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

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

10tal \$960,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$28,300	\$6,400	\$34,700	\$16,100
Importance Code A			\$10,100	\$4,200
Importance Code B	\$28,300	\$6,400	\$24,600	\$11,900
Importance Code C				
Total	\$28,300	\$6,400	\$34,700	\$16,100



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

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

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

Asset #: 2098

rchitecture	Current Repair		Future Replacement		Maintenance			
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Masonry: Brick Cavity	80%			LIFE	* *	5	\$21,500	
Metal Panel	10%			2046	* *	5-10	\$18,500	
Window Wall	10%			2046	* *	5	\$10,100	
Windows								
Aluminum	100%			2042	* *	5	\$8,400	
Parapets								
Masonry: Brick Cavity	95%			LIFE	* *	5	\$1,400	
Pre-Cast Concrete	5%			LIFE	* *	5	\$500	
Roof								
Cast in Place Concrete	25%			LIFE	* *			
Modified Bitumen	65%			2036	* *	10	\$25,400	
	Recent Re	place Evider	nt, Extent : Light, A	Area Affe	ected : 100%			
	Location	: Througho	ut					
Skylight, Metal/Glass	10%			2046	* *	10	\$13,000	
erior								
Floors								
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	
Interior Walls								
Gypsum Board	45%			LIFE	* *	5	\$9,700	
Masonry: Brick	15%			LIFE	* *			
Plaster	20%			LIFE	* *	5	\$2,200	
Wood	20%			LIFE	* *	5	\$28,800	
	Other Obs	ervation, Ex	xtent : Moderate, A	Area Affe	cted : 60%			
	Location	: Main The	ater					
	Explana	tion : Wood	Laminate					
Ceilings								
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	

Electrical	С	urrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Raceway							
Conduit	100%		2036	* *	1		
Panelboards							
Fused Disc Sw	5%		2034	* *	5		
Molded Case Bkrs	95%		2034	* *	5	\$600	

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

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

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

Asset #: 2098

Electrical	Current Repair	Futur	e Replacement	М	Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Wiring						
Thermoplastic	100%	2036	* *	1		
Motor Controllers						
Locally Mounted	100%	2031	* *	5	\$200	
ighting						
Interior Lighting						
Fluorescent	5%	2026	\$9,700	10	\$900	
	Compact Fluorescent Light, Location: Hallways	Extent : Moderate, A	Area Affected : 100	%		
Fluorescent	25%	2026	\$48,300	10	\$4,400	
1 Motoscont	T-8 Lamps And Fixtures, Extended Location: Throughout			10	ψ1,100	
Incandescent	70%	2026	\$135,100	2	\$300	
Egress Lighting						
Emergency, Service	30%	2026	\$2,800	1		
Emergency, Battery	20%	2026	\$5,200	10	\$900	
Exit, Service	50%	2026	\$1,400	1		
Exterior Lighting						
HID	30%	2026	\$26,400	10		
No Component	70%					
larm						
Security System	-00/					
No Component	70%	• • • •	001.100		A.	
Generic	30%	2026	\$21,100	1	\$2,600	
	Other Observation, Extent : I	Moderate, Area Affe	cted : 100%			
	Location : Hallways					
F' /C 1 D / /	Explanation: CCTV Survey	llance Cameras				
Fire/Smoke Detection	1000/	2026	¢241.200	1.2	¢14.400	
Generic, Digital	100% Other Observation Front	2026 Madanata Araa Affa	\$241,300	1-3	\$14,400	
	Other Observation, Extent: I Location: Throughout The		ciea : 100%			
	Explanation: Strobe Lights		on Horns Alaum I	Palle And	Smoka Datastons	
	Explanation : Strobe Lights	, manuai Puli Statio	m, norns, Atarm E	eus Ana	Smoke Delectors	

Mechanical	Currer	nt Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Distribution							
Hot Wtr Piping/Pump	30%		2034	* *	4	\$300	
Central Plant Steam	70%		2036	* *	4	\$1,000	
Piping/Pmp							
Terminal Devices							
Air Handler	70%		2026	\$177,700	1	\$8,400	
Fan Coil Unit/Heat	30%		2026	\$81,100	1	\$1,900	

Air Conditioning

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

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

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

Mechanical	Curr	Current Repair		e Replacement	М	aintenance		
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning								
Distribution								
CW & CHW Wtr	100%		2036	* *	4	\$1,400		
Pipe/Pump								
Terminal Devices	1000/		2026	#202.500		#11 000		
Air Handler/Cool/Ht	100%		2026	\$202,500	1	\$11,900		
Ventilation								
Distribution Ductwork/Diffusers	1000/		LIDD	* *	2.5	¢10 000		
	100%		LIFE		2-5	\$10,800		
Exhaust Fans	100%		2026	¢(4.200	2	\$600		
Interior	100%		2026	\$64,200	2	\$600		
Plumbing II/C Water Pining								
H/C Water Piping	100%		2036	* *	1			
Brass/Copper Water Heater	100%		2036		1			
Water Heater Electric	100%		2021	\$15,900	4	\$100		
	10070		2021	\$13,900	4	\$100		
Sanitary Piping Cast Iron	100%		LIFE	* *	1			
	10076		LIFE		1			
Storm Drain Piping Cast Iron	100%		LIFE	* *	1			
	100%		LIFE		1			
Sewage Ejector(s) Electric	100%		2026	\$6,300	4	\$900		
	10076		2020	\$0,300	4	\$900		
Fixtures Generic	100%							
	10070							
Fire Suppression								
Standpipe Generic	100%		2036	* *	1-5	\$9,700		
Sprinkler	10070		2030	. •	1-3	\$9,700		
No Component	80%							
Generic	20%		2036	* *	1-2	\$1,100		
Generic	2070		2030		1-2	\$1,100		

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

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Print Date: 22-Sep-2017 CITY UNIVERSITY OF NEW YORK - FY 2018

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

Address : 199 CHAMBERS STREET @ WEST ST.

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

Date of Survey : 23-Jul-2015 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,3,5,7,8

Block : 16 Lot : 215 BIN : 1066406

CAPITAL	FY 2019 - 2022	FY 2023 - 2028		
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		
Total	\$22,207,100	\$26,242,500		
Importance Code A	\$1,756,900	\$3,668,900		
Importance Code B	\$20,450,100	\$22,133,800		
Importance Code C		\$439,800		
Total	\$22,207,100	\$26,242,500		

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



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

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

Asset #: 2097

Architecture	Current Repair		Future	e Replacement	M	aintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior								
Exterior Walls								
Cast in Place Concrete	5% Now Cracking/Crumbling Location: Column Other Observation, Location: Column	ns At West And South Extent : Moderate, A	Facades	;	5	\$332,000		
	Explanation: Cur.	rent Temporary Supp	orts Are	Beginning To Sho	w Rust A	nd Bulging		
Masonry: Brick Cavity	60%		LIFE	* *	5	\$796,800		
Metal Panel	15%		2046	* *	5-10	\$1,369,600		
	Staining/Discoloring Location : Harriso		, Area Af	fected : 10%				
Window Wall	20%		2046	* *	5	\$996,100		
Windows								
Aluminum	65%		2042	* *	5	\$23,000		
Aluminum	30% Now	\$511,500	2051	* *	5	\$5,300		
	Caulking Deteriorat	hout All Operable W	⁷ indows Area Affe					
Metal Louvers	5%		2035	* *	10	\$11,100		
Parapets								
Masonry: Brick Cavity	80%		LIFE	* *	5	\$16,100		
Metal Rail	5%		2043	* *	5-10	\$18,100		
	Recent Replace Evid Location: Through		Area Affe	cted : 100%				
Pre-Cast Concrete	15%		LIFE	* *	5	\$18,900		
Roof								
IRMA/Protected Membrane	20%		2026	\$556,800	10	\$70,000		
Modified Bitumen	15%		2034	* *	10	\$52,500		
Modified Bitumen	60%		2036	* *	10	\$209,900		
	Recent Replace Evid Location: Through	_	Area Affe	cted : 100%				
Single Ply Membrane	5%		2031	* *	10	\$17,500		
terior								
Floors								
Carpet	10%		2025	\$1,221,500	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%					•		

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

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

CITY UNIVERSITY OF NEW YORK - 042

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

Asset #: 2097

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior	•			•				•
Interior Walls								
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%							
Ceilings								
AcousTileConcealSpLn	15%	2-4	\$356,300	2039	* *	5	\$91,900	
	Location Cracking/ Location Staining/L	n : Corridon Crumbling, n : Various Discoloring,	ents, Extent: Moders, Outside Gymnas Extent: Moderate Locations Throughe Extent: Moderate Locations Throughe	sium , Area A <u>f</u> out , Area A <u>f</u>	fected : 5%			
AcousTileSusp.Lay-In	50%			2031	* *	5	\$490,200	
Exposed Struc: Steel	7%			LIFE	* *			
Exposed Struc: Steel	Location Other Obs Location	/Rusting, E n : First Flo servation, E n : First Flo	\$123,700 extent: Moderate, A por Mechanical Spo extent: Severe, Area por Mechanical Spo Protection Missing	ices a Affecteo ices	d : 25%			
Gypsum Board	15%			LIFE	**	5	\$183,800	
Metal Panel	10%			LIFE	* *	5	\$122,600	

ectrical	Current Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
der 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2026	\$156,900	5	\$3,400	
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%			
	Location: Electrical Room					
	Explanation : 4- 4000 Amperes Main	Service L	Disconnect Switche.	s		
Transformers						
Dry Type	100%	2024	\$15,800	5	\$2,400	
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%			
	Location: Electrical And Mechanica	l Room				
	Explanation: 1-150 Kva, 1-50 Kva,	2-45 Kva	, 480/208/120 Volt.	s		
Switchgear / Switchboard						
Fused Disc Sw	100%	2026	\$853,800	5	\$2,800	
Raceway						
Conduit	100%	2026	\$1,008,000	1		

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

Asset #: 2097

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts								
Panelboards								
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		
Wiring								
Thermoplastic	10%		2046	* *	1			
Thermoplastic	90%		2026	\$1,226,000	1			
Motor Controllers								
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		
Ground								
Grounding Devices								
Generic	100%		LIFE	* *	5	\$9,700		
Stand-by Power								
Transfer Switches								
Automatic	100%		2024	\$21,900	1	\$203,900		
Generators								
Diesel	100%		2022	\$121,200	1	\$256,600		
	Other Observation,	Extent : Moderate, A	Area Affe	cted : 100%				
	Location : Genera	tor Room						
	Explanation : Eme	rgency Generator R	ated @ 6	00 Kw				
Batteries								
Lead/Acid	100%		2019	\$1,500	5	\$24,500		
Fuel Storage								
Day Tank	50%		2025	\$23,200	5	\$59,400		
	Other Observation,							
	Location: Generator Room							
	Explanation : 50 C	Gallons Rated Capac	city					
Main Tank	50%		2029	* *	5	\$9,400		
	Other Observation,	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: 1st Floo	or						
	Explanation: 5000) Gallons Rated Cap	pacity					
Lighting								
Interior Lighting								
Fluorescent	70%		2026	\$987,100	10	\$411,200		
	Other Observation,	Extent : Moderate, A	Area Affe	cted : 100%				
	Location: Through	hout The Building						
	Explanation: T-8	Lamps						
Fluorescent	10%		2031	* *	10	\$58,700		
	T-5 Lamps And Fixti	ıres, Extent : Moder		Affected: 100%		•		
	Location : Through	hout The Building						
Fluorescent	18%		2026	\$253,800	10	\$105,700		
114010300111	Compact Fluorescen	nt Light. Extent · Mo				Ψ105,700		
	Location : Lobby A	_	, 11	,,				
HID	2%	······ //~	2026	\$20,500	10	\$400		
	∠ / 0		2020	\$20,300	10	\$400		

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

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

Asset #: 2097

Electrical		Current Repair Future Rep		e Replacement	Replacement Maintenance		
System Component Type		ail Date Estimated Cos (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
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%						
Alarm							
Security System							
No Component	70%						
Generic	30%		2026	\$600,400	1	\$74,200	
	Other Obser	rvation, Extent : Moderate	, Area Affe	cted : 100%			
	Location:	Hallways, Lobby And Ou	tside				
	Explanatio	on : CCTV Surveillance C	ameras				
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%		2026	\$2,055,400	1-3	\$122,500	
	Other Obser	rvation, Extent : Moderate	, Area Affe	cted : 100%			
	Location:	Hallways					
	Explanatio	on : Strobe Lights, Manua	l Pull Stati	ons, Horns And Ald	arm Bells	S	

Mechanical	Current Repair	Future	Replacement	Maintenance				
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating								
Energy Source								
Utility Steam	100%	2036	* *	1				
	Other Observation, Extent : L	ight, Area Affected	: 100%					
	Location: 1st Floor Steam	Room						
	Explanation : Steam Provide	ed By Con Ed						
Conversion Equipment								
Under Construction	100%							
Distribution								
Hot Wtr Piping/Pump	30%	2034	* *	4	\$9,500			
1 0 1	Repairs In Progress, Extent: Light, Area Affected: 5%							
	Location : Steam Room	0 . 33						
Central Plant Steam Piping/Pmp	70%	2036	* *	4	\$33,100			
r iping/r imp	Repairs In Progress, Extent:	Light, Area Affected	1 : 5%					
	Location: 1st Floor Steam	0 . 55						
Terminal Devices								
Air Handler	70%	2021	\$5,894,400	1	\$277,200			
Fan Coil Unit/Heat	30%	2026	\$2,690,500	1	\$62,100			

Air Conditioning

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

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

Asset #: 2097

lechanical	Current Repair Future Replacement				M	Maintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
r 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	
	Other Observation, E Location: First Flo Explanation: (2) St	oor Mechanical Equ	uipment l	Room	rigerant		
Centrifugal, Elec Chiller		Extent : Light, Area	2041	* *	1	\$69,300	
	Recent Installation, I Location: Penthou	Extent : Light, Area	Affected	: 10%			
Reciprocating Compr/Chiller	5%		2026	\$254,100	1	\$14,900	
	R-134a Refrigerant, Location : Roof	Extent : Light, Area	Affectea	l : 5%			
Distribution CW & CHW Wtr Pipe/Pump	100%		2036	* *	4	\$47,300	
Terminal Devices Air Handler/Cool/Ht	80% Now Malfunctioning, Exte Location: Penthou				1 imate Co	\$285,100 ntrol System	
Fan Coil - 4 Pipe	20%		2026	\$984,600	1	\$41,400	
Heat Rejection Air Cooled Condenser	10%		2036	* *	2	\$44,600	
Unit Air Cooled Condenser Unit	5%		2026	\$60,400	2	\$22,300	
Water Cooling Tower	85% Now Corroded, Extent: So Location: Roof			\$1,931,600	2	\$438,300	
	Leak Evident, Extent Location : Roof	: Severe, Агеа Ађе	стеа : 5%	0			
ntilation Distribution Ductwork/Diffusers	100%		LIFE	* *	2.5	\$357,100	
Exhaust Fans	10070		LIFE		2-5	φ337,100	
Interior	100% On Extended Life, Ex	ctent : Moderate. A	2021 rea Affect	\$2,130,500 ted: 100%	2	\$19,600	
	Location : Penthou						
umbing							
H/C Water Piping	1000/		2026	ماد راي	1		
Brass/Copper	100%		2036	* *	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.

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

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

Mechanical	Current Repair Future Replaceme		e Replacement	М		
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
HW Heat Exchanger	1000/	2026	* *	4	Ф07.000	
Steam Fired	100%	2036	* *	4	\$95,000	
Sanitary Piping Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	10070	LIFE		1		
Cast Iron	100%	LIFE	* *	1		
Pool Filter/Treatment	10070					
Under Construction	100%					
Sewage Ejector(s)						
Electric	100%	2026	\$178,400	4	\$26,400	
	Other Observation, Extent : Light, Ar	ea Affected	: 100%			
	Location: Various Locations					
	Explanation: 5 Duplex Units					
Fixtures						
Generic	100%					
Vertical Transport						
Elevators Geared Traction	100%	LIFE	* *			
Geared Traction	Other Observation, Extent : Light, Ar					
	Location : (1) C-8, (3) C-7	ей Пусстей	. 10070			
	Explanation: 4 Units					
Escalators						
Under 20' Rise	100%	LIFE	* *			
	Other Observation, Extent : Light, Ar	ea Affected	: 100%			
	Location: Multiple Levels					
	Explanation: 20 Units					
Fire Suppression						
Standpipe	4000/	• • • •			****	
Generic	100%	2036	* *	1-5	\$322,900	
Sprinkler	900/					
No Component	80% 20%	2026	* *	1.2	\$25 000	
Generic Fire Pump	ZU%0	2036		1-2	\$35,900	
Generic	100%	2029	* *	1	\$119,600	
Chemical System	10070	2023		1	Ψ117,000	
Generic	100%	2021	\$1,900	1-3	\$3,700	
	100,0	2021	Ψ1,500		Ψ3,700	

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

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

Print Date: 22-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

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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$436,800	\$453,600	\$384,200	\$523,700
Importance Code A	\$10,600			\$34,100
Importance Code B	\$409,400	\$453,600	\$384,200	\$489,600
Importance Code C	\$16,800			
Total	\$436,800	\$453,600	\$384,200	\$523,700



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

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

Asset #: 4131

Architecture	Current Repair		Future Replacement			Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Yes		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Masonry: Brick Cavity	75%	LII	FΕ	* *	5	\$94,700	
Metal Panel	10%	203	52	* *	5-10	\$86,800	
Metal Coiling Doors	2%	204	43	* *	5	\$7,900	
Granite Panels	3%	LII	FΕ	* *	5	\$2,800	
Window Wall	10%	20:	52	* *	5	\$47,300	
Windows							
Aluminum	95%	204	48	* *	5	\$175,300	
		tent : Moderate, Area A	Affeci	ted : 100%			
	Location : Througho	Location: Throughout					
	Explanation: Fixed	Windows					
Metal Louvers	5%	203	39	* *	10	\$57,700	
Parapets							
Masonry: Brick Cavity	75%	LII	FΕ	* *	5	\$5,000	
Metal Rail	20%	204	43	* *	5-10	\$24,100	
Pre-Cast Concrete	5%	LII	FΕ	* *	5	\$2,100	
Roof							
IRMA/Protected	25%	203	34	* *	10	\$14,500	
Membrane							
IRMA/Protected	30%	203	34	* *	10	\$17,400	
Membrane							
	Paver Block Ballast, E Location : Over Terr	Extent : Moderate, Area ace	Affe	cted : 100%			
Metal Panel	10%	204	43	* *	10	\$10,600	
Modified Bitumen	30%	203	34	* *	10	\$17,400	
	Other Observation, Ex Location: Over 14 A Explanation: Green		Affeci	ted : 100%			
Skylight, Metal/Glass	5%	20:	52	* *	10	\$9,700	
nterior							
Floors							
Carpet	5%	202	27	\$314,200	3	\$37,000	
Cast in Place Concrete	5%	LII	FΕ	* *	5	\$53,900	
Ceramic Tile	5%	203	39	* *	5	\$24,700	
Granite Panels	5%	LII	FΕ	* *	5	\$18,500	
Quarry Tile	5%	204	43	* *	5	\$37,000	
Vinyl Tile	75%	203	34	* *	3	\$184,900	
Interior Walls							
Ceramic Tile	5%	203	39	* *	5	\$33,500	
Concrete Masonry Unit	10%	LII		* *	5	\$26,800	
Gypsum Board	85%	LII		* *	5	\$342,200	
Ceilings						-	
AcousTileSusp.Lay-In	85%	204	43	* *	5	\$419,200	
Exposed Struc: Steel	5%	LII		* *		,	
Exposed Siluc. Sieel	2,0		_				

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

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

Asset #: 4131

Electrical	Current Repair	Future Replacement	M		
System Component Type	% of Fail Date Estimated Co Total (Years)	Sear Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Service Equipment Fused Disc Sw	100% Other Observation, Extent : Modera Location : Electrical Room Explanation : 4- 4000 Amperes Ma		5	\$1,500	
Transformers Dry Type	100%	2043 **	5	\$1,300	
	Other Observation, Extent: Modera Location: Electrical Room Explanation: 4- 1500 Kva, 208/48	-			
Switchgear / Switchboard Fused Disc Sw	100%	2052 **	5	\$1,500	
Raceway Conduit	100%	2052 **	1		
Panelboards Fused Disc Sw Molded Case Bkrs	10% 90%	2048 ** 2048 **	5 5	\$800 \$8,500	
Wiring Thermoplastic	100%	2052 **	1	<i>\$</i> 0,000	
Motor Controllers Variable Frequency Drive	100%	2043 **			
Ground Grounding Devices Not Accessible	100% Other Observation, Extent: Light, A Location: Basement Explanation: Connected To Metal Insulation Material		Not Visibi	le Covered With	
Stand-by Power Transfer Switches	пзишт писти				
Automatic Generators	100%	2043 **	1	\$110,100	
Diesel	100% Other Observation, Extent: Modera. Location: Roof Explanation: Emergency Generato	-	1	\$138,600	
Batteries Nickel Cadmium	100%	2021 \$1,500	5	\$79,700	
Lighting Interior Lighting Fluorescent	85% T-8 Lamps And Fixtures, Extent : Mo Location : Throughout The Buildin		10	\$278,900	
Fluorescent	15% Compact Fluorescent Light, Extent: Location: Hallways	2034 ** Moderate, Area Affected : 100	10	\$49,200	

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

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

Asset #: 4131

Electrical		Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
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	
	Compact F	luorescent	Light, Extent: Mo	derate, A	Area Affected : 100	%		
	Location	: Roof						
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	\$10,500	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	* *	1	\$40,100	
	Other Obse	ervation, E	xtent : Moderate, A	Area Affe	cted : 100%			
	Location	: Hallways	s And Outside					
	Explanati	ion : CCTV	⁷ Surveillance Can	ieras				
Fire/Smoke Detection								
Generic, Digital	100%			2034	* *	1-3	\$227,200	
-	Other Obse	ervation, E	xtent : Moderate, A	Area Affe	cted : 100%			
	Location	: Through	out The Building					
	Explanati	ion : Strob	e Lights, Manual P	ull Statio	ons, Horns, Alarm	Bells		

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

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

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

Asset #: 4131

Mechanical	Current F	Current Repair Futu		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Terminal Devices								
Air Handler	75%		2034	* *	1	\$165,900		
Convector/Radiator	25%		2043	* *	1	\$28,900		
Air Conditioning								
Energy Source	1000/		20.40	* *	1			
Electricity	100%		2048	* *	1			
Conversion Equipment	1000/		2020	* *	1	#207. 2 00		
Centrifugal, Elec Chill		Sutant Light Anga	2039		1	\$387,200		
	Other Observation, E Location : Penthous	-	Affectea :	100%				
			122					
Distribution	Explanation: 3 Uni	us. Kejrigerani: K-	123					
CW & CHW Wtr	100%		2052	* *	4	\$26,500		
Pipe/Pump	10070		2032		4	\$20,300		
Terminal Devices								
Air Handler/Cool/Ht	100%		2034	* *	1	\$221,200		
Heat Rejection	10070		2034		1	\$221,200		
Water Cooling Tower	100%		2030	* *	2	\$360,100		
/entilation	10070		2030			\$300,100		
Distribution								
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$199,500		
Exhaust Fans	10070		DII D		2 3	ψ177,300		
Interior	100%		2034	* *	2	\$11,000		
Plumbing	10070					\$11,000		
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	* *				
	Other Observation, E	-	Affected:	100%				
	<i>Location</i> : (1) <i>B-15</i>							
	Explanation: 12 Ur	nits						

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

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

Mechanical	Current Repair	Future Replac	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Escalators						
Under 20' Rise	20%	LIFE	* *			
	Other Observation, Extent: Light,	Area Affected: 20%				
	Location: 1-3 Floor					
	Explanation: 6 Units					
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	

^{**} 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

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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$130,500	\$10,400	\$29,900	\$1,600
Importance Code A	\$39,900	\$400	\$500	\$400
Importance Code B	\$71,700	\$10,000	\$29,400	\$1,200
Importance Code C	\$18,800			
Total	\$130,500	\$10,400	\$29,900	\$1,600



 $[\]label{lem:maintenance} \textit{Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

Architecture	Current Repair	Future Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior		•			
Exterior Walls					
Masonry: Brick	60% Now \$112,300 Cracking/Crumbling, Extent: Moderate Location: Low Wall Near Entrance Jnt Mortar Miss/Erod, Extent: Severe, Location: Low Wall Near Entrance Misaligned/Bulging, Extent: Severe, An Location: Low Wall Near Entrance Worn/Eroded, Extent: Moderate, Area	Area Affected : 75% rea Affected : 25%	5	\$7,500	1
	Location: Throughout				
Masonry: Fieldstone	10% Now \$42,900 Diagonal Cracks, Extent: Severe, Area Location: Front Yard Retaining Wall Jnt Mortar Miss/Erod, Extent: Modera Location: Throughout Open Joints, Extent: Moderate, Area A Location: Throughout Other Observation, Extent: Severe, Area	te, Area Affected : 25% ffected : 15%	5	\$900	
	Location: South Side	aryjeciea . 1070			
	Explanation : Loose Units				
Metal Panel	20% Now \$5,400 Corrosion/Rusting, Extent: Moderate, A Location: West Facade Staining/Discoloring, Extent: Moderate Location: West Facade Water Penetration, Extent: Moderate, A Location: West Facade	e, Area Affected : 50%	5	\$4,700	
Stucco Cement	5% 0-2 \$5,400 Worn/Eroded, Extent : Moderate, Area A Location : Throughout	2030 * * * Affected : 50%	5	\$800	
Wood	5% Now \$9,800 Deteriorated Finish, Extent: Moderate, Location: Throughout Dry Rot/Decay, Extent: Moderate, Area Location: Various Locations		5	\$1,600	

Asset #: 2070

Architecture	Current Repair	Future Replacement	Maintenance				
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority		
Exterior							
Windows	520/	2041 **	-	\$200			
Aluminum	52% 48% Now \$8,5		5 5	\$200 \$1,000			
Steel	Air Infiltration, Extent: Moderate,		3	\$1,000			
	Location: West Facade	mea nijeciea . 3070					
	Broken/Missing Elements, Extent:	Moderate. Area Affected : 15%					
	Location : West Facade	3,5					
	Corrosion/Rusting, Extent: Modera	ate, Area Affected : 40%					
	Location : West Facade						
	Deteriorated Finish, Extent : Mode	rate, Area Affected : 50%					
	Location: West Facade						
	Water Penetration, Extent: Modera	ate, Area Affected : 15%					
	Location : West Facade						
Parapets	200/ 31	00 2030 **	-	#200			
Metal: Cage/Fence	20% Now \$1,0 Corrosion/Rusting, Extent : Modera	2030	5	\$300			
	Location : West Facade	ате, Агеа Ајјестеа : 25%					
	Deteriorated Finish, Extent: Mode	rate Area Affected . 25%					
	Location: West Facade	ruie, Area Ajjeciea . 2570					
No Component	80%						
Roof	8070						
Asphalt Shingle	75% Now \$2,3	00 2028 \$23,100					
1 2	Water Penetration, Extent : Light, A						
	Location: Various Locations						
Single Ply Membrane	25% Now \$7,5	00 2035 **					
, , , , , , , , , , , , , , , , , , ,	Punct/Tear/Impact Damage, Extent	: Moderate, Area Affected : 25	%				
	Location: Over Multipurpose Ro	om					
	Seams Open/Split, Extent : Modera	==					
	Location: Over Multipurpose Ro						
	Water Penetration, Extent : Modera						
-	Location : Over Multipurpose Ro	om					
Interior							
Floors Carpet	20%	2021 \$27,800	2	\$3,300			
Carpet Ceramic Tile	5%	2034 **	3 5	\$5,500 \$500			
Terrazzo	5% 0-2 \$2,5		5	\$400			
10114220	Cracking/Crumbling, Extent: Mod		5	Ψ100			
	Location : Stair Nosing	, 33					
Vinyl Tile	55% 0-2 \$25,5	00 2035 **	3	\$2,300			
vinyi ine	Broken/Missing Elements, Extent:		5	Ψ2,300			
	Location: Throughout Basement, 2nd And 3rd Floor						
	Cracking/Crumbling, Extent : Mod						
	Location: Throughout Basement,						
	Worn/Eroded, Extent : Moderate, A	rea Affected : 25%					
	Location: Throughout Basement,	1st, 2nd And 3rd Floor					
Wood	15%	2040 **	5	\$3,100			

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

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

Asset #: 2070

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Concrete Masonry Unit	5%			LIFE	* *	5	\$200		
Gypsum Board	20%			LIFE	* *	5	\$1,300		
Plaster	75%	Now	\$18,800	LIFE	* *	5	\$2,300		
	Patching 1	Evident, Ex	tent : Moderate, Ar	ea Affec	ted : 20%				
	Location	: Through	out 2nd And 3rd Fl	oor					
	Water Pen	etration, E.	xtent : Severe, Area	Affected	d: 20%				
	Location	a : 3rd Floo	r						
	Other Observation, Extent: Moderate, Area Affected: 30%								
	Location	: Through	out						
	Explana	tion : Unev	en Surface						
Ceilings									
Gypsum Board	25%			LIFE	* *	5	\$3,500		
Plaster	75%	Now	\$22,000	LIFE	* *	5	\$5,200		
	Water Pen	etration, E	xtent : Severe, Area	Affected	d : 25%				
	Location	a : 3rd Floo	r						

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2035	* *	5		
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location : Electrical Roon	n				
	Explanation: One 400 An	peres Main Disconne	ect Switch			
Raceway						
Conduit	30%	2045	* *	1		
Conduit	70%	2025	\$21,900	1		
Panelboards						
Molded Case Bkrs	50%	2033	* *	5	\$100	
Molded Case Bkrs	50%	2024	\$7,500	5	\$100	
Wiring						
Thermoplastic	50%	2025	\$13,800	1		
Thermoplastic	50%	2035	* *	1		
Ground						
Grounding Devices						
Not Accessible	100%					
Lighting						
Interior Lighting						
Fluorescent	100%	2030	* *	10	\$6,700	
	T-8 Lamps And Fixtures, Ex	tent : Light, Area Affe	ected : 100%			
	Location: Throughout					
Egress Lighting						
Exit, Service	100%	2030	* *	1		

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

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

Asset #: 2070

Electrical	Current Repair		Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
HID	30%			2030	* *	10		
			Extent : Light, Area	Affected	: 100%			
		ı : Exterior						
	Explana	tion : Conti	rolled Via Photocel	l				
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2025	\$6,800	1	\$900	
Fire/Smoke Detection								
No Component	70%			• • • •			0.1 .100	
Generic, Analog	30%			2030	* *	1-3	\$1,400	
Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System	0/ 6							D : '/
Component	% of Total	(Years)	Estimated Cost	Year FY	Estimated Cost	(Yrs)	Estimated Cost	Priorit
Туре	Iotai	(Tears)		I I		(118)		
Heating								
Energy Source								
Fuel Oil No 2	100%			2035	* *	5	\$2,300	
Conversion Equipment								
Hot Water Boiler	100%		\$52,600	2045	* *	1	\$3,200	
			oderate, Area Affe	cted : 20%	%			
		ı : Boiler, B						
			Extent : Severe, Ar	ea Affect	ed : 100%			
		ı : Boiler, B			1000/			
			Extent : Light, Area	Affected	: 100%			
		: Basemen						
D' - 'I - c'	Explana	tion : One l	Init					
Distribution		tion : One () nit	2024	\$10,600	1	\$500	
Hot Wtr Piping/Pump	Explana	tion : One ()nii	2024	\$10,600	4	\$500	
Hot Wtr Piping/Pump Terminal Devices	100%	tion : One (Jnii		•		·	
Hot Wtr Piping/Pump Terminal Devices Convector/Radiator	100% 90%			2023	\$32,900	1	\$2,100	
Hot Wtr Piping/Pump Terminal Devices	100% 90% 5%	Now	\$1,800	2023 2045	\$32,900		·	
Hot Wtr Piping/Pump Terminal Devices Convector/Radiator	100% 90% 5% Abandone	Now d in Place,	\$1,800 Extent : Light, Are	2023 2045	\$32,900	1	\$2,100	
Hot Wtr Piping/Pump Terminal Devices Convector/Radiator Convector/Radiator	100% 90% 5% Abandone Location	Now	\$1,800 Extent : Light, Are	2023 2045 a Affecte	\$32,900	1 1	\$2,100 \$100	
Hot Wtr Piping/Pump Terminal Devices Convector/Radiator Convector/Radiator Fan Coil Unit/Heat	100% 90% 5% Abandone	Now d in Place,	\$1,800 Extent : Light, Are	2023 2045	\$32,900 * *	1	\$2,100	
Hot Wtr Piping/Pump Terminal Devices Convector/Radiator Convector/Radiator Fan Coil Unit/Heat Air Conditioning	100% 90% 5% Abandone Location	Now d in Place,	\$1,800 Extent : Light, Are	2023 2045 a Affecte	\$32,900 * *	1 1	\$2,100 \$100	
Hot Wtr Piping/Pump Terminal Devices Convector/Radiator Convector/Radiator Fan Coil Unit/Heat Air Conditioning Energy Source	100% 90% 5% Abandone Location 5%	Now d in Place, 1 : Basemen	\$1,800 Extent : Light, Are	2023 2045 a Affecte 2030	\$32,900 * *	1 1	\$2,100 \$100	
Hot Wtr Piping/Pump Terminal Devices Convector/Radiator Convector/Radiator Fan Coil Unit/Heat Air Conditioning Energy Source Electricity	100% 90% 5% Abandone Location	Now d in Place, 1 : Basemen	\$1,800 Extent : Light, Are	2023 2045 a Affecte	\$32,900 ** d:100%	1 1	\$2,100 \$100	
Hot Wtr Piping/Pump Terminal Devices Convector/Radiator Convector/Radiator Fan Coil Unit/Heat Air Conditioning Energy Source	100% 90% 5% Abandone Location 5%	Now d in Place, 1 : Basemen	\$1,800 Extent : Light, Are	2023 2045 a Affecte 2030	\$32,900 ** d:100%	1 1	\$2,100 \$100	

Plumbing

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

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

lechanical	Curi	rent Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail l Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
umbing							
H/C Water Piping							
Brass/Copper	40%		2035	* *	1		
Galvanized Steel	60% 0-2	2 \$1,800	2023	\$18,000	1		
	Corroded, Exten	t : Moderate, Area Affe	cted : 20%	6			
	Location: Thr	oughout					
Water Heater							
Electric	100% No	w \$6,000	2025	\$6,000	4		
	Malfunctioning,	Extent : Severe, Area A	ffected : I	100%			
	Location: Bas	ement					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						

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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
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
Total	\$2,272,800	\$6,049,200
Importance Code A	\$1,220,600	\$767,600
Importance Code B	\$1,052,200	\$5,281,700
Total	\$2 272 800	\$6,040,200

Total	\$2,272,800	\$6,049,200

\$194,800	\$63,200	\$25,200	\$21,200
\$48,000			
\$96,700	\$58,700	\$20,900	\$16,900
\$50,200	\$4,500	\$4,300	\$4,300
\$194,800	\$63,200	\$25,200	\$21,200
\$37,500	\$54,800	\$16,600	\$12,100
\$8,100	\$7,000	\$6,200	\$7,500
\$103,400	\$1,400	\$2,500	\$1,600
\$45,800			
FY 2019	FY 2020	FY 2021	FY 2022
	\$45,800 \$103,400 \$8,100 \$37,500 \$194,800 \$50,200 \$96,700	\$45,800 \$103,400 \$8,100 \$37,500 \$194,800 \$50,200 \$96,700 \$58,700 \$58,700 \$1,400 \$7,000 \$54,800 \$4,500 \$58,700	\$45,800 \$103,400 \$1,400 \$2,500 \$8,100 \$7,000 \$6,200 \$37,500 \$54,800 \$16,600 \$194,800 \$63,200 \$25,200 \$50,200 \$4,500 \$4,300 \$96,700 \$58,700 \$20,900



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

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

Asset #: 2080

rchitecture	Current Repair Future Replacement					M		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Cast in Place Concrete	Broken/M Location Exposed F	n : Entry Br Reinforceme	\$399,100 vents, Extent : Seve vidge At North Side vnt, Extent : Severe vidge At North Side	, Area Af		5	\$70,900	1
Masonry: Brick Masonry: Limestone	Paint Peed Location Painted Structure Location Vertical Control Location Water Penders Location Town Broken/M Location Location Location Location Location Location Location Location Location Painted Structure Location Location Location Painted Structure Location Location Painted Structure Location Location Painted Structure Location Painted St	n: East And urfaces, Ext n: East And Extent: Mo n: Through racks, Exten n: Southwe. wetration, E. n: Lintels A Now issing Elem n: Cornice	nt : Moderate, Area st Corner, 1st Floo xtent : Moderate, A t North And East I \$154,600 vents, Extent : Mod	ea Affected: 10% Affected Affected Tacades LIFE Earate, Ar	red : 50% d : 5% cted : 20% ** ea Affected : 5%	5	\$10,600	
Stucco Cement	Location Staining/L	i : Cornice Discoloring, i : Cornice	l, Extent : Moderat			5	\$35,400	
Windows	370			2030			\$55,400	
Aluminum	Corrosion Location Water Pen	n : Window etration, E.	\$6,000 xtent : Moderate, A Guards xtent : Moderate, A nd West Windows			5	\$700	
Parapets Masonry: Brick	Jnt Morta Location Spalling, I Location	n : Interior . Extent : Mo n : Interior .	derate, Area Affect	ed : 25%	6	5	\$20,500	
Masonry: Limestone	Location 10% Int Morta Location Caulking	Now r Miss/Eroc : Coping		LIFE e, Area A	* * Affected : 50%	5	\$2,900	

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

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

Architecture		Current R	Current Repair		re Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
exterior								
Roof								
Built-Up (BUR)		Now	\$67,600	2025	\$337,900			
		_	Extent : Moderate	e, Area A	ffected : 25%			
		: Over Gym		1.00	1 50/			
		etration, Ext : 4th Floor	ent : Moderate, A	rea Affe	cted : 5%			
Roll Roofing	5%	Now	\$16,000	2027	\$16,000	5	\$3,200	
	_	-	ent : Moderate, A	rea Affec	eted : 25%			
	Location	: Stairs						
			ent : Moderate, A	rea Affe	cted : 10%			
		: Bulkhead:						
			Moderate, Area A	ffected .	50%			
	Location	: Bulkhead:	S					
nterior								
Floors	250/	NI	¢47.600	LIEE	* *	-	¢100.200	
Cast in Place Concrete		Now	\$47,600	LIFE		5	\$100,200	
	_	_	Extent : Moderate	-	=	o Dagom	o4	
					Corridors, Stair T			
Ceramic Tile	_	Now	\$38,000	2034	* *	5	\$9,800	
		_		erate, Ar	rea Affected : 10%			
	Location	: Women Ai	nd Men Showers					
Vinyl Tile	15%			2030	* *	3	\$7,400	
Vinyl Tile	10%	0-2	\$33,300	2035	* *	3	\$4,900	
	_	_	Extent : Moderate	, Area A	ffected : 20%			
	Location	: Pool Area						
	Worn/Eroded, Extent: Moderate, Area Affected: 25%							
	Location	: Pool Area						
Wood	25%			2053	* *	5	\$61,400	

Asset #: 2080

Architecture	Current R	epair	Future	Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Interior Walls							
Cast in Place Concrete	5% Now Cracking/Crumbling, Location: Pool Wall		LIFE c, Area Affo	* * ected : 10%			
	Repairs in Progress, E Location: Pool Wall Water Penetration, Ex	_					
	Location : Pool Wall		пеи Ајјесі	ей. 10/0			
Ceramic Tile	10% Now	\$18,600	2034	* *	5	\$3,400	
	Broken/Missing Eleme Location : Women A		erate, Ared	a Affected : 10%			
Concrete Masonry Unit	60%		LIFE	* *	5	\$16,200	
Masonry: Brick	5%		LIFE	* *			
	Water Penetration, Ex Location : Bulkhead		Area Affect	ed : 5%			
Plaster	15% Now Cracking/Crumbling, Location: Third Flo			* * ected : 10%	5	\$3,000	
	Water Penetration, Ex Location: North Sid	tent : Moderate, A	rea Affect				
SGFT/Glazed Masonry	5%		LIFE	* *			
Ceilings							
AcousTileConcealSpLn	10% Now Broken/Missing Eleme		2030 erate, Ared	* * a Affected : 20%	5	\$3,400	
	Location : Locker Ro Staining/Discoloring, Location : Locker Ro	Extent : Moderate	e, Area Aff	ected : 25%			
AcousTileSusp.Lay-In	5%		2030	* *	5	\$2,700	
Exposed Concrete	5% Now Cracking/Crumbling, Location: Men Lock		LIFE e, Area Affa	* * ected : 10%	5	\$400	
	Paint Peeling, Extent . Location : Men Lock	er Room					
	Water Penetration, Ex Location: Men Lock		Area Affect	ed : 5%			
Exposed Concrete	45%		LIFE	* *	5	\$3,900	
Exposed Struc: Steel	25%		LIFE	* *			
Plaster	10%		LIFE	* *	5	\$3,400	

