100%

2037

\* \*

1

Conversion Equipment

Furnace

100% Now

\$39,300

2037

\* \*

1

\$7,900

*Corroded, Extent : Severe, Area Affected : 50%**Location : Various Areas**Not Energy Efficient, Extent : Severe, Area Affected : 100%**Location : Throughout**Other Observation, Extent : Light, Area Affected : 100%**Location : 2 In Mechanical Room And 3 In The Ceilings**Explanation : 5 Obsolete Package Units***Air Conditioning**

Energy Source

Electricity

100%

2035

\* \*

1

Conversion Equipment

Reciprocating

35%

2022

\$49,600

1

\$2,900

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 35%**Location : 2 Units, Outside Of The Building*

Window/Wall Unit

15%

2020

\$5,200

1

No Component

50%

Terminal Devices

Air Handler/Dir

35%

2022

\$32,700

1

Expansion

No Component

65%

Heat Rejection

Dry Cooler

35%

2022

\$15,900

2

\$4,400

No Component

65%

**Ventilation**

Distribution

Ductwork/Diffusers

100% Now

\$3,100

LIFE

\* \*

2-5

\$10,000

*Insul. Deteriorating, Extent : Moderate, Area Affected : 10%**Location : In The Ceiling*

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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T5**  
**Asset # : 2113**

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Ventilation								
Exhaust Fans								
Interior	90%			2022	\$53,500	2	\$500	
Roof	10%			2022	\$2,800	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2027	\$124,400	1		
Water Heater								
Gas Fired	100%			2025	\$10,200	2	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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

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

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

Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**Asset Name** : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T6  
**Address** : 2105 ORIENTAL BLVD.  
**Borough** : BROOKLYN **Agency's Number** : 2306T  
**Program / Asset #** : CUN0003.6T0 / 2114 **Yr Built/Renovated** : 1970 / 2000  
**Area Sq Ft** : 12,070 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 10-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 8760 **Lot** : 60 **BIN** : 3852584

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$169,800	
Interior Architecture		\$140,900
Electrical	\$37,400	\$115,500
Mechanical		\$81,400
<b>Total</b>	<b>\$207,200</b>	<b>\$337,800</b>
Importance Code A	\$169,800	
Importance Code B	\$37,400	\$337,800
<b>Total</b>	<b>\$207,200</b>	<b>\$337,800</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$22,400			
Interior Architecture	\$52,400	\$900	\$1,100	\$2,100
Electrical	\$400	\$300	\$400	\$9,500
Mechanical	\$1,000	\$7,400	\$1,900	\$79,400
<b>Total</b>	<b>\$76,100</b>	<b>\$8,600</b>	<b>\$3,400</b>	<b>\$91,000</b>
Importance Code A	\$23,000	\$600	\$600	\$26,300
Importance Code B	\$46,800	\$8,000	\$2,900	\$64,700
Importance Code C	\$6,300			
<b>Total</b>	<b>\$76,100</b>	<b>\$8,600</b>	<b>\$3,400</b>	<b>\$91,000</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 TEMPORARY BLDG. T6**  
**Asset # : 2114**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Metal Panel	100%	Now	\$22,400	2037	**	5	\$19,500	
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : At Base</i>							
	<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Windows								
Steel	100%	Now	\$53,900	2052	**	5	\$6,500	
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Roof								
Spray-on Foam	100%	Now	\$115,900	2037	**	5	\$21,200	
	<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Various Classrooms</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
<hr/>								
<b>Interior</b>								
<b>Floors</b>								
Mosaic Tile	5%			2032	**	5	\$2,200	
Vinyl Tile	50%			2027		3	\$3,300	
Vinyl Tile	45%	Now	\$33,400	2027		3	\$2,900	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i>							
	<i>Location : Throughout</i>							
<hr/>								
<b>Interior Walls</b>								
Concrete Masonry Unit	15%	Now	\$6,300	LIFE	**	5	\$1,100	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Gypsum Board	65%			LIFE	**	5	\$7,400	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Metal Panel	20%			LIFE	**			
	<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							

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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T6**  
**Asset # : 2114**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	90%	Now	\$12,600	2032	**	5	\$7,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 50%</i>								
<i>Location : Various Classrooms</i>								
AcousTileSusp.Lay-In	10%			2040	**	5	\$1,700	
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2027	\$32,300	5	\$100	
<b>Raceway</b>								
Conduit	95%			2027	\$29,700	1		
Conduit	5%			2037	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2026	\$700	5		
Molded Case Bkrs	90%			2026	\$13,400	5	\$300	
Molded Case Bkrs	5%			2035	**	5		
<b>Wiring</b>								
Thermoplastic	95%			2027	\$26,300	1		
Thermoplastic	5%			2037	**	1		
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	99%			2027	\$115,500	10	\$10,600	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	1%			2027	\$800	10		
<b>Egress Lighting</b>								
Emergency, Service	50%			2027	\$2,900	1		
Exit, Service	50%			2027	\$800	1		
<b>Exterior Lighting</b>								
HID	20%			2022	\$9,100	10		
No Component	80%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	80%							
Generic	20%			2035	**	1	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Camera</i>								

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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T6**  
**Asset # : 2114**

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

**Alarm**

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2022

\$37,400

1-3

\$2,300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Manual Pull Station And Alarm Bells*

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

**Heating**

Energy Source

Natural Gas

100%

2037

\* \*

1

Conversion Equipment

Furnace

100%

2022

\$25,700

1

\$5,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : In The Ceiling**Explanation : 3 Units***Air Conditioning**

Energy Source

Electricity

100%

2035

\* \*

1

Conversion Equipment

Reciprocating Compr/Chiller

20%

2027

\$18,500

1

\$1,100

*R-22 Refrigerant, Extent : Light, Area Affected : 20%**Location : 1 Unit, Outside Of The Building*

Window/Wall Unit

80%

2022

\$18,200

1

Terminal Devices

Air Handler/Dir Expansion

20%

2027

\$24,400

1

No Component

80%

Heat Rejection

Dry Cooler

20%

2027

\$11,900

2

\$1,600

No Component

80%

**Ventilation**

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$6,500

Exhaust Fans

Interior

80%

2022

\$31,100

2

\$300

Roof

20%

2022

\$3,600

2

\$100

**Plumbing**

H/C Water Piping

Brass/Copper

100%

2027

\$81,400

1

Water Heater

Gas Fired

100%

2020

\$6,700

2

\$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.*

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T6**  
**Asset # : 2114**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Plumbing								
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.  
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Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**Asset Name** : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T7  
**Address** : 2131 ORIENTAL BLVD.  
**Borough** : BROOKLYN **Agency's Number** : 2307T  
**Program / Asset #** : CUN0003.7T0 / 2115 **Yr Built/Renovated** : 1972 / 2000  
**Area Sq Ft** : 27,072 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 10-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 8760 **Lot** : 60 **BIN** : 3852585

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$46,000	\$122,700
Interior Architecture	\$47,500	\$139,300
Electrical	\$56,000	\$270,600
Mechanical	\$510,300	\$233,600
<b>Total</b>	<b>\$659,800</b>	<b>\$766,100</b>
Importance Code A	\$99,700	\$167,500
Importance Code B	\$512,600	\$598,600
Importance Code C	\$47,500	
<b>Total</b>	<b>\$659,800</b>	<b>\$766,100</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$36,100			
Interior Architecture	\$214,100	\$2,300		\$8,700
Electrical	\$600	\$500	\$800	\$21,100
Mechanical	\$15,700	\$5,500	\$3,600	\$5,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$270,500</b>	<b>\$12,200</b>	<b>\$8,400</b>	<b>\$39,200</b>
Importance Code A	\$36,300	\$1,200	\$1,500	\$1,300
Importance Code B	\$225,300	\$11,000	\$6,900	\$37,900
Importance Code C	\$8,900			
<b>Total</b>	<b>\$270,500</b>	<b>\$12,200</b>	<b>\$8,400</b>	<b>\$39,200</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. T7**  
**Asset # : 2115**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Metal Panel	100%			2047	**	5-10	\$168,700	
Windows								
Aluminum	100%	Now	\$4,000	2043	**	5	\$500	
	<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Roof								
Built-Up (BUR)	98%	Now	\$32,100	2032	**			
	<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Ponding, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : At Drains</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Skylight, Metal/Glass	2%			2037	**	10	\$2,400	
<b>Interior</b>								
Floors								
Carpet	35%	0-2	\$162,600	2029	**	3	\$19,100	
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Classrooms</i>							
	<i>Wrinkling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Classrooms</i>							
Cast in Place Concrete	10%			LIFE	**	5	\$8,000	
Mosaic Tile	5%			2040	**	5	\$4,600	
Vinyl Tile	45%	Now	\$13,900	2027	\$139,300	3	\$6,200	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile	5%	0-2	\$15,500	2037	**	3	\$700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Sections At Corridors</i>							
	<i>Explanation : 9x9 Tiles</i>							
Interior Walls								
Concrete Masonry Unit	50%	Now	\$47,500	LIFE	**	5	\$8,600	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Gypsum Board	50%	Now	\$8,900	LIFE	**	5	\$12,900	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							

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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T7**  
**Asset # : 2115**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%	Now	\$5,900	2032	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	80%			LIFE	**	5	\$4,600	
Gypsum Board	10%	Now	\$7,400	LIFE	**	5	\$4,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2027	\$2,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 600 Amperes</i>								
<hr/>								
<b>Raceway</b>								
Conduit	90%			2027	\$28,200	1		
Conduit	10%			2037	**	1		
<hr/>								
<b>Panelboards</b>								
Molded Case Bkrs	90%			2026	\$20,100	5	\$600	
Molded Case Bkrs	10%			2035	**	5	\$100	
<hr/>								
<b>Wiring</b>								
Thermoplastic	90%			2027	\$24,900	1		
Thermoplastic	10%			2037	**	1		
<hr/>								
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							
<hr/>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	98%			2027	\$265,200	10	\$24,300	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2027	\$5,400	10	\$500	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<hr/>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2027	\$18,200	10	\$3,300	
Exit, Service	50%			2027	\$1,900	1		
<hr/>								
<b>Exterior Lighting</b>								
HID	20%			2022	\$20,400	10		
No Component	80%							

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T7**  
**Asset # : 2115**

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

**Alarm**

## Security System

No Component

80%

Generic

20%

2027

\$16,400

1

\$2,000

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : CCTV Surveillance Camera*

## Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2022

\$56,000

1-3

\$3,400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Alarm Bells And Manual Pull Station*

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

**Heating**

## Energy Source

Electricity

10%

2037

\* \*

1

Natural Gas

90%

2037

\* \*

1

## Conversion Equipment

Furnace

90% Now

\$53,700

2037

\* \*

1

\$10,800

*Damaged, Extent : Severe, Area Affected : 60%**Location : Insulation Peeling Off, Roof**Malfunctioning, Extent : Severe, Area Affected : 75%**Location : Roof**Other Observation, Extent : Light, Area Affected : 90%**Location : Roof**Explanation : 7 Obsolete Rtu Package Units Need To Be Replaced Soon*

Radiant Heater

10%

2027

\$44,900

2

\$1,300

*Other Observation, Extent : Light, Area Affected : 10%**Location : Various**Explanation : 5 Ele. Units***Air Conditioning**

## Energy Source

Electricity

100%

2035

\* \*

1

## Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100%

2022

\$316,900

2

\$1,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 7 Obsolete Rtu Package Units Need To Be Replaced Soon.*

## Heat Rejection

Air Cooled Condenser

100%

2022

\$51,000

2

\$18,900

Unit

**Ventilation**

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T7**  
**Asset # : 2115**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$46,700	LIFE	* *	2-5	\$15,100	
<i>Insul. Deteriorating, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Ductwork On Roof Is Damaged And Corroded</i>								
Exhaust Fans								
Roof	100%			2022	\$42,000	2	\$800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2027	\$188,700	1		
Water Heater								
Gas Fired	100%	Now	\$15,400	2027	\$15,400	2	\$300	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 2nd Floor Rm#7214</i>								
<i>Not Energy Efficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 2nd Floor Rm#7214</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1-2</i>								
<i>Explanation : 1 Unit</i>								

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

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

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

Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**Asset Name** : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T8  
**Address** : 2101 ORIENTAL BLVD.  
**Borough** : BROOKLYN **Agency's Number** : 2308T  
**Program / Asset #** : CUN0003.8T0 / 2095 **Yr Built/Renovated** : 1972 / 2008  
**Area Sq Ft** : 18,187 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 10-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 8760 **Lot** : 60 **BIN** : 3852586

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$322,400	
Interior Architecture		\$132,800
Electrical	\$56,400	\$181,800
Mechanical	\$333,500	
<b>Total</b>	<b>\$712,200</b>	<b>\$314,600</b>
Importance Code A	\$442,900	
Importance Code B	\$269,300	\$314,600
<b>Total</b>	<b>\$712,200</b>	<b>\$314,600</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$5,900	\$23,400		\$25,700
Interior Architecture	\$90,300			\$5,800
Electrical	\$500	\$400	\$700	\$14,300
Mechanical	\$4,800	\$900	\$2,700	\$29,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$105,500</b>	<b>\$28,700</b>	<b>\$7,300</b>	<b>\$78,900</b>
Importance Code A	\$10,700	\$23,900	\$1,200	\$26,300
Importance Code B	\$94,800	\$4,700	\$6,100	\$52,600
Importance Code C				
<b>Total</b>	<b>\$105,500</b>	<b>\$28,700</b>	<b>\$7,300</b>	<b>\$78,900</b>



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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T8**  
**Asset # : 2095**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	93%	Now	\$221,200	LIFE	**	5	\$11,200	
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : North Facade, South Facade</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : North Facade</i>							
	<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : South Facade</i>							
	<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : South Facade</i>							
	<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : North Facade</i>							
Pre-Cast Concrete	2%	0-2	\$1,300	LIFE	**	5	\$1,300	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Window Wall	5%	Now	\$4,600	2037	**	5	\$1,800	
	<i>Caulking Deteriorated, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Windows								
Steel	100%	Now	\$101,200	2052	**	5	\$12,100	
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Parapets								
Metal Rail	100%			2040	**	5-10	\$38,600	
Roof								
Modified Bitumen	95%			2032	**	10	\$25,700	
Skylight, Metal/Glass	5%			2047	**	10	\$4,500	

## 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**  
**KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T8**  
**Asset # : 2095**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	15%	0-2	\$49,800	2029	**	3	\$5,900	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
Cast in Place Concrete	10%	Now	\$2,700	LIFE	**	5	\$5,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	15%	Now	\$11,200	2040	**	5	\$2,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	60%	Now	\$26,600	2027	\$132,800	3	\$5,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Concrete Masonry Unit	50%			LIFE	**	5	\$3,400	
Gypsum Board	50%			LIFE	**	5	\$5,200	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	15%			2032	**	5	\$3,800	
Exposed Concrete	75%			LIFE	**	5	\$2,900	
Gypsum Board	10%			LIFE	**	5	\$3,100	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2027	\$1,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 1200 Amperes</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2027	\$32,300	5	\$100	
<b>Raceway</b>								
Conduit	100%			2027	\$31,300	1		
<b>Panelboards</b>								
Molded Case Bkrs	100%			2026	\$14,900	5	\$500	
<b>Wiring</b>								
Thermoplastic	100%			2027	\$27,700	1		
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							
<b>Lighting</b>								

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

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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**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	98%			2027	\$178,200	10	\$16,300	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	2%			2027	\$3,600	10	\$300	
	<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
Egress Lighting								
Emergency, Battery	50%			2027	\$12,200	10	\$2,200	
Exit, Service	50%			2027	\$1,300	1		
Exterior Lighting								
HID	20%			2022	\$13,700	10		
No Component	80%							
<b>Alarm</b>								
Security System								
No Component	80%							
Generic	20%			2035	**	1	\$1,400	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
	<i>Explanation : CCTV Surveillance Camera</i>							
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2022	\$56,400	1-3	\$3,500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
	<i>Explanation : Manual Pull Station And Alarm Bells</i>							
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Electricity	40%			2037	**	1		
Natural Gas	60%			2037	**	1		
Conversion Equipment								
Furnace	60%	2-4	\$4,800	2027	\$24,000	1	\$4,900	
	<i>Other Observation, Extent : Light, Area Affected : 60%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 1 Rtu - There Are 2 Gas Fired Coils In It. Inefficient Unit. Needs To Be Upgrade.</i>							
Radiant Heater	40%	0-2	\$120,500	2037	**	2	\$2,700	
	<i>Damaged, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Various Areas</i>							
	<i>Other Observation, Extent : Light, Area Affected : 40%</i>							
	<i>Location : Various</i>							
	<i>Explanation : 23 Units</i>							

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T8**  
**Asset # : 2095**

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2035	* *	1		
<b>Conversion Equipment</b>								
Ext Pkg Unit - Heating/Cooling	100%			2022	\$212,900	2	\$1,100	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Package Unit On Roof. Inefficient Unit. Needs To Be Upgrade.</i>								
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$10,100	
<b>Exhaust Fans</b>								
Roof	100%			2022	\$28,200	2	\$600	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2037	* *	1		
<b>Water Heater</b>								
Electric	100%			2025	\$15,000	4	\$100	
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	* *	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	* *	1		
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								
<b>Elevators</b>								
Hydraulic	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1-2</i>								
<i>Explanation : 1 Unit</i>								

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

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

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

Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**Asset Name** : KINGSBOROUGH COMMUNITY COLLEGE VEHICLE STORAGE - Z  
**Address** : 1530 ORIENTAL BLVD.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : CUN0003.060 / 13607 **Yr Built/Renovated** : 1992 /  
**Area Sq Ft** : 4,065 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 28-Jan-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 8760 **Lot** : 250 **BIN** : 3349320

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Electrical		\$42,000
Mechanical		\$66,400
<b>Total</b>		<b>\$108,400</b>
Importance Code A		\$66,400
Importance Code B		\$42,000
<b>Total</b>		<b>\$108,400</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$2,700	\$21,900		
Interior Architecture				
Electrical	\$200	\$300	\$300	\$700
Mechanical	\$1,100	\$400	\$800	\$7,200
<b>Total</b>	<b>\$4,000</b>	<b>\$22,600</b>	<b>\$1,100</b>	<b>\$8,000</b>
Importance Code A	\$3,100	\$21,900	\$400	
Importance Code B	\$1,000	\$700	\$700	\$8,000
<b>Total</b>	<b>\$4,000</b>	<b>\$22,600</b>	<b>\$1,100</b>	<b>\$8,000</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 VEHICLE STORAGE - Z**  
**Asset # : 13607**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	80%	Now	\$2,200	2047	**	5	\$1,900	
		<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : South Facade, North Facade</i>						
Metal Coiling Doors	20%			2040	**	5	\$800	
Windows								
Aluminum	50%			2043	**	5	\$100	
Metal Louvers	50%	Now	\$500	2036	**			
		<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Throughout</i>						
Roof								
Metal Panel	100%			2040	**	10	\$21,500	
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	**	5	\$13,100	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
Ceilings								
Exposed Struc: Steel	35%			LIFE	**			
Metal Panel	65%			LIFE	**	5	\$4,900	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2032	**	5		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 45 Kva, 480/208/120 Volts</i>						
Raceway								
Conduit	100%			2037	**	1		
Panelboards								
Fused Disc Sw	10%			2035	**	5		
Molded Case Bkrs	90%			2035	**	5	\$100	
Wiring								
Thermoplastic	100%			2037	**	1		
Motor Controllers								
Locally Mounted	100%			2032	**	5		
Lighting								
Interior Lighting								
Fluorescent	10%			2027	\$900	10	\$400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Cafeteria Room</i>						
		<i>Explanation : T-8 Lamps</i>						
HID	90%			2027	\$29,400	10	\$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 VEHICLE STORAGE - Z**  
**Asset # : 13607**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$500	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	20%			2027	\$3,100	10		
No Component	80%							
<b>Alarm</b>								
Fire/Smoke Detection								
Generic, Analog	100%			2027	\$42,000	1-3	\$2,500	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Open Space Electrical Section</i>					
			<i>Explanation : Bells, Manual Pull Station</i>					
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2047	**	1		
Conversion Equipment								
Radiant Heater	100%			2027	\$66,400	2	\$1,900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Various Locations</i>					
			<i>Explanation : 6 Gas Fired Modine Units</i>					
<b>Ventilation</b>								
Exhaust Fans								
Wall Unit	100%			2022	\$1,300	2	\$100	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2047	**	1		
Water Heater								
Electric	100%			2022	\$3,300	4		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2032	**	1	\$300	
<b>Fire Suppression</b>								
Sprinkler								
Generic	100%			2037	**	1-2	\$1,100	
Chemical System								
Dry	100%			2022	\$1,900	1-3	\$3,900	
			<i>Dry System, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Gas Station, Outside</i>					

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

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

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

Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**Asset Name** : KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING C  
**Address** : 1950 ORIENTAL BLVD.  
**Borough** : BROOKLYN **Agency's Number** : 230C  
**Program / Asset #** : CUN0003.0C0 / 2122 **Yr Built/Renovated** : 1977 / 2000  
**Area Sq Ft** : 33,130 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 27-Jan-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,3  
**Block** : 8760 **Lot** : 60 **BIN** : 3347724

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$458,400	\$133,900
Interior Architecture		\$225,500
Electrical	\$1,500	\$340,900
Mechanical	\$931,100	\$86,100
<b>Total</b>	<b>\$1,390,900</b>	<b>\$786,500</b>
Importance Code A	\$458,400	\$133,900
Importance Code B	\$932,600	\$652,600
<b>Total</b>	<b>\$1,390,900</b>	<b>\$786,500</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$28,700			\$9,400
Interior Architecture	\$121,800		\$1,200	\$8,300
Electrical	\$900	\$1,500	\$1,500	\$26,500
Mechanical	\$11,200	\$4,400	\$8,500	\$11,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$166,600</b>	<b>\$9,800</b>	<b>\$15,100</b>	<b>\$60,000</b>
Importance Code A	\$28,700			\$9,400
Importance Code B	\$93,600	\$9,800	\$13,900	\$50,700
Importance Code C	\$44,300		\$1,200	
<b>Total</b>	<b>\$166,600</b>	<b>\$9,800</b>	<b>\$15,100</b>	<b>\$60,000</b>



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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING C**  
**Asset # : 2122**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$237,500	LIFE	**	5	\$39,400	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
Metal Panel	5%			2047	**	5-10	\$16,900	
Window Wall	15%	Now	\$71,000	2047	**	5	\$13,900	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	Now	\$15,600	2043	**	5	\$900	
<i>Crwt/Balnc Not Funct, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices</i>								
Metal Louvers	5%			2036	**	10	\$600	
Parapets								
Masonry: Brick	85%	Now	\$38,900	LIFE	**	5	\$3,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
Metal Panel	5%			2047	**	5	\$800	
Metal Rail	10%			2032	**	5-10	\$7,200	

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.