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

Under 600 Volts

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

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

Asset #: 2080

Electrical		Current I	Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	* *	5	\$300	
			Extent : Light, Area	Affected	: 100%			
		ı : Electrica						
	Explana	tion : Main	Service Switch Ra	ted @ 80	00 Amperes			
Transformers								
Dry Type	100%			2023	\$15,800	5	\$300	
			Extent : Light, Area	Affected	: 100%			
		ı : Electrica						
	Explana	tion : 2-75	Kva And 2-45 Kva					
Switchgear / Switchboard	• • • •			2025		_	***	
Fused Disc Sw	30%			2035	**	5	\$100	
Molded Case Bkrs	70%			2025	\$102,500	5	\$1,300	
Raceway								
Conduit	80%			2025	\$98,900	1		
Conduit	20%			2035	* *	1		
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	
Wiring								
Braided Cloth	40%		\$69,400	2050	* *	1		
		_	ent : Moderate, Are	a Affecte	ed : 100%			
	Location	ı: Through	out The Building					
Thermoplastic	55%			2025	\$95,500	1		
Thermoplastic	5%			2045	* *	1		
Motor Controllers								
Locally Mounted	100%			2023	\$75,400	5	\$500	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	\$21,700	
Lighting								
Interior Lighting								
Fluorescent	85%			2025	\$163,700	10	\$68,200	
			Extent : Light, Area out The Building	Affected	: 100%			
		tion : T-8 L	_					
HID	15%		F "	2025	\$21,000	10	\$400	
11110	13/0			2023	φ21,000	10	ΨΤΟΟ	

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

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

Asset #: 2080

Electrical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Lighting						
Egress Lighting						
Emergency, Service	20%	2025	\$8,600	1		
	Other Observation, Extent : Lig Location : Throughout	ht, Area Affected	: 100%			
	Explanation : Gets Power Fra	m Adjacent Build	ling Generator			
Exit, Service	80%	2025	\$18,800	1		
	Other Observation, Extent : Lig Location : Throughout	ht, Area Affected	: 100%			
	Explanation: Gets Power Fra	m Adjacent Build	ling Generator			
Exterior Lighting						
Incandescent	100%	2020	\$226,000	2	\$100	
Alarm						
Fire/Smoke Detection						
Generic, Analog	100%	2025	\$730,200	1-3	\$44,800	
	Other Observation, Extent : Lig Location : Throughout The Bu	-	: 100%			
	Explanation : Bells, Smoke De	etectors And Man	ual Pull Station			

Mechanical		Current R	epair	Futur	e Replacement	M		
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%			2035	* *	1		
			tent : Light, Area	Affected	: 100%			
		: Througho						
	Explanat	ion : Suppli	ed From Adjaceni	Building	7			
Conversion Equipment								
Heat Exchanger, Plate &	100%			2028	\$117,800	1	\$43,300	
Frame								
			tent : Light, Area	Affected	: 100%			
		: Basement						
	Explanat	ion : 2 Unit	s					
Distribution			*					
Central Plant Steam Piping/Pmp	100%	0-2	\$138,400	2035	* *	4	\$4,300	
	Corroded,	Extent: Mo	derate, Area Affe	cted : 159	%			
	Location	: Througho	ut					
			Severe, Area Affe team Valve In Ba					
Terminal Devices								
Air Handler	40%			2020	\$460,100	1	\$21,600	
Convector/Radiator	60%			2023	\$262,700	1	\$17,000	
Air Conditioning								
Energy Source								
Electricity	100%			2033	* *	1		

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

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

Mechanical	Current Repair Future Replacement		e Replacement	M							
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Air Conditioning											
Conversion Equipment											
Interior Pkg Unit -	10%			2026	\$305,800	2	\$500				
Cooling	000/										
No Component	90%										
Ventilation											
Distribution 1/Disc	1000/			LIDE	* *	2.5	# 40.000				
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$48,800				
Exhaust Fans	250/			2020	¢72.700	2	¢700				
Interior	25%			2020	\$72,700	2	\$700				
Wall Unit	75%			2020	\$21,800	2	\$2,000				
Plumbing											
H/C Water Piping Brass/Copper	500/	Now	\$15,200	2035	* *	1					
Brass/Copper			: Moderate, Area			1					
		: Basemen		ујестеи .	. 40/0						
6.1 1.16 1		. Dusemen		2020	* *	1					
Galvanized Steel	50%			2030	* *	1					
Water Heater	1000/			2024	¢72.100	4	\$000				
Electric	100%	salladion D	Entant : Lialit Anna	2024	\$72,100	4	\$800				
			Extent : Light, Area at Mechanical Room		: 30%						
					2007						
		Other Observation, Extent : Light, Area Affected : 30% Location : Basement Mechanical Room									
					II - mt - m-						
Considerate District	Explanat	ion : Four	250 Gallon Electri	c water	Heaters						
Sanitary Piping Cast Iron	100%			LIFE	* *	1					
	10070			LIFE		1					
Storm Drain Piping Cast Iron	100%			LIFE	* *	1					
	10070			LIFE		1					
Sump Pump(s) Non-Submersible	100%			2020	\$10,100	4	\$2,200				
Pool Filter/Treatment	10070			2020	\$10,100	4	\$2,200				
Pool Filter/Treatment Diatomaceous Earth	100%			2023	\$2 779 200	1	\$32,500				
Fixtures	10070			2023 \$2,778,300 4 \$32,50		\$32,300					
Fixtures Generic	100%										
	100%										
Fire Suppression											
Standpipe Generic	100%			2025	\$240,000	1.5	\$45.700				
Generic	100%			2023	\$340,900	1-5	\$45,700				

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

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

Print Date: 22-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

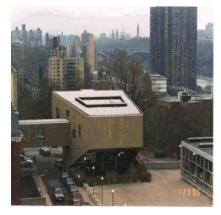
Date of Survey : 26-Feb-2014 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Roof, Floors 1,2

Block : 3222 Lot : 62 BIN : 2100241

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

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



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

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

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

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls	1000/	N	\$201,000	LIEE	* *	_	¢54.500		
Cast in Place Concrete	100%		\$201,000 Extent : Severe, Ar	LIFE		5	\$54,500		
	_	_	exieni . severe, Al ound Windows, Ext			ther Loca	ations		
			ent, Extent : Moder			iner Loci	anons		
	-	: Various I		, 11.00	11,500.000 . 20,0				
			derate, Area Affect	ed : 5%					
		: Various							
Windows									
Aluminum	100%		\$14,000	2050	* *	5	\$200		
	-		t : Moderate, Area	Affectea	l : 100%				
		: Through							
	_		ts, Extent : Modera	te, Area	Affected : 50%				
		: Through		4 40	C . 1 500/				
		ea Finish, . : Through	Extent : Moderate,	Area Aff	rectea : 50%				
Roof	Locuiton	. Through	Jui						
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%	N.T.	Φ7.C 100	LIFE	* *	5	\$2,600		
Vinyl Tile		Now	\$56,100 tent : Moderate, Ar	2035		3	\$2,300		
			ieni . Moderaie, Ar rs, Classrooms	eu Ajjec	iea . 3576				
			ents, Extent : Sever	re Area	Affected · 25%				
		_	rs, Classrooms	c, 11/cu 1	njjecica i 2570				
			: Severe, Area Affe	cted : 10	00%				
			rs, Classrooms		-, -				
Interior Walls									
Cast in Place Concrete	20%			LIFE	* *				
Concrete Masonry Unit	15%			LIFE	* *	5	\$600		
Plaster		Now	\$6,000	LIFE	* *	5	\$2,100		
	_	_	Extent : Severe, An						
			st Corner In Groun						
			xtent : Severe, Area						
	Location	: Southwe	st Corner In Groun	d Floor	Stair And Windows	5			

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

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

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

Asset #: 2093

Architecture	Current Rep	urrent Repair Futur		ture Replacement		Maintenance	
System Component Type	% of Fail Date E Total (Years)		ear Estimate FY	d Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTile,Adhered	30% Now Adhesion Failure, Exten Location: Classrooms On Extended Life, Exten Location: Throughout	t : Moderate, Area . t : Severe, Area Affa		* *	5	\$1,700	
AcousTileConcealSpLn	10% Now Broken/Missing Element Location: Classroom(Staining/Discoloring, Ex Location: Classroom(s, Extent : Severe, A s) ctent : Moderate, Al	30		5	\$700	
	Worn/Eroded, Extent : M. Location : Classroom(. 55	cted : 100%				
	Other Observation, Exte Location: Throughout		fected : 100%				
	Explanation: On Exter	nded Life					
Plaster	60%	L	IFE	* *	5	\$4,200	

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

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

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

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

Asset #: 2093

Electrical	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Exterior Lighting						
HID	20%	2025	\$6,300	10		
	Other Observation, Extent:	Light, Area Affected : 100	0%			
	Location: Throughout					
	Explanation: Controlled V	ia Photocell				
No Component	80%					
Alarm						
Fire/Smoke Detection						
No Component	50%					
Generic, Analog	50%	2030	* *	1-3	\$2,300	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2035	* *	1		
Distribution								
Central Plant Steam	100%	Now	\$12,700	2035	* *	4	\$400	
Piping/Pmp								
			: Moderate, Area A	Affected :	15%			
	Location	: 2nd Floo	or At Air Handler					
Terminal Devices								
Air Handler	100%			2020	\$105,500	1	\$4,500	
Air Conditioning								
Energy Source								
Electricity	100%			2033	* *	1		
Conversion Equipment								
Window/Wall Unit	30%			2023	\$4,700	1		
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	100%			2025	\$25,300	1	\$4,500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,100	
Exhaust Fans								
Interior	100%			2025	\$26,700	2	\$200	
Plumbing								
H/C Water Piping								
Galvanized Steel	10%	0-2	\$200	2030	* *	1		
	Corroded,	Extent : M	loderate, Area Affed	cted : 15%	ó			
	Location	: Through	out					
No Component	90%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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

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

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

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

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

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

Total	\$178,300	\$27,100	\$3,400	\$6,200
Importance Code C	\$4,900			
Importance Code B	\$77,400	\$26,700	\$3,400	\$5,800
Importance Code A	\$96,100	\$400		\$300
Total	\$178,300	\$27,100	\$3,400	\$6,200
Mechanical	\$62,700	\$5,700	\$900	\$1,300
Electrical	\$3,300	\$13,800	\$2,500	\$3,100
Interior Architecture	\$16,300	\$7,500		\$1,800
Exterior Architecture	\$96,100			
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022



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

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

rchitecture	Current Repair	Future Replacement	М		
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls	50/		_	ф1 2 000	
Cast in Place Concrete	5% 80% Now \$23,200	LIFE **	5 5	\$12,000	
Masonry: Brick	80% Now \$23,200 Vertical Cracks, Extent : Light, Area Aff		3	\$38,500	
	Location: North Facade, East Corner				
Masonry: Limestone	5% Now \$26,200	LIFE **	5	\$1,800	
	Cracking/Crumbling, Extent : Moderate	e, Area Affected : 20%			
	Location: Cornices				
	Jnt Mortar Miss/Erod, Extent: Moderat	te, Area Affected : 50%			
	Location: Cornices	1 250/			
	Staining/Discoloring, Extent: Moderate Location: Cornices	e, Area Affected : 25%			
Metal Coiling Doors	5% Now \$40,900	2030 **	5	\$3,800	
wear coming boots	Bent/Warped Elements, Extent : Modero Location : South Facade		-	40,000	
	Broken/Missing Elements, Extent: Mod	erate, Area Affected : 20%			
	Location : South Facade				
	Deteriorated Finish, Extent : Moderate, Location : South Facade	Area Affected : 25%			
Stucco Cement	5% Now \$13,900	2030 **	5	\$3,000	
	Cracking/Crumbling, Extent : Moderate Location : South Facade	e, Area Affected : 20%			
	Diagonal Cracks, Extent : Moderate, An Location : South Facade	rea Affected : 10%			
Windows					
Aluminum	100% Now \$2,800	2041 **	5	\$700	
	Glazing Broken/Cracked, Extent: Mode	erate, Area Affected : 10%			
Parapets	Location : South Facade				
Masonry: Brick	95% Now \$21,800	LIFE **	5	\$1,900	
Wassing. Brick	Cracking/Crumbling, Extent: Moderate		J	Ψ1,500	
	Location : Interior Face	••			
	Spalling, Extent : Moderate, Area Affect	ted : 25%			
	Location: Interior Face				
	Worn/Eroded, Extent : Moderate, Area A Location : Interior Face	Affected : 25%			
Masonry: Limestone	5% Now \$1,000	LIFE **	5	\$100	
	Jnt Mortar Miss/Erod, Extent: Moderat	te, Area Affected : 50%			
	Location: Coping	. 4 400 1 5001			
	Caulking Deteriorated, Extent: Modera	ite, Area Affected : 50%			
	Location : Coping				

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

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

Asset #: 2062

Architecture	Current l	Current Repair			М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Roof	700/ Name	¢111 000	2025	* *			1
Built-Up (BUR)	70% Now Blisters, Extent: Mod	\$111,000	2035	4. 4.			1
	Location : Through		a. 2570				
	Miss/Damaged Flash		erate, Are	a Affected : 25%			
	Location : Through						
	Water Penetration, E	xtent : Severe, Area	a Affected	: 20%			
	Location : Bulkhead						
	Worn/Eroded, Extent Location : Through		50%				
Paver: Asphalt	20% 0-2	\$62,100	2040	* *			
	Cracking/Crumbling, Location : Over Bo		, Area Aff	fected : 20%			
	Water Penetration, E. Location : Boiler R		rea Affec	ted : 10%			
	Worn/Eroded, Extent Location : Over Bo		Affected :	50%			
Roll Roofing	5% Now Water Penetration, E	\$7,100 Extent : Severe, Area	2027 Affected	\$7,100	5	\$1,400	1
	Location : Bulkhead		33				
	Worn/Eroded, Extent	: Severe, Area Affe	cted : 50%	%			
	Location : Bulkhead	d					
Skylight, Metal/Glass	5%		2035	* *	10	\$5,800	
nterior							
Floors Cast in Place Concrete	30%		LIFE	* *	5	\$27,700	
Cast III I lace Concrete	Water Penetration, E. Location : Boiler R				3	\$27,700	
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	
	Other Observation, E Location : Corridor	_	Affected .	100%			
	Explanation: Vinyl	Tile 9 X 9					
Interior Walls							
Cast in Place Concrete	15%		LIFE	* *	_	4	
Gypsum Board	5%		LIFE	* *	5	\$1,200	
Plaster	75%	¢4.000	LIFE LIFE	* *	5	\$9,100	
Plaster	5% Now Cracking/Crumbling,		5	\$600			
	Location: Roof Sta Repairs in Progress, Location: Stair Be	Extent : Light, Area	a Affected	: 30%			
	Water Penetration, E. Location: Roof Sta	=	ı Affected	: 20%			

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

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

Asset #: 2062

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileConcealSpLn	15%			2030	* *	5	\$8,100		
AcousTileSusp.Lay-In	10%			2030	* *	5	\$4,300		
	Staining/L	Discoloring,	Extent : Light, Are	ea Affecte	ed : 10%				
	Location	: Third Flo	oor And Various Lo	cations					
Exposed Concrete	25%			LIFE	* *	5	\$1,700		
Plaster	45%			LIFE	* *	5	\$12,200		
Plaster	5%	Now	\$8,500	LIFE	* *	5	\$1,400		
	U	Crumbling, 1 : Roof Stat	Extent : Moderate ir	, Area A <u>j</u>	fected : 30%				
	Repairs in Progress, Extent : Light, Area Affected : 30%								
	Location : Stair Below Roof Bulkhead								
	Water Pen	etration, E	xtent : Severe, Area	Affected	d : 25%				
	Location	: Roof Sta	ir						

Electrical	Current	Current Repair			Maintenance					
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
nder 600 Volts										
Service Equipment										
Fused Disc Sw	100%		2035	* *	5	\$100				
	Other Observation, I	· ·	Affected	: 100%						
	Location : Electric									
	Explanation: 9- El 2-2,500 Amperes, 1				•	-3,000 Amperes,				
Transformers	· · · · · ·	•		•						
Dry Type	100%		2030	* *	5	\$100				
7 71	Other Observation, I	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electric	al Room								
	Explanation: Two	Transformers: 75kv	a, 480-2	08/120v And 500 K	Kva, 480-	208/120v				
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					
	Insulation Aged, Exte	ent : Moderate, Are	a Affecte	d: 100%						
	Location : Through	out The Building								
Thermoplastic	30%		2025	\$19,900	1					
Thermoplastic	10%		2035	* *	1					

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

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

Asset #: 2062

Electrical	Current Repair	Future R	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Under 600 Volts									
Motor Controllers									
Locally Mounted	100%	2023	\$45,200	5	\$200				
Ground									
Grounding Devices				_	*				
Generic	100%	LIFE	* *	5	\$400				
		Other Observation, Extent: Light, Area Affected: 100%							
	Location: Meter Room On Main Water Service Pipe								
	Explanation : New								
Stand-by Power									
Transfer Switches	1000/	2020	* *	1	¢0,000				
Automatic	100%	2038		1	\$9,000				
Lighting									
Interior Lighting	95%	2025	¢50 100	10	\$24,600				
Fluorescent	75% T-8 Lamps And Fixtures, Exte		\$59,100	10	\$24,600				
	Location: Throughout The 1	-	a. 100%						

HID	5%	2025	\$2,300	10					
Egress Lighting	500/	2020	# < 000						
Emergency, Service	50%	2020	\$6,900	1					
	Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building								
	Explanation: Gets Power F	=	Generator						
F '. C '			*	1					
Exit, Service	50%	2020	\$3,800	1					
	Other Observation, Extent : L		00%						
	Location: Throughout The I	_	C .						
Entonion Liebate	Explanation : Gets Power F	rom Aajacent Building	Generator						
Exterior Lighting	1000/	2020	¢110 100	10	¢100				
HID	100%	2020	\$110,100	10	\$100				
Alarm									
Fire/Smoke Detection	1000/	2025	\$202,000	1.2	¢10 500				
Generic, Analog	100%	2025	\$302,000	1-3	\$18,500				
	Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building								
	=	=	Complete 1: 1	4 - A - J A I	D -11-				
	Explanation: Manual Pull S	station, Smoke Detecto	ors, Strobe Ligh	ts And Al	arm Bells				

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

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

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

Mechanical	Current Repair			Futur	e Replacement	M		
system Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Conversion Equipment HTHW/HW Exchanger	100%			2040	* *	2	\$1,700	
-		ervation, Ex a : Basement	ctent : Light, Area	Affected	: 100%			
		tion : This B er Feeds Bli		Heat Exc	hangers. One Feed	ls New H	all, And One Heat	
Distribution Central Plant Steam Piping/Pmp	100%			2051	* *	4	\$2,100	
Terminal Devices Convector/Radiator	100%			2023	\$141,300	1	\$9,100	
ir Conditioning	10070				Ψ1.1,200		Ψ>,100	
Energy Source Electricity	100%			2041	* *	1		
Conversion Equipment Window/Wall Unit No Component	40% 60%			2019	\$22,000	1		
lumbing	0070							
H/C Water Piping Galvanized Steel	Corroded,	Now Extent : Mo a : Througho	\$11,600 oderate, Area Affed ut	2030 cted : 209	**	1		
HW Heat Exchanger HTHW/HW	100%			2035	* *			
Sanitary Piping Cast Iron	_		\$135,200 xtent : Moderate, 2	LIFE Area Affe	* * ected : 100%	1		
Cast Iron	30%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100% Blockage		\$27,500 xtent : Severe, Are	LIFE	* * d : 100%	1		
Sump Pump(s) Non-Submersible	100%	. Througho	vev	2020	\$4,200	4	\$900	
Fixtures Generic	100%							

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

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

Print Date: 22-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

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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$164,600	\$5,200	\$4,500	\$5,300
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			
Total	\$164,600	\$5,200	\$4,500	\$5,300



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

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

rchitecture		Current l	Repair	Futur	e Replacement	М	aintenance			
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
terior										
Exterior Walls	000/	3.7	#22 000	LIDD	* *	_	Ф21 000			
Masonry: Brick	Efflorescer Location	: South Fo	\$32,900 : Moderate, Area A acade d, Extent : Light, Ar		: 10%	5	\$21,800			
			ntrance, North Face							
		Extent : Mo : Through	oderate, Area Affect out	ed : 10%	ó					
Masonry: Brownstone	5%			LIFE	* *	5	\$900			
Masonry: Granite	5%	Now	\$42,900	LIFE	* *	5	\$900			
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 60% Location : Granite Steps, North Entry									
			Extent : Severe, Ared Steps, North Entry	a Affecte	d: 60%					
			Treads Misaligned	From Se	ettlement And Heav	ing				
Windows	•									
Wood			\$5,400 Extent : Severe, Ard out	2024 ea Affect	\$27,100 ed : 50%	5	\$4,800			
	Dry Rot/Decay, Extent : Light, Area Affected : 20% Location : Various Locations									
	Glazing Broken/Cracked, Extent: Moderate, Area Affected: 2% Location: Basement									
	Paint Peel		t : Moderate, Area A	Affected	: 60%					
Parapets										
Copper/Terne	10%	NT.	¢47.000	2045	* *	5	\$1,000			
Wood Cornice	Dry Rot/De	-	\$47,000 nt : Moderate, Area out, Eaves	2045 Affected		5	\$10,600			
	Insect/Bird Damage, Extent : Moderate, Area Affected : 15% Location : Eaves									
	Paint Peeling, Extent : Severe, Area Affected : 50% Location : Eaves									
	_		nt, Extent : Light, A st And West Elevati		cted : 50%					

Architecture	Current Repair			Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof									
Built-Up (BUR)	70%	0-2	\$54,000	2035	* *				
	Worn/Eroded, Extent : Severe, Area Affected : 100%								
	Location	ı : Through	out						
Roll Roofing	5%	Now	\$3,500	2027	\$3,500	5	\$700	1	
C	Blisters, E	Blisters, Extent : Moderate, Area Affected : 50%							
	Location	Location: Bulkhead							
	Cracking/	Crumbling,	Extent : Severe, A	rea Affec	ted : 100%				
	Location	ı : Bulkhead	il						
Slate	25%	Now	\$1,400	LIFE	* *				
	Loose Uni	its, Extent:	Light, Area Affecte	ed : 10%					
	Location	ı : South Sie	de						
Interior									
Floors									
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		
	Adhesion	Failure, Ex	tent : Severe, Area	Affected	: 100%				
	Location: Corridors, Bathrooms, Classrooms								
	Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
	Location: Corridors, Various Other Locations								
	Cracking/Crumbling, Extent: Severe, Area Affected: 50%								
	Location	ı : Corridoi	rs, Various Other L	ocations					

Asset #: 2073

rchitecture		Current I	Repair	Futur	e Replacement	nt Maintenance			
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
erior									
Interior Walls									
Concrete Masonry Unit	Water Per		\$15,600 xtent : Severe, Area Roof Bulkhead	LIFE Affected	* * l : 5%	5	\$2,800		
Masonry: Brick	Jnt Morta Location Paint Pee Location Spalling, I	n : Basemen ling, Extent n : Various .	t : Light, Area Affec Locations ht, Area Affected :	cted : 10%					
		netration, E. 1 : Basemen	xtent : Light, Area . nt	Affected	: 10%				
Masonry: Fieldstone	Other Obs	ı : Basemen	\$3,100 Extent : Moderate, A at ar Joints Eroded	LIFE Area Affe	* * cted : 20%				
Plaster	$\frac{Explana}{20\%}$		ar Joinis Eroaea	LIFE	* *	5	\$1,400		
	Location Misaligne Location Paint Pee	n : Through d/Bulging, n : Through	Extent : Light, Area out t : Light, Area Affec	a Affected	d: 100%				
Ceilings									
AcousTile,Adhered	Location Staining/I Location Worn/Eroc Location	issing Elem 1: Basemen Discoloring, 1: Through ded, Extent 1: Basemen	, Extent : Moderate out : Moderate, Area A	e, Area Aj Affected :	ffected : 100%	5	\$1,200		
AcousTileConcealSpLn	10%			2030	* *	5	\$3,100		
Exposed Concrete			\$7,900 Extent : Moderate, A nt	LIFE area Affec	* * cted : 10%	5	\$400		
Plaster	Cracking/ Location Loose/De Location Paint Pee Location	1 : Various A lam Surface 1 : Classroo ling, Extent 1 : Classroo	e, Extent : Severe, A oms t : Light, Area Affec	Area Affeo	cted : 10%	5	\$10,700		

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

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

Asset #: 2073

Electrical	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Service Equipment Fused Disc Sw	100% Other Observation, Extent: Light, An Location: Electrical Room			5	\$100	
Switchgear / Switchboard Molded Case Bkrs	Explanation : One 400 Amperes Mo	2035	**	5	\$400	
Raceway Conduit	100%	2025	\$22,100	1	\$400	
Panelboards Molded Case Bkrs Molded Case Bkrs	20% 80%	2024 2033	\$6,000	5 5	\$100 \$400	
Wiring Thermoplastic Thermoplastic	20% 80%	2025 2035	\$4,800	1 1	\$100	
Motor Controllers Locally Mounted	100%	2023	\$45,200	5	\$100	
Ground Grounding Devices Generic	100% Other Observation, Extent: Light, An Location: Basement Explanation: Connected To Wrong	Pipe. Maintena		5 Confirme	\$300 d That Pipe Will	
Stand-by Power Transfer Switches	Be Replaced To Main Water Service		* *		Ф5 200	
Automatic Lighting Interior Lighting Fluorescent	100% 2-4 \$18,000 T-8 Lamps And Fixtures, Extent: Lig Location: Throughout The Building Other Observation, Extent: Light, An Location: Throughout The Building Explanation: T-8 Lamps	ht, Area Affecte g rea Affected : 10	\$36,000 ed: 100%	1	\$5,200	
Egress Lighting Emergency, Service	50% Other Observation, Extent: Light, An Location: Throughout Explanation: Gets Power From Ad			1		
Exit, Service Exterior Lighting	50%	2030	* *	1	***	
Alarm Fire/Smoke Detection	100%	2020	\$64,200	10	\$100	
Generic, Analog	100%	2030	* *	1-3	\$10,500	

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

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

Asset #: 2073

Mechanical	Current Repair		Future Replacement		M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Energy Source HTHW/HW	100%			2035	* *	1		
Conversion Equipment Heat Exchanger, Plate & Frame	100%			2038	* *	1	\$8,100	
	Location	ervation, E : Basemen tion : New		Affected	: 100%			
Distribution	Ехріана	ion . ivew	Onii					
Central Plant Steam Piping/Pmp	100%	0-2	\$129,300	2035	* *	4	\$800	
		Extent : M : Through	oderate, Area Affeo out	cted : 100	9%			
	-	ps Faulty, 1 a : Through	Extent : Moderate, out	Area Affe	ected : 50%			
Terminal Devices								
Convector/Radiator	90%	0.2	ФО 20 0	2023	\$73,600 * *	1	\$4,800	
Convector/Radiator			\$8,200 : Moderate, Area A Locations	2045 Affected :		1	\$500	
ir Conditioning								
Energy Source	1000/			2022	ate ate			
Electricity	100%			2033	* *	1		
Conversion Equipment Window/Wall Unit No Component	40% 60%			2019	\$12,700	1		
lumbing	0070							
H/C Water Piping								
Galvanized Steel	Leak Evid	Now ent, Extent a : Bathroor	\$6,700 : Moderate, Area A ns	2030 Affected :	* * 15%	1		
Water Heater								
Electric	-	place Evide : Basemen	ent, Extent : Light, . et	2024 Area Affe	\$13,500 ected : 100%	4	\$100	
	Location	: Basemen		Affected	: 100%			
	Explana	tion : 70 G	allon Electric					
HW Heat Exchanger HTHW/HW	100%			2025	\$26,700			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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

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

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

Asset #: 2073

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

Plumbing

Fixtures

Generic 100%

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

Location: Throughout

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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$7,700	\$20,800	\$15,300	\$21,600
Importance Code A	\$700	\$2,000	\$700	\$5,900
Importance Code B	\$7,000	\$18,800	\$14,600	\$15,700
Importance Code C				
Total	\$7,700	\$20,800	\$15,300	\$21,600



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

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

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

Asset #: 14555

Architecture	Current Repair Future Replacem		e Replacement	ent Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior						
Exterior Walls	1000/		de de	_	0.1 < 0. 00	
Masonry: Brick	100%	LIFE	**	5	\$16,200	
	Other Observation, Extent: Light, Area	ı Affected	: 100%			
	Location: Throughout	TI · D ·	1 G .			
xx7' 1	Explanation: Exterior Masonry Is A	Thin Bric	k System			
Windows	1000/	2047	* *	5	¢£ 000	
Aluminum	100%	2047		5	\$5,800	
Parapets Masonry: Brick	45%	LIFE	* *	5	\$1,800	
Masonly. Blick	Other Observation, Extent : Light, Area		. 100%	3	\$1,000	
	Location: Throughout	і Ајјестей	. 100/0			
	Explanation: Exterior Masonry Is A	Thin Bric	k System			
Metal Cornice	10%	2060	**	10	\$1,300	
Stucco Cement	45%	2042	* *	5	\$4,600	
Roof	T370	2042			Ψ+,000	
Modified Bitumen	100%	2033	* *	10	\$21,500	
Interior	10070	2000		- 10	Ψ21,200	
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	
	Staining/Discoloring, Extent: Light, An					
	Location : Lower Level Classroom. M					
Gypsum Board	5%	LIFE	* *	5	\$1,200	

Electrical	Current Repair	Current Repair Future Rep			aintenance			
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts								
Service Equipment								
Fused Knife Sw	100%	2045	* *	5	\$100			
	Other Observation, Extent : Light, A	Area Affected	: 100%					
	Location : Electric Room							
	Explanation: 800 Amp							
Transformers								
Dry Type	100%	2038	* *	5				
7 71	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Electric Room							
	Explanation: 30 Kva							
Switchgear / Switchboard								
Molded Case Bkrs	100%	2045	* *	5	\$400			

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

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

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

Asset #: 14555

Electrical	Current Repair	Future Repla	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
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	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$200	
Stand-by Power						
Transfer Switches						
Automatic	100%	2038	* *	1	\$4,100	
Lighting						
Interior Lighting						
Fluorescent	100%	2030	* *	10	\$12,200	
	T-5 Lamps And Fixtures, Extent : L Location : Throughout	ight, Area Affected : 1	100%			
Egress Lighting						
Emergency, Service	50%	2030	* *	1		
Exit, LED	50%	2053	* *	1		
Exterior Lighting						
HID	50%	2030	* *	10		
No Component	50%					
Alarm						
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	

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

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

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

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

Asset #: 14555

Mechanical	Current Repair	pair Future Replacement		Ma		
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating						
Terminal Devices						
Fan Coil Unit/Heat	90%	2033	* *	1	\$3,900	
Unit Heater - Steam	10%	2033	* *	4	\$100	
Air Conditioning						
Energy Source	1000/	20.45	ata ata			
Electricity	100%	2047	* *	1		
Conversion Equipment	000/	2022	* *	2	0700	
Ext Pkg Unit -	90%	2033	* *	2	\$700	
Heating/Cooling	100/	2022	* *			
Split Unit	10%	2033				
Distribution	1000/	LIEE	* *	2	¢17.200	
Ductwork/Diffusers	100%	LIFE		2	\$17,300	
Terminal Devices Air Handler/Cool/Ht	100%	2022	* *	1	\$9.200	
	100%	2033		1	\$8,200	
Ventilation Distribution						
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$7,400	
Exhaust Fans	10078	LITE		2-3	\$7,400	
Exnaust Fans Roof	100%	2033	* *	2	\$400	
Plumbing	10070	2033			\$400	
H/C Water Piping						
Galvanized Steel	100%	2042	* *	1		
Water Heater	10070	2042		1		
Electric	100%	2024	\$11,000	4	\$100	
Licetic	Other Observation, Extent : Lig			7	ψ100	
	Location : Basement	in, mai injecteu i i	3070			
	Explanation: Two 80 Gallon	Heaters				
Sanitary Piping	Zipiananon i Tivo de Canton	110000				
Not Accessible	100%					
Backflow Preventer	200.0					
Generic	100%	2033	* *	1	\$800	
Fixtures				·	7	
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Lig	ght, Area Affected : 1	00%			
	Location: Basement To First	Floor				
	Explanation: 1 Elevator					
Fire Suppression						
Sprinkler						
No Component	80%					
Generic	20%	2051	* *	1-2	\$800	
Chemical System						
Wet	5%	2024	\$100	1-3	\$200	
No Component	95%					

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

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

Print Date: 22-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

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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$182,300	\$148,800	\$68,700	\$94,100
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			
Total	\$182,300	\$148,800	\$68,700	\$94,100



 $[\]label{lem:maintenance} \textit{Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

rchitecture		Current l	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls	1.70/	3.7	ΦΩ 5.2 00	LIDE	* *	~	Ф1 (О ООО	
Cast in Place Concrete	_	Now	\$95,200	LIFE		5	\$169,000	
	_		Extent : Moderate vers, Various Faca		•			
			ent, Extent : Moder					
	•	· ·	vers, Pedestrian Br			cations		
Masonry: Brick		Now	\$407,200	LIFE	* *	5	\$135,200	
iviasomy. Briek			d, Extent : Moderat		Affected : 20%	J	Ψ133,200	
			out Including Penti					
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%		\$2,474,500	2050	* *	5	\$29,600	
			ct, Extent : Modera	ite, Area	Affected : 50%			
		ı : Through			. 1 500/			
			Extent : Moderate,	Area Afj	ected: 50%			
		i : Through	oui Extent : Severe, Ared	a Affacta	d · 100%			
		i : Through		и Ајјесте	u . 100/0			
		_	oui ow Film Cracked A	nd Worn	Out			
Steel		Now	\$162,400	2050	* *	5	\$19,500	1
Steel			xtent : Severe, Area		d : 25%	J	Ψ19,500	
		ı : Bulkhea		55				
	Thermally	Inefficient	, Extent : Moderate	, Area Ą	ffected : 50%			
	Location	ı : Bulkhea	ds					
			xtent : Severe, Area	ı Affected	d : 20%			
	Location	ı : Bulkhea	ds					
Parapets	000/	3.7	Ø10.400	LIEE		~	#21 (00	
Cast in Place Concrete		Now	\$19,400	LIFE	* *	5	\$31,600	
	_	Deteriorate 1 : Through	ed, Extent : Severe, .	Агеа Ајј	естеа : 100%			
		_	oui derate, Area Affect	ed · 100/	<u></u>			
	1 0	exiem . то 1 : Through	. 55	си . 10/	,			
Metal Rail	10%			2038	* *	5-10	\$6,200	
wictai Kall			Extent : Moderate,			5-10	Φ0,200	
		ı : Stair Tov						

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

Asset #: 2090

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance			
ystem Component			Estimated Cost		Estimated Cost		Estimated Cost	Priority		
Туре	Total	(Years)		FY		(Yrs)				
xterior										
Roof										
Modified Bitumen		Now	\$163,900	2025	\$327,800					
	_	-	Moderate, Area A	fected:	15%					
		: Through		220/						
			ere, Area Affected :	33%						
		: Through	oui derate, Area Affeci	ad . 50/						
	_	: Through		ea . 570						
		_	эш : Light, Area Affec	tod · 100	0/2					
		ea, Extent : Through		и. 100	70					
Single Ply Membrane	5%			2025	\$10,000	10	\$3,000			
nterior					+,	-	4-,-30			
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				
		_	ents, Extent : Seve	re, Area 1	Affected : 50%					
			cal Penthouse							
Terrazzo	10%	0-2	\$37,700	LIFE	* *	5	\$12,700			
	_	Crumbling, : Stair No	Extent : Moderate sing	, Area Aj	fected : 25%					
Vinyl Tile	64%	0-2	\$265,000	2030	* *	3	\$39,000			
•	Cracking/C	Crumbling,	Extent : Moderate	, Area Aj	fected : 10%					
	Location: Various Locations Throughout									
	Patching Evident, Extent: Moderate, Area Affected: 10%									
	Location: Corridors									
	Uneven Surface, Extent : Severe, Area Affected : 75%									
	Location: Corridors									
			: Moderate, Area A	Affected :	80%					
17'1 TL'1		: Through	ош	2020	* *		¢ (100			
Vinyl Tile Interior Walls	10%			2030		3	\$6,100			
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		Now	\$59,800	LIFE	* *					
	Broken/Mis	ssing Elem	ents, Extent : Seve	re, Area I	Affected : 5%					
	Location	: Stairs								
Plaster	50%	Now	\$12,500	LIFE	* *	5	\$23,300			
	Water Pene	etration, E	xtent : Severe, Area		d : 5%		•			
	Location	: Stair Bu	khead							

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

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

Asset #: 2090

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered			\$15,400 tent : Moderate, Ar r	2030 rea Affec	* * ted : 10%	5	\$8,300	
	Location	: 8th Floor	Extent : Severe, Ared r r Infiltration	a Affecte	d : 20%			
AcousTileConcealSpLn		2-4 led, Extent : Through	\$13,400 : Moderate, Area A	2038 Affected :	**	5	\$10,400	
AcousTileSusp.Lay-In	Location Staining/D	: Through	\$134,300 Extent : Severe, Ard out Corridors Extent : Severe, A out Corridors			5	\$16,600	
Exposed Concrete	Exposed R Location Water Pen	: North St	xtent : Moderate, A		30	5	\$15,600	

lectrical	Current Repair	Future R	eplacement	Ma	aintenance	
ystem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	60%	2035	* *	5	\$300	
	Other Observation, Extent : Ligh	t, Area Affected : 10	00%			
	Location: Electrical Room					
	Explanation: One 4000 Amper	es, One 2000 Ampe	res And 1600 A	mperes		
Fused Disc Sw	40%	2035	* *	5	\$200	
	Other Observation, Extent : Ligh	t, Area Affected : 10	00%			
	Location : Electrical Room					
	Explanation : One 1600 Amper Fire Pump	es And One 1200 Ai	mperes Main Di	isconnec	t Switches For	
Transformers						
Dry Type	100%	2030	* *	5	\$400	
	Other Observation, Extent: Mod	lerate, Area Affected	d: 100%			
	Location: Electrical Room					
	Explanation : One 500 Kva 480 Transformer	0v-208/120v - Work	Being Performe	ed On Th	e 500 Kva	
Switchgear / Switchboard						
Fused Disc Sw	20%	2025	\$39,000	5	\$100	
Fused Disc Sw	80%	2045	* *	5	\$400	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Electrical		Current l	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts	•								
Raceway									
Conduit	80%			2025	\$166,600	1			
Conduit	20%			2045	* *	1			
Panelboards									
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		
Wiring									
Braided Cloth	80%	2-4	\$238,300	2050	* *	1			
			Extent : Light, Area	Affected	: 100%				
		: Through							
	Explana	tion : Insul	ation Aged						
Thermoplastic	20%			2045	* *	1			
Motor Controllers									
Locally Mounted	50%			2023	\$57,500	5	\$400		
	Enclosure	Damaged,	Extent: Light, Are	a Affecte	d: 100%				
	Location	: Penthou	se And Basement M	l echanic	al Rooms				
Locally Mounted	50%			2038	* *	5	\$400		
Ground									
Grounding Devices									
Generic	100%			LIFE	* *	5	\$1,700		
Stand-by Power									
Transfer Switches									
Automatic	75%			2038	* *	1	\$25,900		
Automatic	25%			2023	\$5,500	1	\$8,700		
Lighting									
Interior Lighting									
Fluorescent	80%			2025	\$191,400	10	\$79,700		
	_		res, Extent : Light,	Area Aff	ected : 80%				
	Location	: Through	out The Building						
Fluorescent	17%	4+	\$40,700	2035	* *				
	T-12 Lamp	s And Fixt	ures, Extent : Mode	erate, Are	ea Affected : 100%				
	Location	: Located	In Stairs						
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	cted : 100%				
	Location	: Located	In Stairs						
	Explana	ion : Ruste	ed And Corroded						
HID	3%			2025	\$5,200	10	\$100		

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

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

Asset #: 2090

Electrical	Current Repai	r Futu	re Replacement	М	aintenance				
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Lighting									
Egress Lighting									
Emergency, Service	50%	2030	* *	1					
	Other Observation, Extent	: Light, Area Affected	l : 100%						
	Location: Throughout								
	Explanation: Gets Powe								
Exit, Service	10%	2030	* *	1					
	Other Observation, Extent	: Light, Area Affected	l : 100%						
	Location: Throughout								
	Explanation: Gets Powe	<u> </u>							
Exit, Service	40%	2020	\$11,700	1					
	Other Observation, Extent	: Light, Area Affected	l : 100%						
	Location: Throughout								
	Explanation : Gets Powe	r From Adjacent Buil	ding Generator						
Exterior Lighting	1.50/	2025	Ф.C2 (ОО	10	#100				
HID	15%	2025	\$63,600	10	\$100				
	Other Observation, Extent : Light, Area Affected : 100% Location : Throughout								
		V Dl							
	Explanation : Controlled		* *						
Incandescent	5% 4+	\$18,000 2035		2					
	Obsolete Fixtures, Extent:		ctea : 100%						
	Location : Located On Re	oof							
No Component	80%								
Alarm									
Security System	700/								
No Component	70%	2025	#101 000		Ф1 2 (22				
Generic	30%	2025	\$101,900	1	\$12,600				
Fire/Smoke Detection	700/								
No Component	70%	2020	יט יט	1.2	#20 000				
Generic, Analog	30%	2030	* *	1-3	\$20,800				
Mechanical	Current Renai		re Renlacement		aintenance				

Mechanical		Current Repa	air	Future	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Est (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Energy Source HTHW/HW	100%			2025	\$250,300	1		
Conversion Equipment Heat Exchanger, Plate & Frame	100%			2028	\$146,300	1	\$53,700	
Distribution								
	Location Recent Rep	Extent : Moder : Throughout pair Evident, E	\$7,900 rate, Area Affeo xtent : Light, A S And Y Valve			4	\$5,400	

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

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

Asset #: 2090

Mechanical	Current Repair			Futur	e Replacement	M		
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convector/Radiator	20%			2030	* *	1	\$7,000	
No Component	80%				00 (
			xtent : Light, Area	Affected	: 0%			
	Location:	_			•			
A: G 12:	Explanatio	n : Cover	ed Under A C Terr	nınal De	vices			
Air Conditioning								
Energy Source Electricity	100%			2033	* *	1		
Conversion Equipment	10070			2033		1		
Centrifugal, Elec Chiller	80%			2034	* *	1	\$94,100	
Centifugai, Elec Chinici		vation E	xtent : Light, Area		· 100%	1	\$27,100	
			2 Units In Basem		. 10070			
			erant Type R-11					
Salit I Init	20%	n . Rejrig	crani Type R 11	2030	* *			
Split Unit		vation F	xtent : Light, Area					
	Location:		Meni . Ligni, Area	Ајјестеи	. 100/0			
	Explanatio	-	coolers					
Distribution	Ехринино	n. Z Dry	coolers					
CW & CHW Wtr	100%			2035	* *	4	\$8,000	
Pipe/Pump	10070			2033		7	\$0,000	
Terminal Devices								
Fan Coil - 4 Pipe	100%			2025	\$835,200	1	\$35,100	
Heat Rejection	10070			2028	Ψ033,200	-	ψ32,100	
Water Cooling Tower	90%			2026	\$347,000	2	\$98,400	
Water Cooling Tower	10%			2023	\$38,600	2	\$10,900	
water coming to wer		vation, E	xtent : Light, Area			_	\$10,500	
	Location:		0 .	55				
	Explanatio	-	oolers					
Ventilation	:							
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$12,100	
No Component	80%							
Exhaust Fans								
Interior	20%	4+	\$14,500	2025	\$72,300	2	\$500	
	Other Obser	vation, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location:	Basement	t .					
	Explanatio	n : 1 Fan	Under Repair					
Roof	20%			2025	\$33,700	2	\$700	
No Component	60%				•			
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2038	* *	1		

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

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

Mechanical	Current Repair	Future Replace	ment	Ma						
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estimate FY	d Cost	Cycle (Yrs)	Estimated Cost	Priority				
Plumbing										
Water Heater										
Electric	100%		39,500	4	\$900					
	Other Observation, Extent : Light, A	Area Affected : 100%								
	Location: Basement									
	Explanation: Two 250 Gallon Ele	ectric Water Heaters								
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%									
Vertical Transport										
Elevators										
Geared Traction	100%	LIFE	* *							
	Other Observation, Extent : Light, Area Affected : 100%									
	Location: 1-8									
	Explanation: Four Units									
Fire Suppression										
Standpipe										
Generic	100%	2035	* *	1-5	\$54,800					
Sprinkler										
No Component	90%									
Generic	10%	2035	* *	1-2	\$3,000					
Fire Pump										
Generic	100%	2028 \$6	55,400	1	\$20,300					

^{**} 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 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

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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$128,000	\$140,800	\$15,200	\$21,800
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				
Total	\$128,000	\$140,800	\$15,200	\$21,800



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

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

rchitecture	Current Repair			Futur	e Replacement	M		
ystem Component Type		il Date I Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls	100/		\$ 7 			_	006400	
Cast in Place Concrete	Location : V Exposed Rein	umbling, E Various Lo aforcement	\$5,900 Extent : Moderate ocations t, Extent : Modera de Overhang			5	\$26,100	
Masonry: Brick			\$39,300 tent : Moderate, A	LIFE Area Affe	* * **cted : 25%	5	\$13,000	
Masonry: Fieldstone			\$56,300 Extent : Moderat ocations	LIFE e, Area A	* * Affected : 20%	5	\$9,800	
Metal Panel	5%			2045	* *	5-10	\$17,900	
Stucco Cement	Broken/Missi		\$3,800 nts, Extent : Mode de, West Facade (* * ea Affected : 10% g	5	\$3,300	
Window Wall	Air Infiltration Location: V Glazing Broke Location: V Glazing Cloud Location: T Water Penetro Location: V	Various Lo en/Cracke Upper Lev ded, Exter Throughou ation, Exte Various Lo o Missing,	ed, Extent : Mode vel - Especially W nt : Light, Area A ut ent : Moderate, A ocations Extent : Modera	rate, Are est Side ffected : rea Affeo	a Affected : 15% 33% cted : 10%	5	\$29,300	
Windows								
Aluminum	Location : T Glazing Broke	Throughou en/Cracke	Extent : Modera ut ed, Extent : Mode West Facades			5	\$1,500	
Parapets		_						
Cast in Place Concrete	Diagonal Cra	2-4 acks, Exter Printing R	\$3,100 nt : Light, Area A	LIFE ffected :	5%	5	\$25,600	
	Location . 1	THURST IN	oom					

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

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof	20/	3.7	# 400	2025	Φ7.000				
Built-Up (BUR)	3%		\$400	2025	\$7,900				
			ent : Moderate, Are	a Affecte	d: 25%				
			At South Side	500/	,				
	_		derate, Area Affect At South Side	ea : 30%)				
			Ai Souin Siae	• • • • •	ale ale	10	007.100		
Modified Bitumen	47%			2030	* *	10	\$27,100		
Plaza Roof: Stone Panels			\$63,100	2035					
			Extent : Severe, Area	a Affected	d: 10%				
		n : Through		D	r og der	1 C	C 1 1D		
nterior	Explana	tion : Misp	ositioned Drains, S	evere Po	nding On South Si	de, Some	Cracked Pavers		
nterior Floors									
Cast in Place Concrete	20%			LIFE	* *	5	\$23,000		
Ceramic Tile	2070			2034	* *	5	\$1,100		
Quarry Tile	5%			2030	* *	5	\$4,000		
Terrazzo	5%			LIFE	* *	5	\$2,100		
Vinyl Tile	43%		\$38,400	2025	\$192,200	3	\$8,500		
viniji Tile	_		Extent : Moderate		. ,	3	\$0,500		
	_	n: Through		<i>J</i> .	,				
			: Moderate, Area A	Affected :	20%				
		n : Through		55					
Vinyl Tile	25%			2025	\$111,800	3	\$6,600		
Interior Walls					· · · · · · · · · · · · · · · · · · ·		. ,		
Cast in Place Concrete	5%	ı		LIFE	* *				
Concrete Masonry Unit	5%			LIFE	* *	5	\$1,000		
Concrete Masonry Unit	5%	ı		LIFE	* *	5	\$1,000		
Gypsum Board	42%	ı		LIFE	* *	5	\$12,700		
Masonry: Brick	10%	ı		LIFE	* *				
Mosaic Tile	3%			LIFE	* *				
Plaster	25%			LIFE	* *	5	\$3,800		
SGFT/Glazed Masonry	5%	ı		LIFE	* *				

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

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

Asset #: 2091

Architecture	Current Repai	r	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Ceilings							
AcousTile,Adhered	25%		2030	* *	5	\$13,500	
AcousTileSusp.Lay-In	40%		2030	* *	5	\$21,500	
	Staining/Discoloring, Exte Location : Throughout	nt : Moderate,	Area Aj	fected : 25%			
Exposed Concrete	15% Now Exposed Reinforcement, E. Location: South End Of			* * Affected : 3%	5	\$1,300	
	Water Penetration, Extent Location: South End Of		55	cted : 5%			
Exposed Concrete	5%		LIFE	* *	5	\$400	
Metal Panel	5% 0-2	\$9,000	LIFE	* *	5	\$3,400	
	Misaligned/Bulging, Exten Location: Print Room	t : Moderate, A	Area Aff	ected : 75%			
Plaster	10%		LIFE	* *	5	\$3,400	

ectrical	Current F	Repair	Future	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
der 600 Volts							
Service Equipment							
Fused Disc Sw	70%		2045	* *	5	\$100	
	Other Observation, E	xtent : Light, Area	Affected .	: 100%			
	Location : Electrica	ıl Room					
	Explanation: Two I	1600 Amperes Mair	n Disconn	iect Switch			
Fused Disc Sw	30%		2025	\$2,500	5		
	Other Observation, E	xtent : Light, Area	Affected .	: 100%			
	Location : Electrica	ıl Room					
	Explanation: One 3	3000 Amperes Mair	ı Disconr	iect Switch			
Transformers							
Dry Type	100%		2030	* *	5	\$100	
	Other Observation, E	xtent : Light, Area	Affected .	: 100%			
	Location : Electrica	ıl Room					
	Explanation: One 5	00 Kva And One 4	5 Kva 48	0v-208/120v			
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	

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

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

Asset #: 2091

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts								
Wiring								
Braided Cloth	30% 2-4	\$19,900	2050	* *	1			
	Other Observation, I	-	Affected	: 100%				
	Location : Through							
	Explanation: Insu	lation Aged						
Thermoplastic	50%		2045	**	1			
Thermoplastic	20%		2025	\$13,300	1			
Motor Controllers	1000/			* 4.5. * • • •	_	4.00		
Locally Mounted	100%		2023	\$45,200	5	\$200		
Stand-by Power								
Transfer Switches	1000/		2020	* *		ф11 2 00		
Automatic	100%		2038	* *	1	\$11,200		
Lighting								
Interior Lighting Fluorescent	20%		2030	* *	10	\$6,500		
Fluorescent	T-5 Lamps And Fixti	was Extent : Light			10	\$0,500		
	Location : Through		атеи Ајје	eciea . 10070				
TI.			2020	* *	1.0	Ф12 000		
Fluorescent	40%	T T . 1.	2030		10	\$12,900		
	T-8 Lamps And Fixti		Area Aff	ected : 100%				
	Location : Through	iout						
Fluorescent	40%		2025	\$31,000	10	\$12,900		
	Compact Fluorescen	t Light, Extent : Lig	ht, Area	Affected : 100%				
	Location : Lobby							
Egress Lighting								
Emergency, Service	25%		2030	**	1	A. 100		
Emergency, Battery	25%		2025	\$11,800	10	\$2,100		
Exit, Service	50%		2025	\$4,700	1			
Exterior Lighting	200/		2020	at. at.	1.0			
HID	20%		2030	* *	10			
	Other Observation, I		Affected	: 100%				
	Location: Through		•					
	-	rolled Via Photocel						
Incandescent	10% 4+	\$7,000	2030	* *	2			
	Other Observation, I	_	Affected	: 100%				
	Location: Canopy							
	Explanation : Dow	nlights Under The (Canopy					
No Component	70%							
Alarm								
Security System								
No Component	30%							
Generic	70%		2025	\$77,000	1	\$9,500		
Fire/Smoke Detection					_			
No Component	60%							
Generic, Analog	40%		2030	* *	1-3	\$9,000		

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

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

Asset #: 2091

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source HTHW/HW	100%			2025	\$81,100	1		
Conversion Equipment Heat Exchanger, Plate & Frame	& 100%			2038	* *	1	\$17,400	
Distribution								
Hot Wtr Piping/Pump			\$7,700 Toderate, Area Affec out	2050 cted : 10%	**	4	\$300	
Hot Wtr Piping/Pump	5%			2033	* *	4	\$100	
Central Plant Steam Piping/Pmp	80%	4+	\$133,600	2035	* *	4	\$1,400	
		Extent : M : Through	oderate, Area Affec out	cted : 30%	6			
Terminal Devices								
Air Handler	80%			2020	\$370,100	1	\$17,400	
Fan Coil Unit/Heat	20%			2020	\$98,500	1	\$2,300	
Air Conditioning								
Energy Source	1000/			2022	* *	1		
Electricity	100%			2033	* *	1		
Conversion Equipment	5%			2033	* *			
Split Unit Window/Wall Unit	3% 15%			2033	\$10,300	1		
No Component	80%			2020	\$10,300	1		
Terminal Devices	0070							
Fan Coil - 2 Pipe	100%			2020	\$125,200	1	\$11,400	
Heat Rejection	10070			2020	ψ123,200		Ψ11,100	
Air Cooled Condenser Unit	100%			2020	\$13,300	2	\$24,500	
Ventilation								
Distribution								
Ductwork/Diffusers	80%			LIFE	* *	2-5	\$15,700	
No Component	20%							
Exhaust Fans								
Interior	20%			2020	\$23,400	2	\$200	
No Component	80%							
Plumbing								
H/C Water Piping Galvanized Steel	100%	Now	\$28,900	2030	* *	1		
		Extent : M : Through	oderate, Area Affec	cted : 15%	6			
Water Heater								
Electric	100%			2024	\$29,000	4	\$300	
			Extent : Light, Area Ecal Room 175 Gall		: 100%			
HW Heat Exchanger								
Steam Fired	100%			2051	* *	4	\$5,200	

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

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

Mechanical	Current Repair	Future Repla	Future Replacement Maintenance		ent Maintenance			
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Plumbing								
Sanitary Piping								
Cast Iron	100%	LIFE	* *	1				
Storm Drain Piping								
Cast Iron	100%	LIFE	* *	1				
Fixtures								
Generic	100%							
	Obsolete Fixtures, Extent : Mode Location : Throughout	rate, Area Affected : 10	00%					
Vertical Transport								
Elevators								
Hydraulic	100%	LIFE	* *					
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: 1-2							
	Explanation : One Unit							
Fire Suppression								
Standpipe								
Generic	100%	2035	* *	1-5	\$17,700			

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

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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$78,600	\$52,200	\$11,600	\$8,700
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			
Total	\$78,600	\$52,200	\$11,600	\$8,700



 $[\]label{lem:maintenance} \textit{Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

Asset #: 2083

Architecture	Curren	t Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Dat Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior								
Exterior Walls								
Cast in Place Concrete	Location : West F	nted, Extent : Modera			5	\$12,000		
Massamus Driels	75% Now	\$21,600	LIFE	* *	5	\$25,000		
Masonry: Brick		ure, Extent : Severe, .			3	\$35,900		
Metal Coiling Doors	10%		2030	* *	5	\$15,000		
Window Wall	10%		2045	* *	5	\$18,000		
Windows Metal Louvers	100%		2034	* *	10	\$7,800		
Parapets Masonry: Brick	Location : At Fla	\$38,000 rod, Extent : Moderan shing, Interior Face g, Extent : Moderate, rs			5	\$6,600		
Metal Panel	5%		2045	* *	5	\$1,300		
Roof Modified Bitumen	Location: Throug Deteriorated Finish Location: Rusted Recent Repair Evid Location: Throug Seams Open/Split,	h, Extent : Severe, Ar l Roof Hatch lent, Extent : Light, A ghout Extent : Moderate, A	ea Affect rea Affec	eted : 15%				
	Location : Throug	ghout						
nterior								
Floors Cast in Place Concrete	•	lent, Extent : Light, A e Coating Throughoi			5	\$85,500		
Vinyl Tile	5%		2025	\$17,500	3	\$1,000		
· 111 / 1 111 0								
Interior Walls			LIEE	* *	5	\$15,100		
	85%		LIFE			. ,		
Interior Walls	5% Now	\$4,900 tent : Moderate, Ared nine	LIFE	* * d : 5%	5	\$900		
Interior Walls Concrete Masonry Unit	5% Now Vertical Cracks, Ex	tent : Moderate, Ared	LIFE					

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

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

Asset #: 2083

Architecture	Curren	t Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te 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	
	Broken/Missing Ele	Broken/Missing Elements, Extent: Moderate, Area Affected: 25%					
	Location : Office	Location: Offices At Mezzanine					
	Worn/Eroded, Exte	Worn/Eroded, Extent : Moderate, Area Affected : 25%					
	Location : Office	s At Mezzanine					
Exposed Struc: Steel	85%		LIFE	* *			
Metal Panel	5%		LIFE	* *	5	\$2,600	

lectrical	Current Repair	Future	e Replacement	М	aintenance		
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nder 600 Volts							
Service Equipment							
Air Circuit Breaker	100%	2025	\$4,800	5	\$100		
	Other Observation, Extent : Light, Area	a Affected	: 100%				
	Location : Electrical Room						
	Explanation: Two 4000 Amperes And	d One 2500	Amperes Circuit	Breaker	Mains		
Transformers	1000/	2022	#45.000	~	#100		
Dry Type	100%	2023	\$45,000	5	\$100		
	Other Observation, Extent: Light, Area	а Ађестеа	: 100%				
	Location: Electrical Room	. V A 1	O 15 V (F	E: A1	C		
G ': 1 / G ': 11 1	Explanation: Two 112.5 Kva, One 30	Kva Ana	One 15 Kva (For I	Fire Alar	m System)		
Switchgear / Switchboard Fused Disc Sw	50%	2045	* *	5	\$100		
rused Disc Sw	Recent Replace Evident, Extent : Light,			3	\$100		
	Location: Electric Room	, Агеи Ајје	ciea . 10070				
M 11 10 DI		20.45	* *		#200		
Molded Case Bkrs	50%	2045		5	\$300		
	Recent Replace Evident, Extent : Light, Location : Electric Room	, Area Affe	ctea : 100%				
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		
	On Extended Life, Extent : Moderate, A						
	Location: Refrigeration Plant And B	oiler Roon	n				
Motor Control Center	60%	2038	* *	5	\$400		
	Recent Replace Evident, Extent: Light, Area Affected: 100%						
	Location: Refrigeration Plant And B	oiler Roon	n				

Ground

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

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

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

Electrical	Current Rep	air Futu	Future Replacement		Maintenance			
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Ground	•	•				•		
Grounding Devices								
Generic	100%	LIFE	* *	5	\$400			
	Other Observation, Exter	t : Light, Area Affected	l : 100%					
	Location: Boiler Room	Lower Level						
	Explanation: Recently	Installed Ground Bus						
Stand-by Power								
Transfer Switches								
Automatic	100%	2038	* *	1	\$7,800			
Generators								
Diesel	50%	2034	**	1	\$4,900			
	Other Observation, Exter	it : Light, Area Affected	l : 100%					
	Location: Roof							
	Explanation: 750 Kw							
Diesel	50%	2034	* *	1	\$4,900			
	Other Observation, Exter	ıt : Light, Area Affected	l : 100%					
	Location: Roof							
- 	Explanation: 600 Kw							
Batteries Nickel Cadmium	100%	2020	¢1 500	5	¢5 (00			
	100%	2020	\$1,500	5	\$5,600			
Fuel Storage	500/	2022	* *	5	£2.600			
Day Tank	50% Other Observation Exten	2033		5	\$2,600			
	Other Observation, Extent : Light, Area Affected : 100% Location : Roof							
	Explanation: Two 75 G	Callon Canacity						
Main Tank	50%	2040	* *	5	\$400			
Main Tank	0ther Observation, Exter			3	\$400			
	Location : Underground		1.10070					
	Explanation: (4) 25,00							
Lighting	Explanation : (4) 25,00	о бинон Сириспу						
Interior Lighting								
Fluorescent	50%	2025	\$138,800	10	\$12,600			
1 1001 3000110	T-8 Lamps And Fixtures,			- 0	Ψ1 2 ,000			
	Location : Mezzanine							
HID	50%	2025		10	\$400			
Ш	Other Observation, Exter		1 · 100%	10	φ + 00			
	Location: Basement	<u> </u>	. 100/0					
	Explanation: Boiler Ro	oommates						
Egress Lighting	Experimenton : Doner Ne							
-51000 -151111115								

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

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

Asset #: 2083

Electrical		Current l	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting									
Exterior Lighting	200/			2025	#10.000	1.0			
HID	20%		7	2025	\$19,000	10			
	Other Observation, Extent : Light, Area Affected : 100% Location : Exterior								
			rolled Via Photocel	ı					
Incandescent	<u> </u>	4+	\$4,000	2035	* *	2			
meandescent	_	·=	\$4,000 ktent : Moderate, Ai		tod : 100%	2			
	Location		nem : moderate, m	cu rijjec	ica : 10070				
No Component	75%								
Lightning Protection	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,								
Arresters/Cabling									
Generic	100%			2053	* *	5	\$400		
			Extent : Light, Area	Affected	: 100%				
	Location								
	Explanat	ion : Equip	pment Platform						
Alarm									
Security System	80%								
No Component Generic	20%			2020	\$15,200	1	\$1,900		
Fire/Smoke Detection	2070			2020	\$13,200	1	\$1,900		
No Component	70%								
Generic, Analog	30%	4+	\$1,600	2025	\$78,300	1-3	\$4,200		
5 morre, 1 mm o g		-	ent : Severe, Area A			1.0	ψ·, <u>=</u> υυ		
	Location: Stair Leading From Basement								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Throughout The Building								
	Explanat	ion : Manı	ual Pull Station, Ald	ırm Bell:	s Smoke Detector A	And Heat	Detector		

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

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

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

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

Asset #: 2083

Mechanical	Current Repair		Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating Distribution Central Plant Steam Piping/Pmp	30%		\$78,300 Toderate, Area Affe	2035	* *	4	\$400		
	_	: 1st Floor		леи. 00	70				
Central Plant Steam Piping/Pmp	70%			2035	* *	4	\$1,400		
	-	place Evide 1 : Basemer	ent, Extent : Light, . at	Area Affe	ected : 50%				
Terminal Devices									
Air Handler	40%			2030	* *	1	\$6,800		
Air Handler	Other Obs Location	a : 1st Floor	\$86,800 Extent : Light, Area r its Under Repair	2025 Affected	\$144,600 :: 100%	1	\$6,100		
Unit Heater - Steam	_		\$4,600 ight, Area Affected ne	2025 : 100%	\$9,200	4	\$300		
Unit Heater - Steam	10%			2030	* *	4	\$300		
Air Conditioning									
Energy Source Electricity	100%			2041	* *	1			
Conversion Equipment Window/Wall Unit No Component	5% 95%			2020	\$2,700	1			
The component	Other Observation, Extent : Light, Area Affected : 0% Location : Roof And 1st Floor								
	Explana	tion : Cool	ing Towers And Ch	illers 90	Percent Life				
Ventilation Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$15,300		
Exhaust Fans	10070			LIIT		2-3	\$13,300		
Interior	40%			2025	\$36,600	2	\$300		
Roof	60%			2025	\$25,600	2	\$500		
Plumbing					, ,,,,,,,		*		
H/C Water Piping									
Galvanized Steel	100%			2038	* *	1			
Water Heater									
Electric	Location Other Obs	ı : Mezzani	Extent : Light, Area			4	\$200		
			ne allons Also Serves 1	Adiacont	Ruildings				
Sanitary Piping Cast Iron	100%		AUDIU AUD SEI VES I	LIFE	**	1			
Cast HUII	10070			LILE	•	1			

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

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

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

Mechanical	Current Repa	air Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
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

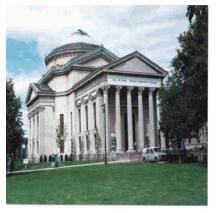
Date of Survey : 25-Feb-2014 Landmark Status : INTERIOR & EXTERIOR LANDMARK

Areas Surveyed : Basement, Floors 1,2,3

Block : 3222 Lot : 62 BIN : 2100243

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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$196,400	\$92,600	\$35,800	\$19,300
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			
Total	\$196,400	\$92,600	\$35,800	\$19,300



 $[\]label{lem:maintenance} \textit{Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

rchitecture		Current I	Repair	Future Replacement		М			
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior									
Exterior Walls						_			
Cast Stone/Terra Cotta	2%		*	LIFE	* *	5	\$8,500		
Masonry: Brick	66% Now \$179,800 LIFE ** 5 \$35,900 Int Mortar Miss/Erod, Extent: Light, Area Affected: 100% Location: Throughout								
	Vertical Cracks, Extent : Moderate, Area Affected : 15% Location : At Rotunda								
		etration, E. : Areaway	xtent : Moderate, A (s)	rea Affe	cted : 15%				
Masonry: Granite	Int Mortar		\$14,300 l, Extent : Moderat Treads At Main En		* * Affected : 5%	5	\$4,100		
Masonry: Limestone	Cracking/O Location Staining/D Location	: Entrance Siscoloring, : Various	Extent : Moderate Locations	, Area Aj	ffected : 15%	5	\$8,200		
			xtent : Severe, Area e Ceiling Panels	Affected	d : 5%				
Marble Panels	2%			LIFE	* *	5	\$800		
Windows									
Wood	Location	ition, Exter : Through				5	\$116,700		
	Dry Rot/Decay, Extent : Moderate, Area Affected : 35% Location : Throughout Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%								
	Location: Throughout								
	Paint Peeling, Extent : Moderate, Area Affected : 100% Location : Throughout								
	Split/Crack	_	: Moderate, Area	Affected	: 25%				
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			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Clay Tile	Broken/Mi	Now issing Elem i : Through	\$156,600 ents, Extent : Mode	2035 erate, Ar	* * rea Affected : 10%			
	Water Pen		xtent : Moderate, A	rea Affe	cted : 5%			
Copper/Terne	Seams Ope	Now en/Split, Ex i : Over Do	\$76,900 tent : Moderate, A. me	2040 rea Affec	* * eted : 10%			
Single Ply Membrane	15%			2030	* *	10	\$20,700	
Skylight, Metal/Glass	Location Glazing B	/Rusting, E. a : All Skylig	\$1,276,100 xtent : Severe, Area ghts ked, Extent : Mode	33				1
	Miss/Damaged Flashings, Extent: Severe, Area Affected: 10% Location: At Dome Water Penetration, Extent: Severe, Area Affected: 100% Location: Various At Uppermost Level							

Interior

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

Asset #: 1571

	Current Repair		pair	Futur	Future Replacement			Maintenance		
ystem Component Type	% of Fail Total (Ye		Estimated Cost	Year FY	Estimated (Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior										
Interior Walls	20/ 31		ФО СОО	LIDE		* *	_	Ф000		
Glass: Single Pane	2% No		\$8,600	LIFE	. 1 100/	* *	5	\$800		
	Other Observation: Up			Агеа Ајје	ctea : 10%					
			lass Panes Vand	alizad						
Masonry: Brick	10% No		\$22,300	LIFE		* *				
Wasoniy. Brick	Jnt Mortar Miss				cted · 20%					
	Location : Bas		Laieni . Bevere, i	11164 119966	. 1eu . 2070					
	Spalling, Extent		e. Area Affected	: 20%						
	Location : Bas		., 33							
	Water Penetrati	on, Exte	ent : Severe, Ared	a Affected	! : 10%					
	Location: Bas	ement								
Masonry: Limestone	20%			LIFE		* *				
Marble Panels	20%			LIFE		* *				
	Other Observati	on, Ext	ent : Light, Area	Affected	: 30%					
	Location: Rot									
			s Columns In Ro	otunda						
Plaster	23% No		\$35,700	LIFE		* *	5	\$3,600		
	Broken/Missing				ea Affected : .	30%				
			el Around Rotun		. 1 2007					
	Cracking/Crum	_				. 1				
					ound The Po					
					ound The Ro	tunaa				
	Paint Peeling, E	Extent :	Severe, Area Aff			tunaa				
Placter	Paint Peeling, E Location: Thr	Extent :	Severe, Area Aff	ected : 50		* *		\$3 200		
Plaster Wood	Paint Peeling, E Location: The 20%	Extent :	Severe, Area Aff	ected : 50			5	\$3,200 \$10,500		
Wood	Paint Peeling, E Location: Thr	Extent :	Severe, Area Aff	ected : 50		* *		\$3,200 \$10,500		
	Paint Peeling, E Location: The 20% 5%	Extent : oughou	Severe, Area Aff	ected : 50		* *	5	•		
Wood Ceilings	Paint Peeling, E Location: The 20% 5%	Extent : oughou	Severe, Area Aff	LIFE LIFE 2030	%	* *	5 5	\$10,500		
Wood Ceilings	Paint Peeling, E Location: The 20% 5% 2% No	Extent : oughou W Elemen	Severe, Area Aff tt \$300 ats, Extent: Ligh	LIFE LIFE 2030	%	* *	5 5	\$10,500		
Wood Ceilings	Paint Peeling, E Location: The 20% 5% 2% No Broken/Missing	Extent : oughou W Elemen	Severe, Area Aff tt \$300 ats, Extent: Ligh	LIFE LIFE 2030	%	* *	5 5	\$10,500		
Wood Ceilings AcousTileConcealSpLn	Paint Peeling, E Location: The 20% 5% 2% No Broken/Missing Location: Ban 20% No Corrosion/Rusti	Extent : oughou W Elemen hrooms W ng, Ext	Severe, Area Aff t \$300 ats, Extent: Light	LIFE LIFE 2030 at, Area Aj	% :fected : 5%	* * *	5 5	\$10,500 \$1,100		
Wood Ceilings AcousTileConcealSpLn	Paint Peeling, E Location: The 20% 5% 2% No Broken/Missing Location: Ban 20% No Corrosion/Rusti Location: Bass	Extent : coughou W Elemen hrooms W ng, Exte	\$300 sts, Extent: Light \$30,000 ent: Moderate, A	LIFE LIFE 2030 at, Area Af LIFE Area Affec	% Fected : 5%	* * *	5 5	\$10,500 \$1,100		
Wood Ceilings AcousTileConcealSpLn	Paint Peeling, E Location: The 20% 5% 2% No Broken/Missing Location: Bas 20% No Corrosion/Rusti Location: Bas Paint Peeling, E	Extent : coughou W Elemen hrooms W eng, Extent Extent :	\$300 sts, Extent: Light \$30,000 ent: Moderate, A	LIFE LIFE 2030 at, Area Af LIFE Area Affec	% Fected : 5%	* * *	5 5	\$10,500 \$1,100		
Wood Ceilings AcousTileConcealSpLn Exposed Concrete	Paint Peeling, E Location: The 20% 5% 2% No Broken/Missing Location: Base 20% No Corrosion/Rusti Location: Base Paint Peeling, E Location: Base	Extent : coughou W Elemen hrooms W eng, Extent Extent :	\$300 sts, Extent: Light \$30,000 ent: Moderate, A	LIFE LIFE 2030 tt, Area Aj LIFE Area Affected:	% Fected : 5%	* * * * * *	5 5	\$10,500 \$1,100		
Wood Ceilings AcousTileConcealSpLn Exposed Concrete Exposed Struc: Steel	Paint Peeling, E Location: The 20% 5% 2% No Broken/Missing Location: Base 20% No Corrosion/Rusti Location: Base Paint Peeling, E Location: Base 8%	Extent : coughou W Elemen hrooms W eng, Extent Extent :	\$300 sts, Extent: Light \$30,000 ent: Moderate, A	LIFE LIFE 2030 LIFE Area Affected: LIFE	% Fected : 5%	* * * * * *	5 5	\$10,500 \$1,100		
Wood Ceilings AcousTileConcealSpLn Exposed Concrete Exposed Struc: Steel Masonry: Infill Arch	Paint Peeling, E Location: The 20% 5% 2% No Broken/Missing Location: Base 20% No Corrosion/Rustit Location: Base Paint Peeling, E Location: Base 8% 20%	Extent : coughou W Elemen hrooms W eng, Extent cement Extent :	\$300 ats, Extent: Light \$30,000 ent: Moderate, Area	LIFE LIFE 2030 at, Area Af LIFE Area Affected: LIFE LIFE LIFE LIFE	% Fected : 5%	**	5 5 5	\$10,500 \$1,100 \$2,700		
Wood Ceilings AcousTileConcealSpLn Exposed Concrete Exposed Struc: Steel	Paint Peeling, E Location: The 20% 5% 2% No Broken/Missing Location: Bas 20% No Corrosion/Rusti Location: Bas Paint Peeling, E Location: Bas 8% 20% 40% No	W Elementhrooms W ong, Externate Externate Externate Externate	\$300 ats, Extent: Light \$30,000 ent: Moderate, Area	LIFE LIFE 2030 at, Area Af LIFE Area Affected: LIFE LIFE LIFE LIFE LIFE	% fected : 5% rted : 5%	** ** **	5 5	\$10,500 \$1,100		
Wood Ceilings AcousTileConcealSpLn Exposed Concrete Exposed Struc: Steel Masonry: Infill Arch	Paint Peeling, E Location: The 20% 5% 2% No Broken/Missing Location: Bas 20% No Corrosion/Rusti Location: Bas Paint Peeling, E Location: Bas 8% 20% 40% No Loose/Delam St	W Element hrooms W ng, Extent: cement Extent:	\$300 ats, Extent: Light \$30,000 ent: Moderate, Area \$54,900 Extent: Moderate	LIFE LIFE 2030 at, Area Af LIFE Area Affected: LIFE LIFE LIFE LIFE LIFE	% fected : 5% rted : 5%	** ** **	5 5 5	\$10,500 \$1,100 \$2,700		
Wood Ceilings AcousTileConcealSpLn Exposed Concrete Exposed Struc: Steel Masonry: Infill Arch	Paint Peeling, E Location: The 20% 5% 2% No Broken/Missing Location: Bas 20% No Corrosion/Rusti Location: Bas Paint Peeling, E Location: Bas 8% 20% 40% No Loose/Delam St Location: Van	W Elementhrooms W ng, Extent: eement Extent:	\$300 ats, Extent: Light \$30,000 ent: Moderate, Area \$54,900 Extent: Moderate cations	LIFE LIFE 2030 at, Area Af LIFE Area Affected: LIFE LIFE LIFE LIFE te, Area A	% fected : 5% 20% ffected : 20%	** ** **	5 5 5	\$10,500 \$1,100 \$2,700		
Wood Ceilings AcousTileConcealSpLn Exposed Concrete Exposed Struc: Steel Masonry: Infill Arch	Paint Peeling, E Location: The 20% 5% 2% No Broken/Missing Location: Base 20% No Corrosion/Rusti Location: Base Paint Peeling, E Location: Base 8% 20% 40% No Loose/Delam St Location: Van Paint Peeling, E	W Elementhrooms W Estent: Extent: Extent: Extent W Urface, It ious Lo Extent:	\$300 ats, Extent: Light \$30,000 ent: Moderate, Area \$54,900 Extent: Moderate Moderate, Area	LIFE LIFE 2030 at, Area Af LIFE Area Affected: LIFE LIFE LIFE LIFE te, Area A	% fected : 5% 20% ffected : 20%	** ** **	5 5 5	\$10,500 \$1,100 \$2,700		
Wood Ceilings AcousTileConcealSpLn Exposed Concrete Exposed Struc: Steel Masonry: Infill Arch Plaster	Paint Peeling, E Location: The 20% 5% 2% No Broken/Missing Location: Bas 20% No Corrosion/Rusti Location: Bas Paint Peeling, E Location: Bas 8% 20% 40% No Loose/Delam St Location: Van Paint Peeling, E Location: The	W Element hrooms W ang, Extent: cement w urface, I ious Lo Extent:	\$300 ats, Extent: Light \$30,000 ent: Moderate, Area \$54,900 Extent: Moderate acations Moderate, Area	LIFE LIFE 2030 at, Area Af LIFE Area Affected: LIFE LIFE LIFE LIFE te, Area A	% fected : 5% 20% ffected : 20%	*** ** **	5 5 5	\$10,500 \$1,100 \$2,700 \$21,400		
Wood Ceilings AcousTileConcealSpLn Exposed Concrete Exposed Struc: Steel Masonry: Infill Arch	Paint Peeling, E Location: The 20% 5% 2% No Broken/Missing Location: Base 20% No Corrosion/Rusti Location: Base Paint Peeling, E Location: Base 8% 20% 40% No Loose/Delam St Location: Van Paint Peeling, E	W Elementhrooms W ng, Extent: eement Extent: ement w urface, I ious Lo Extent: oughou	\$300 ats, Extent: Light \$30,000 ent: Moderate, Area \$54,900 Extent: Moderate cations Moderate, Area \$21,900	LIFE 2030 at, Area Affected: LIFE Affected: LIFE LIFE LIFE LIFE LIFE te, Area A	% fected : 5% 20% ffected : 20% 40%	** ** **	5 5 5	\$10,500 \$1,100 \$2,700		

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

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

Asset #: 1571

Electrical	Current Repair		Future	Replacement	Ma		
System Component Type	% of Fail Date E Total (Years)		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts Service Equipment Fused Disc Sw	100% Water Present, Extent : A Location : Electrical F	Light, Area Affected	045 l: 100	* *	5	\$200	
	Other Observation, Exte Location : Electrical I Explanation : One 800 Switch	Room			eres Maii	n Disconnect	
Transformers	1000/		.020	* *	_	#200	
Dry Type	100% Other Observation, Exte Location : Electrical I Explanation : One 300	ent : Light, Area Aff Room			5	\$200	
Switchgear / Switchboard	•						
Fused Disc Sw	70%	2	045	* *	5	\$200	
Fused Disc Sw	30%	2	.025	\$10,600	5	\$100	
Raceway							
Conduit	90%		2025	\$30,800	1		
Conduit	10%	2	2045	* *	1		
Panelboards		_			_	***	
Fused Disc Sw Fused Toggle Switch	10% 5% 2-4		.024 .050	\$3,300	5 5	\$100	
	Location : Throughout Obsolete Equipment, Ex Location : Throughout On Extended Life, Exten Location : Hallway 2n	tent : Moderate, Ar t at : Light, Area Affe					
Molded Case Bkrs	20%	2	024	\$6,500	5	\$300	
Molded Case Bkrs	65%	2	041	* *	5	\$900	
Wiring Braided Cloth	60% 2-4 Insulation Aged, Extent Location : Throughout	: Moderate, Area A	.050 ffectea	* * ! : 100%	1		
Thermoplastic	30%	2	025	\$9,100	1		
Thermoplastic	10%		045	* *	1		
Motor Controllers Locally Mounted	50% 2-4 Enclosure Corroded, Ex Location : Basement		:045 rea Affe	* * ected : 100%	5	\$100	
Locally Mounted	50%	2	2038	* *	5	\$200	
round						· -	
Grounding Devices Generic	100%	L	IFE	* *	5	\$800	
and-by Power							
Transfer Switches Automatic	100%	2	038	* *	1	\$16,800	