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING C**  
**Asset # : 2122**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Roof</b>								
IRMA/Protected Membrane	10%	Now	\$13,200	2027	\$32,900			
	<i>Paver Block Ballast, Extent : Moderate, Area Affected : 50%</i> <i>Location : Lower Terrace</i>							
	<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i> <i>Location : Lower Terrace</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> <i>Location : Offices</i>							
Single Ply Membrane	85%	Now	\$37,800	2027	\$94,500			
	<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%</i> <i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i> <i>Location : Throughout</i>							
Skylight, Metal/Glass	5%	Now	\$73,200	2047		**		
	<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i> <i>Location : Above Lobby, Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i> <i>Location : Lobby, Throughout</i>							
<b>Interior</b>								
<b>Floors</b>								
Carpet	25%	Now	\$31,300	2023	\$156,700	3	\$18,400	
	<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i> <i>Location : Throughout</i>							
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i> <i>Location : Throughout</i>							
Cast in Place Concrete	20%			LIFE		**	5	\$21,500
Ceramic Tile	5%	0-2	\$4,800	2036		**	5	\$1,200
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> <i>Location : Throughout</i>							
Panel/Paver: Cer/Brk	15%			2043		**	5	\$16,600
Vinyl Tile	35%	0-2	\$14,600	2027	\$146,100	3	\$6,500	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> <i>Location : Throughout</i>							
<b>Interior Walls</b>								
Cast in Place Concrete	5%			LIFE		**		
Ceramic Tile	5%			2036		**	5	\$2,400
Concrete Masonry Unit	20%	0-2	\$20,900	LIFE		**	5	\$3,800
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> <i>Location : Throughout</i>							
Gypsum Board	60%	Now	\$23,400	LIFE		**	5	\$17,000
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i> <i>Location : Throughout</i>							
Masonry: Brick	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.

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING C**  
**Asset # : 2122**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Interior								
Ceilings								
AcousTileConcealSpLn	20%	0-2	\$7,900	2025	\$79,400	5	\$6,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	35%	0-2	\$13,900	2032	**	5	\$8,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	25%			LIFE	**	5	\$1,900	
Gypsum Board	20%	Now	\$5,000	LIFE	**	5	\$12,300	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Lobby Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Transformers								
Dry Type	100%			2025	\$15,800	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 75 Kva, 480/208/120 Volts</i>								
Raceway								
Conduit	90%			2027	\$47,200	1		
Conduit	10%			2037	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$7,500	5	\$100	
Molded Case Bkrs	80%			2026	\$59,700	5	\$700	
Molded Case Bkrs	10%			2035	**	5	\$100	
Wiring								
Thermoplastic	90%			2027	\$59,800	1		
Thermoplastic	10%			2037	**	1		
Motor Controllers								
Motor Control Center	100%			2025	\$1,400	5	\$900	
Lighting								
Interior Lighting								
Fluorescent	2%			2022	\$1,500	10	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby And Hallways</i>								
<i>Explanation : Compact Fluorescent Fixtures</i>								
Fluorescent	98%			2027	\$71,500	10	\$29,800	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	50%			2027	\$8,100	1		
Exit, Service	50%			2027	\$4,500	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.

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING C**  
**Asset # : 2122**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Exterior Lighting								
HID	20%			2022	\$25,000	10		
No Component	80%							
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2027	\$30,000	1	\$3,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2027	\$102,800	1-3	\$6,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Mechanical Room</i>								
<i>Explanation : Smoke Detectors, Horns, Alarm Bells, Strobe Lights And Manual Pull Stations</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
HTHW/HW	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse Mechanical Room</i>								
<i>Explanation : Hot Water Provided From Building P. Building C &amp; F Share The Same Mech Room.</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%	Now	\$4,800	2026	\$48,300	4	\$1,600	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Penthouse Mechanical Room</i>								
<b>Terminal Devices</b>								
Air Handler	50%			2022	\$217,800	1	\$10,200	
Convactor/Radiator	10%			2025	\$16,600	1	\$1,100	
Fan Coil Unit/Heat	40%	0-2	\$185,600	2037	**	1	\$3,900	
<i>On Extended Life, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Various Locations</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Rusted And Leaking</i>								
<b>Air Conditioning</b>								
Energy Source								
District C.W.	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse Mechanical Room</i>								
<i>Explanation : Chilled Water Provided From Building P</i>								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING C**  
**Asset # : 2122**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$1,900	2027	\$37,800	4	\$1,600	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
Terminal Devices								
Air Handler/Cool/Ht	80%			2022	\$278,000	1	\$16,400	
Fan Coil - 4 Pipe	20%			2022	\$145,100	1	\$2,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$18,500	
Exhaust Fans								
Interior	95%			2022	\$104,700	2	\$1,000	
Roof	5%			2022	\$2,600	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2037	* *	4	\$3,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Unit Shared With Building F</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1-3, Penthouse</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2037	* *	1-5	\$17,300	
Sprinkler								
No Component	80%							
Generic	20%			2037	* *	1-2	\$1,900	

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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.

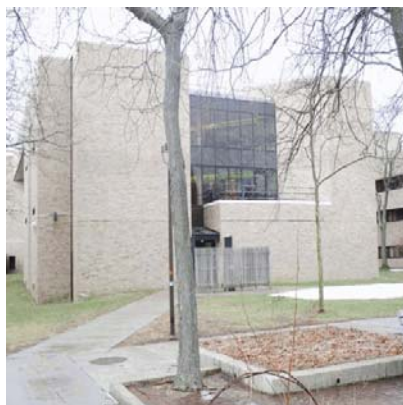
Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**Asset Name** : KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING D  
**Address** : 1950 ORIENTAL BLVD.  
**Borough** : BROOKLYN **Agency's Number** : 230D  
**Program / Asset #** : CUN0003.0D0 / 2123 **Yr Built/Renovated** : 1977 / 2000  
**Area Sq Ft** : 35,362 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 27-Jan-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,3,p  
**Block** : 8760 **Lot** : 60 **BIN** : 3347724

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$409,500	\$133,900
Interior Architecture		\$208,700
Electrical	\$2,300	\$462,900
Mechanical	\$1,040,000	\$338,400
<b>Total</b>	<b>\$1,451,900</b>	<b>\$1,143,900</b>
Importance Code A	\$409,500	\$133,900
Importance Code B	\$1,042,400	\$1,010,000
<b>Total</b>	<b>\$1,451,900</b>	<b>\$1,143,900</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$47,600			\$9,400
Interior Architecture	\$111,400		\$1,200	\$16,600
Electrical	\$2,100	\$2,600	\$2,700	\$29,900
Mechanical	\$13,900	\$4,500	\$8,900	\$9,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$178,900</b>	<b>\$11,100</b>	<b>\$16,800</b>	<b>\$69,600</b>
Importance Code A	\$47,600			\$9,400
Importance Code B	\$83,700	\$11,100	\$16,800	\$60,200
Importance Code C	\$47,600			
<b>Total</b>	<b>\$178,900</b>	<b>\$11,100</b>	<b>\$16,800</b>	<b>\$69,600</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.*

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	80%	Now	\$237,500	LIFE	**	5	\$39,400	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
Metal Panel	5%			2047	**	5-10	\$16,900	
Window Wall	15%	Now	\$35,500	2047	**	5	\$13,900	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Light, Area Affected : 30%</i>								
<i>Location : North Facade</i>								
<b>Windows</b>								
Aluminum	95%	Now	\$15,600	2043	**	5	\$900	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices</i>								
Metal Louvers	5%			2036	**	10	\$600	
<b>Parapets</b>								
Masonry: Brick	85%	Now	\$38,900	LIFE	**	5	\$3,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Metal Panel	5%			2047	**	5	\$800	
Metal Rail	10%			2032	**	5-10	\$7,200	
<b>Roof</b>								
IRMA/Protected Membrane	10%	Now	\$13,200	2027			\$32,900	
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Lower Terrace</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Terrace</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First Floor</i>								
Single Ply Membrane	85%	Now	\$18,900	2027			\$94,500	
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Third Floor</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Over Third Floor</i>								
Skylight, Metal/Glass	5%	Now	\$97,600	2037	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Over Lobby</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Main Lobby</i>								

Note : 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 WEST ACADEMIC CENTER - WING D**  
**Asset # : 2123**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Interior								
Floors								
Carpet	20%	0-2	\$25,100	2023	\$125,300	3	\$14,800	
	<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Cast in Place Concrete	10%			LIFE	**	5	\$10,800	
Ceramic Tile	5%			2036	**	5	\$2,500	
Panel/Paver: Cer/Brk	15%			2043	**	5	\$16,600	
Vinyl Tile	50%	0-2	\$20,900	2027	\$208,700	3	\$9,200	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%	0-2	\$3,200	2036	**	5	\$1,200	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Concrete Masonry Unit	20%	0-2	\$20,900	LIFE	**	5	\$3,800	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Gypsum Board	60%	Now	\$23,400	LIFE	**	5	\$17,000	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	10%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	20%	0-2	\$7,900	2032	**	5	\$6,100	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
AcousTileSusp.Lay-In	35%			2032	**	5	\$17,200	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Exposed Concrete	25%			LIFE	**	5	\$1,900	
Gypsum Board	20%	0-2	\$9,900	LIFE	**	5	\$12,300	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							

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

Under 600 Volts

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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING D**  
**Asset # : 2123**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2027	\$8,300	5	\$200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Disconnect Switch Rated @ 2500 Amperes</i>							
Transformers								
Dry Type	100%			2025	\$15,800	5	\$100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 2- 112.5kva, 480/208/120 Volts</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$97,600	5	\$200	
Raceway								
Conduit	95%			2027	\$49,800	1		
Conduit	5%			2037	**	1		
Panelboards								
Fused Disc Sw	5%			2026	\$3,700	5		
Molded Case Bkrs	90%			2026	\$67,200	5	\$800	
Molded Case Bkrs	5%			2035	**	5		
Wiring								
Thermoplastic	95%			2027	\$63,100	1		
Thermoplastic	5%			2037	**	1		
Motor Controllers								
Motor Control Center	100%			2025	\$1,400	5	\$1,000	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2025	\$21,900	1	\$10,900	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	3%			2022	\$2,300	10	\$1,000	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Lobby And Hallways</i>							
	<i>Explanation : Compact Fluorescent Fixtures</i>							
Fluorescent	97%			2027	\$75,500	10	\$31,500	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Egress Lighting								
Emergency, Service	50%			2027	\$8,700	1		
Exit, Service	50%			2027	\$4,800	1		
Exterior Lighting								
HID	20%			2022	\$26,700	10		
No Component	80%							
<b>Alarm</b>								

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

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING D**  
**Asset # : 2123**

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

**Alarm**

## Security System

No Component

70%

Generic

30%

2027

\$32,000

1

\$4,000

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : CCTV Surveillance Camera System*

## Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2027

\$109,700

1-3

\$6,500

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways, Mechanical Rooms**Explanation : Strobe Lights, Smoke Detectors, Alarm Bells, Horns And Manual Pull Stations*

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

**Heating**

## Energy Source

HTHW/HW

100%

2037

\* \*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse Mechanical Room**Explanation : Hot Water Provided From Building P. Building D & E Share The Same Mech Room.*

## Distribution

Hot Wtr Piping/Pump

100%

Now

\$5,200

2026

\$51,500

4

\$1,700

*Corroded, Extent : Light, Area Affected : 20%**Location : Mechanical Room*

## Terminal Devices

Air Handler

50%

2022

\$232,500

1

\$10,900

Convactor/Radiator

10%

2025

\$17,700

1

\$1,100

Fan Coil Unit/Heat

40%

0-2

\$198,100

2037

\* \*

1

\$4,100

*Corroded, Extent : Moderate, Area Affected : 20%**Location : Various**On Extended Life, Extent : Severe, Area Affected : 40%**Location : Various Locations***Air Conditioning**

## Energy Source

District C.W.

100%

2037

\* \*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room In Penthouse**Explanation : Chilled Water Provided From Building P*

## Distribution

CW & CHW Wtr  
Pipe/Pump

100%

Now

\$4,000

2027

\$40,300

4

\$1,700

*Corroded, Extent : Light, Area Affected : 20%**Location : Penthouse Mechanical Room*

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING D**  
**Asset # : 2123**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
Terminal Devices								
	Air Handler/Cool/Ht	70%			2022	\$259,600	1	\$15,300
	Fan Coil - 4 Pipe	30%			2022	\$232,300	1	\$3,400
<b>Ventilation</b>								
Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$19,700
Exhaust Fans								
	Interior	100%			2022	\$117,600	2	\$1,100
	<i>Other Observation, Extent : Light, Area Affected : 1% Location : Roof Explanation : There Is A Condemn Roof Exhaust Fan Has Not Been Used For Long Time, It's Recommended To Be Removed From Roof.</i>							
<b>Plumbing</b>								
H/C Water Piping								
	Brass/Copper	100%			2027	\$246,500	1	
HW Heat Exchanger								
	Steam Fired	100%			2037	* *	4	\$3,500
	<i>Other Observation, Extent : Light, Area Affected : 100% Location : Penthouse Mechanical Room Explanation : Unit Shared With Building E</i>							
Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1	
Fixtures								
	Generic	100%						
<b>Vertical Transport</b>								
Elevators								
	Hydraulic	100%			LIFE	* *		
	<i>Other Observation, Extent : Light, Area Affected : 100% Location : 1-3, Penthouse Explanation : 1 Unit</i>							
<b>Fire Suppression</b>								
Standpipe								
	Generic	100%			2037	* *	1-5	\$18,500
Sprinkler								
	No Component	80%						
	Generic	20%			2037	* *	1-2	\$2,000

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Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 35,362 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 27-Jan-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,3,p  
**Block** : 8760 **Lot** : 60 **BIN** : 3347724

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$482,800	\$133,900
Interior Architecture		\$208,700
Electrical		\$373,600
Mechanical	\$1,034,200	\$91,900
<b>Total</b>	<b>\$1,516,900</b>	<b>\$808,100</b>
Importance Code A	\$482,800	\$133,900
Importance Code B	\$1,034,200	\$674,200
<b>Total</b>	<b>\$1,516,900</b>	<b>\$808,100</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$43,100			\$4,700
Interior Architecture	\$124,100			\$9,200
Electrical	\$700	\$700	\$1,400	\$27,400
Mechanical	\$13,900	\$4,500	\$8,900	\$12,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$185,700</b>	<b>\$9,200</b>	<b>\$14,300</b>	<b>\$57,900</b>
Importance Code A	\$43,100			\$4,700
Importance Code B	\$99,600	\$9,200	\$14,300	\$53,200
Importance Code C	\$43,000			
<b>Total</b>	<b>\$185,700</b>	<b>\$9,200</b>	<b>\$14,300</b>	<b>\$57,900</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.*

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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								
Exterior Walls								
Masonry: Brick	80%	Now	\$237,500	LIFE	**	5	\$39,400	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade</i>								
Metal Panel	5%	Now	\$17,700	2057	**	5	\$4,600	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : South Facade Of Lobby Wing</i>								
<i>Deformed/Dented, Extent : Severe, Area Affected : 50%</i>								
<i>Location : South Facade Of Lobby Wing</i>								
Window Wall	15%	Now	\$71,000	2047	**	5	\$13,900	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Windows								
Aluminum	95%	Now	\$15,600	2035	**	5	\$900	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices</i>								
Metal Louvers	5%			2036	**	10	\$600	
Parapets								
Masonry: Brick	85%	Now	\$38,900	LIFE	**	5	\$3,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade, South Facade</i>								
Metal Panel	5%			2047	**	5	\$800	
Metal Rail	10%			2032	**	5-10	\$7,200	

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.

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Roof</b>								
IRMA/Protected Membrane	10%	Now	\$9,900	2032		**		
	<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i> <i>Location : Lower Terrace, Throughout</i> <i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i> <i>Location : Lower Terrace, Throughout</i> <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i> <i>Location : Offices</i>							
Single Ply Membrane	85%	Now	\$37,800	2027	\$94,500			
	<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i> <i>Location : Over Third Floor, Throughout</i> <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i> <i>Location : Throughout</i>							
Skylight, Metal/Glass	5%	Now	\$97,600	2047		**		
	<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%</i> <i>Location : Over Main Lounge, Throughout</i> <i>Water Penetration, Extent : Light, Area Affected : 20%</i> <i>Location : Main Lounge, Throughout</i>							
<b>Interior</b>								
<b>Floors</b>								
Carpet	25%	0-2	\$31,300	2023	\$156,700	3	\$18,400	
	<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i> <i>Location : Throughout</i>							
Cast in Place Concrete	5%			LIFE		**	\$5,400	
Ceramic Tile	5%	0-2	\$4,800	2036		**	\$1,200	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> <i>Location : Throughout</i>							
Panel/Paver: Cer/Brk	15%			2043		**	\$16,600	
Vinyl Tile	50%	0-2	\$20,900	2027	\$208,700	3	\$9,200	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i> <i>Location : Throughout</i>							

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

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E**  
**Asset # : 2124**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%	0-2	\$6,500	2036	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	20%	0-2	\$20,900	LIFE	**	5	\$3,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	20%	Now	\$15,600	LIFE	**	5	\$5,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Below Skylight At Corner Of Main Lounge</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Below Skylight At Corner Of Main Lounge</i>								
Gypsum Board	40%			LIFE	**	5	\$11,300	
Masonry: Brick	10%			LIFE	**			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	45%	0-2	\$17,900	2032	**	5	\$11,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	30%			LIFE	**	5	\$2,300	
Gypsum Board	25%	Now	\$6,200	LIFE	**	5	\$15,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	100%			2027	\$52,500	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2026	\$7,500	5	\$100	
Molded Case Bkrs	90%			2026	\$67,200	5	\$800	
<b>Wiring</b>								
Thermoplastic	100%			2027	\$66,400	1		
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	100%			2027	\$77,900	10	\$32,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Egress Lighting</b>								
Emergency, Service	50%			2027	\$8,700	1		
Exit, Service	50%			2027	\$4,800	1		
<b>Exterior Lighting</b>								
HID	20%			2022	\$26,700	10		
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.

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E**  
**Asset # : 2124**

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

**Alarm**

## Security System

No Component

90%

Generic

10%

2027

\$10,700

1

\$1,300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Outside**Explanation : CCTV Surveillance Camera System*

## Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2027

\$109,700

1-3

\$6,500

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Mechanical Room**Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns*

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

**Heating**

## Energy Source

HTHW/HW

100%

2037

\* \*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse Mechanical Room**Explanation : Hot Water Provided From Building P. Building D & E Share The Same Mech Room.*

## Distribution

Hot Wtr Piping/Pump

100%

Now

\$5,200

2026

\$51,500

4

\$1,700

*Corroded, Extent : Moderate, Area Affected : 20%**Location : Mechanical Room*

## Terminal Devices

Air Handler

50%

2022

\$232,500

1

\$10,900

Convactor/Radiator

10%

2025

\$17,700

1

\$1,100

Fan Coil Unit/Heat

40%

0-2

\$198,100

2037

\* \*

1

\$4,100

*Corroded, Extent : Moderate, Area Affected : 20%**Location : Various**On Extended Life, Extent : Severe, Area Affected : 40%**Location : Various Locations***Air Conditioning**

## Energy Source

District C.W.