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

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

Asset #: 1571

Electrical	Current Rep	air	Future Replacement		Maintenance			
System Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting								
Interior Lighting								
Fluorescent	55%		2030	* *	10	\$28,000		
	T-8 Lamps And Fixtures,		ea Affe	ected : 100%				
	Location: Throughout							
Fluorescent	35%		2020	\$212,100	10	\$17,800		
	Compact Fluorescent Li	-	, Area	Affected : 100%				
	Location: Throughout	The Building						
HID	10%		2020	\$41,300	10	\$200		
Egress Lighting								
Emergency, Service	45%		2030	* *	1			
	Other Observation, Exte		fected	: 100%				
	Location: Throughout							
	Explanation: Gets Pov	wer From Adjacen	t Build	ing Generator				
Emergency, Battery	5%		2020	\$4,100	10	\$700		
	Other Observation, Exte	nt : Light, Area A <u>f</u>	fected	: 100%				
	Location: Throughout							
	Explanation: Gets Pov			ing Generator				
Exit, LED	10%		2053	* *	1			
	Other Observation, Exte	nt : Light, Area A <u>f</u>	fected	: 100%				
	Location: Throughout							
	Explanation : Gets Pov	wer From Adjacen	t Build	ing Generator				
Exit, Service	40%		2020	\$3,500	1			
	Other Observation, Exte	nt : Light, Area Aj	fected	: 100%				
	Location: Throughout							
	Explanation: Gets Pov	ver From Adjacen	t Build	ing Generator				
Exterior Lighting								
HID	100%		2025	\$225,100	10	\$200		
Alarm								
Fire/Smoke Detection	700/							
No Component	70%	,	2020	* *	1.2	¢10 100		
Generic, Analog	30%		2030	· · ·	1-3	\$10,100		

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

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

Asset #: 1571

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
leating								
Distribution Central Plant Steam Piping/Pmp	100% Now	\$191,900	2035	* *	4	\$2,700		
r ipinig/r inip	Corroded, Extent : 1	Moderate, Area Affe	cted : 25%	%				
	Location: Throug							
	Steam Traps Faulty,		Area Affe	ected : 30%				
	Location : Throug	hout						
Terminal Devices	/			**				
Air Handler	20%		2025	\$159,400	1	\$6,900		
Convector/Radiator	80%		2023	\$242,800	1	\$14,300		
Air Conditioning								
Energy Source Electricity	100%		2041	* *	1			
Conversion Equipment	10070		2041		1			
Split Unit	40%		2030	* *				
Spin Cint	Other Observation,	Extent : Light, Area		: 100%				
	Location : Baseme		55					
	Explanation : Serv	ving The Auditorium						
No Component	60%							
Distribution								
Ductwork/Diffusers	40%		LIFE	* *	2	\$28,900		
	Other Observation,	Extent: Light, Area	Affected	: 100%				
	Location : Auditor							
	Explanation : Serv	ving Auditorium						
No Component	60%							
Terminal Devices								
Fan Coil - 4 Pipe	40%		2025	\$212,300	1	\$7,200		
No Component	60%							
Heat Rejection	4007		2025	#10.26	_	#17.70		
Air Cooled Condenser	40%		2025	\$18,300	2	\$15,500		
Unit	600/							
No Component Ventilation	60%							
Distribution								
Distribution Ductwork/Diffusers	20%		LIFE	* *	2-5	\$6,200		
No Component	80%		LIIL		2 3	Ψ0,200		
Exhaust Fans								
Interior	20%		2025	\$40,300	2	\$300		
No Component	80%							
lumbing								
H/C Water Piping								
Galvanized Steel	100%		2023	\$248,700				

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

Mechanical	Current Repair	Current Repair Future R		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Water Heater						
Electric	50%	2020	\$25,000	4	\$200	
	Other Observation, Extent : Light, Area	Affected	: 50%			
	Location: Basement					
	Explanation : 50 Gallon					
Electric	50% Now \$25,000	2025	\$25,000	4	\$200	
	Broken, Extent: Severe, Area Affected:					
	Location: One Of The Hot Water Tan.					
	Other Observation, Extent : Light, Area	Affected	: 50%			
	Location: Basement					
	Explanation : 50 Gallon					
HW Heat Exchanger	1000/	20.45	* *			
HTHW/HW	100%	2045	* *			
Sanitary Piping	1000/	LIEE	* *	1		
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	1000/	LIEE	* *	1		
Cast Iron	100%	LIFE		1		
Sump Pump(s) Non-Submersible	100%	2020	\$8,500	4	\$1,700	
Fixtures	10078	2020	\$6,500	4	\$1,700	
Generic	100%					
Vertical Transport	10070					
Elevators						
Geared Traction	100%	LIFE	* *			
General Traction	Other Observation, Extent : Light, Area		: 100%			
	Location: B-3	55	, ,			
	Explanation: Two Units - Not In Serv	ice				
Fire Suppression	,					
Standpipe						
No Component	20%					
Generic	80%	2035	* *	1-5	\$22,400	
	House Tank: Metal, Extent: Light, Area	ı Affected	: 100%		,	
	Location : Basement, New Pressure To					
Sprinkler						
No Component	20%					
Generic	80%	2035	* *	1-2	\$12,400	
Fire Pump						
Generic	100% Now \$36,500	2040	* *	1	\$9,300	
	Leak Evident, Extent : Severe, Area Affe	ected : 100	0%			
	Location: Basement					

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 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

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

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



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

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

Asset #: 2794

rchitecture		Current	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Masonry: Brick			\$106,100 Extent : Severe, Area Tion	LIFE Affected	* * l : 25%	5	\$35,200	
Masonry: Brick	35%			LIFE	* *	5	\$23,700	
Masonry: Fieldstone	3% Jnt Morta		\$35,100 d, Extent : Severe, A cade Base	LIFE	* * cted : 50%	5	\$1,500	
	Location	: East Fa						
	Location	: Various	xtent : Severe, Area Rooms In Basement Extent : Severe, Area					
	Location	: East Fa						
Masonry: Granite		Now	\$40,000	LIFE	* *	5	\$2,500	
	Location Jnt Morta Location Water Pen	n : Front St r Miss/Ero n : Building etration, E	, Extent : Moderate eps At Main Entran d, Extent : Moderat e Base extent : Severe, Area doom, South Facade	ce e, Area A Affected	Affected : 25%			
Masonry: Limestone	5%			LIFE	* *	5	\$5,100	
	Location Other Obs Location	e: East Ele ervation, I e: East Ele	, Extent : Severe, Ai vation, 1st Floor Extent : Severe, Ared vation, 1st Floor ed Metal Railing Sta	ı Affecte	d : 20%	nding		
Windows								
Wood			\$22,000 Extent : Severe, Are out	2033 ea Affect	* * ed : 50%	5	\$13,100	
Parapets								
Copper/Terne	50%			2045	* *	5	\$7,900	
Masonry: Limestone	50%			LIFE	* *	5	\$2,100	
Roof Slate	Broken/M	Now issing Elen a: Through	\$23,100 ments, Extent : Mode	LIFE erate, Ar	* * ea Affected : 10%			

Interior

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

Asset #: 2794

rchitecture	Current	Repair	Futur	e Replacement	M	aintenance		
vstem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior	•		•				•	
Floors								
Carpet	10%		2021	\$75,800	3	\$8,900		
Cast in Place Concrete	5%		LIFE	* *	5	\$6,500		
	Water Penetration, E	xtent : Severe, Area	ı Affected	d : 25%				
	Location : Electric	al Room						
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		
,	Cracking/Crumbling			ffected : 50%	-	4-,		
	Location : Basemer			v				
	Worn/Eroded, Extent	: Moderate, Area A	Affected :	50%				
	Location : Basemer		33					
	Other Observation, Extent: Light, Area Affected: 100%							
	Location : Basemer	Ü	55					
	Explanation : Vinyl							
Interior Walls	in president and the second	1110 > 11 >						
Ceramic Tile	5%		2034	* *	5	\$2,900		
Plaster	80%		LIFE	* *	5	\$13,700		
Traster	Staining/Discoloring	, Extent : Moderate		ffected : 30%	J	Ψ12,700		
	Location : 5th Floo							
Plaster	15% Now	\$20,500	LIFE	* *	5	\$2,600		
1 laster				ted · 30%	3	Ψ2,000		
	Cracking/Crumbling, Extent: Severe, Area Affected: 30% Location: Rooms 107, 108, 109, 110, Southwest Stairwell							
	Location : Rooms 107, 108, 109, 110, Southwest Stairwell Water Penetration, Extent : Severe, Area Affected : 30%							
	Location: Rooms 1				well			
Ceilings	Location : Rooms 1	01, 103, 107, 1070	, 100, 11	o, sommest starr	veti			
AcousTileConcealSpLn	25% Now	\$120,000	2045	* *	5	\$9,300		
AcousTheConcealSpLii	Cracking/Crumbling				3	\$9,300		
	Location: Corrido		, Агеи Ај	yeciea . 2570				
	Staining/Discoloring		AraaA	ffeeted : 50%				
	Location : Corrido		e, Area A	ffeciea . 50%				
			Man dad	250/				
	Worn/Eroded, Extent		ујестеа :	23%				
_,	Location : Corrido	7.8						
Plaster	65%		LIFE	* *	5	\$24,200		
Plaster	10% Now	\$7,800	LIFE	* *	5	\$3,700		
	Cracking/Crumbling		, Area Aj	ffected : 20%				
	Location: Rooms I							
	Water Penetration, E		ı Affected	d : 25%				
	Location: Rooms I	01, 107b, 110						

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

Under 600 Volts

Note: 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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Asset #: 2794

Electrical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Service Equipment Molded Case Bkrs	Location	servation, E 1 : Electrico				5	\$1,100	
Switchgear / Switchboard			Service Switch Ra	tea w oc	O Amperes			
Molded Case Bkrs	100%			2045	* *	5	\$1,100	
Raceway Conduit	100%			2025	\$69,300	1		
Panelboards								
Molded Case Bkrs Molded Case Bkrs	80% 20%			2024 2033	\$83,600 * *	5 5	\$900 \$200	
Wiring Braided Cloth		Aged, Exte	\$54,700 ent : Moderate, Are out The Building	2050 a Affecte	* * d : 100%	1		
Thermoplastic	40%			2035	* *	1		
Motor Controllers Locally Mounted	100%			2023	\$45,200	5	\$300	
Ground Grounding Devices Not Accessible	100%							
Stand-by Power Transfer Switches Automatic	100%			2038	* *	1	\$12,700	
Lighting Interior Lighting Fluorescent	Location	ervation, E	Extent : Light, Area out The Building amps	2025 Affected	\$87,500 : 100%	10	\$36,400	
Egress Lighting Exit, Service	Location	servation, E n : Through	Extent : Light, Area out Power From Adjac			1		
Exterior Lighting								
HID	100%			2025	\$156,100	10	\$100	
Alarm Security System No Component	90%							
Generic	10% Other Obs Location	servation, E	Extent : Light, Area On The Wall eras	2033 Affected	**: 100%	1	\$1,600	

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

Asset #: 2794

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Fire/Smoke Detection				
Generic, Analog	100%	2030 **	1-3 \$25,500	
	Other Observation, Extent: Light, Area	a Affected : 100%		
	Location: Corridors			
	Explanation : Alarm Bells, Manual P	ull Station, Strobe Lights, Si	moke Detectors	

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source HTHW/HW	100% Other Observation, I Location: Through	_			1		
Conversion Equipment	Explanation : Supp	п <i>і</i> еа г rom Аајасепі	Dunaing	3			
Heat Exchanger, Plate & Frame	100%		2038	* *	1	\$19,600	
	Other Observation, I Location: Basemen Explanation: 2 Ne	nt	Affected	: 100%			
Distribution							
Hot Wtr Piping/Pump Central Plant Steam Piping/Pmp	20% 40% Now	\$75,400	2024 2035	\$11,600 * *	4 4	\$600 \$800	
1 6 1		ve Rusting Through	out				
	Leak Evident, Extent Location: East Sia		cted : 10	%			
Central Plant Steam Piping/Pmp	40%	ac of the Bullating	2051	* *	4	\$1,200	
	Recent Replace Evid Location : Basemen	_	Area Affe	ected : 40%			
Terminal Devices Convector/Radiator	100%		2023	\$198,800	1	\$12,800	
Air Conditioning	10070		2023	\$190,000	1	\$12,800	
Energy Source							
Electricity	100%		2033	* *	1		
Conversion Equipment							
Window/Wall Unit	50%		2020	\$38,700	1		
No Component	50%						
Ventilation							
Distribution	200/		LIEE	* *	2.5	Φ4 400	
Ductwork/Diffusers No Component	20% 80%		LIFE	* *	2-5	\$4,400	

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

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
entilation entilation							
Exhaust Fans							
Interior	20% Now	\$2,600	2025	\$26,400	2	\$200	
	Not in Service, Exter		ected : 10	9%			
	Location: Restroom	ns					
No Component	80%						
lumbing							
H/C Water Piping	4000/	010.000	2025	**			
Brass/Copper	100% 0-2	\$13,800	2025	\$276,900	1		
	Corroded, Extent : S Location : Water M		! : 10%				
Water Heater							
Electric	100%		2024	\$32,700	4	\$300	
	Recent Replace Evid	ent, Extent : Light,	Area Affe	ected : 40%			
	Location : Basemer	nt					
	Other Observation, I		Affected	: 40%			
	Location : Baseme						
	Explanation : One	250 Gallon Electric	Water H	Ieater			
HW Heat Exchanger							
Steam Fired	100% Now	\$5,900	2025	\$59,100	4	\$3,900	
	Not in Service, Exter		ected : 50	9%			
	Location : Basemen	nt					
Sanitary Piping	1000/			* *			
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	1000/		LIPP	* *	1		
Cast Iron	100%		LIFE		1		
Sump Pump(s) Submersible	1000/		2010	¢1 200	1	¢1 200	
Fixtures	100%		2019	\$1,300	4	\$1,300	
Fixtures Generic	100%						
ire Suppression	100/0						
Sprinkler							
Sprinkier	500 /						
No Component	50%						

^{**} 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

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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$152,100	\$23,500	\$3,900	\$6,200
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				
Total	\$152,100	\$23,500	\$3,900	\$6,200



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

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

rchitecture		Current Repair		Futu	re Replacement	Maintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Masonry: Brick		Now	\$185,900	LIFE	* *	5	\$30,900	
	Diagonal	Cracks, Ex	tent : Moderate, Ar	ea Affec	ted : 5%			
	Location	n : Building	Corners					
	Jnt Morta	r Miss/Ero	d, Extent : Severe, A	Area Affe	ected : 15%			
	Location	n : Various	Locations					
	Loose Un	its, Extent :	Severe, Area Affec	ted : 2%				
	Location	n : Building	Corners					
Masonry: Brick	20%)		LIFE	* *	5	\$9,500	
Masonry: Granite	5%	·)		LIFE	* *	5	\$1,800	
Masonry: Limestone	5%		\$5,700	LIFE	* *	5	\$1,800	
<i>y</i> - <u>-</u>	Jnt Morta	r Miss/Ero	d, Extent : Moderat	e, Area A	Affected : 10%		4-,000	
	Location	n : North Ai	nd West Facades					
Stucco Cement	5%	Now	\$3,400	2030	* *	5	\$3,000	
			Extent : Moderate		ffected : 5%		42,000	
	U	n : Lower B		, ,	<i>.</i>			
	Vertical C	racks. Exte	nt : Moderate, Ared	a Affecte	d:5%			
		n : Lower B		33				
Windows								
Aluminum	95%	0-2	\$10,500	2041	* *	5	\$2,500	
	Broken/M		ents, Extent : Mode	erate, Ar	ea Affected : 10%	-	÷)- • •	
		_	Insect Screens At M					
Aluminum	5%	Now	\$1,100	2041	* *	5	\$100	
	_		ked, Extent : Mode		ea Affected : 5%	-	, ,,,,,,	
		n : Stairs			55			

Architecture	Current Repair	Future Replacement	M	aintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority			
Exterior								
Parapets								
Masonry: Brick	30% Now \$38,300 Diagonal Cracks, Extent : Moderate, A	LIFE **	5	\$3,300				
	Location: Northeast Corner Of Low I							
	Jnt Mortar Miss/Erod, Extent: Modera	=						
	Location: Low Roof	ie, mea nyjecica . 2570						
	Spalling, Extent: Moderate, Area Affect	ted : 10%						
	Location: Interior Face	ica . 1070						
Masonry: Brick	60% Now \$229,600	LIFE **	5	\$6,600	1			
·	Broken/Missing Elements, Extent: Seve	ere, Area Affected : 20%						
	Location: Upper Roof	ACC . 1 100/						
	Cracking/Crumbling, Extent: Severe, A	Area Affected: 10%						
	Location: Upper Roof	A ACC + 1 250/						
	Jnt Mortar Miss/Erod, Extent : Severe, Location : Upper Roof	Area Affectea : 25%						
	Loose Units, Extent : Severe, Area Affec	cted : 5%						
	Location: Upper Roof							
	Misaligned/Bulging, Extent : Moderate Location : Upper Roof	, Area Affected : 5%						
	Miss/Damaged Copings, Extent : Mode Location : Upper Roof	rate, Area Affected : 5%						
	Worn/Eroded, Extent: Severe, Area Affi	octed · 20%						
	Location: Upper Roof	cerea : 2070						
Masonry: Limestone	10% Now \$34,700	LIFE **	5	\$1,400				
1/1 2 00111.j. 211110000110	Diagonal Cracks, Extent : Moderate, A		Ü	Ψ1,.00				
	Location: Decorative Cornice At Northwest Corner And Horizontal Bands							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location: Coping And Decorative Cornice							
	Loose Units, Extent : Moderate, Area A							
	Location: Upper And Lower Roof Co	•						
	Water Penetration, Extent : Moderate, A							
	Location: Coping And At Decorative	Cornice - Northwest Corne	r					

Architecture	Current	Current Repair		Future Replacement		Maintenance				
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
xterior										
Roof										
Built-Up (BUR)	40% 2-4	\$31,400	2025	\$52,300						
	Blisters, Extent : Mo Location : Lower I		ed : 25%							
		Worn/Eroded, Extent : Severe, Area Affected : 100%								
	Location: Lower Roof									
	Other Observation, Extent: Light, Area Affected: 100%									
	Location: Lower Roof									
	Explanation: Roo	f Location								
Built-Up (BUR)	55% Now	\$14,400	2025	\$72,000						
•	Debris on Roof, Extent: Severe, Area Affected: 10%									
	Location : Near Parapets From Failing Mortar									
	Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 10%									
	Location : Upper l	Roof								
	Ponding, Extent : M Location : Various	loderate, Area Affect	ed : 10%							
			Araa Affac	tad : 10%						
	Vegetation Growth, Extent : Moderate, Area Affected : 10% Location : Upper Roof									
	Water Penetration, Extent : Severe, Area Affected : 15% Location : Various Locations									
	Other Observation, Extent : Light, Area Affected : 100% Location : Upper Roof									
	Explanation: Roo	·								
Cinala Dla Manahara	5%	Locuiton	2035	* *	10	¢1 400				
Single Ply Membrane	_	dont Extent : Light			10	\$1,400				
	Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Low Roof Bulkhead									
nterior		<u>, </u>								
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				
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10% Location : Various Locations									
	Worn/Eroded, Extent : Light, Area Affected : 100%									
	Location : Throug		/							

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

Asset #: 2646

Architecture	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
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, A	rea Affec	ted : 10%			
	Location	i : Various .	Locations					
	Loose/Del	lam Surface	e, Extent : Severe, A	rea Affe	cted : 10%			
	Location	ı : Stair Bu	lkheads, Music Pra	ctice Ro	oms			
	Staining/L	Discoloring,	Extent : Severe, A	rea Affec	ted : 5%			
	Location	: Music P	ractice Rooms					
	Water Pen	etration, E.	xtent : Severe, Area	Affected	d: 10%			
	Location	i : Bulkhead	ds, Music Practice	Rooms,	Various Other Loca	ations		
Ceilings								
AcousTileSusp.Lay-In	62%	Now	\$32,800	2038	* *	5	\$10,200	
	Broken/M	issing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 10%			
	Location	: Through	out					
	Staining/L	Discoloring,	Extent : Moderate	, Area A	ffected : 20%			
	Location	: Through	out					
Exposed Concrete	25%	Now	\$13,200	LIFE	* *	5	\$1,300	
Exposed Concrete					1 : 10%	3	ψ1,500	
	Water Penetration, Extent : Severe, Area Affected : 10% Location : Main Stairway Bulkhead							
Dlastor	10%		\$2,100	LIFE	* *	5	\$2,000	
Plaster			\$2,100 xtent : Severe, Area			3	\$2,000	
		· ·	*	33	i. 10/0			
7.1			s, Music Practice					
Plaster	3%			LIFE	* *	5	\$600	

lectrical	Current Repa	ir Futur	Future Replacement		aintenance	
vstem Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2045	* *	5	\$100	
	Other Observation, Extens	: Light, Area Affected	: 100%			
	Location: Electrical Ro	om				
	Explanation: One 600 A	mperes Main Disconn	ect Switch			
Switchgear / Switchboard						
Fused Disc Sw	100%	2025	\$97,600	5	\$100	
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	

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

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

Asset #: 2646

Electrical	Current Re	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts							
Wiring							
Braided Cloth	80% 2-4	\$53,100	2050	* *	1		
	Insulation Aged, Extent		ı Affecte	d : 100%			
	Location : Throughou	t The Building					
Thermoplastic	20%		2045	* *	1		
Motor Controllers							
Locally Mounted	100%		2023	\$45,200	5	\$100	
Ground							
Grounding Devices							
Not Accessible	100%						
stand-by Power							
Transfer Switches							
Automatic	100%		2038	* *	1	\$6,700	
Lighting							
Interior Lighting							
Fluorescent	100%		2030	* *	10	\$20,100	
	T-8 Lamps And Fixture. Location: Throughou	_	Area Affe	ected : 100%			
Egress Lighting							
Emergency, Service	50%		2025	\$5,400	1		
Exit, LED	50%		2040	* *	1		
Exterior Lighting							
HID	30%		2025	\$24,800	10		
	Other Observation, Ext	ent : Light, Area A	Affected	·			
	Location: Throughou	_					
	Explanation : Control						
No Component	70%						
Alarm	, , , ,						
Fire/Smoke Detection							
No Component	70%						
Generic, Analog	30% 4+	\$1,400	2025	\$67,900	1-3	\$3,700	
Contrie, I manag	Devices Missing, Exten			·		ψ2,700	
	Location : 2nd Floor						

Mechanical	C	urrent Repa	ir	Futur	e Replacement	M	aintenance	
System Component Type		il Date Esti Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source HTHW/HW	100%			2025	\$50,400	1		
Conversion Equipment Heat Exchanger, Plate & Frame	100%			2038	* *	1	\$10,800	

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

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

Asset #: 2646

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
leating Distribution Central Plant Steam Piping/Pmp	85% Now	\$58,900	2035	* *	4	\$900		
i iping i inp	Corroded, Extent : S Location : Through Steam Traps Faulty,	nout Extent : Severe, Are		ed : 25%				
	Location: Through	iout						
Central Plant Steam Piping/Pmp	15%		2035	* *	4	\$200		
Terminal Devices Convector/Radiator	100% Broken, Extent : Ligi Location : I Broke		2023	\$109,600	1	\$7,100		
ir Conditioning								
Energy Source Electricity	100%		2041	* *	1			
Conversion Equipment Window/Wall Unit No Component	20% 80%		2019	\$8,500	1			
entilation Exhaust Fans	1000/							
Not Accessible	100%							
lumbing H/C Water Piping Galvanized Steel	100% Now Leak Evident, Extent Location : Baseme		2030 Affected :	**	1			
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% Other Observation, I Location : Baseme	_	2025 Affected	\$3,100 : 100%	4	\$500		
=	Explanation: Not A	Accessible						
Fixtures Generic	100%							

Fire Suppression

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

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

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

Mechanical	Current Repair	Future Replacemer	t	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Co	ost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression						
Sprinkler Generic	100%	2045	* *	1-2	\$6,100	
	Other Observation, Extent : Light, Are	ea Affected : 10%			, , , , , ,	
	Location: Electric Closet					
	Explanation : Sprinkler Only For Cl	loset				

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

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

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



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

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

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

Asset #: 2075

rchitecture	Current Repair	Future Replacement	М	Maintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls	100/	TIEE **	-	Ф2 (00	
Masonry: Granite	10%	LITE	5	\$2,600	
	Other Observation, Extent : Light, Area Location : In Colonnade And Areaway				
	Explanation: Polished Granite Blocks				
Massamu Cranita	60%	LIFE **	5	¢15 900	
Masonry: Granite	Jnt Mortar Miss/Erod, Extent : Moderat		3	\$15,800	
	Location: West Wall	e, Area Ajjeciea . 4070			
	Staining/Discoloring, Extent: Moderate	Area Affected : 20%			
	Location: Various Locations	, meanyjeciea . 2070			
	Water Penetration, Extent: Moderate, A	Area Affected · 20%			
	Location: Basement	neargycetea : 2070			
	Other Observation, Extent : Light, Area	Affected: 100%			
	Location : Lower Level Under Colonn				
	Explanation: Rusticated Granite Bloc	eks			
Masonry: Limestone	30% Now \$69,900	LIFE **	5	\$7,900	
waseing. Emilestene	Cracking/Crumbling, Extent: Moderate		5	Ψ7,500	
	Location : Base At 1st Floor Colonnae				
	Loose Units, Extent : Severe, Area Affec	ted : 10%			
	Location : Colonnade Scuppers/ Corn				
	Staining/Discoloring, Extent : Moderate	e, Area Affected : 15%			
	Location : Throughout				
	Worn/Eroded, Extent : Moderate, Area A	Affected : 10%			
	Location: Throughout Colonnade				
Windows					
Wood	100% Now \$13,500	2050 **	5	\$1,600	1
	Air Infiltration, Extent : Moderate, Area	ı Affected : 100%			
	Location: Basement				
	Broken/Missing Elements, Extent: Seve	re, Area Affected : 50%			
	Location: Areaway(s)	CC 1 1000/			
	Dry Rot/Decay, Extent : Severe, Area Af	fected: 100%			
D C	Location : Basement				
Roof Clay Tile	30% Now \$30,800	2035 **			
Clay Tile	Broken/Missing Elements, Extent: Mod	2033			
	Location: Throughout Colonnade Roo	==			
C		2040 **			
Copper/Terne	10% Now \$10,500 Broken/Missing Elements, Extent: Seve	2040			
	Location: Colonnade Gutters	re, Area Ajjeciea . 1070			
	Deformed/Dented, Extent: Moderate, A	rea Affected · 20%			
	Location: Throughout Colonnade Gui				
Panel/Paver: Cer/Brk	60%	2035 **	10	\$45,200	
ranci/raver: Cer/Brk	Other Observation, Extent : Light, Area		10	\$43,200	
	Location: Over Basement And Audito				
	Explanation: Plaza Roof				
terior	<u> Бършнинон . 1 игди Коој</u>				

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

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

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

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

Asset #: 2075

Architecture	Current Repair		Futur	e Replacement	M				
ystem Component Type	% of Fail 1 Total (Yes	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
terior									
Floors									
Cast in Place Concrete	90% No	+ - /	LIFE	* *	5	\$35,900			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location: Basement								
	Water Penetration	on, Extent : Moderate, A	Area Affe	cted : 10%					
	Location : Ele	ctrical Room, Basement							
Ceramic Tile	5%		2028	\$19,300	5	\$900			
Terrazzo	5%		LIFE	* *	5	\$700			
Interior Walls									
Ceramic Tile	5%		2028	\$29,900	5	\$1,000			
Masonry: Brick	20%		LIFE	* *					
Plaster	75% No	w \$26,100	LIFE	* *	5	\$4,500			
	Cracking/Crumbling, Extent: Moderate, Area Affected: 30% Location: Basement								
		on, Extent : Moderate, A	Area Affe	cted : 25%					
	Location : Bas	rement							
Ceilings									
Exposed Struc: Steel	50%		LIFE	* *					
Masonry: Infill Arch	20% No		LIFE	* *					
	O	Elements, Extent : Ligh hed Ceiling, 1st Floor (,,,					
Wood	30%		LIFE	* *	5	\$79,000			

Electrical		Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Not Accessible	100%							
Wiring								
Thermoplastic	100%			2025	\$26,500	1		
Lighting								
Exterior Lighting								
Fluorescent	100%	2-4	\$12,800	2020	\$42,600			
	Damaged I	Fixtures, E	xtent : Light, Area	Affected	: 100%			
	Location	: Broken E	Bulbs And Missing	Lenses T	hroughout Exterior	r		
Alarm								
Security System								
Generic	100%			2025	\$40,200	1	\$4,600	

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

Air Conditioning

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

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

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

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

^{**} 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

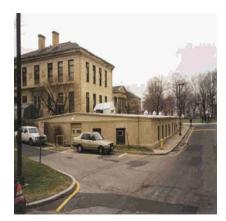
Date of Survey : 25-Feb-2014 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 3222 Lot : 62 BIN : 2100256

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

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



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

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

Asset #: 2067

Architecture	Current F	M	aintenance					
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior								
Exterior Walls	000/ 37	#25 000	LIDE	ماد ماد	-	Φ2 400		
Masonry: Limestone	90% Now	\$25,000	LIFE	**	5	\$3,400		
	Broken/Missing Elem							
	Location : Near No.							
	Jnt Mortar Miss/Erod							
	Location: Through							
	Caulking Deteriorate							
	Location : Perimete	r Sealant At Base						
Slate Panels	5%		LIFE	**	5	\$200		
	Cracking/Crumbling,							
	Location: Various A							
	Other Observation, E	_	Affected :	100%				
	Location : Horizont	_						
	Explanation: Paint					***		
Wood	5% Now	\$13,300	2045	**	5	\$600		
	Deteriorated Finish,			cted : 100%				
	Location : Fascia T			2007				
	Dry Rot/Decay, Exter		Affected :	30%				
	Location : Fascia, I		1 2007					
	Split/Cracked, Extent							
Windows	Location : Fascia T	rims below Rooj L	ine					
Aluminum	100% Now	\$10,300	2050	* *	5	\$100		
Tiummum	Bent/Warped Element			ffected : 20%	3	Ψ100		
	Location : Through		, 11.00111	geerea : 2 070				
	Misaligned/Bulging,		ea Affectea	l : 10%				
	Location : North Sig							
	Caulking Deteriorate							
	Location : Around \		, <u>J</u>	y				
	Water Penetration, E.		rea Affect	ed : 20%				
	Location : Around V	Window Frames						
Roof								
Modified Bitumen	100%		2025	\$74,600	10	\$12,800		
terior								
Floors Vinyl Tile	100% Now	\$39,500	2025	\$79,000	3	\$3,500		
villyl The		·			3	\$3,300		
	Adhesion Failure, Extent : Severe, Area Affected : 15% Location : Rooms 111 And 113							
	Broken/Missing Elements, Extent: Moderate, Area Affected: 15%							
	Location: Various Locations							
	Patching Evident, Extent: Moderate, Area Affected: 20%							
	Location: Throughout							
	Uneven Surface, Exte		ffected : 1	00%				
	Location : Through							
	Worn/Eroded, Extent	: Moderate, Area A	Affected : 1	00%				
	Location: Through	out						

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

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

Asset #: 2067

Architecture	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Cast in Place Concrete	15%			LIFE	* *			
Concrete Masonry Unit	50%			LIFE	* *	5	\$1,800	
Gypsum Board	20%	Now	\$100	LIFE	* *	5	\$1,100	
		r/Impact D 1 : Corridoi	amage, Extent : Lig · Wall	ht, Area	Affected : 2%			
Masonry: Brick	5%	Now	\$900	LIFE	* *			
	Location Other Obs Location	e: West Sid vervation, E vest Sid	xtent : Light, Area I e Extent : Severe, Area e Party Wall riorated Finish		d : 10%			
Plywood/Hardboard	10%			LIFE	* *			
Ceilings AcousTileSusp.Lay-In	Broken/Mi	Now issing Elem : Bathroon	\$1,500 eents, Extent : Seven	2045 re, Area A	* * Affected : 80%	5	\$100	
Exposed Struc: Wood		ling, Extent : Through	: Moderate, Area A	LIFE Affected .	**			
Plaster	Water Pen	Now etration, E. a : Room 11	\$2,300 xtent : Moderate, A	LIFE rea Affec	* * cted : 5%	5	\$5,400	

Electrical		Current F	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2025	\$13,900	1		
Panelboards								
Fused Disc Sw	3%			2024	\$700	5		
Molded Case Bkrs	77%			2024	\$17,200	5	\$100	
Molded Case Bkrs	20%			2041	* *	5		
Wiring								
Thermoplastic	80%			2025	\$14,800	1		
Thermoplastic	20%			2045	* *	1		
Motor Controllers								
Locally Mounted	100%			2023	\$45,200	5		
Lighting								
Interior Lighting								
Fluorescent	100%			2030	* *	10	\$5,700	
	•		res, Extent : Light, . out The Building	Area Aff	ected : 100%			

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

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

Asset #: 2067

Electrical	Current Repair	Future Rep	olacement	M	aintenance				
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Lighting									
Egress Lighting									
Emergency, Service	50%	2030	* *	1					
	Other Observation, Extent : Ligh	ht, Area Affected : 100	%						
	Location: Throughout								
	Explanation : Gets Power Fron	n Adjacent Building C	Generator						
Exit, Service	50%	2030	* *	1					
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Throughout								
	Explanation : Gets Power From Adjacent Building Generator								
Exterior Lighting									
HID	100%	2025	\$24,400	10					
Alarm									
Fire/Smoke Detection									
Generic, Analog	100%	2030	* *	1-3	\$4,000				

Mechanical	Current Repair		Futur	e Replacement	M			
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%			2045	* *	1		
Conversion Equipment								
Heat Exchanger, Plate &	100%			2038	* *	1	\$3,100	
Frame								
Distribution								
Central Plant Steam	100%			2045	* *	4	\$300	
Piping/Pmp								
Terminal Devices								
Convector/Radiator	100%			2023	\$31,100	1	\$2,000	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	10%			2020	\$1,200	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,500	
Exhaust Fans								
Roof	100%			2020	\$9,700	2	\$200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2023	\$25,500	1		
Water Heater								
Not Accessible	100%							

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

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

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
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	
Fixtures							
Generic	100%						

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

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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

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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$148,000	\$15,800	\$27,500	\$3,500
Importance Code A	\$58,200		\$300	
Importance Code B	\$65,900	\$15,800	\$27,200	\$3,500
Importance Code C	\$23,900			
Total	\$148,000	\$15,800	\$27,500	\$3,500



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

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

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Masonry: Brick	85% Now Corrosion/Rusting, Exte Location: Lintels Thre Cracking/Crumbling, Ex Location: Throughout Vertical Cracks, Extent Location: Throughout	oughout ktent : Moderate · · Moderate, Ared	, Area Aj	fected : 10%	5	\$13,100	
Masonry: Limestone	15% Now Jnt Mortar Miss/Erod, E Location: Window Sil Loose Units, Extent: Se Location: Stair And A Water Penetration, Exte Location: At Stair And Worn/Eroded, Extent: M Location: Balcony	ls, Entrance Stad vere, Area Affec reaway On Nori nt : Severe, Area d Areaway On N	ir, Areaw ted : 10% th Side a Affected orth Side	ay 6 1 : 10%	5	\$1,700	
Windows							
Aluminum	100%		2041	* *	5	\$600	
Parapets /T	100/ 1	¢5 200	2045	* *	-	¢500	
Copper/Terne	10% Now Bent/Warped Elements, Location: South Side Broken/Missing Element Location: South Side Seams Open/Split, Exter Location: Various Loc Water Penetration, Exter Location: Various Loc	Gutters ts, Extent : Seve Gutters at : Moderate, A cations nt : Moderate, A	re, Area Area Area	ected : 15% Affected : 10% ted : 15%	5	\$500	
Masonry: Limestone	90% Now Jnt Mortar Miss/Erod, E Location : Eaves And Water Penetration, Exte Location : Eaves And	Cornice nt : Moderate, A			5	\$2,300	

Asset #: 2066

Architecture	Current Repair Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior Roof					
Clay Tile	90% Now \$75,800 Broken/Missing Elements, Extent: Mo Location: Throughout Miss/Damaged Flashings, Extent: Sev Location: Surrounding Skylight Water Penetration, Extent: Moderate, Location: Throughout	derate, Area Affected : 20% vere, Area Affected : 10%			
Skylight, Metal/Glass	10% Now \$24,900 Miss/Damaged Flashings, Extent: Sev Location: East Roof Face Water Penetration, Extent: Moderate, Location: Skylight	vere, Area Affected : 100%			1
nterior					
Floors	100/	2021 \$22.400	2	¢2 000	
Carpet	10% Staining/Discoloring, Extent: Modera Location: 1st Floor	2021 \$23,400 ste, Area Affected : 25%	3	\$2,800	
Mosaic Tile	5% Broken/Missing Elements, Extent : Mo Location : Bathroom	2030 ** oderate, Area Affected : 10%	5	\$2,300	
Vinyl Tile	85% Worn/Eroded, Extent : Light, Area Affe Location : Throughout	2025 \$132,300 ected: 80%	3	\$7,800	
Interior Walls					
Gypsum Board	10% Now \$400 Other Observation, Extent: Severe, An Location: Bathroom Explanation: Water Damage		5	\$1,100	
Masonry: Brick	20% Now \$13,700 Efflorescence, Extent: Moderate, Area Location: Attic Water Penetration, Extent: Moderate, Location: Attic	a Affected : 20%			
Plaster	70% Now \$9,900 Cracking/Crumbling, Extent: Severe, Location: Basement Paint Peeling, Extent: Moderate, Area Location: Throughout Water Penetration, Extent: Moderate, Location: Basement	Area Affected : 10% a Affected : 25%	5	\$3,700	

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

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

Asset #: 2066

Architecture	Current R	lepair	Futur	e Replacement	lacement Maint		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
Exposed Struc: Wood	20% Now	\$23,000	LIFE	* *			
	Dry Rot/Decay, Extent : Moderate, Area Affected : 10%						
	Location: Attic						
	Water Penetration, Extent : Severe, Area Affected : 10%						
	Location: Attic						
Plaster	80% Now	\$19,200	LIFE	* *	5	\$9,200	
	Loose/Delam Surface,	Loose/Delam Surface, Extent : Severe, Area Affected : 10%					
	Location: Near Roof Hatch, Classrooms, Basement						
	Water Penetration, Extent : Severe, Area Affected : 100%						
	Location : Near Roo		55				
	•						

Electrical	Current Repair	Future	Replacement	Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2045	* *	5	\$100	
	Other Observation, Extent :	0	100%			
	Location : Electrical Room	• •				
	Explanation : One 800 An Disconnect Switch	iperes Main Disconne	ct Switch And One	e 400 Am	peres Main	
Transformers						
Dry Type	100%	2042	* *	5		
	Other Observation, Extent:		100%			
	Location : Main Electrica	l Room				
	Explanation: 300 Kva 48	0v-208/120v				
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	
round			<u> </u>			
Grounding Devices						
Generic	100%	LIFE	* *	5	\$200	
tand-by Power						

Stand-by Power

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

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

Asset #: 2066

Electrical	Current Rep	air Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Transfer Switches						
Automatic	100%	2038	* *	1	\$3,900	
Lighting						
Interior Lighting						
Fluorescent	100%	2030	* *	10	\$11,200	
	T-8 Lamps And Fixtures, Location: Throughout	0 . 30	ected : 100%			
Egress Lighting						
Emergency, Service	50%	2030	* *	1		
	Other Observation, Exter	ıt : Light, Area Affected	: 100%			
	Location: Throughout					
	Explanation: Gets Pow	ver From Adjacent Build	ling Generator			
Exit, Service	50%	2030	* *	1		
	Other Observation, Exter	ıt : Light, Area Affected	: 100%			
	Location: Throughout					
	Explanation: Gets Pow	er From Adjacent Build	ling Generator			
Exterior Lighting						
HID	100%	2030	* *	10		
Alarm						
Fire/Smoke Detection						
No Component	60%					
Generic, Analog	40%	2030	* *	1-3	\$3,100	