100%

2037

\* \*

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%

Now

\$4,000

2027

\$40,300

4

\$1,700

*Corroded, Extent : Moderate, Area Affected : 20%**Location : Mechanical Room*

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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E**  
**Asset # : 2124**

<b>Mechanical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>								
Terminal Devices								
Air Handler/Cool/Ht	70%			2022	\$259,600	1	\$15,300	
Fan Coil - 4 Pipe	30%			2022	\$232,300	1	\$3,400	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$19,700	
Exhaust Fans								
Interior	95%			2022	\$111,800	2	\$1,000	
Roof	5%			2022	\$2,700	2	\$100	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2037	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2037	* *	4	\$3,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : Unit Shared With Building D</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1-3</i>						
		<i>Explanation : 1 Unit</i>						
<b>Fire Suppression</b>								
Standpipe								
Generic	100%			2037	* *	1-5	\$18,500	
Sprinkler								
No Component	80%							
Generic	20%			2037	* *	1-2	\$2,000	

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

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

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

Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 27-Jan-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,3,p  
**Block** : 8760 **Lot** : 60 **BIN** : 3347724

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$482,800	\$133,900
Interior Architecture	\$47,400	\$208,700
Electrical		\$354,300
Mechanical	\$931,100	\$86,100
<b>Total</b>	<b>\$1,461,300</b>	<b>\$783,000</b>
Importance Code A	\$482,800	\$133,900
Importance Code B	\$978,500	\$649,100
<b>Total</b>	<b>\$1,461,300</b>	<b>\$783,000</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$28,700	\$4,400		\$5,000
Interior Architecture	\$132,600			\$9,200
Electrical	\$900	\$900	\$1,500	\$25,900
Mechanical	\$11,200	\$4,400	\$8,500	\$11,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$177,400</b>	<b>\$13,600</b>	<b>\$14,000</b>	<b>\$56,000</b>
Importance Code A	\$28,700	\$4,400		\$5,000
Importance Code B	\$97,800	\$9,200	\$14,000	\$51,000
Importance Code C	\$50,800			
<b>Total</b>	<b>\$177,400</b>	<b>\$13,600</b>	<b>\$14,000</b>	<b>\$56,000</b>



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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING F**  
**Asset # : 2125**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	80%	Now	\$237,500	LIFE	**	5	\$39,400	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade</i>								
Metal Panel	5%			2037	**	5-10	\$16,900	
Window Wall	15%	Now	\$71,000	2047	**	5	\$13,900	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<b>Windows</b>								
Aluminum	95%	Now	\$15,600	2035	**	5	\$900	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices</i>								
Metal Louvers	5%			2036	**	10	\$600	
<b>Parapets</b>								
Masonry: Brick	85%	Now	\$38,900	LIFE	**	5	\$3,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
Metal Panel	5%			2047	**	5	\$800	
Metal Rail	10%			2040	**	5-10	\$7,200	
<b>Roof</b>								
IRMA/Protected Membrane	10%	Now	\$13,200	2027			\$32,900	
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Lower Terrace, Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Offices, Throughout</i>								
Single Ply Membrane	85%	Now	\$37,800	2027			\$94,500	
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Upper Roof, Throughout.</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Third Floor, Throughout.</i>								
Skylight, Metal/Glass	5%	Now	\$97,600	2047	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Lobby</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Over Lobby</i>								

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	25%	0-2	\$31,300	2023	\$156,700	3	\$18,400	
	<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Cast in Place Concrete	5%			LIFE	**	5	\$5,400	
Ceramic Tile	5%	2-4	\$4,800	2036	**	5	\$1,200	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Panel/Paver: Cer/Brk	15%			2043	**	5	\$16,600	
Vinyl Tile	50%	0-2	\$20,900	2027	\$208,700	3	\$9,200	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%	0-2	\$6,500	2036	**	5	\$1,200	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Concrete Masonry Unit	20%	2-4	\$20,900	LIFE	**	5	\$3,800	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Gypsum Board	60%	Now	\$23,400	LIFE	**	5	\$17,000	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	10%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	15%	Now	\$6,000	2032	**	5	\$4,600	
	<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
AcousTileSusp.Lay-In	35%	Now	\$13,900	2032	**	5	\$8,600	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Exposed Concrete	30%	Now	\$47,400	LIFE	**	5	\$2,300	
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Room 327 Below Machine Room, Throughout</i>							
Gypsum Board	20%	Now	\$5,000	LIFE	**	5	\$12,300	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							

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

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING F**  
**Asset # : 2125**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	100%			2027	\$52,500	1		
<b>Panelboards</b>								
Fused Disc Sw	20%			2026	\$14,900	5	\$200	
Molded Case Bkrs	80%			2026	\$59,700	5	\$700	
<b>Wiring</b>								
Thermoplastic	100%			2027	\$66,400	1		
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	100%			2027	\$73,000	10	\$30,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Thropughout The Building</i>								
<b>Egress Lighting</b>								
Emergency, Service	50%			2027	\$8,100	1		
Exit, Service	50%			2027	\$4,500	1		
<b>Exterior Lighting</b>								
HID	20%			2022	\$25,000	10		
No Component	80%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2027	\$30,000	1	\$3,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2027	\$102,800	1-3	\$6,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Horns And Alarm Bells, Smoke Detectors</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
<b>Energy Source</b>								
HTHW/HW	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse Mechanical Room</i>								
<i>Explanation : Hot Water Provided From Building P. Building C &amp; F Share The Same Mech Room.</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%	Now	\$4,800	2026	\$48,300	4	\$1,600	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Penthouse Mechanical Room</i>								

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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING F**  
**Asset # : 2125**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Heating</b>								
Terminal Devices								
Air Handler	50%			2022	\$217,800	1	\$10,200	
Convactor/Radiator	10%			2025	\$16,600	1	\$1,100	
Fan Coil Unit/Heat	40%	0-2	\$185,600	2037	**	1	\$3,900	
<i>On Extended Life, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Various Locations</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Rusted And Leaking</i>								
<b>Air Conditioning</b>								
Energy Source								
District C.W.	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse Mechanical Room</i>								
<i>Explanation : Chilled Water Provided From Building P</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$1,900	2027	\$37,800	4	\$1,600	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
Terminal Devices								
Air Handler/Cool/Ht	80%			2022	\$278,000	1	\$16,400	
Fan Coil - 4 Pipe	20%			2022	\$145,100	1	\$2,100	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$18,500	
Exhaust Fans								
Interior	95%			2022	\$104,700	2	\$1,000	
Roof	5%			2022	\$2,600	2	\$100	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
HW Heat Exchanger								
Steam Fired	100%			2037	**	4	\$3,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Unit Shared With Building C</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								

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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**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
Vertical Transport Elevators Hydraulic	100%			LIFE		* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1-3</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression Standpipe Generic	100%			2037		* *	1-5	\$17,300
Sprinkler No Component Generic	80%							
	20%			2037		* *	1-2	\$1,900

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 : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 23-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,7,9  
**Block** : 273 **Lot** : 1 **BIN** : 4003516

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$888,200	\$3,062,300
Interior Architecture	\$1,066,100	\$2,580,600
Electrical	\$4,206,700	\$665,600
Mechanical	\$14,232,700	\$30,059,000
<b>Total</b>	<b>\$20,393,800</b>	<b>\$36,367,500</b>
Importance Code A	\$6,286,800	\$3,062,300
Importance Code B	\$13,969,000	\$32,766,300
Importance Code C	\$138,000	\$538,900
<b>Total</b>	<b>\$20,393,800</b>	<b>\$36,367,500</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture		\$29,200	\$29,900	
Interior Architecture		\$75,100	\$33,400	
Electrical	\$123,000	\$106,500	\$97,000	\$133,300
Mechanical	\$128,000	\$240,600	\$260,300	\$201,000
Elevators/Escalators	\$124,300	\$124,300	\$124,300	\$124,300
<b>Total</b>	<b>\$375,300</b>	<b>\$575,700</b>	<b>\$544,900</b>	<b>\$458,600</b>
Importance Code A	\$1,900	\$117,500	\$118,200	\$88,300
Importance Code B	\$373,400	\$458,200	\$426,700	\$370,300
<b>Total</b>	<b>\$375,300</b>	<b>\$575,700</b>	<b>\$544,900</b>	<b>\$458,600</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**  
**LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING**

**Asset # : 4434**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	77%			LIFE	**	5	\$2,875,900	
Concrete Masonry Unit	5%			LIFE	**	5	\$14,900	
Masonry: Brick	10%			LIFE	**	5	\$47,800	
Metal Panel	3%			2050	**	5-10	\$98,600	
Metal Sect. OHD	3%	Now	\$89,400	2029	**	5	\$22,400	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Service Area</i>								
<i>Explanation : Broken / Missing Elements</i>								
Stucco Cement	2%			2041	**	5	\$23,900	
Windows								
Aluminum	20%			2040	**	5	\$4,500	
Aluminum	5%			2046	**	5	\$1,100	
Aluminum	10%			2046	**	5	\$2,300	
Glass Block	3%			LIFE	**	5	\$400	
Metal Louvers	2%			2033	**	10	\$2,800	
Steel	5%	Now	\$59,000	2049	**	5	\$7,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Service Area</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Service Area</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Service Area</i>								
Wood	55%	Now	\$348,800	2049	**	5	\$62,200	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast in Place Concrete	50%			LIFE	**	5	\$76,300	
Masonry: Brick	30%			LIFE	**	5	\$4,400	
Metal Panel	10%			2050	**	5	\$5,700	
Metal Rail	10%			2041	**	5-10	\$26,700	

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**  
**LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING**

**Asset # : 4434**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	10%	Now	\$110,000	2034	**			
	<i>Blisters, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Over Loading Dock</i>							
	<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Over Loading Dock</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Over Loading Dock</i>							
Modified Bitumen	47%			2032	**	10	\$113,100	
Modified Bitumen	40%			2029	**	10	\$96,200	
Skylight, Metal/Glass	3%			2050	**	10	\$24,100	
Interior								
Floors								
Carpet	5%			2023	\$850,800	3	\$100,100	
Cast in Place Concrete	40%			LIFE	**	5	\$1,168,300	
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Basement</i>							
Terrazzo	10%			LIFE	**	5	\$104,300	
Vinyl Tile	20%			2029	**	3	\$100,100	
Vinyl Tile	5%			2032	**	3	\$25,000	
Wood	20%	Now	\$439,700	2039	**	5	\$250,400	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : 9th Floor</i>							
	<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : 9th Floor</i>							
Interior Walls								
Cast in Place Concrete	20%			LIFE	**			
Ceramic Tile	5%			2033	**	5	\$70,900	
Concrete Masonry Unit	45%			LIFE	**	5	\$255,300	
Gypsum Board	20%			LIFE	**	5	\$170,200	
Gypsum Board	5%			LIFE	**	5	\$42,500	
Masonry: Brick	5%	Now	\$138,000	LIFE	**			
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Service Area</i>							

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

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING**

**Asset # : 4434**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	23%			2037	**	5	\$307,100	
AcousTileSusp.Lay-In	5%			2041	**	5	\$66,800	
Exposed Concrete	55%			LIFE	**	5	\$114,700	
Exposed Struc: Steel	2%	Now	\$112,300	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Service Area</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Service Area</i>								
Gypsum Board	10%			LIFE	**	5	\$166,900	
Metal Panel	5%	Now	\$222,600	LIFE	**	5	\$83,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Service Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Service Area</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2024		5	\$3,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 4000 Amperes Main Service Disconnect Switches</i>								
<b>Transformers</b>								
Dry Type	100%			2022	\$15,800	5	\$3,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 600 Kva , 480/277v</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	95%			2024		5	\$3,600	
Molded Case Bkrs	5%			2024		5	\$1,200	
<b>Raceway</b>								
Conduit	90%			2034	**	1		
Conduit	10%			2044	**	1		
<b>Panelboards</b>								
Fused Disc Sw	20%			2032	**	5	\$4,100	
Molded Case Bkrs	70%			2032	**	5	\$16,400	
Molded Case Bkrs	10%			2040	**	5	\$2,300	
<b>Wiring</b>								
Thermoplastic	90%			2034	**	1		
Thermoplastic	10%			2044	**	1		
<b>Motor Controllers</b>								
Locally Mounted	70%			2022		5	\$4,200	
Locally Mounted	30%			2029	**	5	\$1,800	

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING**

**Asset # : 4434**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ground</b>								
Grounding Devices Not Accessible	100%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location :</i>							
	<i>Explanation : Covered With Insulation</i>							
<b>Stand-by Power</b>								
Transfer Switches Automatic	100%			2029	**	1	\$274,500	
Generators Diesel	100%			2027	\$121,200	1	\$345,500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 200 Kw, 208/120 Caterpillar Genset</i>							
Batteries Lead/Acid	100%			2019	\$1,500	5	\$33,000	
Fuel Storage Day Tank	50%			2032	**	5	\$82,800	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : No Available Nameplate Rating Capacity</i>							
Main Tank	50%			2027	\$53,900	5	\$13,100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 2000 Gallon Capacity</i>							
<b>Lighting</b>								
Interior Lighting Fluorescent	98%			2029	**	10	\$801,800	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	2%			2024	\$39,300	10	\$16,400	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Compact Fluorescent Light Fixtures</i>							
Egress Lighting Exit, LED	50%			2052	**	1		
Exit, Battery	50%			2024	\$409,800	10	\$30,100	
Exterior Lighting HID	100%			2019	\$3,363,500	10	\$2,700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : Signage Lighting</i>							
<b>Alarm</b>								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING**

**Asset # : 4434**

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

**Alarm**

Security System

No Component

70%

Generic

30%

2029

\*\*

1

\$100,000

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

*Location : Hallways*

*Explanation : C C T V Surveillance Cameras*

Fire/Smoke Detection

No Component

50%

Generic

50%

2029

\*\*

1-3

\$274,900

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

*Location : Hallways And Mechanical Spaces*

*Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors*

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

**Heating**

Energy Source

Fuel Oil No 6

100%

2-4

\$438,700

2034

\*\*

5

\$138,200

*On Extended Life, Extent : Moderate, Area Affected : 40%*

*Location : Tanks In Vault*

Conversion Equipment

Steam Boiler

100%

0-2

\$5,398,600

2044

\*\*

1

\$795,100

*Leak Evident, Extent : Moderate, Area Affected : 20%*

*Location : Two Units, 1 Is Out Of Service Due To Leaks*

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

*Location : Basement*

*Explanation : 2 Units. They Are Scheduled To Be Replaced This Summer*

Distribution

Hot Wtr Piping/Pump

40%

Now

\$10,400

2023

\$520,100

4

\$17,600

*Corroded, Extent : Severe, Area Affected : 25%*

*Location : Vacuum Pump, Sub-basement*

*Leak Evident, Extent : Moderate, Area Affected : 10%*

*Location : Boiler Room*

Central Plant Steam Piping/Pmp

60%

2024

\$8,470,900

4

\$39,600

Terminal Devices

Air Handler

60%

2024

\$7,037,900

1

\$331,000

Convactor/Radiator

35%

2022

\$1,563,000

1

\$100,800

Fan Coil Unit/Heat

5%

2024

\$624,700

1

\$14,400

**Air Conditioning**

Energy Source

Electricity

100%

2032

\*\*

1

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING**  
**Asset # : 4434**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
Int Pkg Unit - Heating/Cooling	10%			2019	\$1,774,000	2	\$5,500	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Mechanical Equipment Rooms - 2nd, 3rd, 4th, And 7th Floors</i>						
Reciprocating Compr/Chiller	20%			2019	\$1,416,100	1	\$82,800	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Mechanical Room</i>						
No Component	70%							
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	20%			2024	\$61,100	4	\$13,200	
No Component	80%							
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	15%			2024	\$421,000	1	\$82,800	
Fan Coil - 4 Pipe	5%			2024	\$293,000	1	\$14,400	
No Component	80%							
<b>Heat Rejection</b>								
Water Cooling Tower	10%	Now	\$95,000	2029	**	2	\$71,800	
		<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Corroded And Leaking Extensively, Roof</i>						
		<i>Obsolete Equipment, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Roof</i>						
Water Cooling Tower	10%	0-2	\$9,500	2019	\$95,000	2	\$71,800	
		<i>Corroded, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Roof</i>						
No Component	80%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	30%			LIFE	**	2-5	\$149,200	
No Component	70%							
<b>Exhaust Fans</b>								
Interior	30%			2019	\$890,300	2	\$8,200	
No Component	70%							
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	40%			2034	**	1		
Galvanized Steel	60%			2022	\$2,196,200	1		
<b>HW Heat Exchanger</b>								
Steam Fired	50%			2024	\$664,200	4	\$66,200	
No Component	50%							
<b>Sanitary Piping</b>								
Cast Iron	100%	Now	\$122,100	LIFE	**	1		
		<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Various Locations</i>						

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING**  
**Asset # : 4434**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2019	\$127,200	4	\$28,300	
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								
<b>Elevators</b>								
Geared Traction	80%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 80%</i>						
		<i>Location : B-9</i>						
		<i>Explanation : 11 Units</i>						
Hydraulic	20%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : B-2</i>						
		<i>Explanation : 3 Units</i>						
<b>Fire Suppression</b>								
<b>Standpipe</b>								
Generic	100%			2024	\$3,476,600	1-5	\$449,800	
<b>Sprinkler</b>								
Generic	100%			2024	\$8,168,500	1-2	\$249,900	
<b>Fire Pump</b>								
Not Accessible	100%							
<b>Chemical System</b>								
No Component	98%							
Generic	2%			2019		1-3	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 2%</i>						
		<i>Location : 2nd Floor Kitchen</i>						
		<i>Explanation : For The Stove</i>						

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Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 23-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5,ph  
**Block** : 279 **Lot** : 1 **BIN** : 4003535

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$3,090,200	\$131,000
Interior Architecture	\$419,400	\$3,704,900
Electrical	\$359,500	\$1,658,600
Mechanical	\$1,953,600	\$10,265,700
<b>Total</b>	<b>\$5,822,800</b>	<b>\$15,760,200</b>
Importance Code A	\$3,158,200	\$131,000
Importance Code B	\$2,664,600	\$15,347,500
Importance Code C		\$281,600
<b>Total</b>	<b>\$5,822,800</b>	<b>\$15,760,200</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$10,700			\$14,800
Interior Architecture		\$717,300	\$44,000	\$3,400
Electrical	\$47,500	\$43,300	\$39,900	\$61,400
Mechanical	\$137,700	\$139,100	\$261,200	\$144,000
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
<b>Total</b>	<b>\$220,600</b>	<b>\$924,400</b>	<b>\$369,800</b>	<b>\$248,200</b>
Importance Code A	\$42,800	\$33,600	\$31,400	\$48,400
Importance Code B	\$177,700	\$890,800	\$338,500	\$199,800
Importance Code C				
<b>Total</b>	<b>\$220,600</b>	<b>\$924,400</b>	<b>\$369,800</b>	<b>\$248,200</b>



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

**Asset # : 2823**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cement-Fiber Panel	65%	Now	\$217,800	2029	* *			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : E365</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairs, E365, E507, Throughout</i>								
Glass Block	10%			LIFE	* *	5	\$14,800	
Masonry: Brick	15%			LIFE	* *	5	\$35,500	
Pre-Cast Concrete	5%			LIFE	* *	5	\$38,500	
Stucco Cement	5%			2037	* *	5	\$29,600	
<b>Windows</b>								
Aluminum	95%	Now	\$198,700	2040	* *	5	\$11,900	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2033	* *	10	\$7,800	
<b>Parapets</b>								
Cast in Place Concrete	50%			LIFE	* *	5	\$57,000	
Metal Panel	47%			2044	* *	5	\$20,100	
<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	3%			2044	* *	5	\$1,300	
<b>Roof</b>								
Fiberglass Panel	5%			2033	* *	1		
IRMA/Protected Membrane	95%	Now	\$2,673,800	2034	* *			
<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 # 6</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room E507, Corridor Near Rooms E238 And E271, Near 5th Floor Elevator</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	10%			2020	\$690,200	3	\$81,200	
Cast in Place Concrete	15%			LIFE	* *	5	\$177,700	
Ceramic Tile	5%			2033	* *	5	\$27,100	
Vinyl Tile	65%			2024	\$2,988,300	3	\$132,000	
Vinyl Tile	5%	Now	\$229,900	2034	* *	3	\$10,200	
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridor Near Room 240</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridor Near Room 240</i>								

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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE E - E BUILDING**

**Asset # : 2823**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2033	**	5	\$35,000	
Concrete Masonry Unit	15%			LIFE	**	5	\$42,000	
Glass: Single Pane	3%			LIFE	**	5	\$15,800	
Gypsum Board	57%			LIFE	**	5	\$239,600	
Plaster	15%			LIFE	**	5	\$31,500	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	70%			2029	**	5	\$379,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridor Near Room E271, Room E238, Near 5th Floor Elevator</i>								
Exposed Concrete	15%			LIFE	**	5	\$12,700	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$67,700	
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2034	**	5	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4- 2500 Amperes Main Disconnect Switches</i>								
<b>Transformers</b>								
Dry Type	100%			2029	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4-750 Kva, 480/277/208 Volts</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2034	**	5	\$1,600	
<b>Raceway</b>								
Conduit	100%			2034	**	1		
<b>Panelboards</b>								
Fused Disc Sw	15%			2032	**	5	\$1,300	
Molded Case Bkrs	85%			2032	**	5	\$8,200	
<b>Wiring</b>								
Thermoplastic	100%			2034	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2029	**	5	\$2,500	
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2029	**	1	\$112,900	

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE E - E BUILDING**

**Asset # : 2823**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Stand-by Power</b>								
<b>Generators</b>								
Diesel	100%			2027	\$121,200	1	\$142,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated @ 450 Kw</i>								
<b>Batteries</b>								
Nickel Cadmium	100%			2019	\$1,500	5	\$81,800	
<b>Fuel Storage</b>								
Day Tank	50%			2032	**	5	\$33,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 460 Gallon Capacity</i>								
Main Tank	50%			2039	**	5	\$5,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	96%			2029	**	10	\$318,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	3%			2024	\$23,900	10	\$10,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
HID	1%			2024	\$5,800	10	\$100	
<b>Egress Lighting</b>								
Emergency, Service	50%			2024	\$88,900	1		
Exit, LED	30%			2052	**	1		
Exit, Service	10%			2024	\$9,700	1		
Exit, Battery	10%			2024	\$33,200	10	\$2,400	
<b>Exterior Lighting</b>								
HID	100%			2024	\$1,383,700	10	\$1,100	
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2029	**	1	\$41,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
No Component	50%							
Generic	50%			2029	**	1-3	\$113,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Mechanical Rooms</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Smoke Detectors, Alarm Bells And Horns</i>								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE E - E BUILDING**  
**Asset # : 2823**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Heating</b>								
Energy Source								
Electricity	10%			2044	**	1		
Natural Gas	5%			2044	**	1		
Interruptible Gas/Dual Fuel	85%			2044	**	1		
<b>Conversion Equipment</b>								
Furnace	5%			2029	**	1	\$9,000	
		<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 1 Roof Top Package Unit</i>						
Heat Pump Air Sourced	10%			2022	\$68,000	2	\$11,200	
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 2 Roof Mounted Package Units</i>						
Steam Boiler	85%			2037	**	1	\$304,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
<b>Distribution</b>								
Hot Wtr Piping/Pump	20%			2032	**	4	\$5,400	
Central Plant Steam Piping/Pmp	65%			2034	**	4	\$11,600	
No Component	15%							
<b>Terminal Devices</b>								
Air Handler	65%			2024	\$3,092,700	1	\$145,500	
Convactor/Radiator	15%			2037	**	1	\$17,500	
Fan Coil Unit/Heat	5%			2024	\$253,400	1	\$5,800	
No Component	15%							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2040	**	1		
<b>Conversion Equipment</b>								
Centrifugal, Elec Chiller	85%			2027	\$3,254,900	1	\$332,900	
		<i>Other Observation, Extent : Light, Area Affected : 85%</i>						
		<i>Location : AC Room</i>						
		<i>Explanation : 2 Units, Using Refrigerant R123</i>						
Heat Pump Air Sourced	10%			2022	\$334,800	2	\$2,200	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>						
		<i>Location : 2 Units, Roof</i>						
Ext Pkg Unit - Heating/Cooling	5%			2029	**	2	\$1,100	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Roof</i>						
		<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 1 Roof Mounted Air Handler With Gas Fired Furnace</i>						

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE E - E BUILDING**

**Asset # : 2823**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	85%			2034	**	4	\$15,200	
No Component	15%							
Terminal Devices								
Air Handler/Cool/Ht	85%			2024	\$3,225,700	1	\$190,200	
No Component	15%							
Heat Rejection								
Dry Cooler	5%			2029	**	2	\$12,600	
Water Cooling Tower	85%	Now	\$54,600	2022	\$1,091,500	2	\$247,600	
			<i>Corroded, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Roof</i>					
			<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Roof</i>					
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$201,800	
Exhaust Fans								
Interior	85%			2029	**	2	\$9,400	
Roof	15%			2024	\$84,300	2	\$1,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	**	1		
Water Heater								
Gas Fired	100%			2019	\$206,400	2	\$5,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2019	\$52,300	4	\$11,600	
Pool Filter/Treatment								
Sand	100%			2029	**	4	\$89,600	
Sewage Ejector(s)								
Electric	100%			2019	\$98,800	4	\$21,900	
Fixtures								
Generic	100%							
Vertical Transport								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE E - E BUILDING**

**Asset # : 2823**

<b>Mechanical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Vertical Transport								
Elevators								
Geared Traction	50%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : 1-5</i>						
		<i>Explanation : 2 Units</i>						
Hydraulic	50%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : (2) 1-2 (1) 1-3</i>						
		<i>Explanation : 3 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2044		**	1-5	\$182,400
Sprinkler								
Generic	100%			2034		**	1-2	\$101,400
Fire Pump								
Generic	100%			2027	\$217,800		1	\$67,600

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Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 23-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,ph  
**Block** : 278 **Lot** : 1 **BIN** : 4003534