Mechanical	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
HTHW/HW	100%		2025	\$28,200	1		
Distribution							
Central Plant Steam	100% Now	\$19,400	2035	* *	4	\$600	
Piping/Pmp							
	Corroded, Extent: Ser	vere, Area Affectea	!: 20%				
	Location: Basement	•					
	Other Observation, Ex	xtent : Light, Area	Affected	: 100%			
	Location : Adjacent	Building					
	Explanation : Steam	Supplied From Ar	ınex				
Terminal Devices							
Convector/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

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

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

Mechanical	C	Current F	Repair	Future Replaceme		M		
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,800	
Exhaust Fans								
Interior	100%		\$40,800	2035	* *	2	\$300	
	-	_	าt : Moderate, Ared	ı Affected	d : 100%			
	Location : I							
			nt : Moderate, Are	a Affecte	d : 100%			
	Location : I	Basemen	t					
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	

Maintenance \$ are aggregated over a 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 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

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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$41,800	\$27,500	\$8,500	\$3,600
Importance Code A	\$16,700	\$300	\$600	\$300
Importance Code B	\$24,600	\$27,200	\$7,900	\$3,400
Importance Code C	\$500			
Total	\$41,800	\$27,500	\$8,500	\$3,600



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

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

Asset #: 2074

Architecture	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Exterior Walls			_		
Masonry: Brick	85% Jnt Mortar Miss/Erod, Extent : Mode Location : Throughout	LIFE ** erate, Area Affected : 5%	5	\$25,900	
Masonry: Granite	5%	LIFE **	5	\$1,100	
Masonry: Limestone	10% Now \$40,30 Int Mortar Miss/Erod, Extent : Mode Location : Throughout		5	\$2,300	
Windows					
Aluminum	100% Air Infiltration, Extent: Moderate, A Location: Throughout	-	5	\$1,200	
	Broken/Missing Elements, Extent: La Location: Missing Glazing At 1st I				
Parapets					
Copper/Terne	25% Now \$9,00 Bent/Warped Elements, Extent: Mod Location: South Facade Deformed/Dented, Extent: Moderate	lerate, Area Affected : 15%	5	\$1,500	
	Location : South Facade	, 30			
Masonry: Limestone	75% Staining/Discoloring, Extent: Moder Location: Throughout	LIFE ** rate, Area Affected : 10%	5	\$2,400	
Roof					
Clay Tile	100% Now \$7,70 Broken/Missing Elements, Extent : M Location : South Side				
nterior					
Floors	100/	0004	-	****	
Carpet	10%	2024 \$42,800	3	\$4,600	
Ceramic Tile	5% 2-4 \$70 Broken/Missing Elements, Extent : M Location : Bathrooms	*	5	\$800	
Terrazzo	20% Horizontal Cracks, Extent : Moderat Location : Third Floor	LIFE ** e, Area Affected : 15%	5	\$4,800	
Vinyl Tile	35% Cracking/Crumbling, Extent: Moder Location: Room 23b	2030 * * * rate, Area Affected : 10%	3	\$4,000	
Vinyl Tile	20%	2025 \$57,000	3	\$3,100	
Wood	10%	2053 **	5	\$5,800	

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

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

Asset #: 2074

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	\$600	
Gypsum Board	20%	Now	\$500	LIFE	* *	5	\$3,500	
	_	d/Bulging, 1 : Bathrooi	Extent : Moderate, n	Area Aff	fected : 5%			
Masonry: Fieldstone	2%			LIFE	* *			
Plaster	73%	Now	\$37,700	LIFE	* *	5	\$6,500	
	_	d/Bulging, ı : Through	Extent : Moderate, out	Area Aff	fected : 25%			
		ling, Extent 1 : Various I	: Moderate, Area A Locations	Affected .	: 25%			
		Evident, Ex 1 : Through	tent : Moderate, Ai out	rea Affect	ted : 20%			
	Water Per	etration, E	xtent : Severe, Area	ı Affected	d : 5%			
	Location	ı : West Sta	ir					
Ceilings								
AcousTileSusp.Lay-In	80%			2038	* *	5	\$24,600	
Plaster	20%			LIFE	* *	5	\$3,800	
		0.	: Moderate, Area A Classrooms	Affected .	: 20%			

ectrical	Current Repair	Future I	Replacement	M	aintenance		
stem Component Type	% of Fail Date Estin Total (Years)	nated Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2045	* *	5	\$100		
	Other Observation, Extent:	Light, Area Affected : I	100%				
	Location : Electrical Room	n					
	Explanation: One 1600 A	mperes And 800 Amper	es Main Disconn	ect Swit	ch		
Transformers							
Dry Type	100%	2038	* *	5	\$100		
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Electrical Room	n					
	Explanation: One 500 Kv	a And One 30 Kva, 480	v-208/120v				
Switchgear / Switchboard							
Fused Disc Sw	40%	2025	\$42,600	5			
Fused Disc Sw	60%	2045	* *	5	\$100		
Raceway							
Conduit	90%	2025	\$51,600	1			
Conduit	10%	2045	* *	1			
Panelboards							
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		

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

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

Asset #: 2074

Electrical	Current	Repair	Future Replaceme		ment Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Wiring							
Braided Cloth	60% 2-4	\$43,500	2050	* *	1		
	Insulation Aged, Ext		a Affected	d : 100%			
	Location: Through	out	2025	Φ21.000	-		
Thermoplastic	30%		2025	\$21,800	1		
Thermoplastic	10%		2045	* *	1		
Motor Controllers	0.007		2022	# 4.4.500	-	#100	
Locally Mounted	90%		2023	\$44,500 * *	5	\$100	
Locally Mounted	10%		2038	* *	5		
Ground							
Grounding Devices	1000/		TIPE	مام مام	-	#200	
Generic	100%		LIFE	* *	5	\$300	
Stand-by Power							
Transfer Switches	1000/		• • • • •	ate at		4	
Automatic	100%		2038	* *	1	\$6,600	
Lighting							
Interior Lighting				* *			
Fluorescent	85%		2030		10	\$16,000	
	T-8 Lamps And Fixtu Location : Through	_	Area Affe	ected : 100%			
Incondescent	15%	coui	2020	\$27.200	2	\$100	
Incandescent	1370		2020	\$37,300		\$100	
Egress Lighting	50%		2020	¢5 500	1		
Emergency, Service		Futant . Lialit Anaa		\$5,500	1		
	Other Observation, I Location : Through	_	лујестеа	. 10070			
	_	юит Power From Adjac	ont Puil l	ina Canavatas			
F '		Fower From Aujuc			-		
Exit, Service	50%	T	2020	\$3,000	1		
	Other Observation, I		Affected	: 100%			
	Location: Through			. ~			
	Explanation: Gets	Power From Adjac	ent Build	ing Generator			
Alarm							
Security System	000/						
No Component	90%		2025			4000	
Generic	10%		2035	* *	1	\$800	
Fire/Smoke Detection							
No Component	60%						
Generic, Analog	40%		2030	* *	1-3	\$5,300	

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating Energy Source				
HTHW/HW	100%	2051 **	1	

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

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

Asset #: 2074

Mechanical		Current I	Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment							*. *.	
HTHW/HW Exchanger	100%			2038	* *	2	\$1,300	
		servation, E 1 : Basemen	Extent : Light, Area	Affected .	: 100%			
			u Recently Replaced					
Distribution	Ехріана	iion . Onii l	кесенну керисеи					
Hot Wtr Piping/Pump	50%	0-2	\$3,300	2033	* *	4	\$500	
That wer i iping i amp			oderate, Area Affec		6	•	φ500	
		ı : Through						
Hot Wtr Piping/Pump	50%	Now	\$3,300	2033	* *	4	\$500	
Tiev wit Tiping/Tomp			: Severe, Area Affe		%	·	4000	
		ı : Basemen						
Terminal Devices								
Air Handler	5%			2025	\$14,800	1	\$600	
Convector/Radiator	85%			2023	\$95,500	1	\$5,600	
Fan Coil Unit/Heat	10%			2025	\$31,400	1	\$700	
Air Conditioning								
Energy Source	4000/			•	de de			
Electricity	100%			2033	* *	1		
Conversion Equipment	200/			2025	#00.600			
Split Unit Window/Wall Unit	20% 30%			2025 2019	\$89,600	1		
No Component	50% 50%			2019	\$13,100	1		
Distribution	3070							
Ductwork/Diffusers	20%			LIFE	* *	2	\$5,300	
Buctwork Billusers			Extent : Light, Area		: 20%	_	ψ3,300	
		ı : Basemen	_	33				
	Explana	tion : Servi	ng Lunch Room					
No Component	80%							
Terminal Devices								
Fan Coil - 4 Pipe	100%			2025	\$245,700	1	\$6,600	
Heat Rejection								
Air Cooled Condenser	20%			2025	\$4,200	2	\$2,900	
Unit								
No Component	80%							
Ventilation								
Exhaust Fans Interior	100%			2025	\$74.700	2	\$600	
Plumbing	100%			2025	\$74,700	2	\$000	
H/C Water Piping								
Galvanized Steel	100%			2030	* *	1		
			oderate, Area Affec		6	*		
		ı : Through						
-								

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

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

Mechanical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Water Heater						
Electric	100%	2023	\$18,500	4	\$200	
	Other Observation, Extent: Light, A	Area Affected	: 100%			
	Location: Basement					
	Explanation: 120 Gallons					
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	
	Other Observation, Extent : Light, A	Area Affected	: 100%			
	Location: Basement					
	Explanation: Single Unit					
Fixtures						
Generic	100%					
	Obsolete Fixtures, Extent : Light, A	rea Affected :	100%			
	Location: Throughout					

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

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

\$900			
\$98,500	\$13,500	\$2,200	\$2,600
	\$300		\$300
\$99,400	\$13,800	\$2,200	\$2,900
\$39,600	\$12,900	\$1,400	\$800
\$18,700	\$900	\$800	\$900
\$41,100			\$1,200
FY 2019	FY 2020	FY 2021	FY 2022
	\$41,100 \$18,700 \$39,600 \$99,400 \$98,500	\$41,100 \$18,700 \$39,600 \$99,400 \$13,800 \$98,500 \$13,500	\$41,100 \$18,700 \$900 \$800 \$39,600 \$12,900 \$1,400 \$99,400 \$13,800 \$2,200 \$300 \$98,500 \$13,500 \$2,200



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

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

Asset #: 2079

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls	4000/		4.0.4.0	• • • •		_	440000	
Stucco Cement		Now	\$69,100	2030	* *	5	\$10,000	
	_	_	Extent : Severe, A	rea Affeci	ted: 25%			
		: Through		CC . 1	1.50/			
			nt : Severe, Area Ą	ffectea : 1	15%			
Roof	Location	: Through	ОИТ					
Built-Up (BUR)	65%	Now	\$59,700	2035	* *			
Built-Op (BOK)			iss, Extent : Moder		Affected : 50%			
		: Through		, 11100	ngeerea : 5070			
		_	extent : Moderate, 1	Area Affe	cted : 20%			
	-	: Through		1,00,11,1,00				
		_	xtent : Moderate, A	rea Affec	rted : 10%			
		: Offices	,					
			: Moderate, Area	Affected :	25%			
		: Through		33				
		_	Extent : Light, Area	Affected	: 100%			
		: Through	_					
	Explana	tion : Inacc	essible					
Single Ply Membrane	35%			2025	\$23,600	10	\$7,000	
nterior								
Floors	50 /	0.2	Ø1 400	2024	* *	_	Ø 400	
Ceramic Tile	5%		\$1,400	2034		5	\$400	
		ssing Eiem : Bathrooi	ents, Extent : Mod ns	erate, Are	га Ајјества : 5%			
Raised Access Floor	30%	Now	\$21,500	2028	\$107,500	5	\$8,200	
			tent : Moderate, A		•	-	4-,	
		: Through						
Vinyl Tile	35%	0-2	\$17,300	2025	\$43,200	3	\$1,900	
•	Worn/Erod	led, Extent	: Moderate, Area		•			
	Location	: Through	out					
Vinyl Tile 9" X 9"	30%	Now	\$48,000	2035	* *	3	\$1,600	
			: Severe, Area Affe		0%		, , , , , , , , , , , , , , , , , , , ,	
		: Through						
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		Now	\$900	LIFE	* *			
			ents, Extent : Mod	erate, Are	ea Affected : 20%			
	Location	: Receivin	g Area					

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

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

Asset #: 2079

Architecture	Current Rep	oair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	100% 0-2	\$58,800	2038	* *	5	\$7,300	
	Broken/Missing Element	ts, Extent : Mode	erate, Ar	ea Affected : 25%			
	Location: Throughout	•					
	Staining/Discoloring, Ex	xtent : Moderate	, Area Aj	fected : 50%			
	Location : Throughout						
	Worn/Eroded, Extent : Moderate, Area Affected : 50%						
	Location: Throughout	<u>.</u>					

Electrical	Current Repair	Future R	eplacement	М	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts						
Service Equipment						
Fused Disc Sw	75%	2035	* *	5		
	Other Observation, Extent : Li	ight, Area Affected : 10	00%			
	Location : Electrical Room					
	Explanation : Main Service S				Bliss Hall	
Fused Disc Sw	25%	2035	* *	5		
	Other Observation, Extent : Li	ight, Area Affected : 10	00%			
	Location : Electrical Room					
	Explanation : One 400 Ampe	ere Switch From Utilit	y			
Transformers	1000/	• • • • •	de de	_		
Dry Type	100%	2030	* *	5		
	Other Observation, Extent : Li	ight, Area Affected: 10	00%			
	Location: Electrical Room	20.77				
9 1 1 /9 1 1	Explanation: 2-112 Kva, 1-	30 Kva				
Switchgear / Switchboard Fused Disc Sw	600/	2025	* *	-		
Molded Case Bkrs	60% 40%	2035 2035	* *	5	\$100	
	40%	2033		5	\$100	
Raceway Conduit	100%	2035	* *	1		
Panelboards	100%	2033		1		
Molded Case Bkrs	100%	2033	* *	5	\$300	
Wiring	10070	2033			\$300	
Braided Cloth	30% 2-4	\$8,300 2050	* *	1		
Braided Cloth	Insulation Aged, Extent: Mod	. ,	100%	1		
	Location: Throughout	eraic, meany cerea.	100/0			
Thormonlastic	70%	2035	* *	1		
Thermoplastic	/070	2033		1		
Grounding Devices						
Grounding Devices Generic	100% 2-4	\$9,500 LIFE	* *	5	\$100	
Generic	Other Observation, Extent : M		1 · 100%	3	\$100	
	Location: Water Main	ouer and, mica myteriet	. 100/0			
	Explanation : Corroded					
Stand-by Power	Empression Corroact					

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.

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

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

Asset #: 2079

Electrical	trical Current Repair		e Replacement	Maintenance					
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Stand-by Power									
Transfer Switches									
Automatic	100%	2038	* *	1	\$3,100				
Lighting									
Interior Lighting									
Fluorescent	100%	2025	\$97,200	10	\$8,900				
	Motion Sensors in Use, Extent:		cted : 50%						
	Location : First Floor Office A								
	T-8 Lamps And Fixtures, Extent	: Light, Area Aff	ected : 100%						
	Location : Throughout								
Egress Lighting									
Exit, Service	100%	2025	\$1,400	1					
Exterior Lighting									
HID	100%	2020	\$38,200	10					
	Other Observation, Extent : Lig	ht, Area Affected	: 100%						
	Location: Throughout								
	Explanation : Controlled Via I	Photocell							
Alarm									
Security System	500/								
No Component	50%	2025	4.7.4 00		A.				
Generic	50%	2025	\$15,300	1	\$1,900				
Fire/Smoke Detection	/								
No Component	50%								
Generic, Analog	50%	2025	\$52,400	1-3	\$3,200				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Throughout								
	Explanation : Smoke Detector	And Strobe Ligh	ts						

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
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%							
	Other Obse	ervation, E	Extent : Light, Area	Affected	: 0%			
	Location	: Through	out					
	Explanati	ion : Suppl	lied From Adjaceni	Building	3			
Distribution								
Hot Wtr Piping/Pump	70%	2-4	\$900	2033	* *	4	\$300	
1 0 1	Corroded,	Extent : Li	ght, Area Affected	: 30%				
	Location	: 1st Floor	r					
No Component	30%							

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

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

Mechanical		Current l	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices Air Handler	Not in Ser	Now vice, Exten a : 1st Floor	\$5,400 t : Severe, Area Aff r	2025 Tected : 3	\$26,900 0%	1	\$3,800	
Fan Coil Unit/Heat	30%			2025	\$12,300	1	\$900	
Air Conditioning Energy Source Electricity	100%			2033	* *	1		
Conversion Equipment Interior Pkg Unit - Cooling	40%	Now	\$40,800	2023	\$136,000	2	\$200	
		vice, Exten 1 : 1st Floo	t : Severe, Area Aff r	ected : 3	0%			
Exterior Pkg Unit - Cooling	40%	Now	\$29,500	2035	* *	2	\$200	
	Unit Inope Location		ent : Severe, Area A	ffected :	40%			
Window/Wall Unit	20%			2019	\$3,800	1		
			Extent : Light, Area	Affected	: 20%			
		: 1st Floo tion : 2 Un						
Ventilation								
Distribution Ductwork/Diffusers	100%			LIEE	* *	2.5	¢5 400	
Exhaust Fans	100%			LIFE		2-5	\$5,400	
Interior	20%			2025	\$6,500	2	\$100	
Roof	80%			2020	\$12,100	2	\$200	
Plumbing	0070			2020	ψ1 2 ,100		Ψ200	
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	40001							
Generic	100%							

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

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

Print Date: 22-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

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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$70,100	\$29,800	\$21,400	\$14,900
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				
Total	\$70,100	\$29,800	\$21,400	\$14,900



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

Asset #: 2078

chitecture		Current Repair Futur			uture Replacement		Maintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Exterior Walls								
Masonry: Brick		Now	\$150,800	LIFE	**	5	\$10,000	1
	_	Cracks, Ex ı : North Bı	tent : Severe, Area .	Affected	: 20%			
			икпеаа Extent : Moderate, A	l mag Affa	atad . 250/			
		ı Cracks, E ı : North Bı		1 1еи Ајје	ciea . 2576			
			akneda 1, Extent : Moderat	e Area A	Affected : 50%			
		: North Bi		c, 111ca 1	gjeerea . 3070			
	Loose Uni	ts. Extent :	Moderate, Area Aj	fected : .	20%			
		: North Bi	==	<i>y</i>				
	Misaligne	d/Bulging,	Extent : Severe, Ar	ea Affect	ed : 25%			
	Location	: North B	ılkhead					
	Rusting M	asonry Sup	ot, Extent : Severe, A	Area Affe	ected : 50%			
	Location	: North Bi	ılkhead					
Masonry: Brick	90%	Now	\$271,400	LIFE	* *	5	\$90,100	
•	Rusting M	asonry Sup	ot, Extent : Modera	te, Area	Affected : 30%			
	Location	: Window	Lintels, Throughou	ıt				
Windows								
Aluminum		Now	\$112,800	2050	**	5	\$1,300	
			ct, Extent : Modera	ite, Area	Affected: 25%			
		: Through		1 mag 1 f	Control . 500/			
		tea ғ inisn, i : Through	Extent : Moderate,	Area Ajj	eciea : 50%			
Parapets	Locuiton	. 1111011811						
Metal Panel	5%			2045	* *	5	\$500	
Metal Rail	70%			2038	* *	5-10	\$30,900	
Metal Rail	25%	Now	\$1,600	2038	* *	5	\$4,300	
			ents, Extent : Mode	erate, Ar	ea Affected : 20%			
		: Lower R	·					
			Extent : Moderate,	Area Afj	fected : 25%			
	Location	: Lower R	oof					
Roof	0.507	NT.	¢104000	2025	* *			
Built-Up (BUR)		Now	\$184,900 derate, Area Affecte	2035				
		xieni . mod i : Through		za . 25/0				
		_	oui Extent : Moderate, A	Area Affa	cted · 30%			
	_	: Crowin, L i : Lower R		1, cu 11jje	c.ca . 50/0			
			: Moderate, Area A	Affected :	50%			
		: Through		JJ •				
Modified Bitumen	5%			2025	\$12,400	10	\$2,100	
rior	370				Ψ12,100	10	Ψ2,100	

Interior

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

Asset #: 2078

Architecture		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
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	
		ssing Eleme : Througho	ents, Extent : Light ut	, Area A	ffected : 2%			
Interior Walls								
Concrete Masonry Unit	95%			LIFE	* *	5	\$28,300	
Wood	5%			LIFE	* *	5	\$14,900	
Ceilings								
AcousTile,Adhered	20%	0-2	\$147,700	2045	* *	5	\$8,000	
	O	iscoloring, . : Corridors	Extent : Moderate	, Area Aj	ffected : 25%			
	Worn/Erod	ed, Extent :	Moderate, Area A	ffected :	25%			
	Location	: Corridors	7					
AcousTileConcealSpLn	10%			2030	* *	5	\$9,900	
Exposed Concrete	50%			LIFE	* *	5	\$6,200	
Plaster	20%			LIFE	* *	5	\$9,900	

ectrical	Current Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2035	* *	5	\$200	
	Other Observation, Extent : I	ight, Area Affected	: 100%			
	Location : Electrical Room					
	Explanation : Main Service	Switch Rated @ 12	00 Amperes			
Transformers						
Dry Type	100%	2030	* *	5	\$200	
	Other Observation, Extent : I	ight, Area Affected	: 100%			
	Location: Electrical Room					
	Explanation: 300 Kva And	112 Kva				
Switchgear / Switchboard						
Fused Disc Sw	50%	2035	* *	5	\$100	
Molded Case Bkrs	50%	2025	\$73,200	5	\$700	
Raceway	_					
Conduit	85%	2025	\$105,100	1		
Conduit	15%	2035	* *	1		
Panelboards						
Molded Case Bkrs	15%	2033	* *	5	\$200	
Molded Case Bkrs	85%	2024	\$88,800	5	\$1,200	

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

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

Asset #: 2078

Electrical	C	Current Repair		Future Replacement		Maintenance		
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	20%	2-4	\$34,700	2050	* *	1		
	Insulation Ag Location : '	-	nt : Moderate, Ared out	a Affecte	d : 100%			
Thermoplastic	65%			2025	\$112,800	1		
Thermoplastic	15%			2035	* *	1		
Motor Controllers								
Locally Mounted	100%			2023	\$45,200	5	\$400	
Ground								
Grounding Devices								
Generic		2-4	\$9,500	LIFE	* *	5	\$800	
			xtent : Moderate, A	Area Affe	cted : 100%			
	Location :							
	Explanation	n : Corro	oded, Main Water S	ervice				
Stand-by Power								
Transfer Switches	1000/			• • • •	de de		4.6.5 00	
Automatic	100%			2038	* *	1	\$16,500	
Lighting								
Interior Lighting	1000/			2025	Ø114 400	1.0	¢ 47, 700	
Fluorescent	100%	1.53	T	2025	\$114,400	10	\$47,700	
	_		res, Extent : Light, out The Building	Area Affe	ectea : 100%			
Egress Lighting								
Exit, Service	100%	_		2025	\$14,000	1		
	Other Observ Location : '		xtent : Light, Area out	Affected	: 100%			
	Explanation	n : Gets I	Power From Adjac	ent Buila	ling Generator			
Exterior Lighting								
HID	100%			2025	\$202,800	10	\$200	
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2025	\$556,000	1-3	\$34,100	
	Location:	Corridor						
	Explanation	n : Smok	e Detectors, Bells A	And Man	ual Pull Station			

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

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

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

Asset #: 2078

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating								
Conversion Equipment Heat Exchanger, Plate & Frame	100%			2038	* *	1	\$25,700	
	Other Obs	servation, E	Extent : Light, Area	Affected	: 100%			
			ıt Steam Room	33				
	Explana	tion : 1 Nev	w Unit					
Distribution Central Plant Steam Piping/Pmp	100%			2045	* *	4	\$2,600	
Terminal Devices								
Convector/Radiator	100%			2030	* *	1	\$16,800	
ir Conditioning								
Energy Source								
Electricity	100%			2033	* *	1		
Conversion Equipment Window/Wall Unit	000/			2020	¢01 100	1		
No Component	90% 10%			2020	\$91,100	1		
entilation	1070							
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	\$11,600	
No Component	60%						4,000	
Exhaust Fans								
Interior	10%			2030	* *	2	\$200	
Roof	30%			2025	\$24,200	2	\$500	
No Component	60%							
lumbing								
H/C Water Piping	1000/	0.0	452 500	2025	ata ata			
Brass/Copper			\$72,500 evere, Area Affected ain	2035 d: 20%	* *	1		
Water Heater								
Electric	100%			2024	\$42,800	4	\$500	
		•	ent, Extent : Light,	Area Aff	ected : 35%			
		ı : Basemer			250/			
		servation, E 1 : Basemer	Extent : Light, Area	Affected	: 35%			
			u 250 Gallon Electric	. Water I	Jagton			
HW Heat Exchanger	Ехріапа	uon . One .	250 Gauon Electric	vvuier F	1ешеі			
Steam Fired	100%			2025	\$77,400	4	\$5,100	
Sanitary Piping	100/0			2023	Ψ11,π00	т	ψυ,100	
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	\$5,100	LIFE	* *	1		
	Broken, E.	xtent : Moa	lerate, Area Affecte	d : 50%				
	Location	: Rooftop						

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

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

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

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

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

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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$230,400	\$17,100	\$5,800	\$4,600
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			
Total	\$230,400	\$17,100	\$5,800	\$4,600



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

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

Architecture	Current	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls	20/ 31	#2.500	LIDE	* *	_	#000	
Masonry: Brick	3% Now Diagonal Cracks, Ex	\$2,500	LIFE	, ,	5	\$800	
	Location : Around		еа Ајјеси	ea : 10%			
	Jnt Mortar Miss/Eros		e Area A	ffected · 20%			
	Location : Around		c, 111 cu 1 i	gjeerea : 2070			
Masonry: Fieldstone	75% Now	\$90,800	LIFE	* *	5	\$15,800	
Wasomy. Treatione	Diagonal Cracks, Ex			ed : 5%	3	Ψ15,000	
	Location : Through		33				
	Jnt Mortar Miss/Ero		e, Area A	ffected : 10%			
	Location : Through	out					
Stucco Cement	2% Now	\$8,100	2030	* *	5	\$700	
	Cracking/Crumbling	, Extent : Moderate	, Area Af	fected : 15%			
	Location : Through	out					
Wood	10% Now	\$88,200	2045	* *	5	\$7,000	
	Broken/Missing Elen Location : Dormer.			ea Affected : 10%			
	Dry Rot/Decay, Exter Location : Eaves, H						
	Paint Peeling, Exten						
	Location : Through	out Porch, Eaves A	nd Dorm	ers			
	Split/Cracked, Exten	t : Moderate, Area	Affected :	25%			
	Location : Through	out					
Wood	10% Now	\$44,100	2038	* *	5	\$7,000	
	Deteriorated Finish,		Area Aff	ected : 50%			
	Location : Fascia,	Porch, Eaves					
Windows	1000/ 0.2	ф 22.2 22	20.50	ماد رائ	_	4400	
Aluminum	100% 0-2	\$32,200	2050	* *	5	\$400	
	Bent/Warped Elemen Location : Through		Area Ajje	eciea : 50%			
	Weather Strip Missin		Area Affe	cted : 75%			
	Location : Through		1.00.11336	cica . 15/0			

Asset #: 2069

Architecture	Current Repair	М			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior Roof	•				
Roll Roofing	32% Now \$26,700 Seams Open/Split, Extent: Severe, Are Location: Flat Roof Split/Cracked, Extent: Severe, Area Af Location: Flat Roof Water Penetration, Extent: Severe, Area Location: Flat Roof Worn/Eroded, Extent: Severe, Area Af Location: Flat Roof	fected : 25% va Affected : 100%	5	\$5,400	
Roll Roofing Skylight, Metal/Glass	20% 5% Now \$29,800 Water Penetration, Extent: Moderate, Location: Over Stair Other Observation, Extent: Moderate, Location: Over Stair Explanation: Dry Rot		5	\$6,700	
Slate	43% Recent Replace Evident, Extent: Light Location: Roof Is Currently Being R				
nterior Floors Cast in Place Concrete	10% Now \$7,700 Cracking/Crumbling, Extent: Severe, A Location: Basement Uneven Surface, Extent: Moderate, An Location: Basement		5	\$5,400	
Slate	10% Now \$8,600 Uneven Substrate, Extent : Moderate, Location : Basement Under Porch	LIFE ** Area Affected : 100%	5	\$2,600	
Vinyl Tile 9" X 9"	67% Now \$54,400 Water Penetration, Extent: Severe, Are Location: Various Offices	2035 * * ea Affected : 25%	3	\$6,200	
Wood	13% Now \$105,400 Broken/Missing Elements, Extent: Sev Location: Throughout Deflection Evident, Extent: Moderate, Location: Stair(s), And Lobby Uneven Surface, Extent: Moderate, An Location: Open Stairs Worn/Eroded, Extent: Moderate, Area Location: Throughout	Area Affected : 25% rea Affected : 50%	5	\$3,000	

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

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

Asset #: 2069

Architecture	Current Re	Current Repair		e Replacement	M			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior								
Interior Walls								
Gypsum Board	5%	44.7 7 00	LIFE	* *	5	\$700		
Masonry: Brick	15% Now	\$13,700	LIFE	**				
	Jnt Mortar Miss/Erod,		Area Affe	cted : 10%				
	Location: Columns I		A CC -	4.1.100/				
	Water Penetration, Ext Location: Basement	ent : Moaerate, A	.rea Адјес	rtea : 10%				
DI .		#04.000	LIED	* *		Φ.7. 200		
Plaster	75% Now	\$84,900	LIFE		5	\$5,300		
	Broken/Missing Eleme Location: Third Floo		re, Area A	Ајјестеа : 25%				
	Cracking/Crumbling, 1		nag Affaa	tad . 500/				
	Location : Third Floo		геи Ајјес	ea . 50%				
	Water Penetration, Ext		Affected	1 · 50%				
	Location : Third Floo		тујестеа	. 5070				
Wood	5%	,, Dasserment	LIFE	* *	5	\$4,700		
Ceilings	370		LIIL			ψ1,700		
AcousTile,Adhered	5%		2030	* *	5	\$1,300		
AcousTileSusp.Lay-In	15%		2030	* *	5	\$3,800		
Exposed Struc: Wood	10% Now	\$31,600	LIFE	* *				
•	Dry Rot/Decay, Extent : Moderate, Area Affected : 35%							
	Location: Basement	Under Porch						
	Split/Cracked, Extent:	Moderate, Area	Affected :	45%				
	Location : Basement							
	Worn/Eroded, Extent:		Affected :	50%				
	Location : Basement	Under Porch						
Plaster	70% Now	\$92,400	LIFE	* *	5	\$11,000		
	Broken/Missing Eleme							
	Location: Third Floor, Basement, First Floor Office							
	Cracking/Crumbling, Extent: Moderate, Area Affected: 35%							
	Location: Third Floor, Basement, First Floor Office							
	Water Penetration, Ext							
	Location: Third Floo							
	Worn/Eroded, Extent:		Affected :	35%				
	Location : Throughou	ıt						

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

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

Estimates are rounded to the nearest hundred dollars.

 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

Asset #: 2069

Electrical	Curren	t Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts								
Raceway								
Conduit	100%		2025	\$22,100	1			
Panelboards								
Molded Case Bkrs	100%		2024	\$29,800	5	\$400		
Wiring Braided Cloth		\$4,800 Extent : Moderate, A	2050 Area Affe	* * cted : 100%	1			
	Location: Throug							
	Explanation: Inst	ulation Aged						
Thermoplastic	80%		2025	\$19,400	1			
Ground Grounding Devices Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	95%		2025	\$34,400	10	\$14,300		
	•	tures, Extent : Light, ghout The Building	Area Aff	ected : 100%				
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		Extent : Light, Area	2025 Affected	\$19,300 : 100%	10			
	Location : Exterio							
		ntrolled Via Photocel	l					
No Component	70%							
Alarm Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%		2025	\$52,800	1-3	\$3,200		

Mechanical	Current Re	epair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Fuel Oil No 2	100%		2035	* *	5	\$5,100	
Conversion Equipment							
Steam Boiler	100% 0-2	\$29,900	2030	* *	1	\$14,700	
	Corroded, Extent: Mo	derate, Area Affe	ted: 209	%			
	Location: Boiler, Ba	sement					
	Other Observation, Ex	tent : Light, Area	Affected	: 100%			
	Location: Basement						
	Explanation : One Un	nit					

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	2-4	\$78,100	2035	* *	4	\$800	
	Insul. Dete	riorating,	Extent : Light, Area	a Affecte	d : 30%			
	Location	: Basemen	nt					
Terminal Devices								
Convector/Radiator	90%			2023	\$74,100	1	\$4,800	
Convector/Radiator	10%	Now	\$4,100	2045	* *	1	\$500	
	Damaged,	Extent : Li	ight, Area Affected	: 30%				
		: 3rd Floo						
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		
		Extent : M : Basemen	oderate, Area Affed at	cted : 309	%			
Water Heater								
Electric	100%			2023	\$13,600	4	\$100	
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: Basemen	nt					
	Explanat	ion : 40 G	allon					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

^{**} 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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028		
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		
Total	\$7,980,600	\$5,918,700		
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		
Total	\$7,980,600	\$5,918,700		

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$539,700	\$156,900	\$134,300	\$158,300
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			
Total	\$539,700	\$156,900	\$134,300	\$158,300



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

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

rchitecture	Current Repair			Futur	e Replacement	Ma		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls Cast in Place Concrete	_	Now Crumbling,	\$293,100 Extent : Moderate	LIFE , Area Aj	* * fected : 5%	5	\$520,600	
			d West Facades, P nt, Extent : Moder		Affected : 2%			
	Location	ı : Northwe	st Corner Of Base,	At Mech	anical Roof And E	xterior C	oncrete Stair	
	1 0	Extent : Mo 1 : Through	derate, Area Affect out	ed : 10%	5			
Concrete Masonry Unit	2%			LIFE	* *	5	\$5,200	
Masonry: Brick	20%			LIFE	* *	5	\$83,300	
		pair Eviden 1 : Through	t, Extent : Light, A out	rea Affe	cted : 25%			
Masonry: Fieldstone	Jnt Morta		\$64,700 l, Extent : Moderat	LIFE e, Area A	* * Affected : 25%	5	\$28,100	
	Open Join	n : West Fac ats, Extent : n : Through	Moderate, Area A <u>f</u>	fected : .	15%			
Pre-Cast Concrete	Open Join		\$268,000 Severe, Area Affec		* *	5	\$527,900	
	Caulking .		rking Area, Various d, Extent : Severe, out					
Window Wall	Air Infiltre	Now ation, Exten	\$300,000 t : Moderate, Area	2035 Affected	**	5	\$39,000	
	Corrosion		xtent : Moderate, A	Area Affe	cted : 25%			
Windows								
Aluminum	Condensa	Now tion Presen 1 : Through	\$637,800 t, Extent : Moderat out	2050 e, Area A	* * Affected : 100%	5	\$7,600	
		Deteriorate 1 : Through	d, Extent : Severe, out	Area Aff	ected : 100%			
	Water Pen	netration, E	xtent : Severe, Arec vers - All Levels, V	00				

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

Asset #: 2063

Architecture		Current Repair		Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast in Place Concrete	20%			LIFE	* *	5	\$22,600	
	_	Crumbling, . n : Througho	Extent : Light, Are ut	a Affecte	d : 5%			
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	
	Location Vertical C	n : Low Mech racks, Exten	Severe, Area Affec nanical Roof t : Light, Area Aff ocations Through	ected : 59				
Roof								
Built-Up (BUR)	Blisters, E Location Embed. G Location Worn/Eroc	ı : Througho ravel Surfac ı : Througho	e, Extent : Light, A ut Severe, Area Affe	Area Affe				
Plaza Roof: Stone Panels	45%	0-2	\$18,000	2045	* *			
T MALA TOOT. STORE T WHEN	Other Obs		ctent : Moderate, A ut		cted : 10%			
Skylight, Metal/Glass	5%	•		2045	* *	10	\$15,200	

Interior

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

Architecture	Curr	ent Repair	Futu	re Replacement	М	aintenance		
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior	•							
Floors								
Carpet	Location: Offi Water Penetration Location: Varia Worn/Eroded, Ex Location: Thre	ring, Extent : Moderat ces, Library on, Extent : Severe, Are ious Offices, Library, T ctent : Moderate, Area	a Affected V Studio Affected .	d : 20%	3	\$99,300		
	Location : Vari	ious Offices, Library, T	V Studio					
	Explanation: 1	Mold / Mildew						
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		
	_	oling, Extent : Moderate r Nosing In Stair Towe	_	ffected : 20%		·		
Vinyl Tile	10% Other Observation: Lab Explanation:		2030 Affected	* *!: 100%	3	\$12,400		
Vinyl Tile 9" X 9"	Location : Vari Worn/Eroded, Ex	\$546,200 bling, Extent : Moderat ious Locations Through stent : Moderate, Area ious Locations Through	out Affected .		3	\$62,100		
Interior Walls		0						
Cast in Place Concrete	15% 2-4 Diagonal Cracks Location : Stai	s, Extent : Moderate, A	LIFE rea Affec	* * ted : 5%				
Ceramic Tile	5%		2034	* *	5	\$15,900		
Concrete Masonry Unit	45% Now \$79,200 LIFE ** 5 \$57,100 Broken/Missing Elements, Extent: Severe, Area Affected: 2% Location: Water Cooler Locations On Each Floor							
	Location : Three Other Observation : Three Location : Three Control of the Contro	ring, Extent : Severe, A oughout on, Extent : Severe, Are oughout Corridors Dirt Build-up On Textu	ea Affecte	d : 100%				
Compute Massacra Huit		эт Вина-ир Он Техни		**		\$44.400		
Concrete Masonry Unit	35%		LIFE		5	\$44,400		

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

Asset #: 2063

chitecture	Current R	Current Repair		e Replacement	Ma		
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Ceilings							
AcousTileConcealSpLn		\$160,400	2045	**	5	\$31,000	
	Broken/Missing Eleme						
	Location: Laborato Staining/Discoloring,		_				
	Location: Througho		г, Агеа Ај	jeciea . 50%			
	Water Penetration, Ex		Affected	1 · 5%			
	Location : 8th Floor		irijjeeieu				
	Worn/Eroded, Extent:	Moderate, Area A	Affected :	100%			
	Location : Througho		55				
AcousTileSusp.Lay-In	40% Now	\$107,000	2038	* *	5	\$66,200	
1 7	Broken/Missing Eleme			ea Affected : 25%		****	
	Location : Classroom	m(s)					
	Recent Replace Evide	nt, Extent : Light,	Area Affe	ected : 100%			
	Location: Througho						
	Staining/Discoloring,		, Area Af	fected : 50%			
	Location : Classroon						
	Water Penetration, Ex			l : 10%			
	Location: 8th Floor Worn/Eroded, Extent:			1000/			
	Location : Classroon		Ајјестеа :	100%			
A cougTiloSugn I ov. In	18%	11(3)	2038	* *	5	\$59,600	
AcousTileSusp.Lay-In Exposed Concrete	23%		LIFE	* *	5	\$11,900	
Exposed Concrete	2% Now	\$42,500	LIFE	* *	5	\$1,000	
Emposed Concrete	Cracking/Crumbling,			fected : 10%	5	Ψ1,000	
	Location : Entrance	Lobby					
	Loose/Delam Surface,	Extent : Moderat	e, Area A	ffected : 10%			
	Location: Entrance	Lobby					
	Other Observation, Ex	xtent : Moderate, A	Area Affe	cted : 100%			
	Location: Entrance	-					
	Explanation : Stucco						
Metal Panel	2% Now	\$11,000	LIFE	* *	5	\$8,300	
	Bent/Warped Element.		te, Area	Affected : 5%			
	Location : Observat	ion Penthouse					

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

Under 600 Volts

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

Asset #: 2063

ectrical	Current Repair	Futu	re Replacement	Maintenance						
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit				
der 600 Volts										
Service Equipment										
Fused Disc Sw	70%	2035	* *	5	\$700					
	Other Observation, Extent : Light, Area	Affected	! : 100%							
	Location : Electrical Room									
	Explanation: Two 2000 Amperes Main Disconnect Switch									
Fused Disc Sw	30%	2045	* *	5	\$300					
1 450 5 5 10	Other Observation, Extent : Light, Area Location : Electrical Room									
	Explanation : One 800 Amperes Main	Disconn	ect Switch							
Transformers										
Dry Type	100%	2023	\$15,800	5	\$800					
	Other Observation, Extent: Moderate, A									
	Location: Electrical Room Basement									
	Explanation: One1000 Kva And Two	50 Kva 4	180v-208/120v							
Switchgear / Switchboard			0011 -00	_	4 -00					
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	-0.4	• • • • •	de de	_	4400					
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	400/ 2.4 #211.400	2050	ata ata							
Braided Cloth	40% 2-4 \$311,400 2050 ** 1 Insulation Aged, Extent: Moderate, Area Affected: 100% Location: Throughout The Building									
	Recent Replace Evident, Extent : Light, Area Affected : 20%									
	Location: Replacement Underway On 7th, 8th And 9th Floors									
	Other Observation, Extent: Moderate, Area Affected: 10% Location: 8th Floor									
	Explanation: Replacement Is Current	-								
Thermoplastic	20%	2025	\$155,700	1						
Thermoplastic	40%	2045	* *	1						
Motor Controllers Locally Mounted	10% 2-4 \$23,000	2045	**	5	\$100					
	On Extended Life, Extent: Moderate, Area Affected: 100%									
	Location: Throughout	0000								
Locally Mounted	10%	2030	**	5	\$200					
Motor Control Center	80% 2-4 \$346,100 Enclosure Damaged, Extent: Moderate Location: Basement And 9th Floor M			5	\$2,500					

Ground

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

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

Asset #: 2063

Electrical	Current I	Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground							
Grounding Devices		44			_	**	
Generic	100% 2-4 Other Observation, E Location : Water M Explanation : Corre	ain	LIFE Area Affe	* * cted : 100%	5	\$3,400	
Stand-by Power							
Transfer Switches	1000/		20.42	* *		Φ 71 000	
Automatic	100%	Entant Light Anga	2042		1	\$71,000	
	Other Observation, E Location : Mechan	_		: 100%			
	Explanation: One (itch On Mechanica	al Floor	And Two 60 A	
	Automatic Transfer			nen on meenamee		11111 1110 00 11	
Lighting	· ·						
Interior Lighting							
Fluorescent	90%		2030	* *	10	\$182,600	
	T-8 Lamps And Fixtu Location : Through	_	Area Affe	ected : 100%			
Fluorescent	5%		2030	* *	10	\$10,100	
	T-5 Lamps And Fixtu Location : Lobby A		Area Affe	ected : 100%			
Fluorescent	5%		2025	\$24,400	10	\$10,100	
	Compact Fluorescent Location : Lobby A	-	ht, Area	Affected : 100%			
Egress Lighting	- 00/		• • • •	* *			
Emergency, Service	50%	Entant Light Anga	2030		1		
	Other Observation, E Location : Through		Ајјестеа	. 100%			
	Explanation : Gets		ent Build	ling Generator			
Exit, LED	10%		2053	**	1		
Emi, EEB	Other Observation, E	Extent : Light, Area	-000	: 100%	•		
	Location : Through						
	Explanation: Gets	Power From Adjac	ent Build	ling Generator			
Exit, Service	40%		2020	\$23,800	1		
	Other Observation, E	_	Affected	: 100%			
	Location: Through						
	Explanation: Gets	Power From Adjac	ent Build	ling Generator			
Exterior Lighting	200/		2025	¢172 000	10	¢100	
HID	20% Other Observation, E	Sytont · Light Anga	2025	\$173,900	10	\$100	
	Location : Through		пуссией	. 100/0			
	Explanation: contr						
No Component	80%						
Lightning Protection	0070						
Arresters/Cabling							
Generic	100%		2040	* *	5	\$1,000	

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.

Electrical	Current Repair	Futur	Future Replacement		Maintenance					
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Alarm										
Security System										
Generic	100%	2030	* *	1	\$86,100					
	Other Observation, Extent : Light, Area Affected : 100%									
	Location: Exteriors, Some Rooms									
	Explanation: Cameras									
Fire/Smoke Detection										
No Component	70%									
Generic, Analog	30%	2025	\$715,300	1-3	\$43,900					
_	Other Observation, Extent : Light, Area Affected : 100%									
	Location: Throughout									
	Explanation : Scheduled For Replace	ement								

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2035	* *	1		
•		ervation, E : Through	xtent : Light, Area out	Affected	: 100%			
			ied From Adjacent	Building	?			
Conversion Equipment	1	11	J		,			
Heat Exchanger, Plate & Frame	50%	0-2	\$149,000	2040	* *	1	\$49,200	
•	Corroded,	Extent : Se	vere, Area Affected	!: 60%				
	Location	: 9th Floor	r Mechanical Roon	ı				
Heat Exchanger, Plate & Frame	50%			2038	* *	1	\$54,700	
i de la companya de	Recent Rei	olace Evide	ent, Extent : Light, A	Area Affe	ected : 40%			
		: Sub-base						
Distribution								
Hot Wtr Piping/Pump	80%	Now	\$51,600	2033	* *	4	\$8,700	
1 0 1	Corroded,	Extent : Se	vere, Area Affected	! : 50%				
	Location	: Extensive	ely Rusted, Inside T	he Wall,	Throughout			
Central Plant Steam Piping/Pmp	20%	0-2	\$70,000	2035	* *	4	\$2,200	
	Corroded,	Extent : M	oderate, Area Affec	ted : 109	%			
	Location	: Sub-base	ement And Penthou	se				

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

Asset #: 2063

Mechanical	Current Repair Future			re Replacement Maintenance					
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
eating									
Terminal Devices	700/ 0.2	#145400	2020	01.454.5 00		4.61.600			
Air Handler	50% 0-2 Corroded, Extent : Sev Location : 9th Floor Not in Service, Extent Location : 9th Floor	Mechanical Roor : Light, Area Affe	n cted : 10%	\$1,454,500	1	\$61,600			
Air Handler	10% Recent Replace Evider Location : Penthouse	_	2033 Area Affe	* * cted : 10%	1	\$13,700			
Fan Coil Unit/Heat	10%		2025	\$309,800	1	\$7,200			
Induction Unit	30%		2023	\$253,200	1	\$21,400			
mauction out	Unit Inoperable, Exter	nt : Light, Area Af			1	Ψ21,400			
	Location : At Perime		,001001 7	,,,					
	Other Observation, Ex		Affected :	40%					
	Location : At Perime	_	33						
	Explanation: Units A	Are Original							
ir Conditioning	•								
Energy Source									
Electricity	100%		2041	* *	1				
Distribution									
CW & CHW Wtr	100% 4+	\$5,000	2045	* *	4	\$10,900			
Pipe/Pump									
	Other Observation, Extent : Light, Area Affected : 20% Location : Sub-basement And Penthouse								
T : 1D :	Explanation : Chilled	d Water From Cei	itral Plan	t					
Terminal Devices Air Handler/Cool/Ht	100%		2020	\$2.220.200	1	¢126 900			
	100%		2020	\$2,320,200	1	\$136,800			
entilation Distribution									
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$123,400			
Exhaust Fans	10070		LIII		2-3	\$123,400			
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			
Root	Noisy/Vibrating, Extent: Severe, Area Affected: 10%								
	Location : Roof		33						
umbing									
H/C Water Piping									
Brass/Copper	100%		2035	* *	1				
Water Heater									
Electric	100%		2024	\$182,200	4	\$1,900			
	Recent Replace Evident, Extent: Light, Area Affected: 100%								
	Location: Sub-basement								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Sub-baser								
	Explanation: Two 2.	50 Gallon Electric	c Water H	eaters					

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

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

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

Asset #: 2063

Mechanical	Cur	Current Repair Future Replacement M		М	Maintenance		
System Component Type	% of Fail l Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
HW Heat Exchanger Steam Fired	100%		2035	* *	4	\$32,800	
Sanitary Piping Cast Iron		w \$30,300 xtent : Moderate, Area A Floor Mechanical Room		**	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s) Non-Submersible		2 \$32,900 at : Severe, Area Affected Housing Is Extensively		* *	4	\$4,900	
Sewage Ejector(s)							
Electric	100%		2025	\$62,100	4	\$9,200	
Vertical Transport							
Elevators	1000/			* *			
Geared Traction	100% Other Observati Location: (2) Explanation:		LIFE Affected				
Fire Suppression							
Standpipe							
Generic	100%		2045	* *	1-5	\$111,500	
Sprinkler No Component Generic	55% 45% Other Observati Location : 3rd Explanation :		2035 Affected	**	1-2	\$27,900	
Fire Pump							
Generic	Location: Bas	tt : Severe, Area Affecte ement xtent : Severe, Area Affe		**	1	\$37,200	

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

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

Print Date: 22-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

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

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



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

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

Asset #: 2082

rchitecture	Current	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Cast in Place Concrete	5% Now Diagonal Cracks, Ex	\$36,700 ctent : Severe, Area . cade, North And Ea			5	\$16,300	
Manager Delate	85% Now			* *	-	Φ <i>EE</i> 500	
Masonry: Brick	Misaligned/Bulging, Location: Through Rusting Masonry Suf Location: Lintel A Water Penetration, E	nout All Parapets ot, Extent : Modera ngles Throughout	te, Area A	ected : 15% Affected : 50%	5	\$55,500	
	Location : Bulkhea		rijjeerea	. 2070			
Metal Panel	5% Now Broken/Missing Elen	\$2,300 nents, Extent : Seven		* * Affected : 10%	5	\$6,100	
	Other Observation, I Location : Through Explanation : Louv	Extent : Light, Area nout		: 100%			
Metal Coiling Doors	5%		2030	* *	5	\$10,200	
Windows						, ,, ,,	
Aluminum	95%		2033	* *	5	\$1,700	
Steel	5% Now Corrosion/Rusting, I Location: Bulkhea		2050	* * cted : 50%	5	\$600	
	Deteriorated Finish, Location : Bulkhea		Area Aff	ected : 50%			
	Thermally Inefficient Location : Bulkhea		, Area Aj	ffected : 50%			
	Water Penetration, E Location : Bulkhea		Affected	l : 25%			
Parapets							
Masonry: Brick	28% Now Misaligned/Bulging, Location: North A		LIFE Area Aff	* * ected : 20%	5	\$800	
Metal Panel	5%		2045	* *	5	\$500	
Metal Rail	67%		2038	* *	5-10	\$32,700	

Asset #: 2082

ystem								
Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Roof								
Panel/Paver: Cer/Brk	40%	0-2	\$42,500	2035	* *			
			ss, Extent : Moder	ate, Area	Affected: 25%			
		: 1st Floor	_					
	_		Extent : Moderate,	Area Aff	ected : 5%			
		: Through		4.00	1 100/			
			xtent : Moderate, A	rea Affec	cted: 10%			
		: Paint Sh						
Single Ply Membrane		Now	\$56,900	2035	* *			
			re, Area Affected :	50%				
		: Over Thi			ACC . 1 150/			
			ings, Extent : Mod	erate, Ar	ea Affected : 15%			
		: North Sid		A CC -	-4-1.150/			
	Location		xtent : Moderate, A	.rea Ајјес	пеа: 15%			
terior	Locuiton	. Statis						
Floors								
Carpet	8%			2021	\$58,400	3	\$6,900	
Cast in Place Concrete	30%	2-4	\$3,600	LIFE	**	5	\$37,600	
			Extent : Light, Are		ed : 5%		, , , , , , , ,	
	Location	: Stairs						
Ceramic Tile	5%	0-2	\$2,800	2034	* *	5	\$1,400	
	Broken/Mi	ssing Elem	ents, Extent : Mod	erate, Are	ea Affected : 10%			
	Location	: Toilets A	nd Baths					
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	
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: 3rd Floo	r Corridor					
	Explana	tion : Vinyl	Tile 9 X 9					
Interior Walls								
Ceramic Tile	5%			2034	* *	5	\$2,700	
Concrete Masonry Unit	85%			LIFE	* *	5	\$18,600	
Gypsum Board	10%			LIFE	* *	5	\$3,300	
Ceilings	700/			LIDD	* *	<i>-</i>	ØC 400	
Exposed Concrete Plaster	70%	Now	\$11,500	LIFE LIFE	* *	5 5	\$6,400 \$11,000	
Plaster			\$11,500 stent : Severe, Ared			3	\$11,000	
		: 3rd Floor		11111000	. 10/0			

Electrical	Curren	t Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Switchgear / Switchboard Fused Disc Sw	100%		2035	* *	5	\$200	

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

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

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

Asset #: 2082

Electrical	Current Repa	ir Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts		•				
Raceway						
Conduit	50%	2025	\$26,200	1		
Conduit	50%	2045	* *	1		
Panelboards			4		*	
Fused Disc Sw	10%	2024	\$7,500	5	\$100	
Molded Case Bkrs	45%	2024	\$33,600	5	\$500	
Molded Case Bkrs	45%	2033	7. 7.	5	\$500	
Wiring Braided Cloth	40% 2-4 Insulation Aged, Extent: Location: Throughout	\$26,600 2050 Moderate, Area Affecte	* * d : 100%	1		
Thermoplastic	60%	2035	* *	1		
Stand-by Power Transfer Switches Automatic	100%	2030	* *	1	\$12,200	
Lighting	10070	2030		1	\$12,200	
Interior Lighting						
Fluorescent	95%	2025	\$80,100	10	\$33,400	
LED	Location: Throughout T-8 Lamps And Fixtures, I Location: Throughout 5% Other Observation, Exten Location: Offices	2030 t : Light, Area Affected	* *			
Ears Liebtine	Explanation : Cove Ligh	iting				
Egress Lighting Emergency, Service	50%	2025	\$9,400	1		
Exit, Service	50%	2025	\$5,200	1		
Exterior Lighting	2070	2023	Ψ3,200			
HID	30% Other Observation, Exten Location: Exterior Explanation: Controlled		\$44,800 : 100%	10		
No Component	70%					
Alarm Security System No Component	80%					
no Component		2025	\$23,900	1	\$3,000	
	20%					
Generic	20%	2025	\$23,900	1	Ψ5,000	
	70%	2023	\$23,700	1	\$3,000	

Mechanical	Cur	ent	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail 1 Total (Yes		Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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

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

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

Asset #: 2082

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source HTHW/HW	100%			2025	\$88,200	1		
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$121,200	2035	* *	4	\$1,900	
1 5 1		Extent : Se : Basemen	vvere, Area Affected t	l : 20%				
Terminal Devices								
Air Handler	Broken, Ex	Now xtent : Ligh : Basemen	\$50,300 t, Area Affected : 6 t	2025	\$100,700	1	\$4,300	
Convector/Radiator	Broken, Ex	Now xtent : Ligh : Various	\$3,800 t, Area Affected : 5 Locations	2030 0%	* *	1	\$2,200	
Convector/Radiator	60%			2023	\$115,000	1	\$7,400	
Air Conditioning					· · · · · · · · · · · · · · · · · · ·			
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%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$21,300	
Exhaust Fans	10070			LIFE		2-3	\$21,500	
Interior	20%			2025	\$25,500	2	\$200	
Roof	60%			2020	\$35,700	2	\$700	
Roof	20%		\$3,600 nt : Light, Area Afj	2025	\$11,900	2	\$200	
Plumbing								
H/C Water Piping								
Galvanized Steel		Now	\$15,700	2030	* *	1		
			oderate, Area Affe	cted : 20%	2%			
	Location	: Through	out					
HW Heat Exchanger HTHW/HW		Now d in Place,	\$62,500 Extent : Light, Are	2055 a Affecte	* * d : 100%			
	Location	: Basemen	t					
	Other Obs Location		Extent : Light, Area	Affected	: 100%			
			lied From Adjacent	Building	3			
Sanitary Piping			·		•	1		
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		

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

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

Asset #: 2082

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

CITY UNIVERSITY OF NEW YORK - FY 2018 Print Date: 22-Sep-2017

: BRONX COMMUNITY COLLEGE NICHOLS HALL **Asset Name**

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 : NONE : 05-Mar-2014 **Landmark Status**

: Basement, Floors 1,2,3,4,PH **Areas Surveyed**

: 3222 BIN : 2100249 Block Lot : 62

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$752,900	\$185,900
Interior Architecture	\$199,200	\$384,800
Electrical	\$376,200	\$683,200
Mechanical	\$1,174,900	\$484,400
Total	\$2,503,100	\$1,738,400
Importance Code A	\$848,300	\$185,900
Importance Code B	\$1,654,800	\$1,552,500
Total	\$2 503 100	£1 739 400

Total \$2,503,100 \$1,738,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$164,500	\$14,300	\$28,300	\$21,000
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	·	·	
Total	\$164,500	\$14,300	\$28,300	\$21,000



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

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

Asset #: 2081

Architecture	Current	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year l FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls Copper/Terne	30% Now Broken/Missing Elen Location: Bulkhea Deformed/Dented, E Location: Bulkhea Staining/Discoloring Location: Bulkhea	nd And Dormer At S Extent : Moderate, A nd And Dormer At S g, Extent : Moderate	outh Facad rea Affecte outh Facad r, Area Affe	de ed : 25% de ected : 20%			
Masonry: Brick	65% Now Diagonal Cracks, Ex Location: Various Jnt Mortar Miss/Ero Location: Through Vertical Cracks, Exte	\$255,000 ktent : Moderate, An Window Lintels d, Extent : Moderan nout ent : Light, Area Aff	LIFE rea Affected re, Area Aff	** d:5% fected:10%	5	\$84,700	
Masonry: Limestone	5% Now Cracking/Crumbling Location: Building Jnt Mortar Miss/Ero Location: At Corn Loose/Delam Surfac Location: Balustra	g Base d, Extent : Moderai ices e, Extent : Severe, A	e, Area Aff Area Affect	fected : 50% ed : 5%	5	\$4,900	
Windows Aluminum	100% 0-2 Caulking Deteriorate Location: All Wine	\$29,500 ed, Extent : Moderc	2041	* *	5	\$1,800	
Parapets							
Masonry: Brick Metal Panel Metal Rail	50% 5% 45%		LIFE 2045 2038	* * * *	5 5 5-10	\$2,000 \$800 \$32,500	
Roof							
Copper/Terne	75% Now Gut/DS Non Func/M Location: South So Water Penetration, E Location: Over Un	ide Extent : Moderate, A	ate, Area A				
Modified Bitumen	25%		2025	\$101,300	10	\$17,400	
terior							

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

Asset # : 2081

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior	•							•
Floors								
Carpet	16%			2024	\$216,300	3	\$25,500	
Cast in Place Concrete	30%		\$33,000	LIFE	* *	5	\$69,600	
	_	_	Extent : Moderate urth Floor Corridor	-	fected : 25%			
Ceramic Tile	5%			2034	* *	5	\$5,300	
Terrazzo	5%	2-4	\$12,300	LIFE	* *	5	\$4,100	
	_	_	Extent : Moderate l Cracks, 1st Floor		•			
Vinyl Tile	35%	0-2	\$63,000	2025	\$315,200	3	\$13,900	
·		ded, Extent 1 : Through	: Moderate, Area A out	ffected :	50%			
Vinyl Tile 9" X 9"	9%	0-2	\$52,500	2035	* *	3	\$3,600	
	Location Other Obs Location	n : Near Ele servation, E	: Moderate, Area A evator On Fourth F Extent : Light, Area out, Room 312 Tile 9 X 9	loor Ana	l Various Locations	s Througi	hout	
Interior Walls								
Concrete Masonry Unit			xtent : Light, Area 1	LIFE Affected	* * : 5%	5	\$12,200	
Gypsum Board	5%			LIFE	* *	5	\$3,000	
Masonry: Brick	5%	Now	\$19,700	LIFE	* *		. ,	
·		issing Elem ı : Attic At l	ents, Extent : Sever South Side	re, Area I	Affected : 20%			
Marble Panels	5%			LIFE	* *			
Plaster	49%			LIFE	* *	5	\$14,900	
Plaster	6%		\$4,900	LIFE	* *	5	\$1,800	
		issing Elem ı : Room 31	ents, Extent : Seven 2	re, Area I	Affected : 50%		•	
		etration, E 1 : Room 3 i	xtent : Severe, Area 2	Affected	1 : 25%			

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

Asset #: 2081

Architecture	Current Rep	air	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	3%		2042	* *	5	\$3,300	
AcousTileSusp.Lay-In	12% Now	\$10,500	2045	* *	5	\$6,500	
	Staining/Discoloring, Ex Location: Rooms 101, Worn/Eroded, Extent: M Location: Rooms 101,	102, 103 Ioderate, Area A					
Exposed Concrete	24% Now Cracking/Crumbling, Ex Location: Attic, Fourt Exposed Reinforcement, Location: Attic Paint Peeling, Extent: S Location: Room 312, Water Penetration, Extent Location: Room 312,	h Floor Extent : Severe, 'evere, Area Affe Computer Labon nt : Severe, Area	Area Aff ected : 50 ratories	fected : 10%	5	\$4,100	
Exposed Concrete	41%		LIFE	* *	5	\$7,000	
Plaster	20%		LIFE	* *	5	\$13,600	

ectrical	Current Repair	Future	Replacement	M	aintenance			
stem Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2035	* *	5	\$300			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Electrical Room							
	Explanation : 2 High Pressu At 1600 Amperes	re Contact Switches	Rated 1200 Amp	eres Eaci	h And One Rated			
Transformers	•							
Dry Type	100%	2030	* *	5	\$300			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Electrical Room							
	Explanation: 1-500 Kva, 1-	225 Kva And 1-75 K	va					
Switchgear / Switchboard								
Fused Disc Sw	100%	2035	* *	5	\$300			
Raceway								
Conduit	85%	2035	* *	1				
Conduit	15%	2045	* *	1				

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

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

Asset #: 2081

Electrical	Current Re	epair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Panelboards Fused Knife Sw	10% 2-4 Other Observation, Exi Location: Upper Flo Explanation: Obsole	tent : Moderate, Are or And Basement te Equipment			5	\$100	
Fused Toggle Switch	60% 2-4 On Extended Life, Exte Location : Throughou	nt : Moderate, Area	2050 ı Affect	* * sed : 100%	5	\$500	
Molded Case Bkrs	30%		2041	* *	5	\$600	
Wiring Braided Cloth	70% 2-4 Insulation Aged, Exten Location : Throughou	t : Moderate, Area A	2050 Affected	* * d : 100%	1		
Thermoplastic	30%		2045	* *	1		
Motor Controllers Locally Mounted Motor Control Center	20% 50% 2-4 On Extended Life, Exte Location : Attic	\$174,100	2030 2045 ı Affect	* * * * ed : 100%	5 5	\$100 \$500	
Motor Control Center	30%		2030	* *	5	\$600	
Ground Grounding Devices Not Accessible	100%						
Lighting Interior Lighting Fluorescent	99% T-8 Lamps And Fixture Location : Throughou	s, Extent : Light, Ar	2025 ea Affe	\$154,500 ected: 100%	10	\$64,400	
Fluorescent	1% Compact Fluorescent L Location: Throughor	Light, Extent : Light	2025 , Area 1	\$1,600 Affected : 100%	10	\$700	
Egress Lighting			2025	\$10,100	1		
Exit, Service Exterior Lighting HID	30% Other Observation, Ext Location: Throughou Explanation: Contro	tent : Light, Area Aj	2025 2025 Efected	\$19,100 \$83,000 : 100%	10	\$100	
No Component	70%						
Alarm Fire/Smoke Detection No Component Generic, Analog	50% 50% Other Observation, Exi Location : Corridors		2025 Fected	\$379,200 : 100%	1-3	\$23,300	
	Explanation: Manua	l Pull Station, Smol	ke Dete	ctor, Alarm Bells			

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

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

Asset #: 2081

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%		\$98,000	2035	* *	1		
		Extent : M 1 : Hthw Su	oderate, Area Affed	cted : 10%	6			
Commission Francisco	Locaitor	ı : nınw su	рріу Line					
Conversion Equipment Heat Exchanger, Plate & Frame	100%	0-2	\$95,500	2040	* *	1	\$31,500	
	Corroded,	Extent: M	oderate, Area Affec	cted : 100	0%			
	Location	ı : Heat Exc	changer					
			Extent : Light, Area	Affected	: 100%			
		ı : Basemen						
Distribution	Explana	tion : One l	Unit					
Central Plant Steam Piping/Pmp	100%	Now	\$448,700	2035	* *	4	\$3,500	
1 & 1		Extent : Se n : Basemen	evere, Area Affectea at	l : 20%				
			: Severe, Area Affe oom, Condensate L		%			
Terminal Devices Air Handler	35%	0-2	\$326,200	2035	* *	1	\$13,800	
		Equipment, 1 : Penthou.	Extent : Severe, Ar	ea Affect	ed : 100%			
Convector/Radiator	55%			2023	\$195,200	1	\$12,600	
No Component	10%							
Air Conditioning								
Energy Source	1000/			2041	יל יל			
Electricity	100%			2041	* *	1		
Conversion Equipment Exterior Pkg Unit - Cooling	20%			2025	\$107,400	2	\$900	
Cooling	Other Observation, Extent: Light, Area Affected: 100% Location: 3rd Floor Roof							
	Explana	tion : For A	Auditorium					
Window/Wall Unit	50%			2019	\$69,100	1		
No Component	30%							
Terminal Devices								
Fan Coil - 4 Pipe	20%			2025	\$76,300	1	\$4,600	
No Component	80%							
Heat Rejection Air Cooled Condenser	20%			2025	\$18,700	2	\$9,900	
Unit No Component	80%							
Ventilation	0070							

Ventilation

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

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

Asset #: 2081

Mechanical	Current l	Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Ventilation								
Distribution	/							
Ductwork/Diffusers	15%		LIFE	* *	2-5	\$5,900		
No Component	85%							
Exhaust Fans	150/ 31	#25.400	2025	* *	2	Ф200		
Interior	15% Now Obsolete Equipment, Location: In Attic	\$35,400 Extent : Severe, Ar	2035 ea Affect		2	\$300		
No Component	85%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%		2035	* *	1			
Galvanized Steel	50% Now	\$43,600	2030	* *	1			
	Corroded, Extent : Se		l : 30%					
	Location: Through							
	Not Insulated, Extent		Affected .	: 20%				
	Location : Through	out						
Water Heater	1000/			0. -0. 400				
Electric	100%		2020	\$58,400	4	\$600		
HW Heat Exchanger	1000/		2025	0107 600		Φ π 000		
Steam Fired	100%		2025	\$105,600	4	\$7,000		
Sanitary Piping	1000/		TIPE	* *	1			
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping	1000/ NI	¢27.600	LIEE	* *	1			
Cast Iron	100% Now	\$27,600	LIFE	* *	1			
	Cracked, Extent : Sev Location : Basemer		: 23%					
Fixtures	Location : Basemen							
Generic	100%							
Vertical Transport	10070							
Elevators								
Geared Traction	100%		LIFE	* *				
₩ 1.₩-0.₩	Other Observation, E	Extent : Light, Area		: 100%				
	Location : B - 4 Flo		55					
	Explanation: 1 Un							
Fire Suppression	<u> </u>							
Sprinkler								
No Component	90%							
Generic	10%		2035	* *	1-2	\$2,000		

^{**} 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 NORTH HALLAND LIBRARY

Address : 200 HALL OF FAME TERRACE

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

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

Date of Survey : 26-Feb-2014 Landmark Status : NONE

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

Block : 3222 Lot : 62 BIN :

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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$44,000	\$52,900	\$124,400	\$88,100
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				
Total	\$44,000	\$52,900	\$124,400	\$88,100



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

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

Asset #: 14719

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

lectrical	Current Repair	Futur	e Replacement	M	aintenance	
rstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2051	* *	5	\$400	
	Other Observation, Extent: Light, Are	a Affected	: 100%			
	Location: Basement Main Electrica	l Room				
	Explanation: 5000 Amperes Main St	witch				
Transformers						
Dry Type	100%	2042	* *	5	\$300	
, , , , , , , , , , , , , , , , , , ,	Other Observation, Extent : Light, Are	Other Observation, Extent : Light, Area Affected : 100%				
	Location : Basement Main Electrical Room					
	Explanation : 1500 Kva Step Up Tra	nsformer				
Switchgear / Switchboard						
Air Circuit Breaker	100%	2051	* *	5	\$500	

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

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

Asset #: 14719

Electrical	Current Repair	Future Replacem	ent	M	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Motor Controllers	1000/	20.42	* *	-	Φ.(0.0		
Locally Mounted	100%	2042	* *	5	\$600		
	Other Observation, Extent : Light, Area Location : Throughout The Building	і Ајјестей . 100%					
	Explanation: Locally Mounted Starte	ers					
Ground	•						
Grounding Devices							
Generic	100%	LIFE	* *	5	\$1,400		
	Other Observation, Extent: Light, Area	ı Affected : 100%					
	Location: Basement Water Service						
Stand-by Power	Explanation : New Installation						
Transfer Switches							
Automatic	50%	2042	* *	1	\$14,400		
	Other Observation, Extent : Light, Area	a Affected : 100%					
	Location: Basement Emergency Electric Room						
	Explanation:(2) Transfer Switches, (Equipment	One For Fire Alarm, (One Fo	or Critica	ıl Building		
No Component	50%						
Generators	500/	2020	* *		ф10. 2 00		
Diesel	50% Other Observation, Extent: Light, Area	2038	* *	1	\$18,200		
	Location : Basement Generator Room						
	Explanation: 250 Kw						
No Component	50%						
Batteries							
Nickel Cadmium	50%	2020	\$800	5	\$10,500		
No Component	50%						
Fuel Storage							
Day Tank	100%	2047	* *	5	\$17,400		
	Other Observation, Extent : Light, Area Location : Basement Generator Room						
	Explanation: 275 Gallons	ι					
Lighting	Explanation . 275 Gations						
Interior Lighting							
Fluorescent	100%	2033	* *	10	\$86,100		
	T-5 Lamps And Fixtures, Extent: Light Location: Throughout The Building	, Area Affected : 100%	Ó				
	Other Observation, Extent: Light, Area Affected: 100%						
	Location: Throughout The Building						
	Explanation: Motion Sensors						
Egress Lighting	1.50/	2022	ale ale				
Emergency, Service	15%	2033	* *	1			
Exit, LED No Component	15% 70%	2060		1			
No Component	/070						

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

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

Asset #: 14719

Electrical	Current Repa	ir Futur	e Replacement	M		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Exterior Lighting						
HID	30%	2033	* *	10	\$100	
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location : Exterior Of B	Building				
	Explanation : Photocell	Control				
No Component	70%					
Lightning Protection						
Arresters/Cabling						
Generic	100%	2060	* *	5	\$2,800	
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location: Roof					
<u> </u>	Explanation: Lightning	Protection Is Present				
Alarm						
Security System						
No Component	20%					
Generic	80%	2033	* *	1	\$28,000	
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2033	* *	1-3	\$17,300	

Mechanical		Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
HTHW/HW	100%		2051	* *	1		
Conversion Equipment							
Heat Exchanger, Plate &	100%		2038	* *	1	\$46,400	
Frame							
Distribution							
Hot Wtr Piping/Pump	20%		2047	* *	4	\$1,400	
Central Plant Steam	80%		2051	* *	4	\$5,600	
Piping/Pmp							
Terminal Devices							
Convector/Radiator	10%		2042	* *	1	\$3,000	
Fan Coil Unit/Heat	85%		2033	* *	1	\$25,800	
Unit Heater - Steam	5%		2033	* *	4	\$400	
Air Conditioning							
Energy Source							
Electricity	10%		2047	* *	1		
No Component	90%						
_	Other Obs	servation, Extent : Light, Area	Affected	: 0%			
	Location	ı : Chilled Water From Offsite	Plant				

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

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

Asset #: 14719

Cycle Estimated Cos (Yrs)	Priority
2 \$122 100	1
2 \$122,100	<u>'</u>
1 \$58,000)
1 \$20,000	
2-5 \$52,300)
2 \$2,900)
1	
1	
4 \$800	1
4 \$13,900	
1	
1	
1 47.000	
1 \$5,800	1
1-5 \$47,300)
1-2 \$26,300)
1 \$17,500)
	2 \$2,900 1 1 4 \$800 4 \$13,900 1 1 \$5,800 1-5 \$47,300 1-2 \$26,300

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

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

CITY UNIVERSITY OF NEW YORK - FY 2018 Print Date: 22-Sep-2017

: BRONX COMMUNITY COLLEGE PATTERSON GARAGE **Asset Name**

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 : NONE : 22-Mar-2011 **Landmark Status**

Areas Surveyed : Roof, Floors 1

: 3223 BIN : 2096013 Block Lot : 50

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

\$359,300

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



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

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

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

Asset #: 13563

Architecture		Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls	5.50/			LIDE	* *	_	ФО 600	
Masonry: Brick	55%	N	¢14.200	LIFE	* *	5	\$8,600	
Masonry: Brick	Diagonal Location Water Pen	n : Over We etration, E	\$14,200 tent : Severe, Area : st Entrance xtent : Severe, Area		: 20%	5	\$1,600	
	Location	ı : Over We	st Entrance					
Metal Coiling Doors	30%			2035	* *	5	\$14,700	
Wood	Dry Rot/D Location Split/Crac	ı : Fascia	\$20,500 nt : Severe, Area Af : Severe, Area Affe			5	\$2,000	
Windows								
Aluminum	100%			2030	* *	5		
Roof Built-Up (BUR)	Location	on Func/Mi i : Northwe	\$7,900 iss, Extent : Severe, st Side Of Building xtent : Severe, Area					
	Location	i : Northwe	st Corner Of Build	ing				
nterior								
Floors	1000/			LIDE	* *	_	Ф20 200	
Cast in Place Concrete Interior Walls	100%			LIFE	* *	5	\$20,200	
Concrete Masonry Unit	100%			LIFE	* *	5	\$600	
Ceilings	10070							
Exposed Struc: Wood	Dry Rot/D Location Split/Crac Location	i : Northwe ked, Exteni i : Wood Be	\$58,000 at: Severe, Area Af, st Corner Of Garag : Moderate, Area A ams Throughout xtent: Severe, Area	ge And Ir Affected .	n Storage Closet : 10%			

Electrical	Currer	t Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Raceway							
Conduit	100%		2022	\$3,700	1		

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

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

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

Asset #: 13563

Electrical		Current I	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2021	\$400	5		
Fused Disc Sw	5%	2-4	\$400	2047	* *	5		
			Extent : Moderate, Entrance Door	Area Af	fected : 100%			
Molded Case Bkrs	85%			2021	\$6,300	5	\$100	
Molded Case Bkrs	5%	2-4	\$400	2047	* *	5		
			Extent : Moderate, Entrance Door	Area Af	fected : 100%			
Wiring								
Thermoplastic	100%			2022	\$8,200	1		
Lighting								
Interior Lighting	700/			2022	\$0.500	10	#4.000	
Fluorescent	70%			2022	\$9,500	10	\$4,000	
			Extent : Moderate, A	Area Affe	ected : 100%			
		_	out The Building					
	Explana	tion : T-8 L	amps					
HID	30%			2022	\$15,100	10	\$100	
Exterior Lighting								
HID	100%			2022	\$23,300	10		

Mechanical	Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Fuel Oil No 2	100%		2032	* *	5	\$1,900	
	Other Observation, Ext	ent : Light, Area	Affected	: 100%			
	Location: Throughou	t					
	Explanation: This Bu	ilding Is Unoccu	pied				
Conversion Equipment							
Steam Boiler	100% Now	\$37,400	2042	* *	1	\$5,500	
	Not in Service, Extent:	Moderate, Area	Affected	: 100%			
	Location: Boiler Roo	m					
	Other Observation, Ext	ent : Light, Area	Affected	: 100%			
	Location: First Floor	Boiler Room					
	Explanation: One Bo	iler					
Distribution							
Central Plant Steam	100%		2022	\$97,900	4	\$300	
Piping/Pmp							
Terminal Devices							
Fan Coil Unit/Heat	100%		2022	\$86,600	1	\$2,000	
Plumbing							
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		

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

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

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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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$143,400	_
Interior Architecture	\$129,700	\$209,700
Electrical		\$211,300
Mechanical	\$53,900	\$346,000
Total	\$327,000	\$766,900
Importance Code A	\$143,400	
Importance Code B	\$183,600	\$766,900
Total	\$327.000	\$766.900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$146,400	\$42,400	\$53,300	\$2,500
Importance Code A	\$41,600		\$200	
Importance Code B	\$100,000	\$42,400	\$53,100	\$2,500
Importance Code C	\$4,900			
Total	\$146,400	\$42,400	\$53,300	\$2,500



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

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

Asset #: 2076

rchitecture		Current l	Repair	Futur	e Replacement	М	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls Masonry: Brick	Location Int Morta	Crumbling, 1 : Through r Miss/Eroo	\$86,700 Extent : Moderate out Facade d, Extent : Moderat acade, South Facad	e, Area A	-	5	\$17,300	
	Recent Re	pair Evidei	acaae, Souin Facaa nt, Extent : Light, A epair Throughout		cted : 10%			
Masonry: Brick	15%			LIFE	* *	5	\$3,500	
Masonry: Granite	5%			LIFE	* *	5	\$900	
Masonry: Limestone			\$7,600 d, Extent : Moderat tal Bands	LIFE e, Area A	* * Affected: 25%	5	\$900	
Windows								
Aluminum	Bent/Warp	Now ped Elemen a : Entry Ho	\$4,200 ts, Extent : Severe, all	2041 Area Aff	* * ected : 10%	5	\$500	
Parapets								
Copper/Terne	Bent/Warp Location Deteriora	: Through	Extent : Moderate,		-	5	\$1,200	
Masonry: Limestone	_	Discoloring : Cornice	, Extent : Moderate	LIFE , Area Aj	* * ffected : 10%	5	\$1,800	
Roof								
Clay Tile	Broken/Ma Location Water Pen	: Through etration, E	\$56,800 nents, Extent : Light out xtent : Moderate, A d Third Floor Class	rea Affe	-			
Skylight, Metal/Glass			\$8,900 xtent : Moderate, A	2045 rea Affe	* * cted : 100%			

Interior

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

Asset #: 2076

rchitecture	Curre	ent Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail D Total (Yea	eate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Floors	1.70/		•••			4.7.4 00	
Carpet	15%		2021	\$48,700	3	\$5,200	
Cast in Place Concrete	8%		LIFE	* *	5	\$4,100	
Marble Panels	2%	40.000	LIFE	* *	5	\$400	
Terrazzo	10% Nov Horizontal Crack Location : Corn	ks, Extent : Moderate, A	LIFE Area Affe	* * cted : 10%	5	\$1,800	
Terrazzo	5% 0-2	\$79,800	LIFE	* *	5	\$900	
	Cracking/Crumb Location : Stair	ling, Extent : Severe, A · Nosing nt, Extent : Moderate, A	rea Affec		J	Q	
V' 1 T'1 -			2025	* *	2	¢2.200	
Vinyl Tile	Location : Vari	ling, Extent : Light, Ard ous Locations tent : Moderate, Area		ed : 10%	3	\$2,200	
Vinyl Tile 9" X 9"	5% Nov		2035	* *	3	\$400	
	Location : Room	ling, Extent : Moderate n 34 on, Extent : Light, Area n 34	-	-			
XX 7 1		inyi Tile 9 X 9	2052	* *		ф 2 2 00	
Wood	5% Recent Repair Ev Location : Room	vident, Extent : Light, A m 35	2053 Area Affed		5	\$2,200	
Wood	Location : Seco Worn/Eroded, Ex	v \$41,900 ish, Extent : Moderate, and And Third Floor Cl tent : Moderate, Area A and And Third Floor Cl	lassroom: Affected :	s · 50%	5	\$5,500	
Interior Walls							
Cast in Place Concrete	5% Now Water Penetratio Location : Mec	n, Extent : Moderate, A	LIFE Area Affe	* * cted : 10%			
Concrete Masonry Unit	5%		LIFE	* *	5	\$400	
Gypsum Board	_	v \$1,000 Elements, Extent : Seve nen Bathroom In Basen	LIFE re, Area	* * Affected : 10%	5	\$1,300	
Plaster	80%		LIFE	* *	5	\$5,400	
1 145101	0070		LIFE	·	J	\$5,400	

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

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

Asset #: 2076

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior Ceilings								
AcousTileConcealSpLn	5% Recent Insta Location		xtent : Light, Area or	2038 Affected	**: 100%	5	\$1,500	
AcousTileSusp.Lay-In	10% Loose/Miss Location .		\$1,000 s, Extent : Moderat Locations	2038 e, Area A	* * Affected : 10%	5	\$1,200	
Plaster			stent : Moderate, A l Third Floor Roon	55	* * cted : 10%	5	\$12,400	