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$1,208,700	\$2,075,100
Interior Architecture	\$999,300	\$2,350,400
Electrical	\$1,308,300	\$4,074,300
Mechanical	\$7,904,800	\$2,082,200
<b>Total</b>	<b>\$11,421,200</b>	<b>\$10,582,000</b>
Importance Code A	\$2,319,100	\$2,244,000
Importance Code B	\$9,102,100	\$8,188,400
Importance Code C		\$149,500
<b>Total</b>	<b>\$11,421,200</b>	<b>\$10,582,000</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$21,100			
Interior Architecture	\$24,100	\$255,100	\$28,900	\$30,100
Electrical	\$34,500	\$25,500	\$25,500	\$56,200
Mechanical	\$117,900	\$84,600	\$131,500	\$92,900
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
<b>Total</b>	<b>\$213,400</b>	<b>\$381,000</b>	<b>\$201,700</b>	<b>\$195,000</b>
Importance Code A	\$40,100	\$21,700	\$18,500	\$21,700
Importance Code B	\$173,200	\$359,300	\$183,200	\$173,300
Importance Code C				
<b>Total</b>	<b>\$213,400</b>	<b>\$381,000</b>	<b>\$201,700</b>	<b>\$195,000</b>



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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL**  
**Asset # : 2096**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$457,600	LIFE	**	5	\$151,900	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Penthouse</i>							
	<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Penthouse</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : North Facade</i>							
Window Wall	5%			2044	**	5	\$30,000	
Windows								
Aluminum	97%	Now	\$138,500	2032	**	5	\$8,300	
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
Metal Louvers	3%			2033	**	10	\$3,200	
Parapets								
Masonry: Brick	85%	Now	\$138,400	LIFE	**	5	\$8,000	
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Metal Panel	5%			2044	**	5	\$1,800	
Metal Rail	5%			2029	**	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
IRMA/Protected Membrane	30%	Now	\$216,300	2024	\$720,800			
			<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Over Third Floor</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Over Third Floor</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Over Third Floor</i>					
Single Ply Membrane	50%	Now	\$152,100	2024	\$507,000			
			<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Over 4th Floor</i>					
			<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Over Gymnasium, 4th Floor</i>					
			<i>Water Penetration, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Gymnasium, Room M400, Over Lobby</i>					
Sloped Glazing	15%	Now	\$105,800	LIFE	**	5	\$603,800	
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Over Study Lounges</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Area Near Little Theater, Study Lounges</i>					
Traffic Topping	5%			2024	\$91,600	10	\$25,200	
Interior								
Floors								
Carpet	5%			2020	\$245,500	3	\$28,900	
Cast in Place Concrete	10%			LIFE	**	5	\$84,300	
Ceramic Tile	10%			2033	**	5	\$38,500	
Terrazzo	5%			LIFE	**	5	\$15,100	
Vinyl Tile	60%			2024	\$1,962,500	3	\$86,700	
Vinyl Tile	5%	Now	\$163,500	2034	**	3	\$7,200	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Basement Corridor</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Basement Corridor</i>					
Wood	5%			2052	**	5	\$36,100	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Foundation</i>					
Ceramic Tile	10%			2033	**	5	\$49,800	
Concrete Masonry Unit	5%			LIFE	**	5	\$10,000	
Gypsum Board	50%			LIFE	**	5	\$149,500	
Masonry: Brick	20%			LIFE	**			
Plaster	10%			LIFE	**	5	\$15,000	

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL**  
**Asset # : 2096**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Interior								
Ceilings								
AcousTileConcealSpLn	10%			2029	**	5	\$48,200	
AcousTileSusp.Lay-In	25%	Now	\$777,900	2044	**	5	\$48,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout, Basement Corridor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout, Basement Corridor</i>								
AcousTileSusp.Lay-In	30%			2029	**	5	\$115,600	
AcousTileSusp.Lay-In	5%			2037	**	5	\$19,300	
Exposed Concrete	15%			LIFE	**	5	\$9,000	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$48,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Study Lounges</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$83,900	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 4000 Amperes Main Disconnect Switches And 1-2000 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2024	\$487,900	5	\$1,100	
Raceway								
Conduit	80%			2024	\$461,600	1		
Conduit	20%			2034	**	1		
Panelboards								
Fused Disc Sw	10%			2023	\$47,800	5	\$600	
Fused Disc Sw	5%			2032	**	5	\$300	
Molded Case Bkrs	65%			2023	\$310,400	5	\$4,500	
Molded Case Bkrs	20%			2032	**	5	\$1,400	
Wiring								
Thermoplastic	80%			2024	\$622,700	1		
Thermoplastic	20%			2034	**	1		
Motor Controllers								
Locally Mounted	70%			2022	\$160,900	5	\$1,200	
Locally Mounted	15%			2029	**	5	\$300	
Motor Control Center	15%			2022	\$216,300	5	\$1,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,800	
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.

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL**  
**Asset # : 2096**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2022	\$21,900	1	\$80,300	
Generators								
Diesel	100%			2020	\$121,200	1	\$101,100	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : Emergency Generator Rated @ 75 Kw</i>					
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$9,700	
Fuel Storage								
Main Tank	100%			2027	\$31,100	5	\$7,600	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : 550 Gallon Capacity</i>					
<b>Lighting</b>								
Interior Lighting								
Fluorescent	94%			2024	\$532,900	10	\$222,000	
			<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	5%			2024	\$28,300	10	\$11,800	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Compact Fluorescent Light Fixtures</i>					
HID	1%			2024	\$4,100	10	\$100	
Egress Lighting								
Emergency, Service	40%			2024	\$50,600	1		
Emergency, Battery	10%			2024	\$34,700	10	\$6,200	
Exit, LED	20%			2052	**	1		
Exit, Service	30%			2024	\$20,800	1		
Exterior Lighting								
HID	100%			2024	\$984,400	10	\$800	
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2027	\$230,100	5	\$3,200	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Stacks</i>					
			<i>Explanation : Lightning Rods In The Stacks Only</i>					
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2029	**	1	\$29,300	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
			<i>Explanation : CCTV Surveillance Cameras</i>					

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL**  
**Asset # : 2096**

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

**Alarm**

Fire/Smoke Detection

No Component

70%

Generic

30%

2019

\$809,900

1-3

\$49,700

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Mechanical Rooms**Explanation : Alarm Bells And Manual Pull Station, Smoke Detectors*

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

**Heating**

Energy Source

Electricity

20%

2034

\*\*

1

Fuel Oil No 4

65%

2034

\*\*

5

\$51,800

Natural Gas

15%

2034

\*\*

1

Conversion Equipment

Furnace

15%

2024

\$85,000

1

\$19,100

*Other Observation, Extent : Light, Area Affected : 15%**Location : Roof**Explanation : 1 Roof Mounted Air Handler With Gas Fired Furnace*

Heat Pump Air Sourced

20%

2022

\$97,700

2

\$15,900

*Other Observation, Extent : Light, Area Affected : 20%**Location : Roof**Explanation : 5 Roof Top Package Units*

Steam Boiler

65%

2022

\$1,012,600

1

\$165,700

*Boiler Used For Hot Water, Extent : Light, Area Affected : 100%**Location : Boiler Room**Other Observation, Extent : Light, Area Affected : 65%**Location : Boiler Room**Explanation : 3 Old Units, And No Hw Htr So Boilers Have To Run All Summer*

Distribution

Hot Wtr Piping/Pump

25%

2032

\*\*

4

\$4,800

Central Plant Steam

40%

Now

\$81,500

2034

\*\*

4

\$5,100

Piping/Pmp

*Malfunctioning, Extent : Severe, Area Affected : 10%**Location : Pneumatic Controls Not In Service**Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : No Temp Zone Control System*

No Component

35%

Terminal Devices

Air Handler

40%

2019

\$1,354,000

1

\$63,700

Convactor/Radiator

20%

2029

\*\*

1

\$16,600

Fan Coil Unit/Heat

5%

2024

\$180,300

1

\$4,200

No Component

35%

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL**  
**Asset # : 2096**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	80%	Now	\$217,900	2020	\$2,179,500	1	\$200,600	
			<i>Unit Inoperable, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : 1 Of 3 Units Is Out Of Service</i>					
			<i>Other Observation, Extent : Light, Area Affected : 80%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 Units Using R11, 1unit Using R22</i>					
Reciprocating Compr/Chiller	20%			2024	\$408,600	1	\$23,900	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Roof</i>					
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2034	**	4	\$10,200	
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht No Component	80%			2019	\$2,159,900	1	\$127,400	
	20%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2024	\$97,100	2	\$35,900	
Water Cooling Tower	80%	Now	\$36,500	2019	\$730,800	2	\$165,800	
			<i>Corroded, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Roof</i>					
			<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Roof</i>					
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$143,600	
Exhaust Fans								
Interior	75%			2024	\$642,300	2	\$5,900	
Roof	25%			2024	\$99,900	2	\$2,000	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2034	**	1		
Galvanized Steel	20%			2029	**	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2019	\$37,200	4	\$8,300	
Sewage Ejector(s)								
Under Construction	100%							

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL**  
**Asset # : 2096**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	50%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : B-4</i>						
		<i>Explanation : 2 Units</i>						
Hydraulic	50%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : B-1</i>						
		<i>Explanation : 2 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2034	**	1-5	\$134,600	
Sprinkler								
No Component	80%							
Generic	20%			2024	\$471,500	1-2	\$14,400	
Chemical System								
No Component	98%							
Generic	2%			2019		1-3	\$100	

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Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 18-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 7490 **Lot** : 2 **BIN** : 4862628

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$332,100	\$421,300
Interior Architecture	\$387,300	\$274,400
Electrical	\$451,900	\$727,600
Mechanical	\$41,300	\$993,400
<b>Total</b>	<b>\$1,212,600</b>	<b>\$2,416,700</b>
Importance Code A	\$332,100	\$530,800
Importance Code B	\$880,500	\$1,885,900
<b>Total</b>	<b>\$1,212,600</b>	<b>\$2,416,700</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$13,700	\$32,700		\$13,600
Interior Architecture	\$5,300	\$16,300	\$5,900	\$2,600
Electrical	\$17,600	\$7,000	\$10,700	\$37,000
Mechanical	\$57,900	\$10,700	\$17,900	\$13,300
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
<b>Total</b>	<b>\$104,400</b>	<b>\$76,600</b>	<b>\$44,400</b>	<b>\$76,300</b>
Importance Code A	\$28,000	\$35,300	\$3,700	\$16,100
Importance Code B	\$76,300	\$41,300	\$40,700	\$60,200
Importance Code C				
<b>Total</b>	<b>\$104,400</b>	<b>\$76,600</b>	<b>\$44,400</b>	<b>\$76,300</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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$13,400	
Masonry: Brick	70%			LIFE	**	5	\$93,900	
Masonry: Brick	5%	Now	\$40,400	LIFE	**	5	\$6,700	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
Metal Panel	5%			2044	**	5-10	\$46,100	
Metal Panel	3%			2050	**	5-10	\$27,700	
Stucco Cement	5%			2037	**	5	\$16,800	
Window Wall	5%	Now	\$64,400	2044	**	5	\$12,600	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices On 5th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices On 5th Floor</i>								
Window Wall	5%			2050	**	5	\$25,100	
Windows								
Aluminum	95%	Now	\$189,000	2032	**	5	\$11,300	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2033	**	10	\$7,400	
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$2,800	
Metal Rail	10%			2037	**	5-10	\$5,900	
Pre-Cast Concrete	5%	Now	\$1,200	LIFE	**	5	\$1,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Roof								
Built-Up (BUR)	55%			2024		10	\$31,400	
Modified Bitumen	15%			2024		10	\$8,600	
Paver: Asphalt	25%	Now	\$38,300	2027			\$127,600	
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Terrace Over 4th Floor</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Terrace Over 4th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fourth And Fifth Floor Offices</i>								
Single Ply Membrane	5%			2032	**	10	\$2,900	
Interior								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE ADMIN AND BUSINESS BLDG**  
**Asset # : 2085**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	25%			2023	\$331,900	3	\$39,100	
Carpet	5%			2025	\$66,400	3	\$10,400	
Cast in Place Concrete	5%			LIFE	**	5	\$11,400	
Cast in Place Concrete	5%			LIFE	**	5	\$11,400	
Ceramic Tile	5%			2033	**	5	\$5,200	
Slate	5%			LIFE	**	5	\$5,500	
Vinyl Tile	25%			2029	**	3	\$9,800	
Vinyl Tile	25%			2024	\$221,100	3	\$9,800	
<b>Interior Walls</b>								
Concrete Masonry Unit	10%			LIFE	**	5	\$4,000	
Glass: Single Pane	5%			LIFE	**	5	\$3,700	
Gypsum Board	40%			LIFE	**	5	\$23,900	
Gypsum Board	5%			LIFE	**	5	\$3,000	
Masonry: Brick	25%			LIFE	**			
Metal Panel	15%			LIFE	**			
<b>Ceilings</b>								
AcousTileConcealSpLn	45%	Now	\$387,300	2044	**	5	\$30,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 4th Floor Offices</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%			2029	**	5	\$5,300	
AcousTileSusp.Lay-In	5%			2041	**	5	\$5,300	
Exposed Concrete	5%			LIFE	**	5	\$800	
Gypsum Board	40%			LIFE	**	5	\$53,300	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2024	\$39,200	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switches Rated @ 3000 Amperes And 600 Amperes</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2024	\$170,800	5	\$300	
<b>Raceway</b>								
Conduit	90%			2024	\$103,200	1		
Conduit	10%			2034	**	1		

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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		Priority
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%			2023	\$11,900	5	\$200	
Molded Case Bkrs	30%			2032	**	5	\$600	
Molded Case Bkrs	60%			2023	\$71,600	5	\$1,100	
Wiring								
Braided Cloth	50%	2-4	\$77,000	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2034	**	1		
Thermoplastic	30%			2024	\$46,200	1		
Motor Controllers								
Locally Mounted	100%			2022	\$29,400	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	**	1	\$22,200	
Generators								
Diesel	100%			2039	**	1	\$27,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated @ 100 Kw</i>								
Batteries								
Nickel Cadmium	100%			2019	\$1,500	5	\$16,100	
Fuel Storage								
Day Tank	50%			2046	**	5	\$6,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 330 Gallon Capacity</i>								
Main Tank	50%			2059	**	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : No Nameplate Rating Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	93%			2029	**	10	\$59,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2024	\$7,900	10	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Incandescent	5%			2019	\$43,900	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.

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE ADMIN AND BUSINESS BLDG**  
**Asset # : 2085**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Egress Lighting								
Emergency, Service	50%			2029	**	1		
Exit, Service	50%			2029	**	1		
Exterior Lighting								
HID	100%			2019	\$271,600	10	\$200	
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2024	\$65,300	1	\$8,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : C C T V Surveillance Camera</i>						
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2024	\$223,400	1-3	\$13,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Manual Pull Station, Smoke Detectors, Strobe Lights And Horns</i>						
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Electricity	25%			2044	**	1		
HTHW/HW	75%			2034	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 75%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium</i>						
Conversion Equipment								
Heat Exchanger, Plate & Frame	75%	Now	\$14,100	2027	\$70,300	1	\$23,200	
		<i>Corroded, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Basement Mechanical Room</i>						
Heat Pump Air Sourced	25%	Now	\$100	2028	\$4,800	2	\$4,300	
		<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Lower Roof</i>						
		<i>Other Observation, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Lower Roof</i>						
		<i>Explanation : 3 Roof Top Package Units</i>						
Distribution								
Central Plant Steam Piping/Pmp	75%	0-2	\$41,300	2034	**	4	\$2,600	
		<i>Corroded, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Various Areas</i>						
No Component	25%							

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE ADMIN AND BUSINESS BLDG**  
**Asset # : 2085**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Heating</b>								
Terminal Devices								
Air Handler	40%			2024	\$366,100	1	\$17,200	
Air Handler	10%			2032	**	1	\$4,300	
Convactor/Radiator	25%			2029	**	1	\$5,600	
No Component	25%							
<b>Air Conditioning</b>								
Energy Source								
District C.W.	75%			2034	**	1		
<i>Other Observation, Extent : Light, Area Affected : 75%</i>								
<i>Location : Various Areas</i>								
<i>Explanation : Chilled Water From " Medical Arts Building"</i>								
Electricity	25%			2040	**	1		
<b>Conversion Equipment</b>								
Heat Pump Air Sourced	25%			2028	\$161,000	2	\$1,100	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 25%</i>								
<i>Location : 3 Roof Top Units, Lower Roof</i>								
No Component	75%							
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	75%			2034	**	4	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entrance Through First Floor</i>								
<i>Explanation : Supplied Form Medical Arts Building</i>								
No Component	25%							
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	65%			2024	\$118,600	1	\$28,000	
Air Handler/Cool/Ht	10%			2032	**	1	\$4,300	
No Component	25%							
<b>Heat Rejection</b>								
Air Cooled Condenser Unit	15%			2029	**	2	\$7,300	
No Component	85%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$38,800	
<b>Exhaust Fans</b>								
Interior	95%			2024	\$220,000	2	\$2,000	
Roof	5%			2029	**	2	\$100	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%	Now	\$24,300	2034	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Areas</i>								
<b>Water Heater</b>								
Electric	100%			2023	\$57,300	4	\$600	
<b>HW Heat Exchanger</b>								
HTHW/HW	100%			2034	**			

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1-5</i>						
		<i>Explanation : Two Units. One Undergoing Repair</i>						
<b>Fire Suppression</b>								
Standpipe								
Generic	100%			2034	* *	1-5	\$36,400	
Sprinkler								
No Component	90%							
Generic	10%			2044	* *	1-2	\$2,000	

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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.

Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 18-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 7490 **Lot** : 2 **BIN** : 4439439

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$56,800	\$74,500
Interior Architecture	\$48,400	
Electrical	\$105,600	\$349,200
<b>Total</b>	<b>\$210,900</b>	<b>\$423,600</b>
Importance Code A	\$56,800	\$74,500
Importance Code B	\$154,000	\$349,200
<b>Total</b>	<b>\$210,900</b>	<b>\$423,600</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture		\$1,200		\$21,700
Interior Architecture		\$3,400		
Electrical	\$500	\$400	\$500	\$400
Mechanical	\$1,100	\$4,300	\$2,700	\$15,800
<b>Total</b>	<b>\$1,700</b>	<b>\$9,200</b>	<b>\$3,200</b>	<b>\$37,900</b>
Importance Code A	\$900	\$2,300	\$900	\$22,800
Importance Code B	\$700	\$7,000	\$2,300	\$15,100
Importance Code C				
<b>Total</b>	<b>\$1,700</b>	<b>\$9,200</b>	<b>\$3,200</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.

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE C BUILDING**

**Asset # : 2087**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$6,100	
Concrete Masonry Unit	27%	Now	\$26,900	LIFE	**	5	\$4,100	
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridor Near North Exit</i>								
Concrete Masonry Unit	3%	Now	\$29,900	LIFE	**	5	\$500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Chimney</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Chimney</i>								
Stucco Cement	65%			2037	**	5	\$39,400	
<b>Windows</b>								
Aluminum	100%			2040	**	5	\$2,400	
<b>Parapets</b>								
Metal Rail	75%			2037	**	5-10	\$4,500	
Metal: Cage/Fence	25%			2037	**	5-10	\$600	
<b>Roof</b>								
Asphalt Shingle	65%			2033	**	10	\$4,000	
Modified Bitumen	35%			2024	\$74,500	10	\$12,800	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$3,300	
Ceramic Tile	5%			2033	**	5	\$1,500	
Vinyl Tile	90%			2029	**	3	\$10,200	
<b>Interior Walls</b>								
Concrete Masonry Unit	100%			LIFE	**	5	\$13,200	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	100%	Now	\$48,400	2029	**	5	\$15,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 29%</i>								
<i>Location : First Floor</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : First Floor</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2024	\$4,800	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 1200 Amperes</i>								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE C BUILDING**  
**Asset # : 2087**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	80%			2024	\$78,100	5	\$100	
Fused Disc Sw	20%			2034	**	5		
<b>Raceway</b>								
Conduit	80%			2024	\$42,000	1		
Conduit	20%			2034	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2023	\$3,700	5		
Molded Case Bkrs	90%			2023	\$67,200	5	\$500	
Molded Case Bkrs	5%			2032	**	5		
<b>Wiring</b>								
Thermoplastic	20%			2034	**	1		
Thermoplastic	80%			2024	\$53,100	1		
<b>Motor Controllers</b>								
Locally Mounted	60%			2022	\$27,100	5	\$100	
Locally Mounted	40%			2029	**	5	\$100	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$300	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	100%			2024	\$44,300	10	\$18,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
<b>Egress Lighting</b>								
Emergency, Service	50%			2024	\$4,900	1		
Exit, Service	50%			2024	\$2,700	1		
<b>Exterior Lighting</b>								
HID	100%			2019	\$78,400	10	\$100	
<b>Alarm</b>								
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic	30%			2024	\$64,500	1-3	\$3,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Manual Pull Stations, Alarm Bells, Smoke Detectors And Strobe Lights</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
<b>Energy Source</b>								
Electricity	10%			2044	**	1		
Natural Gas	90%			2044	**	1		

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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>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment Furnace	90%			2032	**	1	\$9,000	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : 2 On Side Of The Building, 2 On The Roof</i>								
<i>Explanation : 4 Gas Fired Package Units</i>								
Radiant Heater	10%			2024	\$33,300	2	\$900	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 20 Units</i>								
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2040	**	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%			2032	**	2	\$1,200	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 On Side Of The Building, 2 On The Roof</i>								
Heat Rejection Air Cooled Condenser Unit	100%			2032	**	2	\$14,000	
<b>Ventilation</b>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,200	
Exhaust Fans Interior	20%			2029	**	2	\$100	
Roof	80%			2029	**	2	\$500	
<b>Plumbing</b>								
H/C Water Piping Brass/Copper	100%			2044	**	1		
Water Heater Gas Fired	100%			2022	\$11,500	2	\$300	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Backflow Preventer Generic	100%			2029	**	1	\$1,300	
Fixtures Generic	100%							

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Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 16-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,1m,2  
**Block** : 7490 **Lot** : 2 **BIN** : 4862627

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$218,500	\$85,300
Interior Architecture	\$61,000	\$145,000
Electrical		\$127,200
Mechanical	\$159,700	\$1,513,900
<b>Total</b>	<b>\$439,200</b>	<b>\$1,871,400</b>
Importance Code A	\$262,400	\$85,300
Importance Code B	\$176,800	\$1,786,200
<b>Total</b>	<b>\$439,200</b>	<b>\$1,871,400</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$64,000			\$6,500
Interior Architecture	\$151,500		\$2,100	\$14,300
Electrical	\$41,500	\$4,000	\$3,700	\$33,100
Mechanical	\$56,400	\$10,400	\$18,900	\$29,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$317,400</b>	<b>\$18,400</b>	<b>\$28,700</b>	<b>\$87,500</b>
Importance Code A	\$64,100	\$1,600	\$1,600	\$8,100
Importance Code B	\$253,200	\$16,700	\$27,100	\$79,300
Importance Code C				
<b>Total</b>	<b>\$317,400</b>	<b>\$18,400</b>	<b>\$28,700</b>	<b>\$87,500</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.*

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG**  
**Asset # : 2103**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$24,200	
Masonry: Brick	75%	Now	\$218,500	LIFE	**	5	\$36,300	1
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Resting Masonry Supt, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Mechanical Equipment Room At North Facade</i>								
Metal Panel	10%	Now	\$6,900	2044	**	5	\$9,100	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Underside Of Connecting Bridge To Oakland Building</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade, West Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade, West Facade</i>								
Window Wall	5%			2044	**	5	\$9,100	
Windows								
Aluminum	100%	Now	\$11,300	2040	**	5	\$700	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Parapets								
Concrete Masonry Unit	30%			LIFE	**	5	\$1,000	
Masonry: Brick	35%			LIFE	**	5	\$1,100	
Metal Rail	30%			2037	**	5-10	\$16,600	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,000	
Roof								
Built-Up (BUR)	5%	Now	\$12,200	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Connecting Bridge</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Over Connecting Bridge</i>								
Cast in Place Concrete	5%	Now	\$18,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Concrete Steps Over Old Kitchen</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Concrete Steps Over Old Kitchen</i>								
Metal Panel	50%			2037	**	10	\$49,000	
Modified Bitumen	20%			2029	**	10	\$10,700	
Paver: Asphalt	20%			2033	**	10	\$16,000	

## Interior

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG**  
**Asset # : 2103**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	20%	Now	\$124,400	2026	\$124,400	3	\$14,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Mezzanine</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Mezzanine</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Mezzanine</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$5,300	
Ceramic Tile	10%			2033	**	5	\$4,900	
Quarry Tile	25%			2037	**	5	\$18,300	
Vinyl Tile	35%			2024	\$145,000	3	\$6,400	
Vinyl Tile	5%			2019	\$20,700	3	\$1,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Room Adjacent To Bridge</i>								
<i>Explanation : 9x9 Tiles</i>								
<b>Interior Walls</b>								
Concrete Masonry Unit	25%			LIFE	**	5	\$4,700	
Gypsum Board	55%			LIFE	**	5	\$15,400	
Masonry: Brick	10%			LIFE	**			
Plaster	10%			LIFE	**	5	\$1,400	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	55%			2029	**	5	\$27,500	
AcousTileSusp.Lay-In	10%	Now	\$40,300	2044	**	5	\$2,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Game Room, Corridor Near Elevator</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Game Room, Corridor Near Elevator</i>								
Exposed Concrete	5%			LIFE	**	5	\$400	
Gypsum Board	10%			LIFE	**	5	\$6,200	
Plaster	20%	Now	\$13,100	LIFE	**	5	\$6,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Mezzanine, Stair</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Mezzanine</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Mezzanine</i>								

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

Under 600 Volts

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG**  
**Asset # : 2103**

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$2,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switches Rated @ 2000 Amperes And 1200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2024	\$32,300	5	\$100	
Raceway								
Conduit	90%			2024	\$28,200	1		
Conduit	10%			2044	**	1		
Panelboards								
Fused Disc Sw	10%			2023	\$2,200	5	\$100	
Molded Case Bkrs	80%			2023	\$17,900	5	\$700	
Molded Case Bkrs	10%			2040	**	5	\$100	
Wiring								
Braided Cloth	20%	2-4	\$5,500	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	60%			2024	\$16,600	1		
Thermoplastic	20%			2044	**	1		
Motor Controllers								
Locally Mounted	30%			2022	\$18,100	5	\$100	
Motor Control Center	70%			2022	\$10,400	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	**	1	\$10,400	
Generators								
Diesel	100%			2033	**	1	\$13,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : Emergency Generator Rated @ 100 Kw</i>								
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$1,300	
Fuel Storage								
Main Tank	100%			2052	**	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : 275 Gallon Capacity</i>								
Lighting								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG**  
**Asset # : 2103**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Interior Lighting Fluorescent	95%			2029	**	10	\$28,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2029	**	10	\$1,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Egress Lighting Emergency, Service	50%			2029	**	1		
Exit, Service	10%			2024	\$500	1		
Exit, Service	40%			2029	**	1		
Exterior Lighting HID	100%			2024	\$127,200	10	\$100	
<b>Alarm</b>								
Security System No Component Generic	50%			2029	**	1	\$6,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
Fire/Smoke Detection No Component Generic	60%			2029	**	1-3	\$8,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Smoke Detectors, Strobe Lights, Manual Pull Stations, Horns</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source HTHW/HW	100%			2034	**	1		
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : High Temp. Water From Adjacent Building - Kennedy Hall Gymnasium</i>								
Conversion Equipment Heat Exchanger, Plate & Frame	100%	0-2	\$43,900	2039	**	1	\$14,500	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Obsolete Units</i>								

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	0-2	\$25,800	2034	* *	4	\$1,600	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	80%			2024	\$343,100	1	\$16,100	
Convactor/Radiator	20%			2029	* *	1	\$2,100	
Air Conditioning								
Energy Source								
Steam/HW System	100%			2034	* *	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	100%			2027	\$720,300	1	\$35,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : One Unit - Refrigerant Is R22</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$1,900	2034	* *	4	\$1,600	
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2024	\$342,000	1	\$20,200	
Heat Rejection								
Water Cooling Tower	100%	Now	\$5,800	2022	\$115,700	2	\$26,300	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Supporting Beams, Roof</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$18,200	
Exhaust Fans								
Interior	100%			2024	\$108,500	2	\$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		
Water Heater								
Gas Fired	100%			2022	\$18,600	2	\$500	
HW Heat Exchanger								
HTHW/HW	100%			2044	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG**  
**Asset # : 2103**

<b>Mechanical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>Plumbing</b>								
Sewage Ejector(s)								
Electric	100%			2019	\$9,100	4	\$2,000	
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								
<b>Elevators</b>								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B To 2</i>						
		<i>Explanation : One Unit</i>						
<b>Fire Suppression</b>								
<b>Standpipe</b>								
Generic	100%			2034	**	1-5	\$17,100	
<b>Sprinkler</b>								
No Component	60%							
Generic	40%			2034	**	1-2	\$3,700	
<b>Chemical System</b>								
No Component	98%							
Generic	2%			2019		1-3	\$100	

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Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 18-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,ph  
**Block** : 7490 **Lot** : 2 **BIN** : 4439431

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$812,700	\$996,400
Interior Architecture	\$884,600	\$138,700
Electrical	\$1,184,200	\$1,586,800
Mechanical	\$450,100	\$2,952,800
<b>Total</b>	<b>\$3,331,600</b>	<b>\$5,674,700</b>
Importance Code A	\$812,700	\$1,231,000
Importance Code B	\$2,519,000	\$4,443,700
<b>Total</b>	<b>\$3,331,600</b>	<b>\$5,674,700</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$32,700			\$20,100
Interior Architecture		\$25,400		
Electrical	\$39,400	\$15,300	\$14,400	\$66,800
Mechanical	\$72,200	\$27,600	\$46,300	\$33,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$148,200</b>	<b>\$72,300</b>	<b>\$64,700</b>	<b>\$124,600</b>
Importance Code A	\$52,200	\$7,100	\$7,100	\$27,100
Importance Code B	\$96,000	\$65,200	\$57,600	\$97,500
Importance Code C				
<b>Total</b>	<b>\$148,200</b>	<b>\$72,300</b>	<b>\$64,700</b>	<b>\$124,600</b>



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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG**  
**Asset # : 1570**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$65,700	
Concrete Masonry Unit	5%			LIFE	**	5	\$8,200	
Masonry: Brick	30%	Now	\$237,600	LIFE	**	5	\$78,900	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
Pre-Cast Concrete	55%	Now	\$238,600	LIFE	**	5	\$470,000	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classrooms 206, 208, 209</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 208</i>								
Window Wall	5%			2044	**	5	\$49,300	
<b>Windows</b>								
Aluminum	95%	Now	\$298,300	2032	**	5	\$17,800	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2033	**	10	\$11,700	
<b>Parapets</b>								
Cast in Place Concrete	5%	Now	\$5,100	LIFE	**	5	\$4,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cooling Tower Area</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cooling Tower Area</i>								
Masonry: Brick	25%			LIFE	**	5	\$2,000	
Metal Rail	35%			2037	**	5-10	\$51,000	
Pre-Cast Concrete	30%			LIFE	**	5	\$15,200	
Pre-Cast Concrete	5%	Now	\$2,900	LIFE	**	5	\$2,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<b>Roof</b>								
Cast in Place Concrete	20%			LIFE	**			
Modified Bitumen	75%	Now	\$38,200	2024			\$381,800	
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Southeast Corner</i>								
Skylight, Metal/Glass	5%			2034	**	10	\$14,600	
<b>Interior</b>								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG**  
**Asset # : 1570**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	10%			2023	\$273,000	3	\$32,100	
Cast in Place Concrete	15%			LIFE	**	5	\$70,300	
Ceramic Tile	5%			2033	**	5	\$10,700	
Terrazzo	15%			LIFE	**	5	\$25,100	
Vinyl Tile	55%			2029	**	3	\$44,200	
<b>Interior Walls</b>								
Concrete Masonry Unit	35%			LIFE	**	5	\$28,700	
Masonry: Brick	10%			LIFE	**			
Plaster	55%			LIFE	**	5	\$33,800	
<b>Ceilings</b>								
AcousTileConcealSpLn	50%	Now	\$884,600	2044	**	5	\$68,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	40%			LIFE	**	5	\$13,700	
Gypsum Board	10%			LIFE	**	5	\$27,400	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2024	\$41,900	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 3000 Amperes</i>								
<b>Transformers</b>								
Dry Type	100%			2022	\$15,800	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 150 Kva, 480v-208/120v</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2024	\$219,500	5	\$600	
<b>Raceway</b>								
Conduit	95%			2024	\$234,700	1		
Conduit	5%			2044	**	1		
<b>Panelboards</b>								
Fused Disc Sw	15%			2023	\$33,600	5	\$500	
Molded Case Bkrs	20%			2032	**	5	\$800	
Molded Case Bkrs	65%			2023	\$145,500	5	\$2,500	

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

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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**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Thermoplastic	95%			2024	\$329,400	1		
Thermoplastic	5%			2044	* *	1		
<b>Motor Controllers</b>								
Locally Mounted	10%			2022	\$11,500	5	\$100	
Motor Control Center	70%			2022	\$504,700	5	\$2,800	
Motor Control Center	20%			2029	* *	5	\$800	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	* *	5	\$2,200	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2022	\$21,900	1	\$45,600	
<b>Generators</b>								
Diesel	100%			2020	\$121,200	1	\$57,300	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : Emergency Generator Rated @ 100 Kw</i>					
<b>Batteries</b>								
Lead/Acid	100%			2019	\$1,500	5	\$5,500	
<b>Fuel Storage</b>								
<b>Day Tank</b>								
	50%			2023	\$5,200	5	\$13,300	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : 30 Gallon Capacity</i>					
<b>Main Tank</b>								
	50%			2027	\$8,600	5	\$2,100	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Underground</i>					
			<i>Explanation : No Available Rating Capacity</i>					
<b>Lighting</b>								
<b>Interior Lighting</b>								
<b>Fluorescent</b>								
	100%			2024	\$315,100	10	\$131,300	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-8 Lamps</i>					
<b>Egress Lighting</b>								
Emergency, Service	50%			2024	\$35,100	1		
Exit, Service	50%			2019	\$19,300	1		
<b>Exterior Lighting</b>								
HID	100%			2019	\$558,300	10	\$500	
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2024	\$134,200	1	\$16,600	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside The Building</i>					
			<i>Explanation : CCTV Surveillance Camera</i>					

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG**  
**Asset # : 1570**

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

## Alarm

Fire/Smoke Detection

No Component

70%

Generic

30%

2029

\* \*

1-3

\$27,400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Horns, Manual Pull Stations And Smoke Detectors*

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

## Heating

Energy Source

HTHW/HW

100%

2034

\* \*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : High Temp. Water From Adjacent Building - Kennedy Hall Gymnasium*

Conversion Equipment

Heat Exchanger, Plate &  
Frame

100%

Now

\$19,300

2027

\$192,700

1

\$63,700

*Corroded, Extent : Severe, Area Affected : 10%**Location : Basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Central Plant Steam  
Piping/Pmp

100%

Now

\$113,200

2034

\* \*

4

\$7,100

*Corroded, Extent : Severe, Area Affected : 20%**Location : Basement Level And Risers**Insul. Deteriorating, Extent : Moderate, Area Affected : 15%**Location : Basement And Risers*

Terminal Devices

Air Handler

50%

2024

\$940,800

1

\$44,300

Convactor/Radiator

25%

2022

\$179,100

1

\$11,600

Fan Coil Unit/Heat

25%

2024

\$501,000

1

\$11,600

## Air Conditioning

Energy Source

District C.W.

70%

2034

\* \*

1

*Other Observation, Extent : Light, Area Affected : 70%**Location : Throughout**Explanation : Chiller Water From " Medical Arts Building"*

Electricity

30%

2032

\* \*

1

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG**  
**Asset # : 1570**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
	Reciprocating Compr/Chiller	30%			2024	\$340,700	1	\$19,900
<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : Basement, Chiller</i>								
	No Component	70%						
<b>Distribution</b>								
	CW & CHW Wtr Pipe/Pump	100%			2034	* *	4	\$7,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chilled Water Also Comes From Medical Arts Building</i>								
<i>Explanation : Reciprocating Comp. - Chillers Used For Back Up Only</i>								
<b>Terminal Devices</b>								
	Air Handler/Cool/Ht Fan Coil - 4 Pipe	80%			2024	\$360,200	1	\$70,800
		20%			2024	\$66,000	1	\$9,200
<b>Heat Rejection</b>								
	Water Cooling Tower	30%			2025	\$45,700	2	\$43,200
	No Component	70%						
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$79,800
<b>Exhaust Fans</b>								
	Interior	85%			2024	\$404,700	2	\$3,700
	Roof	15%			2032	* *	2	\$700
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	100%			2034	* *	1	
<b>Water Heater</b>								
	Electric	100%			2019	\$117,900	4	\$1,200
<b>HW Heat Exchanger</b>								
	HTHW/HW	100%			2034	* *		
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	* *	1	
<b>Storm Drain Piping</b>								
	Cast Iron	100%			LIFE	* *	1	
<b>Sewage Ejector(s)</b>								
	Electric	100%			2019	\$39,900	4	\$8,800
<b>Fixtures</b>								
	Generic	100%						
<b>Vertical Transport</b>								
<b>Elevators</b>								
	Hydraulic	100%			LIFE	* *		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-4, Roof</i>								
<i>Explanation : 1 Unit</i>								
<b>Fire Suppression</b>								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG**

**Asset # : 1570**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Fire Suppression	Standpipe								
	Generic	100%			2034	* *	1-5	\$74,800	
	Sprinkler								
	No Component	95%							
	Generic	5%			2024	\$65,500	1-2	\$2,000	

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Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 18-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 7490 **Lot** : 2 **BIN** : 4439435

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$814,600	\$761,700
Interior Architecture	\$295,500	
Electrical	\$324,400	\$834,000
Mechanical	\$40,800	\$3,007,700
<b>Total</b>	<b>\$1,475,300</b>	<b>\$4,603,400</b>
Importance Code A	\$814,600	\$761,700
Importance Code B	\$660,700	\$3,841,700
<b>Total</b>	<b>\$1,475,300</b>	<b>\$4,603,400</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$84,000			\$17,100
Interior Architecture	\$4,200	\$3,300		\$37,500
Electrical	\$12,400	\$3,400	\$3,400	\$8,700
Mechanical	\$26,800	\$25,700	\$22,300	\$14,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$131,400</b>	<b>\$36,300</b>	<b>\$29,600</b>	<b>\$81,800</b>
Importance Code A	\$87,600	\$3,500	\$3,500	\$20,600
Importance Code B	\$43,700	\$32,800	\$26,100	\$61,200
Importance Code C				
<b>Total</b>	<b>\$131,400</b>	<b>\$36,300</b>	<b>\$29,600</b>	<b>\$81,800</b>



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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM**  
**Asset # : 2102**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$244,900	LIFE	**	5	\$108,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : South Wall Below Terrace</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Wall Below Terrace</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South Wall Below Terrace</i>								
Masonry: Brick	25%	Now	\$163,800	LIFE	**	5	\$54,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Metal Coiling Doors	5%			2037	**	5	\$34,000	
Pre-Cast Concrete	50%	Now	\$179,400	LIFE	**	5	\$353,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Columns</i>								
Window Wall	10%			2044	**	5	\$81,600	
Windows								
Aluminum	75%	Now	\$6,900	2032	**	5	\$400	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Aluminum	20%			2032	**	5	\$200	
Metal Louvers	5%			2033	**	10	\$300	
Parapets								
Masonry: Brick	10%			LIFE	**	5	\$2,300	
Metal Rail	80%			2037	**	5-10	\$336,600	
Pre-Cast Concrete	10%			LIFE	**	5	\$14,700	
Roof								
Modified Bitumen	20%			2029	**	10	\$15,900	
Panel/Paver: Cer/Brk	10%	Now	\$26,900	2044	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Terrace Over Mechanical Room</i>								
<i>Deflection Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Terrace Over Mechanical Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room Below Terrace</i>								
Single Ply Membrane	20%	Now	\$53,400	2034	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Over Lobby</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Lobby</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Lobby</i>								
Single Ply Membrane	43%			2029	**	10	\$34,200	
Skylight, Plastic	7%			2037	**	1		

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM**  
**Asset # : 2102**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$23,400	
Ceramic Tile	15%			2033	**	5	\$16,100	
Terrazzo	10%			LIFE	**	5	\$8,400	
Vinyl Tile	25%			2029	**	3	\$10,000	
Vinyl Tile	5%	Now	\$45,500	2034	**	3	\$2,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Locker Room Area In Basement</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Locker Room Area In Basement</i>								
Wood	30%			2052	**	5	\$60,300	
Wood	5%	Now	\$176,400	2064	**	5	\$5,000	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Room 303</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Room 303</i>								
<i>Uneven Surface, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Room 303</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Pool Wall</i>								
Ceramic Tile	15%			2033	**	5	\$8,300	
Concrete Masonry Unit	30%			LIFE	**	5	\$6,600	
Masonry: Brick	10%			LIFE	**			
Plaster	15%			LIFE	**	5	\$2,500	
SGFT/Glazed Masonry	25%			LIFE	**			

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM**  
**Asset # : 2102**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Interior								
Ceilings								
AcousTileConcealSpLn	15%			2029	**	5	\$8,400	
AcousTileConcealSpLn	10%	Now	\$36,300	2044	**	5	\$2,800	
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium, Lobby</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium, Lobby</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lobby</i>								
AcousTileSusp.Lay-In	30%			2037	**	5	\$13,500	
Exposed Concrete	5%			LIFE	**	5	\$400	
Exposed Struc: Steel	15%			LIFE	**			
Metal Panel	5%	Now	\$37,400	LIFE	**	5	\$2,800	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Plaster	20%			LIFE	**	5	\$5,600	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$20,800	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 2500 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	90%			2024	\$131,700	5	\$200	
Molded Case Bkrs	10%			2034	**	5	\$200	
Raceway								
Conduit	90%			2024	\$111,300	1		
Conduit	10%			2034	**	1		
Panelboards								
Fused Disc Sw	10%			2023	\$10,400	5	\$100	
Molded Case Bkrs	50%			2023	\$52,200	5	\$800	
Molded Case Bkrs	40%			2032	**	5	\$600	
Wiring								
Braided Cloth	50%	2-4	\$86,800	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2024	\$52,100	1		
Thermoplastic	20%			2034	**	1		

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM**  
**Asset # : 2102**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Motor Controllers</b>								
Locally Mounted	10%			2022	\$4,500	5		
Locally Mounted	20%			2029	**	5	\$100	
Motor Control Center	20%			2022	\$58,400	5	\$300	
Motor Control Center	50%			2029	**	5	\$800	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$800	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2029	**	1	\$17,800	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	97%			2024	\$152,900	10	\$63,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2024	\$2,300	10		
Incandescent	1%			2019	\$7,900	2		
<b>Egress Lighting</b>								
Emergency, Service	50%			2024	\$17,600	1		
Exit, Service	50%			2024	\$9,600	1		
<b>Exterior Lighting</b>								
HID	100%			2024	\$217,800	10	\$200	
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2024	\$52,400	1	\$6,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic	30%			2019	\$179,200	1-3	\$11,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Horns, Alarm Bells And Manual Pull Station</i>								

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

Heating

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM**  
**Asset # : 2102**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Heating</b>								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2034	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Buried Tanks</i>						
		<i>Explanation : Oil # 2 - Two Tanks 30,000 Gallons Each</i>						
Conversion Equipment								
Hot Water Boiler	100%			2037	**	1	\$35,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 3 Boilers. Providing High Temp. Water To Most Of The Buildings On Campus</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2040	**	4	\$5,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : Distributes High Temp. Water To Most Buildings On Campus</i>						
Terminal Devices								
Air Handler	40%			2024	\$376,400	1	\$17,700	
Convector/Radiator	30%			2037	**	1	\$6,900	
Fan Coil Unit/Heat	30%			2029	**	1	\$6,900	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2029	**	1	\$13,300	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Side Yard</i>						
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Side Yard</i>						
		<i>Explanation : One Unit</i>						
No Component	60%							
Distribution								
CW & CHW Wtr Pipe/Pump	40%			2044	**	4	\$2,100	
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2024	\$120,100	1	\$17,700	
No Component	60%							
Heat Rejection								
Dry Cooler	40%			2029	**	2	\$19,900	
No Component	60%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$39,900	
Exhaust Fans								
Interior	100%			2024	\$238,100	2	\$2,200	