Electrical		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	4+	\$2,600	2045	* *	5		
	-	ter Damag : Basemeni	e, Extent : Modera	ite, Area	Affected: 50%			
			xtent : Light, Area	Affected	· 100%			
		: Electrica	_	ijjeerea	. 100/0			
				Disconn	ect Switch Fed Fro	m Langu	age Hall	
Switchgear / Switchboard	Dapimun	0110 1	3 Janperes Hun.	scom	22. 27/11/21/12/11/10	Lungu	200 11000	
Fused Disc Sw	100%			2025	\$88,500	5	\$100	
Raceway					400,000		4	
Conduit	90%			2025	\$21,800	1		
Conduit	10%			2035	* *	1		
Panelboards								
Fused Disc Sw	10%			2024	\$3,300	5		
Molded Case Bkrs	70%			2024	\$22,800	5	\$300	
Molded Case Bkrs	20%			2033	* *	5	\$100	
Wiring								
Braided Cloth	80%	2-4	\$21,200	2050	* *	1		
	Other Obse	rvation, E	xtent : Light, Area	Affected	: 100%			
	Location .	: Througho	put					
	Explanati	on : Insula	tion Aged					
Thermoplastic	20%			2035	* *	1		
Motor Controllers								
Locally Mounted	100%			2023	\$49,400	5	\$100	
Stand-by Power					·			
Transfer Switches								
Automatic	100%			2038	* *	1	\$5,000	
Lighting								

Lighting

 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

Asset #: 2076

Electrical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	100%	2030	* *	10	\$14,300	
	T-8 Lamps And Fixtures, Extend	t : Light, Area Affe	cted : 100%			
	Location: Throughout					
Egress Lighting						
Emergency, Service	50%	2020	\$4,200	1		
Exit, Service	50%	2020	\$2,300	1		
Exterior Lighting						
HID	30%	2020	\$20,100	10		
	Other Observation, Extent : Lig	ght, Area Affected :	100%			
	Location : Exterior					
	Explanation: Controlled Via	Photocell				
No Component	70%					
Alarm						
Fire/Smoke Detection						
No Component	60%					
Generic, Analog	40%	2025	\$73,400	1-3	\$4,100	

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source HTHW/HW	100%			2045	* *	1		
Conversion Equipment								
HTHW/HW Exchanger	100%	0-2	\$4,600	2040	* *	2	\$800	
	· · · · · · · · · · · · · · · · · · ·	Extent : M : Heat Exc	oderate, Area Affed changer	ted : 100	0%			
		ervation, E : Basemen	Extent : Light, Area et	Affected	: 100%			
	Explanat	tion : One	Unit, Converts H T	H W To	Low Pressure Stea	m.		
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$53,900	2025	\$269,300	4	\$800	
		Extent : Se	evere, Area Affectea out	l : 25%				
	_	ps Faulty, I : Through	Extent : Severe, Are out	a Affecte	ed : 25%			
Terminal Devices								
Convector/Radiator	90%			2023	\$76,700	1	\$4,500	
No Component	10%							
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		

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

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

Asset #: 2076

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment Window/Wall Unit	60% 40%			2019	\$19,900	1		
No Component Distribution	40%							
Distribution Ductwork/Diffusers No Component	15% 85%			LIFE	* *	2	\$3,000	
Terminal Devices								
Air Handler/Cool/Ht No Component	15% 85%			2025	\$16,100	1	\$1,400	
Heat Rejection Air Cooled Condenser Unit	15% 85%			2025	\$2,900	2	\$1,600	
No Component Ventilation	0370							
Distribution Ductwork/Diffusers	10%			LIFE	* *	2-5	\$900	
No Component	90%			LIFE		2-3	\$900	
Exhaust Fans	2070							
Interior	10%			2025	\$5,700	2	\$100	
No Component	90%			2020	\$2,700	_	Q100	
Plumbing H/C Water Piping Galvanized Steel			\$14,000 evere, Area Affected out	2030 2: 25%	* *	1		
Water Heater Electric		tallation, E	Extent : Light, Area et 50 Gallon	2024 Affected	\$14,000 :: 100%	4	\$100	
HW Heat Exchanger Steam Fired			Extent : Light, Area t	2051 Affected	**	4	\$2,300	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Not Accessible	100%			211 12		1		
Fixtures Generic	100%							

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

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

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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

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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$137,600	\$43,800	\$65,200	\$29,900
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			
Total	\$137,600	\$43,800	\$65,200	\$29,900



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

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

Asset #: 2094

rchitecture	Curren	t Repair	Future	Replacement	М	aintenance	
stem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior							
Exterior Walls							
Cast in Place Concrete	Location : Throug Exposed Reinforcen Location : East Fo	\$108,200 g, Extent : Severe, A shout, Spandrels And nent, Extent : Severe acade, West Facade Extent : Moderate, A	Columns , Area Affec	cted : 5%	5	\$48,100	
Masonry: Brick	_	\$217,100 Extent : Moderate, Ar And South Cantileve		* * l : 5%	5	\$72,100	
Masonry: Fieldstone	Location : Variou	\$41,500 od, Extent : Moderat s Locations			5	\$3,600	
Metal Panel	5%		2045	* *	5-10	\$33,000	
Stucco Cement Windows	5%		2038	* *	5	\$12,000	
Aluminum	Location : Throug	acked, Extent : Sever			5	\$1,900	
Parapets							
Cast in Place Concrete	50% Now Cracking/Crumblin Location: Throug	\$18,700 g, Extent : Light, Are hout	LIFE ea Affected	* * : 10%	5	\$30,400	
	Exposed Reinforcent Location : Throug	nent, Extent : Moder hout	ate, Area A	ffected : 10%			
Masonry: Brick	20%		LIFE	* *	5	\$1,200	
Metal Rail	30% Now Broken/Missing Ele Location: Over P	\$2,400 ments, Extent : Seve enthouse	2038 re, Area Afj	* * fected : 5%	5	\$12,500	
Roof Built-Up (BUR)	100% Now Drains Inad/Mispos Location: Throug	\$224,500 sn, Extent : Severe, A hout	2035 area Affecte	* * ed : 25%			1
	Location : Throug	evere, Area Affected		Affected: 15%			
	Water Penetration, Location : North	Extent : Moderate, A					
	Location : Throug						

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.

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

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

Asset #: 2094

Architecture		Current l	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior				•				
Floors								
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%		4.51.100	LIFE	**	5	\$1,400	
Vinyl Tile	50%		\$151,100	2025	\$377,700	3	\$16,700	
	_	_	Extent : Severe, A	rea Affec	rted : 33%			
			it Corridors					
			Extent : Moderate,	Area Afj	tected: 40%			
		n : Corrido		1.00	1 100/			
	_		tent : Moderate, Ar	ea Affec	ted : 10%			
		n : Various		CC . 1	(00/			
			ent : Severe, Area A	<i>ђес</i> ња :	00%			
		n : Through					***	
Vinyl Tile 9" X 9"		Now	\$68,500	2020	\$342,500	3	\$11,700	
			ents, Extent : Mode	erate, Ar	ea Affected : 10%			
		n : Various			000/			
			: Moderate, Area A	Affected .	80%			
Interior Walls	Location	n : Through	out					
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	* *		\$5,100	
Mosaic Tile	8%		\$10,500	LIFE	* *			
			nt : Severe, Area A		10%			
	Location	n : In Stair I	Near Perforated Co	oncrete V	Vall			
			Extent : Moderate, A					
	Location	n : Near Ele	evator					
	Explana	tion : Stain	ing / Discolored					
Ceilings								
AcousTileConcealSpLn	62%	Now	\$89,100	2038	* *	5	\$34,500	
	Broken/M	issing Elem	ents, Extent : Mode	erate, Ar	rea Affected : 25%			
	Location	ı : Fourth I	Floor, Various Othe	r Locatio	ons			
	Cracking/	Crumbling,	Extent: Severe, A.	rea Affec	rted : 25%			
	Location	n : Fourth F	Floor					
			Extent : Moderate,	Area Afj	fected : 33%			
	Location	n : Through	out					
AcousTileConcealSpLn	13%	ı		2038	* *	5	\$14,500	
Exposed Concrete	20%			LIFE	* *	5	\$2,800	
Gypsum Board	5%			LIFE	* *	5	\$5,600	

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

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

Asset #: 2094

Electrical		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date l (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2045	* *	5	\$200	
	Location	: Electrical						
		ion : One 30	000 Amperes And		peres Main Discor			
Fused Disc Sw	Location	: Electrical	tent : Light, Area Room 100 Amperes Maii			5	\$100	
Transformers	<u> </u>		T					
Dry Type	100%			2030	* *	5	\$200	
7 71	Location	: Electrical	tent : Light, Area Room O Kva 480v-208/		: 100%			
Switchgear / Switchboard	Елрини	ion . One 13	0 Kvu +00v-200/	1201				
Fused Disc Sw	30%			2035	* *	5	\$100	
Molded Case Bkrs	70%	4+	\$10,200	2035	* *	5	\$600	
Moraca case Bias	Corroded,	Extent : Mod	derate, Area Affeo Mechanical Roo	cted : 509	%	3	Ψ000	
Raceway								
Conduit	80%			2025	\$98,900	1		
Conduit	20%			2045	* *	1		
Panelboards								
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	
Wiring Braided Cloth	70% Other Obs	2-4 ervation, Ext	\$121,500 tent : Moderate, A	2050 Area Affe	* * cted : 100%	1		
	Location	: Throughou	ıt The Building					
	Explanat	ion : Insulat	ion Aged					
Thermoplastic	10%			2045	* *	1		
Thermoplastic	20%			2025	\$34,700	1		
Motor Controllers								
Locally Mounted	30%			2023	\$22,600	5	\$100	
Locally Mounted	10%			2038	* *	5		
Motor Control Center	60%			2023	\$175,200	5	\$1,000	
Ground				_				_
Grounding Devices								
Generic	100%			LIFE	* *	5	\$900	
Stand-by Power								
Transfer Switches	1000/			2020	مان بان		#10.100	
Automatic	100%			2038	* *	1	\$19,100	

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

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

Asset #: 2094

Electrical	Current Repair	Future	Replacement	Ma		
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Generators						
Diesel	100%	2034	* *	1	\$24,000	
	Other Observation, Extent : Li		100%			
	Location : Outside The Build	ing				
-	Explanation: One 750 Kw					
Batteries	1000/	2010	#1.700	-	Φ2 200	
Lead/Acid	100%	2019	\$1,500	5	\$2,300	
Fuel Storage	1000/	2041	* *	-	#11.000	
Day Tank	100%	2041		5	\$11,000	
	Other Observation, Extent : Li		100%			
	Location: Outside Without G		G 1: 1.F	TI C	/C . I.D	
T ' 12'	Explanation: One 700 Gallo	n Iank - Fuel Is Also	Suppliea From	Ine Ener	rgy/ Central Plant	
Lighting						
Interior Lighting Fluorescent	100%	2030	* *	10	\$54,500	
Tuorescent	T-8 Lamps And Fixtures, Exten		ted : 100%	10	\$54,500	
	Location: Throughout	i . Ligiii, meariffeei	.cu . 100/0			
Egress Lighting						
Emergency, Service	50%	2030	* *	1		
Exit, Service	40%	2020	\$6,400	1		
Exit, Service	10%	2030	* *	1		
Exterior Lighting						
HID	30%	2025	\$70,100	10	\$100	
	Other Observation, Extent : Li	ght, Area Affected : .	100%			
	Location : Exterior					
	Explanation: Controlled Via	Photocell				
No Component	70%					
Alarm						
Fire/Smoke Detection						
No Component	70%					
Generic, Analog	30%	2025	\$192,200	1-3	\$11,800	

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

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

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

Asset #: 2094

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution	100/		40 -00	• • • • •			4.00	
Hot Wtr Piping/Pump	10%		\$8,700	2050	**	4	\$300	
			Extent : Light, Area	Ајјестеа	: 23%			
		Location : Attic Explanation : 2 Of 3 Pumps Need Repair						
Hot Wtr Piping/Pump	10%		o i umps i veca ivepo	2033	* *	4	\$300	
Central Plant Steam Piping/Pmp		Now	\$75,300	2025	\$752,700	4	\$2,300	
	Leak Evid	Leak Evident, Extent : Severe, Area Affected : 20%						
	Location	n : Basemer	nt And Throughout					
Terminal Devices								
Air Handler		Now	\$23,500	2020	\$469,000	1	\$19,900	
		Leak Evident, Extent : Moderate, Area Affected : 5% Location : Air Handler Coil, Penthouse						
G (5-1)					0110.000		* * * * * * * * * * * * * * * * * * *	
Convector/Radiator	Damaged		\$11,900 Ioderate, Area Affec	2023 cted : 10	\$119,000	1	\$6,900	
At a Constitution	Locano	n : Through	оит					
Air Conditioning Energy Source								
Electricity	20%			2024	\$33,600	1		
No Component	80%				\$22,000	-		
•	Other Ob	servation, E	Extent : Light, Area	Affected	: 0%			
	Location	n:						
	Explana	tion : Chill	ed Water From Pla	nt				
Conversion Equipment								
Split Unit	10%			2033	**			
Window/Wall Unit	90%)		2020	\$104,300	1		
Distribution CW & CHW Wtr	100%			2025	\$67,800	4	\$2,900	
Pipe/Pump	10070	1		2023	\$07,800	4	\$2,900	
Tipe/Tump	Not in Sei	vice, Exten	t : Light, Area Affe	cted : 20	%			
		n : Various	-					
Terminal Devices								
Air Handler/Cool/Ht			\$124,700 t : Light, Area Affec	2020 cted : 20	\$623,500	1	\$33,100	
Heat Rejection								
Evaporative Condenser			\$172,400 t : Light, Area Affec	2035 cted : 20	**	2	\$33,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%		\$153,700	LIFE	* *	2-5	\$33,200	
		eriorating, n : 4th Floo	Extent : Light, Ared r	a Affecte	d : 20%			

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Asset #: 2094

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

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

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

Asset #: 2094

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

CITY UNIVERSITY OF NEW YORK - FY 2018 Print Date: 22-Sep-2017

: BRONX COMMUNITY COLLEGE ROSCOE C. BROWN STUDENT CENTER **Asset Name**

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 : NONE : 27-Feb-2014 **Landmark Status**

Areas Surveyed : Basement, Roof, Floors 1,3

: 3222 BIN : 2100247 Block Lot : 62

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,316,600	\$82,300
Interior Architecture		\$173,300
Electrical	\$52,100	\$140,100
Mechanical	\$642,000	\$235,800
Total	\$2,010,700	\$631,500
Importance Code A	\$1,316,600	\$82,300
Importance Code B	\$694,100	\$549,200
Total	\$2,010,700	\$631.500

Total	\$2,010,700	\$631,500
10tai	\$2,010,700	\$031,500

\$15,100			
\$140,000	\$71,100	\$32,700	\$18,600
\$93,200	\$8,300	\$2,800	\$2,800
\$248,300	\$79,300	\$35,500	\$21,400
\$7,900	\$7,900	\$7,900	\$7,900
\$43,500	\$22,200	\$18,600	\$7,900
\$2,700	\$18,500	\$3,400	\$3,100
\$103,700	\$25,200	\$5,500	\$2,600
\$90,400	\$5,400		
FY 2019	FY 2020	FY 2021	FY 2022
	\$90,400 \$103,700 \$2,700 \$43,500 \$7,900 \$248,300 \$93,200 \$140,000	\$90,400 \$5,400 \$103,700 \$25,200 \$2,700 \$18,500 \$43,500 \$22,200 \$7,900 \$7,900 \$248,300 \$79,300 \$93,200 \$8,300 \$140,000 \$71,100	\$90,400 \$5,400 \$103,700 \$25,200 \$5,500 \$2,700 \$18,500 \$3,400 \$43,500 \$22,200 \$18,600 \$7,900 \$7,900 \$7,900 \$248,300 \$79,300 \$35,500 \$93,200 \$8,300 \$2,800 \$140,000 \$71,100 \$32,700



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

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

chitecture		Current l	Repair	Futur	e Replacement	М	aintenance			
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
erior										
Exterior Walls	0.50/	3.7	#001 000		* *	_	#02.200			
Masonry: Brick	Broken/M Location Diagonal Location	n : Theater . Cracks, Ex n : Through	\$991,800 nents, Extent : Modd And Main Building tent : Severe, Area out Theater, East S	Affected ide Of Ro	ea Affected : 10% : 10% oscoe	5	\$82,300	1		
	Expansion Int Failure, Extent: Severe, Area Affected: 20%									
	Jnt Morta	Location : Whole East Facade Of Theater, Various Other Locations Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15% Location : Throughout								
	Repairs in	Repairs in Progress, Extent: Light, Area Affected: 20%								
	Location: Theater									
		Shed in Use 1 : Theater	e, Extent : Light, Ar	ea Affect	ed : 20%					
Masonry: Limestone		r Miss/Erod	d, Extent : Light, Ai irst And Second Flo			5	\$7,300			
Metal Panel	3%			2035	* *	5-10	\$20,000			
Granite Panels			\$25,600 d, Extent : Moderat strance	LIFE e, Area A	* * Affected : 100%	5	\$1,500			
	Loose Units, Extent: Severe, Area Affected: 50%									
			trance To Main Bu							
		etration, E ı : Main En	xtent : Moderate, A trance	rea Affeo	cted : 50%					
Windows	0.50/	3.7	#21 1 00	2022	ale ale	_	41.200			
Aluminum	Ctrwt/Bal	Now nc Not Fun 1 : Through	\$21,100 ct, Extent : Modera out	2033 ete, Area	* * Affected : 25%	5	\$1,300			
	Deteriorated Finish, Extent : Moderate, Area Affected : 30% Location : Portions Of Main Building									
	Glazing Broken/Cracked, Extent: Moderate, Area Affected: 5% Location: Various Rooms									
		Deteriorate 1 : Through	ed, Extent : Modera out	te, Area	Affected : 25%					
Metal Louvers	5%			2034	* *	10	\$800			

Asset #: 2077

Cost Priority 000 1 300 700
300
300
300
700
600

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

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Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors	201				000 700		42.000	
Carpet	3%		** ***	2024	\$32,500	3	\$3,800	
Cast in Place Concrete	15%		\$2,600	LIFE		5	\$27,900	
			xtent : Moderate, A		cted : 5%			
			nd Of Mechanical F					
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	
	Cracking/ Location Worn/Ero	Crumbling, n : South Wi ded, Extent	ing Of Main Buildin Extent : Moderate ing Of Main Buildin : Severe, Area Affe ing Of Main Buildin	, Area Aj 1g cted : 10	fected : 25%			
Interior Walls						_	*	
Ceramic Tile	5%			2034	* *	5	\$4,100	
Concrete Masonry Unit	35%			LIFE	* *	5	\$11,400	
Gypsum Board	15%			LIFE		5	\$7,300	
	Recent Replace Evident, Extent: Light, Area Affected: 100% Location: Main Building - Bookstore, Lounge, Meeting Rooms Repairs in Progress, Extent: Light, Area Affected: 10% Location: South Wing Of Main Building, 3rd Floor							
Masonry: Brick	5%			LIFE	* *			
Plaster	40%		\$13,000	LIFE	* *	5	\$9,800	
	Cracking/ Location Water Per	Crumbling, n : South Wi netration, E.	Extent : Severe, Ai ing Of Main Buildin xtent : Severe, Area ing Of Main Buildin	rea Affec 1g Affected	l : 10%	-	4-,500	

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

Asset #: 2077

Architecture		Current Repair		Futu	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings								
AcousTileConcealSpLn	2%		\$14,100	2045	* *	5	\$1,100	
	_	Cracking/Crumbling, Extent : Moderate, Area Affected : 100% Location : Lobby/ Corridors						
	Punct/Tea	ır/Impact D	amage, Extent : Mo	oderate,	Area Affected : 100	0%		
	Location	n : Lobby						
		netration, E. n : Lobby	xtent : Moderate, A	rea Affe	cted : 100%			
AcousTileSusp.Lay-In	58%)		2045	* *	5	\$50,500	
	Recent In.	stallation, E	Extent : Light, Area	Affectea	l : 100%			
	Location	n : Main Bu	ilding And Theater					
Exposed Concrete	15%	Now	\$21,000	LIFE	* *	5	\$2,000	
-	Cracking/Crumbling, Extent: Severe, Area Affected: 2%							
	Location: Concrete Beam In Basement Crawl Space Under Main Building							
	Exposed Reinforcement, Extent : Severe, Area Affected : 2%							
	Location : Basement Crawl Space Beams Under Main Building							
	Spalling, Extent : Moderate, Area Affected : 10%							
	Location	n : Various 1	Areas In Basements	S				
Plaster	25%	Now	\$14,200	LIFE	* *	5	\$13,600	
	Loose/De	lam Surface	, Extent : Moderat	e, Area A	Affected : 5%			
	Location	n : South W	ing Of Main Buildi	ng				
	Water Per	netration, E.	xtent : Severe, Area	ı Affecte	d:5%			
	Location	n : South W	ing Of Main Buildi	ng				

Electrical		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 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		
	Insulation	Aged, Exter	nt : Moderate, Are	a Affecte	ed: 100%			
	Location	: Througho	out					
Thermoplastic	20%			2025	\$34,700	1		
Thermoplastic	50%			2051	* *	1		

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Asset #: 2077

Electrical	Current	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Motor Controllers							
Locally Mounted	50%		2038	* *	5	\$200	
Locally Mounted	50%		2023	\$22,600	5	\$200	
Ground							
Grounding Devices	1000/						
Not Accessible	100%						
Lighting Interior Lighting							
Fluorescent	20%		2033	* *	10	\$10,400	
Tuorescent	T-5 Lamps And Fixtu	res. Extent : Light.		ected : 100%	10	\$10,400	
	Location : Through	_	33				
Fluorescent	30%		2030	* *	10	\$15,600	
Fluorescent	40%		2033	* *	10	\$20,800	
HID	10%		2030	* *	10	\$200	
	Other Observation, E Location : Main Bu Explanation : Lamp	uilding, Auditorium	Affected	: 100%			
Egress Lighting							
Emergency, Service	50%		2033	* *	1		
	Other Observation, I Location : Through		Affected	: 100%			
	Explanation: Gets	Power From Adjac	ent Buila	ling Generator			
Exit, Service	50%		2033	* *	1		
	Other Observation, I Location : Through	-	Affected	: 100%			
	Explanation: Gets	Power From Adjac	ent Build	ling Generator			
Exterior Lighting							
HID	100%		2030	* *	10	\$200	
Alarm							
Security System	0.00 /						
No Component	90%		2022			44.40	
Generic	10%		2033	* *	1	\$2,200	
Fire/Smoke Detection	200/						
No Component	30%		2022	* *	1.2	#25 400	
Generic, Analog	70%		2033	* *	1-3	\$25,400	

Mechanical	Current	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
HTHW/HW	70%		2035	* *	1		
Natural Gas	30%		2045	* *	1		

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

Asset #: 2077

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of 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	\$28,100	
	Location	servation, E 1 : Basemer tion : 1 Un		Affected	: 100%			
Distribution Central Plant Steam Piping/Pmp	100%			2051	* *	4	\$4,200	
		place Evid 1 : Basemer	ent, Extent : Light, 1 nt	Area Affe	ected : 20%			
Terminal Devices Air Handler Convector/Radiator	80% 20%			2020 2030	\$597,700 * *	1 1	\$28,100 \$3,700	
Air Conditioning Energy Source Electricity	100%			2041	* *	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	30%			2030	* *	2	\$1,000	
Split Unit Window/Wall Unit No Component	10% 40% 20%			2030 2020	* * \$44,300	1		
Distribution Ductwork/Diffusers No Component	30% 70%			LIFE	* *	2	\$22,200	
Ventilation Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$31,700	
Exhaust Fans Interior	Broken, E	Now xtent : Mod 1 : Penthou	\$9,500 lerate, Area Affecte se	2025 d : 10%	\$189,000	2	\$1,400	
	Corroded,	Now Extent : So 1 : Through	\$23,300 evere, Area Affectea out	2030 !: 25%	* *	1		
Water Heater Electric			ent, Extent : Light, 1 nt	2023 Area Affe	\$46,800 ected : 10%	4	\$500	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		

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

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

Mechanical	Current Repa	ir Future Re	eplacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sump Pump(s)						
Non-Submersible	65%	2020	\$5,400	4	\$1,200	
Submersible	35%	2019	\$700	4	\$700	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Exten	t : Light, Area Affected : 10	0%			
	Location : Freight 1 - Re	oof, Passenger 1-3 Floor				
	Explanation: 2 Units -	l Freight And 1 Passenger				
Fire Suppression						
Standpipe						
Generic	100%	2035	* *	1-5	\$28,600	
Sprinkler						
No Component	40%					
Generic	60%	2035	* *	1-2	\$9,600	

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

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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$71,300	\$29,800	\$3,300	\$4,400
Importance Code A	\$23,200	\$2,100	\$700	\$700
Importance Code B	\$48,100	\$27,800	\$2,600	\$3,700
Importance Code C				
Total	\$71,300	\$29,800	\$3,300	\$4,400



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

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

Asset #: 14634

Architecture	Current Repair Future Replacement				e Replacement	ent Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	0.50/	N	¢10.400	LIEE	* *	_	¢12 200	
Masonry: Brick		Now Miss/Fro	\$18,400 l, Extent : Moderat	LIFE e Area A		5	\$12,200	
		: Various		c, 111cu 1	gyeerea : 1570			
	Vertical Ci	racks, Exte	nt : Moderate, Ared	ı Affected	d : 2%			
	Location	: Southeas	st Corner At First H	loor Win	dow Sill			
Masonry: Limestone		Now	\$3,100	LIFE	* *	5	\$1,100	
			l, Extent : Light, Ar	ea Affect	ted : 10%			
		: Through	out		di di			
Metal Panel	5%			2045	* *	5-10	\$4,900	
Windows Aluminum	08%	Now	\$67,200	2033	* *	5	\$4,000	
Alummum			nt : Moderate, Area		: 100%	3	ψ+,000	
	-	: Through		55				
	Ctrwt/Balr	ıc Not Fun	ct, Extent : Modera	te, Area	Affected : 25%			
		: Through						
	_		d, Extent : Modera	te, Area	Affected : 30%			
25.17		: Various	Locations	2024	* *	10	#1 000	
Metal Louvers	2%			2034	* *	10	\$1,000	
Parapets Masonry: Brick	80%			LIFE	* *	5	\$1,900	
Metal Panel		Now	\$900	2045	* *	5	\$200	
	Miss/Dam	aged Copir	ngs, Extent : Moder	ate, Arec	a Affected : 5%			
	Location	: Northeas	t Corner Of Roof					
Metal Rail	15%			2038	* *	5-10	\$6,500	
Roof	1000/		^ • • •					
Modified Bitumen		Now	\$77,200 ere, Area Affected :	2035	* *			
		: Various		23/0				
			tent : Moderate, A	rea Affec	ted : 10%			
	=	: Various						
			: Moderate, Area A	ffected :	100%			
-	Location	: Through	out					
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%		\$27,200	2025	\$136,200	3	\$6,000	
	Cracking/Crumbling, Extent: Moderate, Area Affected: 20%							
		: Through		CC . 1	1000/			
		led, Extent : Through	: Moderate, Area A out	ујестеа :	100%			
Interior Walls	Locuion	. Imough						
Concrete Masonry Unit	95%			LIFE	* *	5	\$15,700	
Gypsum Board	5%			LIFE	* *	5	\$1,200	

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

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

Asset #: 14634

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	30%	Now	\$6,000	2030	* *	5	\$3,200	
	U	0.	Extent : Moderate Classrooms On Thi		5			
AcousTileSusp.Lay-In	30%	Now	\$2,600	2030	* *	5	\$3,200	
	U	Discoloring, 1 : Corrido1	Extent : Light, Are	ea Affecte	ed : 10%			
Exposed Concrete	20%			LIFE	* *	5	\$700	
Plaster	20%	Now	\$2,800	LIFE	* *	5	\$2,700	
	Loose/Delam Surface, Extent : Moderate, Area Affected : 5%							
	Location	: Third Flo	oor					
	Water Pen	etration, E.	xtent : Severe, Area	Affected	d : 5%			
	Location	: Third Flo	oor					

lectrical		Current Rep	oair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of l Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2051	* *	5	\$100	
			ent : Light, Area	Affected	: 100%			
	Location .	: Electrical R	Room					
	Explanati	on : One 800	Amperes And T	wo 400 A	Amperes Main Disc	connect S	witch	
Transformers								
Dry Type	100%			2042	* *	5	\$100	
			ent : Light, Area	Affected	: 100%			
	Location .	: Electrical R	Room					
	Explanati	on : One 500	Kva And One 2	25 Kva 4	480v-208/120v			
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		
	Insulation A	Aged, Extent	: Moderate, Are	a Affecte	d: 100%			
	Location .	: Throughout						
Thermoplastic	20%			2025	\$4,800	1		
Thermoplastic	50%			2051	* *	1		

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

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

Asset #: 14634

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	T-5 Lamps And Fixto	_	Area Affe	ected : 100%			
	Location: Through	hout					
Fluorescent	30%		2030	* *	10	\$3,900	
Fluorescent	50%		2033	* *	10	\$6,600	
Egress Lighting							
Emergency, Service	50%		2033	* *	1		
<i>5 3</i> ,	Other Observation,	Extent : Light, Area	Affected	: 100%			
	Location: Through	hout					
	Explanation: Gets	Power From Adjac	ent Buila	ling Generator			
Exit, Service	50%		2030	* *	1		
	Other Observation,	Extent : Light, Area		: 100%			
	Location : Through	_	33				
		Power From Adjac	ent Buila	ling Generator			
Exterior Lighting	· · · · · · · · · · · · · · · · · · ·			0 - 1 - 1 - 1 - 1			
HID	100%		2030	* *	10		
Alarm							
Security System							
No Component	90%						
Generic	10%		2033	* *	1	\$500	
Fire/Smoke Detection	10.0					\$200	
No Component	30%						
Generic, Analog	70%		2033	* *	1-3	\$6,200	
	7070		2033		1.5	Ψ0,200	

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
HTHW/HW	100%	2035	* *	1		
Conversion Equipment						
Heat Exchanger, Plate &	100%	2034	* *	1	\$7,100	
Frame						
F	Recent Replace Evident, Extent : Light,	Area Affe	ected : 100%			
	Location: Basement					

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

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

Mechanical	Current l	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Distribution								
Central Plant Steam	100%		2035	* *	4	\$1,100		
Piping/Pmp								
Terminal Devices								
Convector/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		
	Other Observation, E	Extent : Light, Area	Affected	: 100%				
	Location: Basemer	ıt						
	Explanation: 120 (Gallon						
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%							

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

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

Print Date: 22-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

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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$62,900	\$39,200	\$6,200	\$7,600
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			
Total	\$62,900	\$39,200	\$6,200	\$7,600



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

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

Asset #: 2064

Architecture	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
xterior					
Exterior Walls	50/ 31	\	_	ФО 200	
Cast in Place Concrete	5% Now \$9,300 Cracking/Crumbling, Extent : Modera Location : South Facade	ate, Area Affected : 10%	5	\$8,300	
	Exposed Reinforcement, Extent: Mod Location: South Facade	erate, Area Affected : 10%			
Masonry: Brick	90% Now \$44,800 Jnt Mortar Miss/Erod, Extent : Moder Location : Throughout		5	\$29,800	
	Loose Units, Extent : Severe, Area Aff Location : East Facade At Doorway	,			
	Vertical Cracks, Extent : Moderate, A Location : North And South Facade				
Masonry: Limestone	5% Now \$9,000 Int Mortar Miss/Erod, Extent : Moder Location : 2nd Floor Horizontal Base	rate, Area Affected : 25%	5	\$1,200	
Windows					
Aluminum	100%	2041 **	5	\$1,400	
Parapets		•••	_	44.000	
Copper/Terne	5%	2060 **	5	\$1,000	
Masonry: Brick	90%	LIFE **	3	\$3,900	
Pre-Cast Concrete	5%	LIFE **	5	\$1,400	
Roof Modified Bitumen	100% Recent Replace Evident, Extent : Ligh Location : New Roof Installation	2035 ** t, Area Affected : 100%	10	\$36,100	
nterior	-				
Floors			_		
Cast in Place Concrete	8% Now \$3,300 Cracking/Crumbling, Extent : Modera Location : Various Locations Throug	ate, Area Affected : 5%	5	\$6,900	
Ceramic Tile	5%	2028 \$38,000	5	\$2,000	
Terrazzo	5%	LIFE **		\$1,500	
	Horizontal Cracks, Extent : Moderate Location : Corridor			7 7-11	
Vinyl Tile	78% 2-4 \$52,000 Worn/Eroded, Extent : Light, Area Aff Location : Throughout		3	\$11,500	
Vinyl Tile 9" X 9"	4% Other Observation, Extent: Light, Arc Location: Select Rooms/ Offices Explanation: Vinyl Tile 9 X 9	2030 * * ea Affected : 100%	3	\$600	

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

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

Asset #: 2064

Architecture		Current I	Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Cast in Place Concrete		Now	\$7,100	LIFE	* *			
		-	: Moderate, Area	Affected	: 33%			
		i : Basemen						
			xtent : Moderate, A		cted : 5%			
	Location	ı : Mechani	ical Area - Basemer	nt				
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	
Ceilings								
AcousTileSusp.Lay-In	50%	Now	\$7,900	2038	* *	5	\$9,800	
	Broken/M	issing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 10%			
	Location: Various Locations Throughout 2nd Floor							
	Misaligne	d/Bulging,	Extent : Moderate,	Area Afj	fected : 10%			
	Location	ı : Various I	Locations Through	out 2nd I	Floor			
Exposed Concrete	15%	Now	\$9,500	LIFE	* *	5	\$900	
•	Cracking/	Crumbling,	Extent : Severe, A.	rea Affec	ted : 5%			
	Location	: Beams In	n Basement					
Plaster	35%	Now	\$9,000	LIFE	* *	5	\$8,600	
	Vertical C	racks, Exte	nt : Light, Area Aff		%	-	40,000	
	Location	: Through	out					
		_	xtent : Severe, Area	ı Affected	d : 5%			
			or Corridor	55				

lectrical	Current Repair	Futur	e Replacement	M	aintenance	
estem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2025	\$4,800	5	\$100	
	Other Observation, Extent: Light, Area	a Affected	: 100%			
	Location: Electrical Room					
	Explanation: One 1600 Amperes Ma	in Discon	nect Switch			
Transformers						
Dry Type	100%	2023	\$15,800	5	\$100	
7 71	Other Observation, Extent: Light, Area	a Affected	: 100%			
	Location: Electrical Room					
	Explanation: One 30 Kva 408v-208/	120v				
Switchgear / Switchboard						
Fused Disc Sw	100%	2025	\$97,600	5	\$100	
Raceway						
Conduit	90%	2025	\$47,200	1		
Conduit	10%	2045	* *	1		

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

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

Asset #: 2064

Electrical	Current Re	pair Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts	•	•				•
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	\$600	
Wiring						
Thermoplastic	90%	2025	\$59,800	1		
Thermoplastic	10%	2045	* *	1		
Motor Controllers						
Locally Mounted	100%	2023	\$45,200	5	\$200	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$400	
Stand-by Power						
Transfer Switches						
Automatic	100%	2038	* *	1	\$8,400	
Lighting						
Interior Lighting						
Fluorescent	100%	2025	\$57,700	10	\$24,000	
	T-8 Lamps And Fixture. Location : Throughou	s, Extent : Light, Area Afj tt The Building	ected : 100%			
Egress Lighting						
Emergency, Service	50%	2025	\$6,400	1		
Exit, Service	50%	2025	\$3,500	1		
Exterior Lighting						
HID	50%	2025	\$51,500	10		
	Other Observation, Ext Location : Throughou	tent : Light, Area Affectea ut	! : 100%			
	Explanation: Control	lled Via Photocell				
No Component	50%					
Alarm						
Security System						
No Component	70%					
Generic	30%	2025	\$24,800	1	\$3,100	
Fire/Smoke Detection						
No Component	70%					
Generic, Analog	30%	2030	* *	1-3	\$5,000	

Mechanical	Current Repair	Future	Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
HTHW/HW	100%	2025	\$60,400	1		
	Other Observation, Extent: Light, Are	ea Affected :	100%			
	Location : Throughout					

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

Explanation: Supplied From Adjacent Building

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

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

Mechanical		Current Repair		Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
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 Convector/Radiator	100%			2023	\$131,200	1	\$8,500		
Air Conditioning Energy Source Electricity	100%			2041	* *	1			
Conversion Equipment Exterior Pkg Unit - Cooling	30%	0-2	\$59,600	2035	* *	2	\$400		
	Location	: Roof oning, Exte	loderate, Area Affec nt : Moderate, Arec						
Window/Wall Unit No Component	60%			2020	\$30,700	1			
/entilation									
Distribution Ductwork/Diffusers No Component	30% 70%			LIFE	* *	2-5	\$4,400		
Exhaust Fans									
Roof No Component	30% 70%			2025	\$12,200	2	\$200		
Plumbing H/C Water Piping Brass/Copper	Corroded,		\$3,700 evere, Area Affected	2035 l: 10%	* *	1			
G : P: :	Location	: Street Su	ipply Line						
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%								

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

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

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

Print Date: 22-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

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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$26,500	\$11,100	\$3,600	\$2,700
Importance Code A	\$12,900	\$700	\$500	\$500
Importance Code B	\$5,100	\$10,500	\$3,100	\$2,200
Importance Code C	\$8,500			
Total	\$26,500	\$11,100	\$3,600	\$2,700



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

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

Architecture	Current Repair		Futur	Future Replacement		Maintenance		
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Brick	90%		\$43,700	LIFE	* *	5	\$14,500	
		_	t, Area Affected : I	10%				
			d East Elevations					
			, Extent : Moderat	e, Area A	Affected: 15%			
	Location :			. 1 50/				
			Severe, Area Affec					
		-	And Southeast Co		A CC . 1 150/			
	Rusting Mas Location :		t, Extent : Modera out	te, Area 1	Affected : 15%			
Wood	10%	Now	\$8,400	2045	* *	5	\$4,000	1
	Broken/Miss Location :		ents, Extent : Seve	re, Area A	Affected : 20%			
	Deteriorated	l Finish, 1	Extent : Severe, Ar	ea Affect	ed : 50%			
	Location:	Fascia						
Windows								
Aluminum	100%			2050	* *	5	\$400	
	Recent Replo Location :		nt, Extent : Light, . out	Area Affe	ected : 100%			
Roof								
Asphalt Shingle	100%	Now	\$4,000	2021	\$39,800			
	Gut/DS Non Location :		ss, Extent : Severe, out	Area Afj	fected : 100%			
nterior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$1,500	
Ceramic Tile	5%			2040	* *	5	\$700	
	Recent Replo Location :		nt, Extent : Light, . ns	Area Affe	ected : 100%			
Vinyl Tile	60%	Now	\$3,600	2035	* *	3	\$3,200	
•	Adhesion Fa	ilure, Ext	ent : Moderate, Ai	rea Affect	ted : 20%			
	Location: Basement							
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location: Basement							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Basement							
			· Moderate, Area A	Affected :	50%			
	Location:			2)) = = 1 = 1	20,0			
Wood	30%			2065	* *	5	\$8,000	
11004		ace Evide	nt, Extent : Light,		ected : 100%	3	Ψ0,000	
	Location:		_					

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

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

Asset #: 2068

Architecture	Current Repair F		Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Interior Walls							
Cast in Place Concrete	10% Now	\$8,500	LIFE	* *			
	Water Penetration, Exten	t : Moderate, A	rea Affec	cted : 20%			
	Location: Basement						
Concrete Masonry Unit	5%		LIFE	* *	5	\$300	
Gypsum Board	85%		LIFE	* *	5	\$6,900	
	Recent Installation, Exter Location: Throughout	nt : Light, Area	Affected	: 100%		·	
Ceilings							
AcousTileSusp.Lay-In	30%		2045	* *	5	\$4,300	
-	Recent Installation, Exter Location : First Floor	nt : Light, Area	Affected	: 100%			
Exposed Concrete	20%		LIFE	* *	5	\$500	
Plaster	50%		LIFE	* *	5	\$4,500	
	Recent Repair Evident, E. Location: Throughout	xtent : Light, A	rea Affec	ted : 100%			