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM**  
**Asset # : 2102**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	50%			2034	**	1		
Galvanized Steel	50%			2029	**	1		
<hr/>								
Water Heater								
Gas Fired	100%			2019	\$40,800	2	\$1,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Tanks Of 400 Gallon Each</i>						
<hr/>								
HW Heat Exchanger								
HTHW/HW	100%			2044	**			
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<hr/>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<hr/>								
Sump Pump(s)								
Non-Submersible	100%			2029	**	4	\$1,200	
<hr/>								
Pool Filter/Treatment								
Diatomaceous Earth	100%			2028	\$2,273,100	4	\$26,600	
<hr/>								
Sewage Ejector(s)								
Electric	100%			2024	\$15,600	4	\$3,500	
<hr/>								
Fixtures								
Generic	100%							
<hr/>								
<b>Vertical Transport</b>								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-2</i>						
		<i>Explanation : One Unit</i>						
<hr/>								
<b>Fire Suppression</b>								
Standpipe								
Generic	100%			2034	**	1-5	\$37,400	
<hr/>								
Sprinkler								
No Component	40%							
Generic	60%			2034	**	1-2	\$12,000	

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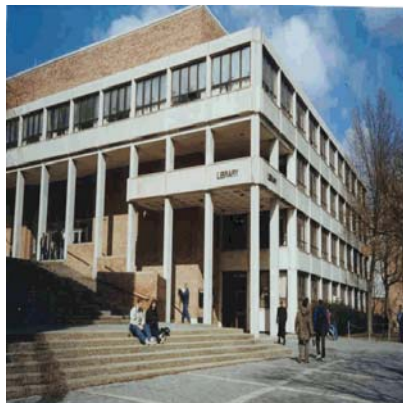
Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 16-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,ph  
**Block** : 7490 **Lot** : 2 **BIN** : 4444187

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$179,800	\$729,300
Interior Architecture	\$590,800	
Electrical	\$554,300	\$1,446,900
Mechanical	\$902,200	\$3,673,600
<b>Total</b>	<b>\$2,227,200</b>	<b>\$5,849,700</b>
Importance Code A	\$327,300	\$729,300
Importance Code B	\$1,899,900	\$5,120,500
<b>Total</b>	<b>\$2,227,200</b>	<b>\$5,849,700</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$45,200			\$30,100
Interior Architecture	\$10,400	\$1,091,600		\$18,900
Electrical	\$35,700	\$11,100	\$10,500	\$40,900
Mechanical	\$57,700	\$50,100	\$35,600	\$47,800
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
<b>Total</b>	<b>\$158,800</b>	<b>\$1,162,700</b>	<b>\$55,900</b>	<b>\$147,600</b>
Importance Code A	\$50,900	\$5,400	\$5,400	\$35,500
Importance Code B	\$99,600	\$1,157,300	\$50,500	\$112,100
Importance Code C	\$8,300			
<b>Total</b>	<b>\$158,800</b>	<b>\$1,162,700</b>	<b>\$55,900</b>	<b>\$147,600</b>



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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY**  
**Asset # : 2100**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Concrete Masonry Unit	5%	Now	\$50,800	LIFE	**	5	\$3,900	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cooling Tower Area</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cooling Tower Area</i>								
Masonry: Brick	25%	Now	\$93,100	LIFE	**	5	\$30,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Foundation</i>								
Pre-Cast Concrete	70%			LIFE	**	5	\$281,200	
<b>Windows</b>								
Aluminum	95%	Now	\$27,400	2040	**	5	\$1,600	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2033	**	10	\$1,100	
<b>Parapets</b>								
Concrete Masonry Unit	5%	Now	\$1,600	LIFE	**	5	\$300	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cooling Tower Area</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cooling Tower Area</i>								
Metal Panel	5%			2044	**	5	\$1,200	
Metal Rail	70%			2037	**	5-10	\$76,600	
Pre-Cast Concrete	20%	Now	\$8,700	LIFE	**	5	\$7,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping Over Cooling Tower Wall</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping Over Cooling Tower Wall</i>								
<b>Roof</b>								
Built-Up (BUR)	10%	Now	\$35,900	2034	**			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Mechanical Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Penthouse</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Over Mechanical Penthouse</i>								
Modified Bitumen	75%			2024	\$342,700	10	\$58,900	
Paver: Asphalt	10%	Now	\$7,000	2033	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Room B116</i>								
Skylight, Plastic	5%			2037	**	1		
<b>Interior</b>								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY**  
**Asset # : 2100**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	50%			2020	\$1,044,500	3	\$122,900	
Ceramic Tile	5%			2033	**	5	\$8,200	
Terrazzo	5%			LIFE	**	5	\$6,400	
Vinyl Tile	30%			2029	**	3	\$18,400	
Vinyl Tile	10%			2019	\$139,200	3	\$8,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9x9 Tiles</i>								
<b>Interior Walls</b>								
Glass: Single Pane	5%			LIFE	**	5	\$3,900	
Gypsum Board	15%			LIFE	**	5	\$9,300	
Masonry: Brick	25%			LIFE	**			
Metal Panel	20%			LIFE	**			
Plaster	5%	Now	\$8,300	LIFE	**	5	\$1,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room B-5, B116</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room B-5, B116</i>								
Plaster	30%			LIFE	**	5	\$9,300	
<b>Ceilings</b>								
AcousTileConcealSpLn	25%	Now	\$341,000	2044	**	5	\$26,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
AcousTileSusp.Lay-In	20%			2037	**	5	\$33,800	
Exposed Concrete	40%			LIFE	**	5	\$10,600	
Gypsum Board	10%			LIFE	**	5	\$21,100	
Plaster	5%	Now	\$110,700	LIFE	**	5	\$5,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Room B-5</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Room B-5</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2024	\$20,800	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 2500 Amperes</i>								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY**  
**Asset # : 2100**

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Under 600 Volts</b>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2024	\$81,000	5	\$500	
Raceway								
Conduit	100%			2024	\$82,900	1		
Panelboards								
Fused Disc Sw	8%			2023	\$4,200	5	\$200	
Fused Toggle Switch	2%	2-4	\$1,000	2049	**	5		
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	90%			2023	\$47,000	5	\$2,600	
<b>Wiring</b>								
Braided Cloth	50%	2-4	\$40,700	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2024	\$40,700	1		
<b>Motor Controllers</b>								
Locally Mounted	10%			2022	\$19,600	5	\$100	
Motor Control Center	70%			2022	\$33,800	5	\$2,100	
Motor Control Center	20%			2029	**	5	\$600	
<b>Ground</b>								
Grounding Devices								
Generic	100%	2-4	\$9,500	LIFE	**	5	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2022	\$8,900	1	\$33,200	
<b>Generators</b>								
Diesel	100%			2020	\$73,000	1	\$41,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated @ 62 Kw</i>								
<b>Batteries</b>								
Nickel Cadmium	100%			2019	\$1,500	5	\$24,000	
<b>Fuel Storage</b>								
Day Tank	50%			2023	\$4,000	5	\$10,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 40 Gallon Capacity</i>								
Main Tank	50%			2027	\$6,600	5	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 600 Gallon Capacity</i>								
<b>Lighting</b>								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY**  
**Asset # : 2100**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Interior Lighting Fluorescent	100%			2024	\$1,094,800	10	\$100,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting Emergency, Service Exit, Service	50%			2024	\$26,900	1		
	50%			2024	\$7,800	1		
Exterior Lighting HID	100%			2019	\$406,800	10	\$300	
<b>Alarm</b>								
Security System No Component Generic	70%							
	30%			2032	**	1	\$12,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : C C T V Surveillance Camera</i>								
Fire/Smoke Detection No Component Generic	70%							
	30%			2029	**	1-3	\$19,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells And Horns</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source HTHW/HW	100%			2034	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : High Temp. Water From Adjacent Building - Kennedy Hall Gymnasium</i>								
Conversion Equipment Heat Exchanger, Plate & Frame	100%			2020	\$147,500	1	\$54,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Equipment Room</i>								
<i>Explanation : 3 Units</i>								
Distribution Hot Wtr Piping/Pump	100%	Now	\$16,000	2032	**	4	\$5,400	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : The Valves In Mechanical Equipment Room And Various Other Areas</i>								
Terminal Devices Air Handler Convactor/Radiator	80%			2024	\$1,152,100	1	\$54,200	
	20%			2029	**	1	\$7,100	

**Air Conditioning**

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY**  
**Asset # : 2100**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	10%			2032	**	1		
Steam/HW System	90%			2034	**	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	70%			2027	\$1,693,000	1	\$83,000	
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit With Refrigerent Water In Lithium Bromide Cycle</i>								
Split Unit	15%			2029	**			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>								
<i>Location : 6 Units On 1st Floor</i>								
No Component	15%							
Distribution								
CW & CHW Wtr Pipe/Pump	70%			2034	**	4	\$3,800	
No Component	30%							
Terminal Devices								
Air Handler/Cool/Ht	55%			2024	\$537,000	1	\$37,300	
Fan Coil - 2 Pipe	15%			2029	**	1	\$5,300	
Fan Coil - 4 Pipe	15%			2019	\$305,700	1	\$5,300	
No Component	15%							
Heat Rejection								
Air Cooled Condenser Unit	15%			2024	\$26,300	2	\$11,400	
Water Cooling Tower	70%			2022	\$231,200	2	\$77,200	
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$61,100	
Exhaust Fans								
Interior	80%			2024	\$291,500	2	\$2,700	
Wall Unit	20%			2024	\$7,300	2	\$700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	\$38,200	2034	**	1		
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Water Heater								
Electric	100%			2019	\$90,200	4	\$1,000	
HW Heat Exchanger								
HTHW/HW	100%	0-2	\$89,400	2044	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Obsolete Equipment</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY**  
**Asset # : 2100**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2024	\$29,100	4	\$6,400	
Backflow Preventer								
Not Accessible	100%							
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-4</i>						
		<i>Explanation : Two Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	\$55,200	
Sprinkler								
No Component	80%							
Generic	20%			2044	* *	1-2	\$6,100	

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

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

Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 16-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,3,4,5,ph  
**Block** : 7490 **Lot** : 2 **BIN** : 4439438

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$1,005,600	\$299,900
Interior Architecture	\$644,900	\$110,100
Electrical	\$1,116,300	\$1,388,300
Mechanical	\$666,600	\$6,366,100
<b>Total</b>	<b>\$3,433,400</b>	<b>\$8,164,400</b>
Importance Code A	\$1,189,500	\$320,900
Importance Code B	\$2,205,800	\$7,800,500
Importance Code C	\$38,000	\$43,000
<b>Total</b>	<b>\$3,433,400</b>	<b>\$8,164,400</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$28,100			
Interior Architecture	\$20,900	\$319,300		
Electrical	\$17,800	\$12,300	\$12,200	\$59,800
Mechanical	\$121,100	\$43,600	\$78,500	\$48,400
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
<b>Total</b>	<b>\$197,700</b>	<b>\$385,100</b>	<b>\$100,500</b>	<b>\$118,100</b>
Importance Code A	\$35,200	\$6,800	\$6,800	\$6,800
Importance Code B	\$162,500	\$378,300	\$93,800	\$111,400
Importance Code C				
<b>Total</b>	<b>\$197,700</b>	<b>\$385,100</b>	<b>\$100,500</b>	<b>\$118,100</b>



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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG**  
**Asset # : 2086**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$26,300	
Masonry: Brick	93%	Now	\$368,500	LIFE	**	5	\$244,700	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade, Stair Door To Penthouse</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Window Wall	5%			2044	**	5	\$49,300	
Windows								
Aluminum	95%	Now	\$217,700	2032	**	5	\$13,000	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2033	**	10	\$8,600	
Parapets								
Concrete Masonry Unit	15%			LIFE	**	5	\$1,100	
Masonry: Brick	80%	Now	\$59,200	LIFE	**	5	\$5,100	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners</i>								
Pre-Cast Concrete	5%	Now	\$3,400	LIFE	**	5	\$2,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Roof								
Built-Up (BUR)	95%	Now	\$360,200	2034	**			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Fourth Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Rooms On Fourth Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Sloped Glazing	5%			LIFE	**	5	\$55,300	
Interior								
Floors								
Carpet	10%			2020		3	\$30,700	
Cast in Place Concrete	15%			LIFE	**	5	\$67,100	
Ceramic Tile	5%			2033	**	5	\$10,200	
Panel/Paver: Cer/Brk	15%			2040	**	5	\$69,000	
Vinyl Tile	55%			2029	**	3	\$42,200	

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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 MEDICAL ARTS BLDG**  
**Asset # : 2086**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Concrete Masonry Unit	55%			LIFE	**	5	\$43,000	
Gypsum Board	25%			LIFE	**	5	\$29,300	
Masonry: Brick	5%	Now	\$38,000	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lobby Area</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lobby Area</i>								
<i>Explanation : Expansion Joint Failure</i>								
Plaster	15%			LIFE	**	5	\$8,800	
<b>Ceilings</b>								
AcousTileConcealSpLn	25%	Now	\$422,200	2044	**	5	\$32,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Corridor(s)</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridor(s)</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridor(s)</i>								
AcousTileSusp.Lay-In	20%			2029	**	5	\$41,800	
Exposed Concrete	55%	Now	\$184,700	LIFE	**	5	\$18,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rooms 434, 443 And Various Others</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 434, 443, 444 And Various Others</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rooms 434, 443, 444 And Various Others</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	50%			2044	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : Main Service Disconnect Switches Rated @ 2-2000 Amperes And 1-1200 Amperes</i>								
Fused Disc Sw	50%			2024	\$21,000	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 1</i>								
<i>Explanation : Main Service Disconnect Switches Rated @ 2-3000 Amperes</i>								
<b>Transformers</b>								
Dry Type	100%			2037	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : One 750 Kva 480v-208/120v</i>								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG**  
**Asset # : 2086**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	50%			2024	\$109,800	5	\$300	
Fused Disc Sw	50%			2044	* *	5	\$300	
<b>Raceway</b>								
Conduit	10%			2044	* *	1		
Conduit	90%			2024	\$222,300	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2023	\$22,400	5	\$300	
Fused Disc Sw	5%			2040	* *	5	\$200	
Molded Case Bkrs	85%			2023	\$190,300	5	\$3,200	
<b>Wiring</b>								
Thermoplastic	90%			2024	\$312,100	1		
Thermoplastic	10%			2044	* *	1		
<b>Motor Controllers</b>								
Locally Mounted	20%			2022	\$23,000	5	\$200	
Motor Control Center	60%			2022	\$432,600	5	\$2,300	
Motor Control Center	20%			2037	* *	5	\$800	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	* *	5	\$2,100	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2022	\$21,900	1	\$43,500	
<b>Generators</b>								
Natural Gas	100%			2020	\$121,200	1	\$54,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Emergency Generator Rated @ 280 Kva</i>								
<b>Batteries</b>								
Lead/Acid	100%			2019	\$1,500	5	\$5,200	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	99%			2029	* *	10	\$124,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	1%			2029	* *	10		
<b>Egress Lighting</b>								
Emergency, Service	50%			2029	* *	1		
Exit, Service	50%			2029	* *	1		
<b>Exterior Lighting</b>								
HID	100%			2024	\$532,800	10	\$400	
<b>Alarm</b>								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG**  
**Asset # : 2086**

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

**Alarm**

Fire/Smoke Detection

No Component

70%

Generic

30%

2019

\$438,400

1-3

\$26,900

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Manual Pull Station, Alarm Bells And Smoke Detectors*

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

**Heating**

Energy Source

HTHW/HW

100%

2034

\* \*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : High Temp. Water From Adjacent Building - Kennedy Hall Gymnasium*

Conversion Equipment

Heat Exchanger, Plate &amp; Frame

100%

2020

\$183,900

1

\$67,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Mechanical Room**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

100%

Now

\$10,000

2032

\* \*

4

\$6,700

*Corroded, Extent : Moderate, Area Affected : 10%**Location : At The Heat Exchanger Valves And Various Other Areas*

Terminal Devices

Air Handler

60%

2024

\$1,077,600

1

\$50,700

Convactor/Radiator

30%

2029

\* \*

1

\$13,200

Fan Coil Unit/Heat

10%

2024

\$191,300

1

\$4,400

**Air Conditioning**

Energy Source

Electricity

10%

2032

\* \*

1

Steam/HW System

90%

2034

\* \*

1

Conversion Equipment

Absorption

90%

2027

\$2,714,700

1

\$133,000

Chiller/Steam/HW

*Repairs In Progress, Extent : Light, Area Affected : 100%**Location : Basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Two Units. Water Is The Refrigerant In Cycle With Lithium Bromide*

Reciprocating

10%

2019

\$108,400

1

\$6,300

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 10%**Location : Basement, Chiller*

*Note : 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 MEDICAL ARTS BLDG**  
**Asset # : 2086**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
<b>Air Conditioning</b>							
<b>Distribution</b>							
CW & CHW Wtr Pipe/Pump	100%			2034	**	4	\$6,700
<b>Terminal Devices</b>							
Air Handler/Cool/Ht	100%			2024	\$1,432,400	1	\$84,500
<b>Heat Rejection</b>							
Air Cooled Condenser Unit	10%			2019	\$25,700	2	\$9,500
Water Cooling Tower	90%	Now	\$261,700	2025	\$436,200	2	\$99,000
<i>Damaged, Extent : Severe, Area Affected : 100%</i>							
<i>Location : Baffles Completely Rotted</i>							
<b>Ventilation</b>							
<b>Distribution</b>							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$76,200
<b>Exhaust Fans</b>							
Interior	95%			2024	\$431,700	2	\$4,000
Roof	5%			2019	\$10,600	2	\$200
<b>Plumbing</b>							
<b>H/C Water Piping</b>							
Brass/Copper	80%			2034	**	1	
Galvanized Steel	20%	0-2	\$11,200	2029	**	1	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>							
<i>Location : Throughout</i>							
<b>Water Heater</b>							
Electric	100%			2022	\$112,500	4	\$800
<b>HW Heat Exchanger</b>							
HTHW/HW	100%			2044	**		
<b>Sanitary Piping</b>							
Cast Iron	100%			LIFE	**	1	
<b>Storm Drain Piping</b>							
Cast Iron	100%			LIFE	**	1	
<b>Sump Pump(s)</b>							
Non-Submersible	100%			2024	\$20,100	4	\$4,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Sub-basement</i>							
<i>Explanation : Replacement Is In Progress</i>							
<b>Fixtures</b>							
Generic	100%						
<b>Vertical Transport</b>							
<b>Elevators</b>							
Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : (1) Sub-basement - 4, (1) B-4</i>							
<i>Explanation : Two Units</i>							
<b>Fire Suppression</b>							
<b>Standpipe</b>							
Generic	100%			2034	**	1-5	\$71,400

*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.*

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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 MEDICAL ARTS BLDG**  
**Asset # : 2086**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Fire Suppression	Sprinkler								
	No Component	95%							
	Generic	5%			2034	* *	1-2	\$1,900	
Fire Pump	Generic	100%			2027	\$82,200	1	\$25,500	

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

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Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 16-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 7490 **Lot** : 2 **BIN** : 4439433

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$72,700	
Interior Architecture		\$36,700
Electrical	\$52,200	\$217,500
<b>Total</b>	<b>\$124,900</b>	<b>\$254,200</b>
Importance Code A	\$72,700	
Importance Code B	\$52,200	\$254,200
<b>Total</b>	<b>\$124,900</b>	<b>\$254,200</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$27,300	\$1,700		\$4,300
Interior Architecture		\$2,200		\$18,100
Electrical	\$11,300	\$3,200	\$2,500	\$2,600
Mechanical	\$11,400	\$8,600	\$12,300	\$24,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$54,000</b>	<b>\$19,700</b>	<b>\$18,700</b>	<b>\$52,900</b>
Importance Code A	\$29,700	\$4,100	\$2,300	\$6,700
Importance Code B	\$24,300	\$15,700	\$16,400	\$46,200
Importance Code C				
<b>Total</b>	<b>\$54,000</b>	<b>\$19,700</b>	<b>\$18,700</b>	<b>\$52,900</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**  
**QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG**  
**Asset # : 2099**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Fieldstone	70%			LIFE	**	5	\$28,700	
Masonry: Fieldstone	10%			LIFE	**	5	\$4,100	
Wood	20%			2029	**	5	\$54,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Dormers</i>								
<b>Windows</b>								
Aluminum	80%			2040	**	5	\$3,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : These Windows Are Made Out Of Wood On The Interior Side</i>								
Wood	20%			2032	**	5	\$8,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : First Floor</i>								
<b>Roof</b>								
Slate	100%	Now	\$72,700	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Sides</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	10%			2023	\$44,900	3	\$5,300	
Cast in Place Concrete	10%			LIFE	**	5	\$7,700	
Ceramic Tile	5%			2033	**	5	\$1,800	
Quarry Tile	15%			2037	**	5	\$7,900	
Slate	10%			LIFE	**	5	\$3,700	
Vinyl Tile	10%			2029	**	3	\$1,300	
Wood	40%			2052	**	5	\$26,400	
<b>Interior Walls</b>								
Ceramic Tile	5%			2033	**	5	\$3,200	
Gypsum Board	70%			LIFE	**	5	\$26,600	
Masonry: Fieldstone	20%			LIFE	**			
Wood	5%			LIFE	**	5	\$12,600	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	5%			2037	**	5	\$1,800	
Exposed Struc: Wood	15%			LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Exhibit Area</i>								
Gypsum Board	80%			LIFE	**	5	\$36,700	
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								

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 OAKLAND BLDG**

**Asset # : 2099**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	50%			2024	\$2,400	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 400 Amperes</i>								
Fused Disc Sw	50%			2044	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 400 Amperes</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2024	\$97,600	5	\$100	
<b>Raceway</b>								
Conduit	80%			2044	**	1		
Conduit	20%			2024	\$10,500	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2040	**	5	\$100	
Molded Case Bkrs	80%			2040	**	5	\$500	
Molded Case Bkrs	10%			2023	\$7,500	5	\$100	
<b>Wiring</b>								
Thermoplastic	80%			2044	**	1		
Thermoplastic	20%			2024	\$13,300	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2037	**	5	\$200	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$300	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2037	**	1	\$7,200	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	40%			2029	**	10	\$8,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	40%			2029	**	2	\$200	
Incandescent	20%			2019	\$52,200	2	\$100	
<b>Egress Lighting</b>								
Emergency, Service	50%			2029	**	1		
Exit, LED	30%			2059	**	1		
Exit, Service	20%			2029	**	1		
<b>Exterior Lighting</b>								
HID	100%			2024	\$88,700	10	\$100	
<b>Alarm</b>								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG**

**Asset # : 2099**

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

**Alarm**

Security System

No Component

50%

Generic

50%

2029

\*\*

1

\$4,400

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

*Location : Gallery*

*Explanation : C C T V Surveillance Camera System*

Fire/Smoke Detection

Generic

100%

2029

\*\*

1-3

\$14,500

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

*Location : Throughout The Building*

*Explanation : Strobe Lights, Manual Pull Station, Horns And Smoke Detectors*

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

**Heating**

Energy Source

Interruptible Gas/Dual

100%

2044

\*\*

1

Fuel

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

*Location : Buried Tank*

*Explanation : Number 2 Oil - 2,000 Gallon Tank*

Conversion Equipment

Steam Boiler

100%

2037

\*\*

1

\$23,300

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

*Location : Basement*

*Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

50%

2040

\*\*

4

\$900

Central Plant Steam

50%

2044

\*\*

4

\$900

Piping/Pmp

Terminal Devices

Air Handler

50%

2029

\*\*

1

\$7,300

Convactor/Radiator

50%

2041

\*\*

1

\$3,800

**Air Conditioning**

Energy Source

Electricity

100%

2040

\*\*

1

Conversion Equipment

Reciprocating

100%

2029

\*\*

1

\$10,900

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 100%*

*Location : Basement, Chiller*

Distribution

CW & CHW Wtr

100%

2044

\*\*

4

\$1,700

Pipe/Pump

Terminal Devices

Air Handler/Cool/Ht

100%

2029

\*\*

1

\$14,500

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG**  
**Asset # : 2099**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Heat Rejection</b>								
Dry Cooler	100%			2029	**	2	\$16,400	
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,100	
<b>Exhaust Fans</b>								
Interior	100%			2029	**	2	\$700	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2044	**	1		
<b>Water Heater</b>								
Electric	50%			2022	\$9,700	4	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 Unit</i>						
Gas Fired	50%			2022	\$6,700	2	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 Unit</i>						
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Sump Pump(s)</b>								
Submersible	100%			2019	\$700	4	\$700	
<b>Backflow Preventer</b>								
Generic	100%			2029	**	1	\$1,400	
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								
<b>Elevators</b>								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B, 1, 2</i>						
		<i>Explanation : One Unit</i>						
<b>Fire Suppression</b>								
<b>Sprinkler</b>								
Generic	100%			2044	**	1-2	\$6,600	
<b>Fire Pump</b>								
Generic	100%			2033	**	1	\$4,400	
<b>Chemical System</b>								
No Component	98%							
Generic	2%			2022		1-3	\$100	

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Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 16-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,ph  
**Block** : 7490 **Lot** : 2 **BIN** : 4439434

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$792,000	\$852,900
Interior Architecture	\$832,400	\$54,200
Electrical	\$813,900	\$2,171,600
Mechanical	\$490,000	\$3,926,300
<b>Total</b>	<b>\$2,928,400</b>	<b>\$7,005,000</b>
Importance Code A	\$1,014,900	\$894,900
Importance Code B	\$1,913,600	\$6,110,100
<b>Total</b>	<b>\$2,928,400</b>	<b>\$7,005,000</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$52,300			
Interior Architecture		\$13,900		\$39,400
Electrical	\$21,100	\$17,000	\$15,700	\$18,600
Mechanical	\$58,900	\$32,400	\$42,300	\$38,200
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
<b>Total</b>	<b>\$137,300</b>	<b>\$68,300</b>	<b>\$63,000</b>	<b>\$101,100</b>
Importance Code A	\$52,700	\$8,200	\$8,200	\$8,200
Importance Code B	\$84,600	\$60,100	\$54,800	\$93,000
Importance Code C				
<b>Total</b>	<b>\$137,300</b>	<b>\$68,300</b>	<b>\$63,000</b>	<b>\$101,100</b>



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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG**  
**Asset # : 2101**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cement-Fiber Panel	2%			2029	**	10	\$19,900	
Masonry: Brick	48%	Now	\$460,800	LIFE	**	5	\$153,000	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouses</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : Penthouses</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
<i>Weepholes Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
Pre-Cast Concrete	50%			LIFE	**	5	\$517,900	
<b>Windows</b>								
Aluminum	95%	Now	\$68,200	2032	**	5	\$4,100	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%	Now	\$2,600	2027			\$12,800	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Mechanical Penthouse On East Side</i>								
<b>Parapets</b>								
Masonry: Brick	10%			LIFE	**	5	\$800	
Metal Rail	35%			2029	**	5-10	\$49,200	
Pre-Cast Concrete	55%			LIFE	**	5	\$26,900	
<b>Roof</b>								
Built-Up (BUR)	30%	Now	\$185,900	2034	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
Modified Bitumen	30%			2029	**	10	\$40,700	
Single Ply Membrane	40%	Now	\$36,400	2024			\$182,100	
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<b>Interior</b>								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG**  
**Asset # : 2101**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	10%			LIFE	**	5	\$54,200	
Ceramic Tile	5%			2033	**	5	\$12,400	
Terrazzo	15%			LIFE	**	5	\$29,000	
Vinyl Tile	25%	Now	\$525,600	2034	**	3	\$23,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors</i>								
Vinyl Tile	45%			2029	**	3	\$41,800	
<b>Interior Walls</b>								
Concrete Masonry Unit	15%			LIFE	**	5	\$14,200	
Masonry: Brick	10%			LIFE	**			
Metal Panel	15%			LIFE	**			
Plaster	35%			LIFE	**	5	\$24,900	
SGFT/Glazed Masonry	25%			LIFE	**			
<b>Ceilings</b>								
AcousTileConcealSpLn	15%	Now	\$306,900	2044	**	5	\$23,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridor(s)</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First Floor Corridor And Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
AcousTileSusp.Lay-In	25%			2037	**	5	\$63,300	
Exposed Concrete	50%			LIFE	**	5	\$19,800	
Exposed Struc: Steel	10%			LIFE	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2024	\$41,900	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated @ 2500 Amperes Each</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2024	\$243,900	5	\$700	
<b>Raceway</b>								
Conduit	95%			2024	\$274,100	1		
Conduit	5%			2044	**	1		
<b>Panelboards</b>								
Fused Disc Sw	15%			2023	\$38,100	5	\$600	
Molded Case Bkrs	85%			2023	\$215,600	5	\$3,800	

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG**  
**Asset # : 2101**

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	55%	2-4	\$214,100	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2024	\$155,700	1		
Thermoplastic	5%			2044	**	1		
Motor Controllers								
Locally Mounted	40%			2022	\$46,000	5	\$500	
Motor Control Center	60%			2022	\$432,600	5	\$2,800	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	**	1	\$52,700	
Generators								
Diesel	100%			2020	\$121,200	1	\$66,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse Generator Room</i>								
<i>Explanation : Emergency Generator Rated @ 150 Kw</i>								
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$6,300	
Fuel Storage								
Day Tank	50%			2023	\$6,000	5	\$15,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse Generator Room</i>								
<i>Explanation : 50 Gallon Capacity</i>								
Main Tank	50%			2027	\$10,000	5	\$2,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 2000 Gallon Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2024	\$364,400	10	\$151,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Service	50%			2024	\$40,600	1		
Exit, Service	50%			2024	\$22,300	1		
Exterior Lighting								
HID	100%			2024	\$645,500	10	\$500	
Alarm								

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG**  
**Asset # : 2101**

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

**Alarm**

Fire/Smoke Detection

No Component

60%

Generic

40%

2029

\* \*

1-3

\$42,200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Stations, Smoke Detector And Horns*

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

**Heating**

Energy Source

HTHW/HW

100%

2034

\* \*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : High Temp. Water From Adjacent Building - Kennedy Hall Gymnasium*

Conversion Equipment

Heat Exchanger, Plate &amp; Frame

100%

0-2

\$222,800

2039

\* \*

1

\$73,600

*Corroded, Extent : Severe, Area Affected : 30%**Location : Basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 1 Unit*

Distribution

Central Plant Steam Piping/Pmp

100%

0-2

\$130,900

2034

\* \*

4

\$8,200

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Various Areas*

Terminal Devices

Air Handler

50%

2024

\$1,087,800

1

\$51,200

Convactor/Radiator

30%

2029

\* \*

1

\$16,000

Fan Coil Unit/Heat

20%

2024

\$463,400

1

\$10,700

**Air Conditioning**

Energy Source

District C.W.

100%

2034

\* \*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Chilled Water From Medical Arts Building*

Distribution

CW &amp; CHW Wtr Pipe/Pump

100%

2034

\* \*

4

\$8,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Entrance**Explanation : Supplied From Chillers In Medical Arts Building*

Terminal Devices

Air Handler/Cool/Ht

100%

2024

\$1,735,300

1

\$102,300

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG**  
**Asset # : 2101**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$92,300	
<b>Exhaust Fans</b>								
Interior	95%			2024	\$522,900	2	\$4,800	
Roof	5%			2019	\$12,800	2	\$300	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2034	* *	1		
<b>Water Heater</b>								
Electric	100%			2022	\$136,300	4	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Undersized For Building Hot Water Demand</i>								
<b>HW Heat Exchanger</b>								
HTHW/HW	100%			2034	* *			
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	* *	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	* *	1		
<b>Sump Pump(s)</b>								
Non-Submersible	100%			2024	\$24,400	4	\$5,400	
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								
<b>Elevators</b>								
Geared Traction	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor, Penthouse</i>								
<i>Explanation : One Unit</i>								
<b>Fire Suppression</b>								
<b>Standpipe</b>								
Generic	100%			2034	* *	1-5	\$86,500	
<i>House Tank: Metal, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse, 3 Tanks Of 9,000 Gallons Capacity Each</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Gravity And Pressure Tanks Feed Science, Humanities And Library Buildings</i>								
<b>Sprinkler</b>								
No Component	95%							
Generic	5%			2024	\$75,800	1-2	\$2,300	
<b>Chemical System</b>								
No Component	98%							
Generic	2%			2019		1-3	\$100	

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Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 18-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 7490 **Lot** : 2 **BIN** : 4845889

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$343,700	
Interior Architecture	\$132,000	\$193,300
Electrical	\$186,200	\$364,000
Mechanical	\$141,800	\$313,400
<b>Total</b>	<b>\$803,700</b>	<b>\$870,700</b>
Importance Code A	\$379,700	
Importance Code B	\$424,000	\$870,700
<b>Total</b>	<b>\$803,700</b>	<b>\$870,700</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$28,900			
Interior Architecture	\$2,600	\$1,000	\$2,800	\$4,100
Electrical	\$29,500	\$2,700	\$2,700	\$25,000
Mechanical	\$58,800	\$4,400	\$7,500	\$4,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$123,700</b>	<b>\$12,100</b>	<b>\$17,000</b>	<b>\$37,300</b>
Importance Code A	\$30,200	\$1,300	\$1,300	\$1,300
Importance Code B	\$93,500	\$10,800	\$15,600	\$35,900
Importance Code C				
<b>Total</b>	<b>\$123,700</b>	<b>\$12,100</b>	<b>\$17,000</b>	<b>\$37,300</b>



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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG**  
**Asset # : 2084**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	75%	Now	\$89,400	LIFE	**	5	\$29,700	
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Corners</i>							
Metal Coiling Doors	25%			2029	**	5	\$30,900	
<b>Windows</b>								
Aluminum	95%	Now	\$8,800	2032	**	5	\$500	
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Metal Louvers	5%			2033	**	10	\$300	
<b>Parapets</b>								
Concrete Masonry Unit	25%	Now	\$3,300	LIFE	**	5	\$700	
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Interior Face Of Parapet Over Second Floor</i>							
	<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Interior Face Of Parapet Over Second Floor</i>							
Masonry: Brick	70%			LIFE	**	5	\$1,800	
Pre-Cast Concrete	5%	Now	\$1,300	LIFE	**	5	\$800	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Coping</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Coping</i>							
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Coping</i>							
<b>Roof</b>								
Modified Bitumen	100%	Now	\$254,300	2034	**			
	<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
<b>Interior</b>								
Floors								
Carpet	5%			2023		3	\$3,000	
Cast in Place Concrete	35%			LIFE	**	5	\$30,600	
Ceramic Tile	3%			2033	**	5	\$1,200	
Vinyl Tile	57%			2024		3	\$8,500	
<b>Interior Walls</b>								
Concrete Masonry Unit	57%			LIFE	**	5	\$8,700	
Gypsum Board	40%			LIFE	**	5	\$9,200	
Wood	3%			LIFE	**	5	\$4,600	

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG**  
**Asset # : 2084**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileConcealSpLn	10%			2029	**	5	\$5,100	
AcousTileSusp.Lay-In	40%	Now	\$132,000	2044	**	5	\$8,200	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Floor Corridor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Floor Corridor</i>								
AcousTileSusp.Lay-In	20%			2037	**	5	\$8,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Campus Facilities Office</i>								
Exposed Struc: Steel	25%			LIFE	**			
Plaster	5%			LIFE	**	5	\$1,300	
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2024	\$4,800	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 1200 Amperes</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2024	\$97,600	5	\$100	
<b>Raceway</b>								
Conduit	95%			2024	\$49,800	1		
Conduit	5%			2044	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2023	\$7,500	5	\$100	
Fused Disc Sw	5%			2040	**	5		
Molded Case Bkrs	75%			2023	\$56,000	5	\$500	
Molded Case Bkrs	10%			2040	**	5	\$100	
<b>Wiring</b>								
Thermoplastic	85%			2024	\$56,500	1		
Thermoplastic	5%			2044	**	1		
Thermoplastic	10%			2034	**	1		
<b>Motor Controllers</b>								
Locally Mounted	50%			2029	**	5	\$100	
Locally Mounted	50%			2022	\$22,600	5	\$100	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$400	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2022	\$21,900	1	\$8,500	

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG**

**Asset # : 2084**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Stand-by Power</b>								
Generators								
Diesel	100%			2020	\$77,900	1	\$10,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated @ 250 Kva</i>								
<hr/>								
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$1,000	
<hr/>								
Fuel Storage								
Day Tank	50%			2023	\$1,000	5	\$2,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallon Capacity</i>								
<hr/>								
Main Tank	50%			2027	\$1,600	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 8000 Gallon Capacity</i>								
<hr/>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	100%			2029	**	10	\$24,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Egress Lighting								
Emergency, Service	50%			2024	\$6,600	1		
Exit, Service	50%			2024	\$3,600	1		
<hr/>								
Exterior Lighting								
HID	100%			2024	\$104,100	10	\$100	
<hr/>								
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2029	**	1	\$3,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
<hr/>								
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2019	\$85,700	1-3	\$5,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Manual Pull Station, Alarm Bells, And Horns</i>								
<hr/>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG**  
**Asset # : 2084**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source HTHW/HW	100%			2034	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : High Temp. Water From Adjacent Building - Kennedy Hall Gymnasium</i>								
<hr/>								
Conversion Equipment Heat Exchanger, Plate & Frame	100%			2020	\$35,900	1	\$13,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 2 Units</i>								
<hr/>								
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$42,300	2034	**	4	\$1,300	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Areas</i>								
<hr/>								
Terminal Devices Air Handler	50%			2024	\$175,500	1	\$8,300	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : 2nd Floor Mechanical Room</i>								
<i>Explanation : Air Handlers</i>								
<hr/>								
Convector/Radiator	25%			2029	**	1	\$2,200	
Fan Coil Unit/Heat	25%			2024	\$93,500	1	\$2,200	
<hr/>								
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2032	**	1		
<hr/>								
Conversion Equipment Reciprocating Compr/Chiller	30%	0-2	\$63,600	2034	**	1	\$3,300	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 1 Unit, Roof</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : Roof</i>								
<hr/>								
No Component	70%							
<hr/>								
Distribution CW & CHW Wtr Pipe/Pump	30%			2024	\$2,700	4	\$600	
No Component	70%							
<hr/>								
Terminal Devices Air Handler/Cool/Ht	30%			2024	\$25,200	1	\$5,000	
No Component	70%							
<hr/>								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG**  
**Asset # : 2084**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Heat Rejection</b>								
Air Cooled Condenser Unit	30%	0-2	\$4,500	2034	**	2	\$4,500	
		<i>Corroded, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 1 Obsolete Unit</i>						
No Component	70%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$14,900	
<b>Exhaust Fans</b>								
Interior	50%			2024	\$44,400	2	\$400	
Roof	50%			2024	\$20,700	2	\$400	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	50%			2034	**	1		
Galvanized Steel	50%	Now	\$2,700	2029	**	1		
		<i>Corroded, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Basement</i>						
<b>Water Heater</b>								
Electric	100%			2019	\$22,000	4	\$200	
<b>HW Heat Exchanger</b>								
HTHW/HW	100%	Now	\$26,100	2044	**			
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Obsolete Equipment</i>						
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Sewage Ejector(s)</b>								
Electric	100%			2029	**	4	\$1,100	
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								
<b>Elevators</b>								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-1</i>						
		<i>Explanation : One Unit</i>						
<b>Fire Suppression</b>								
<b>Sprinkler</b>								
No Component	40%							
Generic	60%			2034	**	1-2	\$4,500	

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

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

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

Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 16-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,ph  
**Block** : 7490 **Lot** : 2 **BIN** : 4439432

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$851,300	\$158,400
Interior Architecture	\$305,700	\$94,000
Electrical	\$493,500	\$192,800
Mechanical		\$715,100
<b>Total</b>	<b>\$1,650,500</b>	<b>\$1,160,300</b>
Importance Code A	\$851,300	\$158,400
Importance Code B	\$799,200	\$1,002,000
<b>Total</b>	<b>\$1,650,500</b>	<b>\$1,160,300</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$52,100			\$2,000
Interior Architecture		\$800	\$1,400	\$1,800
Electrical	\$39,000	\$3,000	\$3,000	\$3,800
Mechanical	\$51,500	\$3,400	\$5,900	\$4,100
<b>Total</b>	<b>\$142,600</b>	<b>\$7,200</b>	<b>\$10,300</b>	<b>\$11,700</b>
Importance Code A	\$52,600		\$400	\$2,000
Importance Code B	\$90,100	\$7,200	\$9,900	\$9,700
Importance Code C				
<b>Total</b>	<b>\$142,600</b>	<b>\$7,200</b>	<b>\$10,300</b>	<b>\$11,700</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 TECHNOLOGY BLDG**  
**Asset # : 2647**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$11,000	
Masonry: Brick	20%	Now	\$52,900	LIFE	**	5	\$8,800	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corners</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Masonry: Fieldstone	15%			LIFE	**	5	\$4,900	
Metal/Glass Curt Wall	55%	Now	\$191,200	LIFE	**	5	\$45,300	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2044	**	5-10	\$15,100	
Windows								
Aluminum	95%	Now	\$607,200	2049	**	5	\$7,300	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2033	**	10	\$4,800	
Parapets								
Masonry: Brick	50%	Now	\$16,000	LIFE	**	5	\$1,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Southeast Corner</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Southwest Corner</i>								
Metal/Glass Curt Wall	35%			2044	**	5	\$3,800	
Metal Panel	5%			2044	**	5	\$500	
Metal Rail	10%			2037	**	5-10	\$5,000	
Roof								
Modified Bitumen	60%			2024		10	\$17,700	
Single Ply Membrane	10%			2024		10	\$3,000	
Single Ply Membrane	30%	Now	\$29,800	2034	**			
<i>Adhesion Failure, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Temporary Roof Over Penthouses</i>								
<i>Not Insulated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Temporary Roof Over Penthouses</i>								
Interior								

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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG**  
**Asset # : 2647**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	20%			LIFE	**	5	\$19,400	
Ceramic Tile	3%			2033	**	5	\$1,300	
Slate	5%			LIFE	**	5	\$2,400	
Vinyl Tile	15%			2029	**	3	\$2,500	
Vinyl Tile	32%	Now	\$120,400	2034	**	3	\$5,300	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9x9 Tiles</i>								
Vinyl Tile	25%			2024		3	\$4,200	
<b>Interior Walls</b>								
Ceramic Tile	3%			2033	**	5	\$1,300	
Concrete Masonry Unit	80%			LIFE	**	5	\$13,600	
Gypsum Board	10%			LIFE	**	5	\$2,500	
Metal Panel	2%			LIFE	**			
SGFT/Glazed Masonry	5%			LIFE	**			
<b>Ceilings</b>								
AcousTileConcealSpLn	30%	Now	\$109,800	2044	**	5	\$8,500	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 25%</i>								
<i>Location : Corridor(s)</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Corridor(s)</i>								
Exposed Concrete	60%			LIFE	**	5	\$4,200	
Metal Panel	10%	Now	\$75,600	LIFE	**	5	\$5,700	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Corridor</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement Corridor</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2024	\$8,300	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated @ 2000 Amperes And 800 Amperes</i>								

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG**  
**Asset # : 2647**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	25%			2024	\$24,400	5		
Molded Case Bkrs	75%			2024	\$73,200	5	\$600	
<b>Raceway</b>								
Conduit	100%			2024	\$52,500	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2023	\$7,500	5	\$100	
Molded Case Bkrs	90%			2023	\$67,200	5	\$700	
<b>Wiring</b>								
Braided Cloth	80%	2-4	\$53,100	2049	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Thermoplastic	20%			2024	\$13,300	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2022	\$45,200	5	\$200	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$500	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2029	**	1	\$9,400	
<b>Generators</b>								
Diesel	100%			2020	\$121,200	1	\$11,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : Emergency Generator Rated @ 55 Kw</i>						
<b>Batteries</b>								
Lead/Acid	100%			2019	\$1,500	5	\$1,100	
<b>Fuel Storage</b>								
Main Tank	100%			2027	\$3,600	5	\$900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 400 Gallon Capacity</i>						
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	98%			2029	**	10	\$26,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Incandescent	2%			2019	\$6,600	2		
<b>Egress Lighting</b>								
Emergency, Service	50%			2029	**	1		
Exit, Service	50%			2029	**	1		
<b>Exterior Lighting</b>								
HID	100%			2019	\$115,500	10	\$100	
<b>Alarm</b>								

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG**  
**Asset # : 2647**

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

**Alarm**

Fire/Smoke Detection

No Component

50%

Generic

50%

2019

\$158,400

1-3

\$9,700

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Manual Pull Stations And Alarm Bells Only*

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

**Heating**

Energy Source

HTHW/HW

100%

2034

\* \*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : High Temp. Water From Adjacent Building - Kennedy Hall Gymnasium*

Conversion Equipment

HTHW/HW Exchanger

100%

0-2

\$400

2027

\$8,000

2

\$1,500

*Corroded, Extent : Moderate, Area Affected : 5%**Location : Basement*

Distribution

Central Plant Steam

100%

Now

\$23,400

2034

\* \*

4

\$1,500

Piping/Pmp

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Various Areas*

Terminal Devices

Air Handler

50%

2024

\$194,600

1

\$9,200

Convactor/Radiator

30%

2029

\* \*

1

\$2,900

Fan Coil Unit/Heat

20%

2024

\$82,900

1

\$1,900

**Air Conditioning**

Energy Source

District C.W.

100%

2044

\* \*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Chilled Water From Adjacent Medical Arts Building*

Distribution

CW &amp; CHW Wtr

100%

2034

\* \*

4

\$1,500

Pipe/Pump

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Entrance**Explanation : Supplied From Medical Arts Building*

Terminal Devices

Air Handler/Cool/Ht

100%

2024

\$310,500

1

\$18,300

**Ventilation**

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$16,500

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG**  
**Asset # : 2647**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation							
Exhaust Fans							
Interior	80%		2024	\$78,800	2	\$700	
No Component	20%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2034	* *	1		
Water Heater							
Electric	100%		2019	\$24,400	4	\$300	
HW Heat Exchanger							
HTHW/HW	100%		2024	\$48,300			
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Backflow Preventer							
Not Accessible	100%						
Fixtures							
Generic	100%						

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

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

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Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 24-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 7490 **Lot** : 2 **BIN** : 4458074

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$114,600	\$38,600
Interior Architecture		\$51,800
Electrical	\$109,000	\$101,900
Mechanical		\$187,800
<b>Total</b>	<b>\$223,600</b>	<b>\$380,100</b>
Importance Code A	\$114,600	\$38,600
Importance Code B	\$109,000	\$341,500
<b>Total</b>	<b>\$223,600</b>	<b>\$380,100</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$14,500	\$23,200		\$500
Interior Architecture	\$7,600	\$61,700	\$800	
Electrical	\$35,500	\$600	\$600	\$800
Mechanical	\$1,700	\$3,100	\$5,000	\$8,900
<b>Total</b>	<b>\$59,300</b>	<b>\$88,500</b>	<b>\$6,400</b>	<b>\$10,100</b>
Importance Code A	\$15,000	\$23,700	\$500	\$1,000
Importance Code B	\$44,300	\$64,800	\$5,900	\$9,200
Importance Code C				
<b>Total</b>	<b>\$59,300</b>	<b>\$88,500</b>	<b>\$6,400</b>	<b>\$10,100</b>



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

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY W**  
**Asset # : 2088**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$2,300	
Masonry: Brick	10%			LIFE	**	5	\$900	
Metal Panel	85%			2044	**	5-10	\$53,100	
<b>Windows</b>								
Aluminum	100%			2032	**	5	\$900	
<b>Roof</b>								
Roll Roofing	100%			2020	\$114,600	5	\$46,300	
<b>Interior</b>								
<b>Floors</b>								
Carpet	10%			2023	\$19,400	3	\$2,300	
Carpet	30%			2020	\$58,300	3	\$6,900	
Ceramic Tile	5%			2033	**	5	\$800	
Vinyl Tile	15%			2029	**	3	\$900	
Vinyl Tile	40%			2024	\$51,800	3	\$2,300	
<b>Interior Walls</b>								
Gypsum Board	20%			LIFE	**	5	\$2,000	
Metal Panel	80%			LIFE	**			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	100%			2029	**	5	\$15,200	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2024	\$1,500	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 400 Amperes</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2024	\$32,300	5		
<b>Raceway</b>								
Conduit	100%			2024	\$31,300	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2023	\$1,500	5		
Molded Case Bkrs	90%			2023	\$13,400	5	\$300	
<b>Wiring</b>								
Thermoplastic	100%			2024	\$27,700	1		
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							
<b>Lighting</b>								

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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY W**  
**Asset # : 2088**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Interior Lighting Fluorescent	100%			2024	\$101,900	10	\$9,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting Emergency, Battery Exit, Service	50%			2024	\$6,900	10	\$1,200	
	50%			2024	\$700	1		
Exterior Lighting Fluorescent	100%			2019	\$33,700	10	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Door Entrance</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
<b>Alarm</b>								
Fire/Smoke Detection Generic	100%			2019	\$109,000	1-3	\$6,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Stations And Alarm Bells</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source Natural Gas	100%			2034	**	1		
Conversion Equipment Furnace	100%			2024	\$22,400	1	\$5,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units Built Into The Air Handlers</i>								
<i>Explanation : 2 Ceiling Mounted Units</i>								
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2032	**	1		
Conversion Equipment Reciprocating Compr/Chiller	100%			2024	\$80,900	1	\$4,700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units, Side Of The Building</i>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$13,300	
Terminal Devices Air Handler/Cool/Ht	100%			2024	\$106,900	1	\$6,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ceiling Mounted</i>								
<i>Explanation : 2 Units With Built In Gas Furnaces</i>								

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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY W**  
**Asset # : 2088**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Air Conditioning</b>								
<b>Heat Rejection</b>								
Air Cooled Condenser Unit	100%			2024	\$19,200	2	\$7,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Side Of The Building</i>								
<i>Explanation : R-22 Is Used As Refrigerant</i>								
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	10%			LIFE	* *	2-5	\$600	
No Component	90%							
<b>Exhaust Fans</b>								
Roof	10%			2024	\$1,600	2		
No Component	90%							
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2034	* *	1		
<b>Water Heater</b>								
Gas Fired	100%			2022	\$5,800	2	\$200	
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	* *	1		
<b>Fixtures</b>								
Generic	100%							
<b>Fire Suppression</b>								
<b>Chemical System</b>								
No Component	95%							
Generic	5%			2019	\$100	1-3	\$200	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : For Stove Only</i>								

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

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

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

Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 24-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 7490 **Lot** : 2 **BIN** : 4439437

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$125,700	
Interior Architecture		\$141,900
Electrical	\$181,200	\$124,100
<b>Total</b>	<b>\$306,900</b>	<b>\$266,000</b>
Importance Code A	\$125,700	
Importance Code B	\$181,200	\$266,000
<b>Total</b>	<b>\$306,900</b>	<b>\$266,000</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$38,700	\$25,400		
Interior Architecture	\$17,400		\$2,100	\$100
Electrical	\$1,200	\$800	\$800	\$1,100
Mechanical	\$20,900	\$1,700	\$3,500	\$1,700
<b>Total</b>	<b>\$78,100</b>	<b>\$27,900</b>	<b>\$6,400</b>	<b>\$2,900</b>
Importance Code A	\$39,300	\$26,000	\$600	\$600
Importance Code B	\$38,800	\$1,900	\$5,800	\$2,300
Importance Code C				
<b>Total</b>	<b>\$78,100</b>	<b>\$27,900</b>	<b>\$6,400</b>	<b>\$2,900</b>



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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Y2**  
**Asset # : 2089**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls Metal Panel	100%	Now	\$18,500	2034	**	5	\$24,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Building Base</i>								
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Windows Steel	100%	Now	\$20,100	2049	**	5	\$2,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof Roll Roofing	100%			2020	\$125,700	5	\$50,800	
<b>Interior</b>								
Floors Ceramic Tile	5%			2033	**	5	\$900	
Vinyl Tile	90%			2024	\$141,900	3	\$6,300	
Vinyl Tile	5%	Now	\$7,900	2034	**	3	\$300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Electrical Room</i>								
Interior Walls Concrete Masonry Unit	35%			LIFE	**	5	\$2,500	
Metal Panel	65%			LIFE	**			
Ceilings AcousTileSusp.Lay-In	100%			2029	**	5	\$19,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment Fused Disc Sw	100%			2024	\$1,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Ratings</i>								
Switchgear / Switchboard Fused Disc Sw	100%			2024	\$32,300	5	\$100	

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Y2**  
**Asset # : 2089**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Raceway								
Conduit	100%			2024	\$31,300	1		
Panelboards								
Fused Disc Sw	10%			2023	\$1,500	5		
Molded Case Bkrs	70%			2023	\$10,400	5	\$200	
Molded Case Bkrs	20%			2032	**	5	\$100	
Wiring								
Thermoplastic	100%			2024	\$27,700	1		
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							
<b>Lighting</b>								
Interior Lighting								
Fluorescent	100%			2024	\$124,100	10	\$11,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2024	\$8,400	10	\$1,500	
Exit, Service	50%			2024	\$900	1		
Exterior Lighting								
HID	100%			2019	\$48,400	10		
<b>Alarm</b>								
Security System								
No Component	80%							
Generic	20%			2024	\$7,800	1	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : C C T V Surveillance Camera</i>								
Fire/Smoke Detection								
Generic	100%			2019	\$132,800	1-3	\$8,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Stations And Alarm Bells</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2034	**	1		
Conversion Equipment								
Furnace	100%			2024	\$27,300	1	\$6,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : In The Ceiling</i>								
<i>Explanation : 2 Units Built Into Ceiling Handler Units</i>								

**Air Conditioning**

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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Y2**  
**Asset # : 2089**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	50%			2029	**	1	\$2,900	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Side Of The Building</i>						
Window/Wall Unit	30%			2019	\$7,300	1		
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	100%			2029	**	1	\$7,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Ceiling Air Handlers With Built In Gas Furnaces</i>						
		<i>Explanation : 2 Units</i>						
Heat Rejection								
Air Cooled Condenser Unit	100%			2029	**	2	\$8,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : At Side Of Building</i>						
		<i>Explanation : R-22 Is Used As Refrigerant</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2-5	\$700	
No Component	90%							
Exhaust Fans								
Roof	10%			2024	\$1,900	2		
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		
Water Heater								
Electric	100%			2019	\$10,200	4	\$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 : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 24-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 7490 **Lot** : 2 **BIN** : 4834375

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$156,500	
Interior Architecture	\$60,500	\$69,200
Electrical	\$89,500	\$83,700
Mechanical		\$98,000
<b>Total</b>	<b>\$306,600</b>	<b>\$250,900</b>
Importance Code A	\$156,500	
Importance Code B	\$150,000	\$250,900
<b>Total</b>	<b>\$306,600</b>	<b>\$250,900</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$26,400	\$21,000		
Interior Architecture	\$2,100	\$24,900	\$1,000	\$900
Electrical	\$800	\$600	\$600	\$700
Mechanical	\$7,500	\$800	\$3,400	\$800
<b>Total</b>	<b>\$36,800</b>	<b>\$47,300</b>	<b>\$4,900</b>	<b>\$2,500</b>
Importance Code A	\$26,900	\$21,500	\$400	\$400
Importance Code B	\$10,000	\$25,900	\$4,500	\$2,100
Importance Code C				
<b>Total</b>	<b>\$36,800</b>	<b>\$47,300</b>	<b>\$4,900</b>	<b>\$2,500</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.

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Z**  
**Asset # : 2104**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$4,800	
Metal Panel	95%	Now	\$26,400	2034	**	5	\$34,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Building Base</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Building Base</i>								
<b>Windows</b>								
Steel	100%	Now	\$52,500	2049	**	5	\$6,300	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
Roll Roofing	100%			2020	\$104,100	5	\$42,100	
<b>Interior</b>								
<b>Floors</b>								
Carpet	15%			2020	\$24,000	3	\$2,800	
Ceramic Tile	5%			2033	**	5	\$600	
Quarry Tile	10%			2037	**	5	\$1,900	
Vinyl Tile	65%			2024	\$69,200	3	\$3,100	
Wood	5%			2039	**	5	\$1,200	
<b>Interior Walls</b>								
Ceramic Tile	5%			2033	**	5	\$700	
Concrete Masonry Unit	15%			LIFE	**	5	\$800	
Gypsum Board	15%			LIFE	**	5	\$1,200	
Metal Panel	10%			LIFE	**	5		
Plaster	55%			LIFE	**	5	\$2,300	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	60%	0-2	\$60,500	2044	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	25%			2029	**	5	\$3,100	
Exposed Struc: Steel	10%			LIFE	**	5		
Gypsum Board	5%			LIFE	**	5	\$800	

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

Under 600 Volts

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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Z**  
**Asset # : 2104**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2024	\$1,500	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 400 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2024	\$32,300	5		
Raceway								
Conduit	100%			2024	\$31,300	1		
Panelboards								
Fused Disc Sw	10%			2040	**	5		
Molded Case Bkrs	30%			2032	**	5	\$100	
Molded Case Bkrs	60%			2023	\$9,000	5	\$100	
Wiring								
Thermoplastic	30%			2034	**	1		
Thermoplastic	70%			2024	\$19,400	1		
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							
<b>Lighting</b>								
Interior Lighting								
Fluorescent	100%			2024	\$83,700	10	\$7,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2024	\$5,600	10	\$1,000	
Exit, Service	50%			2024	\$600	1		
Exterior Lighting								
HID	100%			2024	\$32,700	10		
<b>Alarm</b>								
Security System								
No Component	80%							
Generic	20%			2024	\$5,200	1	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : C C T V Surveillance Camera</i>								
Fire/Smoke Detection								
Generic	100%			2019	\$89,500	1-3	\$5,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Station And Alarm Bells Only</i>								

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

**Heating**

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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 System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
<b>Heating</b>							
Energy Source Natural Gas	100%			2034	* *	1	
Conversion Equipment Furnace	100%			2024	\$18,400	1	\$4,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Side Of The Building</i>							
<i>Explanation : 3 Units Built Into A C Package Unit</i>							
<b>Air Conditioning</b>							
Energy Source Electricity	100%			2032	* *	1	
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%			2024	\$98,000	2	\$500
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>							
<i>Location : Package Unit At Side Of The Building</i>							
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Side Of The Building</i>							
<i>Explanation : 3 Package Units With Built In Gas Furnaces</i>							
Distribution Ductwork/Diffusers	100%			LIFE	* *	2	\$10,900
<b>Ventilation</b>							
Distribution Ductwork/Diffusers	10%			LIFE	* *	2-5	\$500
No Component	90%						
Exhaust Fans Roof	10%			2024	\$1,300	2	
No Component	90%						
<b>Plumbing</b>							
H/C Water Piping Brass/Copper	100%			2034	* *	1	
Water Heater Electric	100%			2019	\$6,900	4	\$100
Sanitary Piping Cast Iron	100%			LIFE	* *	1	
Fixtures Generic	100%						
<b>Fire Suppression</b>							
Sprinkler Generic	100%			2034	* *	1-2	\$2,300

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 : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**Asset Name** : KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD  
**Address** : NORTH SIDE (SHEEPSHEAD BAY)  
**Borough** : BROOKLYN      **Agency's Number** : N/A  
**Program / Asset #** : CUN0003.010 / 13549      **Yr Built/Renovated** :  
**Linear Ft** : 1,127      **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 14-Jul-2017      **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 8760      **Lot** : 60      **BIN** :

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Bulkheads	\$53,900	\$1,077,100
<b>Total</b>	<b>\$53,900</b>	<b>\$1,077,100</b>
Importance Code B	\$53,900	\$1,077,100
<b>Total</b>	<b>\$53,900</b>	<b>\$1,077,100</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Bulkheads	\$27,600		\$1,300	\$3,200
<b>Total</b>	<b>\$27,600</b>		<b>\$1,300</b>	<b>\$3,200</b>
Importance Code A	\$27,300			
Importance Code B			\$1,300	\$3,200
Importance Code C	\$300			
<b>Total</b>	<b>\$27,600</b>		<b>\$1,300</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 BULKHEAD**  
**Asset # : 13549**

<b>Bulkheads</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Structural</b>								
Revetment								
Stone	5%			LIFE	**	5	\$700	
No Component	95%							
<hr/>								
Sheet Piles								
Steel	55%			LIFE	**	10		
			<i>Corrosion, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : At Mean Low Water And Above Mean High Water</i>					
Not Accessible	45%							
<hr/>								
Wales								
Steel	90%			LIFE	**	5	\$47,900	
			<i>Corrosion, Extent : Moderate, Area Affected : 35%</i>					
			<i>Location : Throughout</i>					
Not Accessible	10%							
<hr/>								
Pile Caps								
Concrete	95%			LIFE	**	5	\$6,500	
			<i>Cracking, Extent : Light, Area Affected : 55%</i>					
			<i>Location : Isolated Throughout</i>					
			<i>Other Observation, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Isolated Throughout</i>					
			<i>Explanation : Efflorescence</i>					
Steel	3%			2029	**	5	\$300	
No Component	2%							
<hr/>								
<b>Backfill</b>								
Fill								
Not Accessible	100%							
<hr/>								
Surface								
Concrete	50%			2037	**	5	\$6,400	
			<i>Cracking, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Isolated Along Walkway</i>					
Topsoil	50%			2026	\$30,300	5	\$2,600	
<hr/>								
<b>Deck Elements</b>								
Railing								
Steel	100%	2-4	\$53,900	2026	\$1,077,100			
			<i>Corrosion, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Isolated At Post Connections Throughout</i>					

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

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

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

Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**Asset Name** : KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD  
**Address** : EAST SIDE (JAMAICA BAY)  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : CUN0003.020 / 13550 **Yr Built/Renovated** :  
**Linear Ft** : 1,895 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 14-Jul-2017 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 8760 **Lot** : 60 **BIN** :

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Bulkheads	\$332,800	
<b>Total</b>	<b>\$332,800</b>	
Importance Code A	\$214,200	
Importance Code B	\$118,600	
<b>Total</b>	<b>\$332,800</b>	

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Bulkheads	\$34,200			\$10,800
<b>Total</b>	<b>\$34,200</b>			<b>\$10,800</b>
Importance Code A	\$24,600			
Importance Code B				\$10,800
Importance Code C	\$9,600			
<b>Total</b>	<b>\$34,200</b>			<b>\$10,800</b>



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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD**  
**Asset # : 13550**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Structural</b>								
Gravity Wall								
Concrete	83%			LIFE	**	5-10	\$12,700	
Concrete	2%	4+	\$15,300	LIFE	**	5	\$200	
	<i>Spalling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : At 265 Feet And 1440 Feet From West End</i>							
No Component	15%							
<b>Revetment</b>								
Stone	85%			LIFE	**	5	\$19,300	
No Component	15%							
<b>Sheet Piles</b>								
Steel	15%	4+	\$169,100	LIFE	**			
	<i>Corrosion, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
Steel	2%	Now	\$45,100	LIFE	**			
	<i>Corrosion, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Holes In Sheeting 830 Feet, 834 Feet, 1105 Feet, And 1115 Feet From North End</i>							
No Component	83%							
<b>Wales</b>								
Timber	15%			LIFE	**	4	\$6,400	
	<i>Rotting/Splitting, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
No Component	85%							
<b>Pile Caps</b>								
Concrete	15%			LIFE	**	5	\$1,700	
	<i>Cracking, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
No Component	85%							
<b>Backfill</b>								
<b>Fill</b>								
Not Accessible	100%							
<b>Surface</b>								
Asphalt	5%			2037	**	5	\$1,100	
	<i>Cracking, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Concrete	95%			2037	**	5	\$20,500	
	<i>Cracking, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							

**Deck Elements**

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

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

## Deck Elements

## Railing

Concrete

15%

2029

\* \*

Concrete

85% 2-4

\$118,600

2029

\* \*

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

*Location : At Posts, From North End To 800 Feet From North End, And 1110 Feet To 1895 Feet From North End Throughout*

*Discolor & Bleeding, Extent : Light, Area Affected : 5%*

*Location : At Posts, From North End To 800 Feet From North End, And 1110 Feet To 1895 Feet From North End Throughout*

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

*Location : At Chains Between Posts Throughout*

*Explanation : Corrosion*

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

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

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

Print Date : 22-Sep-2017

**CITY UNIVERSITY OF NEW YORK - FY 2018**

**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** : 14-Jul-2017 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 8760 **Lot** : 60 **BIN** :

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Bulkheads	\$426,000	\$146,700
<b>Total</b>	<b>\$426,000</b>	<b>\$146,700</b>
Importance Code A	\$197,800	
Importance Code B	\$228,200	\$146,700
<b>Total</b>	<b>\$426,000</b>	<b>\$146,700</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Bulkheads	\$7,800			\$8,800
<b>Total</b>	<b>\$7,800</b>			<b>\$8,800</b>
Importance Code A				
Importance Code B				\$8,800
Importance Code C	\$7,800			
<b>Total</b>	<b>\$7,800</b>			<b>\$8,800</b>



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

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

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

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD**  
**Asset # : 13551**

<b>Bulkheads</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Structural</b>								
Gravity Wall Concrete	80%	4+	\$197,800	LIFE	**	5	\$5,000	
	<i>Cracking, Extent : Moderate, Area Affected : 10%</i> <i>Location : At Top Offshore Edge Throughout</i> <i>Spalling, Extent : Moderate, Area Affected : 5%</i> <i>Location : At 250 Feet From East End</i>							
No Component	20%							
<hr/>								
Revetment Stone	85%			LIFE	**	5	\$15,600	
No Component	15%							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : At West End</i> <i>Explanation : No Revetment At Beach</i>							
<hr/>								
<b>Backfill</b>								
<b>Fill</b>								
Not Accessible	100%							
<hr/>								
<b>Surface</b>								
Asphalt	35%			2037	**	5	\$6,100	
	<i>Cracking, Extent : Moderate, Area Affected : 10%</i> <i>Location : Throughout</i>							
Concrete	65%			2037	**	5	\$11,400	
	<i>Cracking, Extent : Light, Area Affected : 2%</i> <i>Location : Isolated Throughout</i>							
<hr/>								
<b>Deck Elements</b>								
<b>Railing</b>								
Concrete	75%	4+	\$169,500	2029	**			
	<i>Cracking, Extent : Moderate, Area Affected : 10%</i> <i>Location : At Posts Throughout</i> <i>Discolor &amp; Bleeding, Extent : Light, Area Affected : 5%</i> <i>Location : At Posts Throughout</i> <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : At Chains Between Posts Throughout And One Isolated Disconnected Chain</i> <i>Explanation : Corrosion</i>							
Steel	5%	4+	\$22,000	2026			\$73,400	
	<i>Corrosion, Extent : Moderate, Area Affected : 5%</i> <i>Location : At Bases Of Posts From 500 Feet To 570 Feet From East End</i>							
Steel	5%	2-4	\$36,700	2028			\$73,400	
	<i>Corrosion, Extent : Severe, Area Affected : 50%</i> <i>Location : On Offshore Face Of Railing From 730 Feet To 800 Feet From East End</i>							
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

## Project : CITY UNIVERSITY OF NEW YORK

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>		<b>FY 2023 - 2028</b>	
Miscellaneous Buildings	227,400		213,700	
<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Miscellaneous Buildings	34,500	10,000	10,400	11,100

<b>ASSET #</b>	<b>NAME</b>	<b>SQFT</b>	<b>CAPITAL</b>	<b>EXPENSE</b>
1844	BRONX COMMUNITY COLLEGE INFORMATION CENTER	250	0	8,700
1845	BRONX COMMUNITY COLLEGE GUARD HOUSE #1	60	0	2,100
1846	BRONX COMMUNITY COLLEGE GREENHOUSE	300	0	10,400
1847	BRONX COMMUNITY COLLEGE DROP-IN-CENTER	4,032	235,900	14,600
1858	QUEENSBOROUGH COMMUNITY COLLEGE TEMP VEHICLE STORAGE - TEMP 5	2,624	153,500	9,500
2640	KINGSBOROUGH COMMUNITY COLLEGE SECURITY POST - R	1,130	51,700	18,500
13608	BRONX COMMUNITY COLLEGE GUARD HOUSE #2	60	0	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.

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