Electrical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2051	* *	5		
	Other Observation, Extent : Ligh	ht, Area Affected : 10	00%			
	Location: Electrical Room					
	Explanation: One 400 Ampere	es Main Disconnect	Switch			
Raceway						
Conduit	100%	2025	\$13,900	1		
Panelboards						
Fused Disc Sw	5%	2047	* *	5		
Molded Case Bkrs	95%	2047	* *	5	\$200	
Wiring						
Thermoplastic	100%	2051	* *	1		
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	
	Other Observation, Extent : Ligi	ht, Area Affected : 10	00%			
	Location: Basement					
	Explanation: New					
ighting						
Interior Lighting						
Fluorescent	100%	2033	* *	10	\$8,700	
	T-5 Lamps And Fixtures, Extent Location: Throughout The Bu	-	d : 100%			

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

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

Asset #: 2068

Electrical	Current Repair	Future Re	placement	Maintenance			
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Egress Lighting							
Emergency, Battery	50%	2025	\$6,400	10	\$1,100		
	Other Observation, Extent : Light, A	Area Affected : 100	0%				
	Location : Throughout						
	Explanation: Gets Power From A	djacent Building (Generator				
Exit, Service	50%	2020	\$1,300	1			
	Other Observation, Extent : Light, A	Area Affected : 100	0%				
	Location : Throughout						
	Explanation : Gets Power From A	djacent Building (Generator				
Exterior Lighting							
HID	100%	2020	\$36,900	10			
Alarm							
Security System							
No Component	80%						
Generic	20%	2035	* *	1	\$700		
	Other Observation, Extent : Light, A	Area Affected : 100	0%				
	Location : Main Entrance						
	Explanation : Cameras						
Fire/Smoke Detection							
Generic, Analog	100%	2035	* *	1-3	\$6,000		
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Throughout						
	Explanation : New System						

Mechanical	Current Repair	Futur	Future Replacement		aintenance	
system Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
Energy Source						
Fuel Oil No 2	100%	2035	* *	5	\$2,900	
Conversion Equipment						
Hot Water Boiler	100%	2038	* *	1	\$4,700	
	Other Observation, Extent: Light, Area	Affected	: 100%			
	Location: Basement					
	Explanation: 140,000 Btu Unit					
Distribution						
Hot Wtr Piping/Pump	100%	2033	* *	4	\$500	
Terminal Devices						
Convector/Radiator	100%	2042	* *	1	\$3,100	
	Recent Replace Evident, Extent: Light,	Area Aff	ected : 100%			
	Location: Throughout					
ir Conditioning						
Energy Source						
Electricity	100%	2041	* *	1		

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

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

Mechanical	Cur	Current Repair		Future Replacement		Maintenance	
System Component Type		Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Conversion Equipment							
Split Unit	60%		2030	* *			
No Component	40%						
Distribution							
Ductwork/Diffusers	60%		LIFE	* *	2	\$7,400	
No Component	40%						
Plumbing							
H/C Water Piping							
Brass/Copper	10%		2051	* *	1		
Galvanized Steel	90%		2042	* *	1		
HW Heat Exchanger							
Steam Fired	100%		2051	* *	4	\$1,400	
	-	Evident, Extent : Light,	Area Affe	ected : 20%			
	Location : Bas	sement					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Backflow Preventer							
No Component	50%						
Generic	50%		2025	\$1,200	1	\$300	
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
No Component	75%						
Generic	25%		2035	* *	1-2	\$700	

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

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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

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

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



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

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

Asset #: 2065

chitecture	Current F	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Exterior Walls	0.707				_	00000	
Masonry: Brick	85% Recent Repair Eviden Location : All Eleva	_	LIFE rea Affec	* * cted : 100%	5	\$26,600	
Masonry: Brownstone	5% Recent Repair Eviden Location : All Elevo		LIFE rea Affec	* * cted : 100%	5	\$1,200	
Masonry: Fieldstone	10% Now Jnt Mortar Miss/Erod Location: South Fa Water Penetration, E. Location: Basemen Other Observation, E Location: Various A Explanation: Loose	icade xtent : Moderate, A t xtent : Moderate, A Areas On East Side	rea Affeo Area Affe	cted : 10%	5	\$2,300	
Windows	-						
Aluminum	95%		2041	* *	5	\$800	
Steel	5% Now Air Infiltration, Exten- Location: Basemen Broken/Missing Elem Location: Basemen	t ents, Extent : Mod			5	\$300	
	Corrosion/Rusting, E. Location : Basemen	xtent : Moderate, A	rea Affe	cted : 50%			
Parapets							
Wood Cornice	100% Recent Replace Evide Location : All Eleva		2055 Area Affe	* * ected : 100%	5-10	\$17,100	
Roof							
Metal Panel	85% Recent Replace Evide Location : Entire Ro	_	2045 Area Affe	* * ected : 100%	10	\$35,100	
Plaza Roof: Stone Panel	s 15% Now Miss/Damaged Flash Location : Over Bas Water Penetration, E. Location : Over Bas	sement xtent : Moderate, A					

Interior

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

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	50%			2021	\$174,900	3	\$20,600	
			: Moderate, Area A	Affected :	100%			
		n : Through						
Cast in Place Concrete		Now	\$5,700	LIFE	* *	5	\$6,000	
		urface, Exte n : Basemen	ent : Severe, Area A at	ffected :	50%			
Ceramic Tile	5%	Now	\$13,300	2034	* *	5	\$700	
		lissing Elem n : Men's Re	ents, Extent : Seve	re, Area	Affected : 10%			
		floor Evider n : Men's Re	nt, Extent : Severe, . estroom	Area Aff	ected : 50%			
Vinyl Tile	20%	4+	\$2,300	2030	* *	3	\$2,100	
Ž		ded, Extent n : Through	: Light, Area Affec	ted : 25%	6			
Vinyl Tile 9" X 9"	10%	Now	\$9,100	2035	* *	3	\$1,000	
,		lissing Elem n : Third Flo	ents, Extent : Seve	re, Area	Affected : 75%			
	Water Per	netration, E.	xtent : Severe, Area	ı Affected	d : 25%			
		n : Third Flo						
	Other Ob	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	n : Third Flo	oor					
	Explana	ition : Vinyl	Tile 9 X 9					
Wood	5%	Now	\$27,100	2053	* *	5	\$1,300	
	Loose Un	its, Extent:	Severe, Area Affec	ted : 100	9%			
	Location	n : Basemen	nt					
	Uneven S	urface, Exte	ent : Severe, Area A	ffected :	100%			
	Location	n : Basemen	nt					

Asset #: 2065

rchitecture	Current Repa	Current Repair Future Replacement					
ystem Component Type	% of Fail Date Est Total (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Interior Walls							
Gypsum Board	10% Now Punct/Tear/Impact Damag Location: Basement Water Penetration, Extent Location: Basement Other Observation, Extent Location: Basement	: Moderate, Ai	rea Affec	ted : 20%	5	\$1,600	
	Explanation: Mold/Mi	ldew					
Masonry: Brick	10% Now Broken/Missing Elements, Location: Basement						
	Jnt Mortar Miss/Erod, Ext Location : Basement Spalling, Extent : Modera Location : Basement						
Masonry: Fieldstone	5% Now Other Observation, Extend Location: Basement Explanation: Water Pen						
Plaster	20% Now Broken/Missing Elements, Location: Basement, Mo Water Penetration, Extent Location: Basement	ens Toilet, Vari	ous Loca	tions Throughout	5	\$1,600	
Plaster	55% Now Deteriorated Finish, Exter Location: Throughout	\$11,600 nt : Moderate, 1	LIFE Area Aff	* * ected : 20%	5	\$4,300	
Ceilings AcousTile,Adhered	20% Now Broken/Missing Elements, Location: Room 202 An		2038 rate, Are	* * ea Affected : 10%	5	\$2,800	
Plaster	20% Now Broken/Missing Elements, Location: Basement, Mo Water Penetration, Extent Location: Basement, Mo	en's Toilet : Severe, Area			5	\$3,500	
Plaster	60% Now Patching Evident, Extent: Location: Throughout Punct/Tear/Impact Damag	ge, Extent : Mo	derate, A		5	\$10,500	
	Location : Various Local Water Penetration, Extent Location : Various Local	: Moderate, A	rea Affec	ted : 10%			

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

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

Asset #: 2065

Electrical		Current F	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	'							
Service Equipment								
Molded Case Bkrs	100%			2045	* *	5	\$500	
Switchgear / Switchboard								
Molded Case Bkrs	100%			2045	* *	5	\$500	
			Extent : Light, Area	Affected	: 100%			
		: Basemen						
D	Explanati	on: 400 A	mperes Main Distr	ibution I	Board			
Raceway	000/			2045	* *	1		
Conduit	80%			2045		1		
Conduit	20%			2025	\$4,400	1		
Panelboards Fused Disc Sw	100/			2024	¢2 000	_		
Molded Case Bkrs	10% 20%			2024 2024	\$3,000	5	¢100	
	70%				\$6,000 * *	5	\$100 \$400	
Molded Case Bkrs	/0%			2041		5	\$400	
Wiring Braided Cloth	20%	2-4	\$4,800	2050	* *	1		
Braided Clour			54,800 ent : Moderate, Are			1		
		: Upper L		и Ајјесте	u . 100/0			
TTI 1		. Оррег Б		2045	* *	1		
Thermoplastic	80%			2045		1		
Motor Controllers	100%			2022	¢45 200	_	¢100	
Locally Mounted	100%			2023	\$45,200	5	\$100	
Stand-by Power Transfer Switches								
Automatic	100%			2038	* *	1	\$5,800	
Lighting	10070			2030		1	\$5,800	
Interior Lighting								
Fluorescent	100%			2030	* *	10	\$16,800	
Tuorescent		And Fixtu	res, Extent : Light,		ected : 100%	10	Ψ10,000	
	_		out The Building	33				
Egress Lighting		- 0						
Emergency, Service	50%			2030	* *	1		
Exit, Service	50%			2030	* *	1		
Exterior Lighting								
HID	30%			2030	* *	10		
		rvation, E	xtent : Light, Area		: 100%			
	Location	: Through	out					
			olled Via Photocel	!				
No Component	70%							
Alarm	, , , ,							
Security System								
No Component	90%							
-				2025	\$5,700	1	\$700	
Generic	10%			2023	\$5,700	1	J / UU	
	10%			2023	\$3,700		\$700	
Generic Fire/Smoke Detection No Component	70%			2023	\$3,700	1	\$700	

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

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

Asset #: 2065

Mechanical		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%)		2025	\$42,300	1		
Conversion Equipment Heat Exchanger, Plate & Frame	100%)		2038	* *	1	\$9,100	
Distribution								
Hot Wtr Piping/Pump	Location Insul. Det	, Extent : La n : Basemer	Extent : Light, Area		* * d : 50%	4	\$900	
Terminal Devices	Locuitor	n . Dasemer						
Convector/Radiator	90%			2023	\$82,600	1	\$5,300	
Fan Coil Unit/Heat	10%			2020	\$25,700	1	\$600	
Air Conditioning	1070	<u> </u>		2020	Ψ25,700		ΨΟΟΟ	
Energy Source								
Electricity	100%)		2041	* *	1		
Conversion Equipment								
Window/Wall Unit	80%)		2020	\$28,600	1		
No Component	20%)						
Ventilation Ventilation								
Exhaust Fans								
Roof	100%)		2033	* *	2	\$600	
Plumbing								
H/C Water Piping Galvanized Steel	Corroded,	Now , Extent : M n : Through	\$30,100 Toderate, Area Affect out	2030 cted : 259	**	1		
Water Heater								
Electric	100%		Extent : Light, Area	2024	\$15,100	4	\$200	
		servanon, E n : Basemer		Ајјестеи	. 100%			
			allons Tank					
Sanitary Piping	Ехрини	. 50 G	ations tank					
Cast Iron	100%)		LIFE	* *	1		
Storm Drain Piping	100/0	•				1		
Cast Iron	100%)		LIFE	* *	1		
Sump Pump(s)	_0070							
Not Accessible	100%)						
Fixtures								
Generic	100%)						
Fire Suppression Sprinkler								
No Component	20%				.			
Generic	80%)		2025	\$134,400	1-2	\$4,100	

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

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

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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

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

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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$47,600	\$5,400	\$3,600	\$33,900
Importance Code A	\$1,900	\$700	\$2,700	\$26,800
Importance Code B	\$45,700	\$4,700	\$900	\$7,100
Importance Code C				
Total	\$47,600	\$5,400	\$3,600	\$33,900



 $[\]label{lem:maintenance} \textit{Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

CITY UNIVERSITY OF NEW YORK - 042 HOSTOS COMMUNITY COLLEGE ADMINISTRATION BUILDING - G

Asset #: 14556

rchitecture		Current Repair		Future Replacement		Maintenance	
ystem Component Type		ail Date Estimated Co (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
kterior							
Exterior Walls							
Masonry: Brick	90%		LIFE	* *	5	\$36,500	
Metal Coiling Doors	10%		2037	* *	5	\$12,700	
Windows							
Aluminum	50%		2046	* *	5	\$4,000	
	•	ace Evident, Extent : Lig Throughout	ght, Area Affe	ected : 100%			
Glass Block	50%		LIFE	* *	5	\$2,500	
	_	ace Evident, Extent : Lig Throughout	ght, Area Affe	cted : 100%			
Parapets							
Masonry: Brick	95%		LIFE	* *	5	\$11,800	
Metal Panel	5%		2044	* *	5	\$2,400	
Roof							
Modified Bitumen	Location : Seams Open	Now \$62,10 ent : Moderate, Area Afj Over Garage /Split, Extent : Moderate Over Garage And Uppe	fected : 20% e, Area Affec	\$206,900 red: 20%			
Skylight, Metal/Glass	2%		2034	* *	10	\$2,400	
terior							
Floors							
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	
Interior Walls							
Ceramic Tile	5%		2033	* *	5	\$1,500	
Concrete Masonry Unit	45%		LIFE	* *	5	\$5,300	
Gypsum Board	50%		LIFE	* *	5	\$8,900	
Ceilings							
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	
	5%		LIFE	* *	5	\$700	

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

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

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

CITY UNIVERSITY OF NEW YORK - 042 HOSTOS COMMUNITY COLLEGE ADMINISTRATION BUILDING - G

Electrical	Current Repair	Future Repla	cement	Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estim FY	ated Cost Cycle (Yrs	e Estimated Cost	Priority
Under 600 Volts					
Switchgear / Switchboard					
Fused Disc Sw	100%	2034	** 5	\$100	
Raceway					
Conduit	100%	2034	* * 1		
Panelboards					
Molded Case Bkrs	100%	2032	** 5	\$300	
Wiring					
Thermoplastic	100%	2034	* * 1		
Ground					
Grounding Devices					
Generic	100%	LIFE	** 5	\$200	
Lighting					
Interior Lighting	000/	•••	** 10	44400	
Fluorescent	98%	2029	10	\$14,300	
	T-8 Lamps And Fixtures, Exte Location : Throughout The		ea : 100%		
Fluorescent	2%	2029	* * 10	\$300	
	T-5 Lamps And Fixtures, Exte	nt : Moderate, Area Affecte	ed : 100%		
	Location : Storage Area				
Egress Lighting					
Emergency, Battery	50%	2029	* * 10	\$1,900	
Exit, Service	50%	2029	** 1		
Exterior Lighting					
HID	100%	2024	\$49,700 10		
Alarm					
Security System					
No Component	70%				
Generic	30%	2032	** 1	\$1,500	
	Other Observation, Extent : M	Ioderate, Area Affected : 1	00%		
	Location : Hallways				
	Explanation: C C T V Surv	eillance Cameras			

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

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

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

CITY UNIVERSITY OF NEW YORK - 042 HOSTOS COMMUNITY COLLEGE ADMINISTRATION BUILDING - G

Asset #: 14556

Mechanical	Current Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Conversion Equipment	-00/	•••	** * * * * * * * * * * * * * * * * *		4	
Furnace	70%	2024	\$24,500	1	\$5,500	
	Other Observation, Extent: Light, Area					
	Location: 3 Units In Garage, 2 Packet	ige Units I	п Одрсе Агеа			
H (D A' C 1	Explanation: 5 Units	2022	¢10.700		Ø1 000	
Heat Pump Air Sourced		2022	\$19,700	2	\$1,000	
	Other Observation, Extent: Light, Area Location: Offices	Ајјестеа :	20%			
	Explanation: 4 Window Units					
Radiant Heater	10%	2029	* *	2	\$700	
Radiant Heater	Other Observation, Extent : Light, Area			2	\$700	
	Location : Hallways	Ајјестеи .	10/0			
	Explanation: 3 Units					
Air Conditioning						
Energy Source						
Electricity	100%	2032	* *	1		
Conversion Equipment						
Int Pkg Unit -	20%	2022	\$63,100	2	\$200	
Heating/Cooling						
	R-22 Refrigerant, Extent : Light, Area A	Affected : 2	0%			
	Location: 2 Package Units In Office	Area				
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%	LIFE		2-3	\$2,700	
Exhaust Fans	/ U / U					
Interior	20%	2024	\$10,600	2	\$100	
Roof	10%	2019	\$2,500	2	\$100	
No Component	70%	2017	Ψ2,500	-	Ψ100	
Plumbing	, , , ,					
H/C Water Piping						
Brass/Copper	100%	2034	* *	1		
Water Heater						
Electric	100%	2019	\$13,100	4	\$100	
G 1: B' 1						
Sanitary Piping						
Sanitary Piping Cast Iron	100%	LIFE	* *	1		
	100%	LIFE	* *	1		

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

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

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CITY UNIVERSITY OF NEW YORK - 042 HOSTOS COMMUNITY COLLEGE ADMINISTRATION BUILDING - G

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

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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$289,900	\$154,400	\$137,600	\$197,300
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			
Total	\$289,900	\$154,400	\$137,600	\$197.300



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

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

CITY UNIVERSITY OF NEW YORK - 042 HOSTOS COMMUNITY COLLEGE ALLIED HEALTH, SCIENCE BLDG - A

Asset #: 2120

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
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	
		pair Evider : South Wa	nt, Extent : Light, A ull	rea Affeo	cted : 20%			
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	
	Location Unit Inope	: Old Wing	ent : Moderate, Are					
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	400/	3.7	Φ10 7 100	2024	* *			
Built-Up (BUR)	Blisters, E Location	: Old Wing						
		etration, E. : Old Wing	xtent : Moderate, A 3	rea Affe	cted : 10%			
		led, Extent : Old Wing	: Moderate, Area A 3	Affected :	25%			
Modified Bitumen	53%			2029	* *	10	\$56,500	
Modified Bitumen	5%			2029	* *	10	\$5,300	
	Location	: Children	xtent : Moderate, A s Area red With Rubber Po		ected : 100%			
	Livelana	tion · Cove	rod With Rubber Pi	ade				
Skylight, Plastic	2%	ion . Cove	rea wiin Rabber I c	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.

Asset #: 2120

Architecture	Current Repair		Futur	e Replacement	M	aintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Floors								
Carpet	10%			2023	\$369,400	3	\$43,500	
Cast in Place Concrete	5%			LIFE	* *	5	\$31,700	
Ceramic Tile	5%			2039	* *	5	\$14,500	
		place Evide 1 : Restroon	ent, Extent : Light, . ns	Area Affe	ected : 100%			
Terrazzo	15%			LIFE	* *	5	\$34,000	
Vinyl Tile	40%			2029	* *	3	\$43,500	
Vinyl Tile	25%	Now	\$307,600	2029	* *	3	\$27,200	
	Location Worn/Eroc	ı : Old Wing	: Moderate, Area A		-			
Interior Walls								
Ceramic Tile	5%			2039	* *	5	\$18,400	
		place Evide 1 : Restroon	ent, Extent : Light, . ns	Area Affe	ected : 100%			
Concrete Masonry Unit	40%			LIFE	* *	5	\$58,900	
Gypsum Board	45%			LIFE	* *	5	\$99,400	
Plaster	10%			LIFE	* *	5	\$11,000	
Ceilings								
AcousTileConcealSpLn	50%			2037	* *	5	\$181,200	
AcousTileSusp.Lay-In	_	Now	\$292,600	2037	* *	5	\$36,200	
		Crumbling, 1 : Old Wing	Extent : Moderate	, Area A <u>j</u>	ffected : 25%			
	_	Discoloring, า : Old Winรู	Extent : Moderate	, Area Aj	ffected : 50%			
		ded, Extent 1 : Old Wing	: Moderate, Area A 3	Affected :	25%			
Exposed Concrete	10%			LIFE	* *	5	\$4,500	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	\$36,200	

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2024	\$41,900	5	\$800	
	Other Observation, Extent : Moderate	e, Area Affec	ted : 100%			
	Location: Electrical Room					
	Explanation : 3- Main Service Swite Amperes	ches Rated @	4000 Amperes, 3	2000 Amp	peres And 2000	

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

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

Asset #: 2120

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers	1000				4.7 000	_	4-00	
Dry Type	100%			2022	\$15,800	5	\$700	
			Extent : Moderate, A	Area Affe	cted : 100%			
		n : Electrico		190/277	1/200 W-1/-			
G't 1 / G't 11 1	Explana	ition : 1000	Kva And 750 Kva,	480/277	/208 Volts			
Switchgear / Switchboard Fused Disc Sw	50%			2034	* *	5	\$400	
Fused Disc Sw	50%			2034	\$122,000	5	\$400 \$400	
Raceway	3070)		2024	\$122,000		Ψ+00	
Conduit	90%			2024	\$259,700	1		
Conduit	10%			2034	**	1		
Panelboards	1070	,		2034				
Fused Disc Sw	5%)		2032	* *	5	\$200	
Fused Knife Sw	5%		\$12,700	2049	* *	5	\$100	
T doed Timile 5 W			Extent : Moderate, A		cted : 100%	J	Ψ100	
		n : Upper F		33				
			lete Equipment					
Molded Case Bkrs	40%		1 1	2032	* *	5	\$2,000	
Molded Case Bkrs	50%			2023	\$126,800	5	\$2,600	
Wiring	3070	,		2023	Ψ120,000		Ψ2,000	
Braided Cloth	20%	2-4	\$77,800	2049	* *	1		
Brunde enem			ent : Moderate, Are		ed : 100%	-		
		_	ıt, Upper Floors	00				
Thermoplastic	80%	<u> </u>		2034	* *	1		
Motor Controllers	0070	,		2031				
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%)						
	Other Ob	servation, E	Extent : Light, Area	Affected	: 100%			
	Locatio	n:						
	Explana	ition : Cove	red With Insulation	!				
Stand-by Power		·						
Transfer Switches								
Automatic	100%)		2029	* *	1	\$59,600	
Generators						_		
Diesel	50%			2033	* *	1	\$37,500	
			Extent : Moderate, A	Area Affe	cted : 100%			
		n : Penthou						
	Explana	ition : Emer	gency Generator 1	Rated @	2 150 Kw			
Diesel	50%			2027	\$60,600	1	\$37,500	
	Other Ob	servation, E	Extent : Moderate, A	Area Affe	ected : 100%			
		n : Penthou						
	Explana	ition : Eme	gency Generator 2	Rated @	300 Kw			

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

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

Asset #: 2120

Electrical	Current Repair	Future	Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
tand-by Power						•	
Batteries							
Lead/Acid	50%	2019	\$800	5	\$3,600		
Lead/Acid	50%	2019	\$800	5	\$3,600		
Fuel Storage			de de	_	*		
Day Tank	50%	2032	**	5	\$18,000		
	Other Observation, Extent: Moderate, A	Area Affec	ted : 100%				
	Location: Penthouse						
M : T 1	Explanation: 275 Gallon Capacity	2020	* *	-	#2 000		
Main Tank	50% Other Observation, Extent: Moderate, A	2039		5	\$2,800		
	Location : Basement	Аге и Ајјес	iea . 100%				
	Explanation: 275 Gallon Capacity						
ighting	Explanation : 273 Garton Capacity						
Interior Lighting							
Fluorescent	90%	2029	* *	10	\$159,900		
	Other Observation, Extent : Moderate, A	Area Affec	ted : 100%				
	Location: Throughout The Building						
	Explanation: T-8 Lamps						
Fluorescent	10%	2029	* *	10	\$17,800		
	Other Observation, Extent : Moderate, A	Area Affec	ted : 100%				
	Location: Lobby And Hallways						
	Explanation : Compact Fluorescent L	amps					
Egress Lighting							
Emergency, Service	50%	2029	* *	1			
Exit, LED	10%	2052	* *	1			
Exit, Service	40%	2029	* *	1			
Exterior Lighting HID	50%	2029	* *	10	\$300		
HID	50%	2029	\$365,100	10 10	\$300 \$300		
ightning Protection	3076	2019	\$303,100	10	\$300		
Arresters/Cabling							
No Component	50%						
Generic	50%	2039	* *	5	\$2,800		
	Other Observation, Extent : Moderate, A		ted : 100%		, ,		
	Location: New Addition Building Roo	f					
	Explanation: Copper Lightning Rods						
Marm							
Security System							
No Component	70%						
Generic	30%	2024	\$175,500	1	\$21,700		
	Other Observation, Extent : Moderate, A	Area Affec	ted : 100%				
	Location: Corridors	1121 6	:11 G				
Eino/Cm -1 D-4 - 4'	Explanation : Internet Protocol Digital	u Video Su	rveillance Systen	ı			
Fire/Smoke Detection Under Construction	100%						
Under Construction	10070						

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

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

Asset #: 2120

Mechanical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating Energy Source Natural Gas Interruptible Gas/Dual Fuel	10% 90%		2044 2044	* *	1			
	Other Observation, Location : Baseme Explanation : #4 H	ent Vault	Affected	: 100%				
Conversion Equipment Furnace	10% Other Observation, Location : Roof	Extent : Light, Area	2032 Affected	**	1	\$9,600		
Steam Boiler	90% Other Observation, Location : Pentho	use Mechanical Roo	2037 Affected	* *	1	\$172,600		
D1 - 1 - 1	Explanation: 2 St	eam Boilers						
Distribution Hot Wtr Piping/Pump Central Plant Steam Piping/Pmp	60% 40%		2040 2034	* *	4 4	\$8,600 \$3,800		
Terminal Devices Air Handler Convector/Radiator Fan Coil Unit/Heat	30% 40% 30%		2029 2022 2029	* * \$387,800 * *	1 1 1	\$35,900 \$25,000 \$18,800		
Air Conditioning Energy Source Electricity	100%		2040	* *	1	Ψ10,000		
Conversion Equipment Centrifugal,Compressor Turbine	50%		2027	\$546,100	1	\$104,800		
rurome		use Mechanical Roo	m					
Int Pkg Unit - Heating/Cooling	Explanation: 2 Co	entrifugal Chillers R \$539,200	efrigera 2025	134a \$1,347,900	2	\$3,300		
3 0	Damaged, Extent: Severe, Area Affected: 35% Location: 2 Units Per Floor - Basement Through 4, Multiple Mechanical Defects R-22 Refrigerant, Extent: Light, Area Affected: 35% Location: Various Areas							
Ext Pkg Unit - Heating/Cooling	15%		2024	\$340,100	2	\$1,800		
	R-22 Refrigerant, E. Location: 2 Units,	-	ffected :	13%				
Terminal Devices	Locuion . 2 Onus,	Tien ming Rooj						
Air Handler/Cool/Ht Fan Coil - 4 Pipe No Component	30% 20% 50%		2024 2024	\$609,300 \$848,000	1	\$35,900 \$12,500		

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

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

Asset #: 2120

Mechanical	Current Repa	ir Future	Replacement	Maintenance		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Heat Rejection	5 00/ 0. 2	#1 7 200	#2.12 (0.0		45 0.000	
Water Cooling Tower	50% 0-2	\$17,200 2022	\$343,600	2	\$78,000	
	Corroded, Extent: Modera	ate, Area Affected: 10%				
	Location : Roof Other Observation, Extent	t Light Arma Affordad.	1000/			
	Location : Penthouse Ro	0 00	100/0			
	Explanation: 2 Cooling	·				
No Component	50%	Towers				
Ventilation	3070					
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	4000/	• • • •	de de			
Brass/Copper	100%	2034	* *	1		
Water Heater	1000/	2022	#110.400		Φ2 000	
Gas Fired	100%	2022	\$110,400	2	\$2,800	
Sanitary Piping	100%	LIFE	* *	1		
Cast Iron Storm Drain Piping	10070	LIFE		1		
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)	10070	LIIL		1		
Non-Submersible	100% 0-2	\$8,300 2024	\$27,600	4	\$4,100	
	Corroded, Extent : Severe,		4-1,000	-	4 1,-00	
	Location: The Housing,	Basement				
Backflow Preventer						
Generic	100%	2029	* *	1	\$11,900	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	90%	LIFE	**			
	Other Observation, Extent	0 00				
	Location: 1 Unit 1-6, 1	Unit 1 - 3, 2 Units B - 3)			
TT 1 1'	Explanation: 4 Units	LIDD	* *			
Hydraulic	10%	LIFE				
	Other Observation, Extent Location: Library 2-3	: Lignī, Area Affectea :	10%			
	Explanation: 1 Unit					
Fire Suppression	<u> Елрининон . 1 Оші</u>					
Standpipe						
Generic	100%	2034	* *	1-5	\$101,300	
Sprinkler					*	
Generic	100%	2034	* *	1-2	\$54,200	

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

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

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CITY UNIVERSITY OF NEW YORK - 042 HOSTOS COMMUNITY COLLEGE ALLIED HEALTH, SCIENCE BLDG - A

Asset #: 2120

Mechanical	Current	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression							
Fire Pump							
No Component	40%						
Generic	60%		2033	* *	1	\$21,700	

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

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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

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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$96,500	\$75,300	\$75,800	\$99,800
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
Total	\$96,500	\$75,300	\$75,800	\$99,800



 $[\]label{lem:maintenance} \textit{Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

Asset #: 2121

Architecture	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior						
Exterior Walls						
Masonry: Brick	8%	LIFE	* *	5	\$18,600	
	Recent Repair Evident, Extent : Light Location : Penthouse	, Area Affecte	ed : 30%			
Masonry: Brick	30%	LIFE	* *	5	\$69,700	
Pre-Cast Concrete	40%	LIFE	* *	5	\$302,200	
Pre-Cast Concrete	10%	LIFE	* *	5	\$75,600	
	Repairs in Progress, Extent : Light, A Location : Northeast Corner	rea Affected :	25%			
Stucco Cement	2%	2037	* *	5	\$11,600	
500000 5000000	Recent Repair Evident, Extent: Light Location: Interior Face Of Penthol	, Area Affecte	ed : 50%	C	Ψ11,000	
Window Wall	10%	2044	* *	5	\$87,200	
Windows					+=-,===	
Aluminum	90%	2040	* *	5	\$5,600	
Aluminum	5%	2046	* *	5	\$300	
	Recent Replace Evident, Extent : Light Location : Stairs, Penthouse		ted : 100%	-	70.00	
Metal Louvers	5%	2033	* *	10	\$2,000	
Parapets						
Masonry: Brick	25%	LIFE	* *	5	\$1,400	
	Recent Repair Evident, Extent : Light Location : Interior Face	, Area Affecte	ed : 25%			
Metal Panel	5%	2050	* *	5	\$1,100	
Metal Rail	25%	2029	* *	5-10	\$25,600	
Pre-Cast Concrete	45%	LIFE	* *	5	\$16,100	
Roof						
Modified Bitumen	100%	2032	* *	10	\$98,900	
	Recent Replace Evident, Extent : Light Location : Throughout	ht, Area Affeci	ted : 100%			
nterior						
Floors						
Carpet	10%	2023	\$230,200	3	\$27,100	
Cast in Place Concrete	10%	LIFE	* *	5	\$39,500	
	Water Penetration, Extent : Moderate Location : Boiler Room	e, Area Affecte	ed : 10%			
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	\$843,500	3	\$37,300	
Vinyl Tile	10%	2032	* *	3	\$6,800	
·	Recent Replace Evident, Extent : Light Location : Fifth Floor		ted : 100%		. , .	

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

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

Asset #: 2121

rchitecture	Current Repair		Future Replacement		Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Interior Walls								
Ceramic Tile	5%			2027	\$237,900	5	\$8,600	
Concrete Masonry Unit	10%			LIFE	* *	5	\$6,900	
Gypsum Board	8%			LIFE	* *	5	\$8,300	
	Recent Replace Evident, Extent: Light, Area Affected: 100%							
	Location	ı : Fifth Flo	oor					
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	
	_	_	Extent : Moderate cal Penthouse	, Area A <u>j</u>	fected : 15%			
	Water Pen	etration, E.	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	ı : Mechani	ical Penthouse					
Plaster	35%			LIFE	* *	5	\$18,100	
Ceilings								
AcousTileSusp.Lay-In	65%			2029	* *	5	\$120,100	
AcousTileSusp.Lay-In	5%			2041	* *	5	\$9,200	
AcousTileSusp.Lay-In	10%			2041	* *	5	\$18,500	
		Progress, n : Fifth Flo	Extent : Light, Ared oor	ı Affected	d : 100%			
Exposed Concrete	10%			LIFE	* *	5	\$2,900	
Plaster	10%			LIFE	* *	5	\$11,600	

ectrical	Current Repair	Futur	Future Replacement		Maintenance	
stem Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2024	\$41,900	5	\$500	
	Other Observation, Extent .	Moderate, Area Affe	cted : 100%			
	Location : Electrical Room	m				
	Explanation : Main Service	ce Disconnect Switch	Rated @ 2500 Am	peres		
Transformers						
Dry Type	100%	2022	\$15,800	5	\$500	
	Other Observation, Extent .	Moderate, Area Affe	cted : 100%			
	Location : Electrical Room	m				
	Explanation: 2-400 Kva,	480/277v				
Switchgear / Switchboard						
Fused Disc Sw	100%	2024	\$195,100	5	\$500	
Raceway						
Conduit	80%	2024	\$166,600	1		
Conduit	10%	2034	* *	1		
Conduit	10%	2050	* *	1		

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

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

Asset #: 2121

Electrical	Cur	rent Repair	Future Replacement		М	Maintenance	
System Component Type		Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Panelboards							
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	
Wiring	200/	4	• • • • •	ata ata			
Braided Cloth	20% 2-		2049	**	1		
	Insulation Aged Location : Up	, Extent : Moderate, Are per Floors	ea Affecte	ed : 100%			
Thermoplastic	60%		2024	\$178,700	1		
Thermoplastic	10%		2034	**	1		
Thermoplastic	10%		2050	* *	1		
Motor Controllers	<u> </u>						
Locally Mounted	10%		2022	\$11,500	5	\$100	
Locally Mounted	5%		2037	**	5		
Motor Control Center	85%		2022	\$612,900	5	\$2,900	
Ground				•		•	
Grounding Devices							
Generic	100%		LIFE	* *	5	\$1,800	
Lighting							
Interior Lighting							
Fluorescent	50%		2024	\$132,900	10	\$55,400	
		ion, Extent : Moderate, a coughout The Building T-12 Lamps	Area Affe	ected : 100%			
Fluorescent	35%		2024	\$93,000	10	\$38,700	
		on, Extent : Moderate, 1 ff Room And Basement T-8 Lamps	Area Affe	ected : 100%			
Fluorescent	10%		2032	* *	10	\$11,100	
	T-8 Lamps And Location : Fif	Fixtures, Extent : Model h Floor	rate, Ared	a Affected : 100%			
Fluorescent	5%		2024	\$13,300	10	\$5,500	
	Location : Me	ion, Extent : Moderate, A chanical Rooms				,	
E Li-14'	Expianation :	Compact Fluorescent L	ignt Fixti	ures			
Egress Lighting	40%		2024	¢45 000	10	¢11 700	
Emergency, Battery	40% 10%			\$65,000 * *	10	\$11,700	
Emergency, Battery Exit, LED	10%		2032 2059	* *	10	\$2,900	
Exit, LED Exit, Service	40%		2039	\$13,000	1 1		
Exterior Lighting	100%			\$470,900		\$400	
HID	100%		2024	\$4/0,900	10	\$400	

Alarm

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

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Asset #: 2121

Electrical	Currer	Current Repair Future Replacement		Maintenance			
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Security System							
No Component	70%						
Generic	30%		2024	\$113,200	1	\$14,000	
	Other Observation	, Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Corrid	lors And Outside					
	Explanation: Int	ernet Protocol Digita	l Video S	urveillance Systen	ı		
Fire/Smoke Detection							
No Component	40%						
Generic	60%		2032	* *	1-3	\$46,200	
	Other Observation	, Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Hallw	ays And Lobby					
	Explanation : Str	obe Lights, Manual H	Pull Statio	on, Alarm Bells An	d Smoke	Detectors	

Mechanical	Current Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Energy Source							
Natural Gas	10%	2044	* *	1			
No Component	90%						
	Other Observation, Extent: Light, A	rea Affected : 0%	6				
	Location : Building C						
	Explanation: Hot And Chilled Wa	ter Sourced Fron	ı Building C				
Conversion Equipment							
Steam Boiler	10%	2037	* *	1	\$12,000		
No Component	90%						
	Other Observation, Extent : Light, A	rea Affected : 0%	6				
	Location: Building C						
	Explanation: Hot And Chilled Wa	ter 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 I	From East Compl	lex				
Central Plant Steam	10%	2044	* *	4	\$900		
Piping/Pmp							
Terminal Devices							
Air Handler	60%	2024	\$95,200	1	\$44,800		
Convector/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%						

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

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

Asset #: 2121

Mechanical	Current Repair Future Replacement Maintenance							
System Component Type		Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit -	15%		2032	* *	2	\$1,100		
Heating/Cooling								
		rant, Extent : Light, Ared	a Affectea	l : 15%				
	Location: Roc	-						
		ion, Extent : Light, Area	Affected	: 15%				
	Location: Roc	-						
		3 New Package Units						
No Component	85%							
	Other Observat	ion, Extent : Light, Area	Affected	: 0%				
	Location: But	_						
	Explanation:	Hot And Chilled Water	Sourced I	From Building C				
Distribution								
CW & CHW Wtr	85%		2034	* *	4	\$5,100		
Pipe/Pump								
No Component	15%							
Terminal Devices								
Air Handler/Cool/Ht	85%		2024	\$161,400	1	\$63,500		
No Component	15%							
Heat Rejection								
Air Cooled Condenser	15%		2032	* *	2	\$12,600		
Unit								
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$67,300		
Exhaust Fans								
Interior	75%		2024	\$301,200	2	\$2,800		
Roof	25%		2029	* *	2	\$900		
Plumbing								
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% No		2034	* *	4	\$2,600		
		Extent : Severe, Area A						
	Location : Sub	b-basement, Multiple Me	echanical	Defects				
Backflow Preventer			· · · · · · · · · · · · · · · · · · ·					
Generic	100%		2029	* *	1	\$7,700		
Fixtures								
Generic	100%							
V 4 1 T	100/0							

Vertical Transport

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

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

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

Asset #: 2121

Mechanical	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Observation, Ex	ctent : Light, Area	Affected	: 100%			
	Location : 2 Unit Su	b-basement - 5th F	loor, 1 U	Jnit Basement - 5th	n Floor		
	Explanation: 3 Unit	'S					
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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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

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

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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$229,100	\$217,700	\$255,800	\$193,800
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				
Total	\$229,100	\$217,700	\$255,800	\$193,800



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

Asset #: 4130

Architecture	Current	Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Masonry: Brick	75%		LIFE	* *	5	\$96,200	
Masonry: Brick	5%		LIFE	* *	5	\$6,400	
	Repairs in Progress Location: North V	, Extent : Light, Ared Wall At Plaza	a Affected	d : 25%			
Metal Panel		\$9,200 ments, Extent : Seve side Of Connecting E			5	\$12,000	
Metal Coiling Doors	5%		2037	* *	5	\$20,000	
Window Wall	10%		2044	* *	5	\$48,100	
Windows							
Aluminum	Location : Throug Unit Inoperable, Ex	tent : Moderate, Are			5	\$27,100	
	Location : Throug	hout					
Metal Louvers Under Construction	5% 2%		2033	* *	10	\$18,200	
	Location: North V	Extent : Light, Area Wall At Plaza ss Block Is Being Re		: 0%			
Parapets							
Masonry: Brick	95%		LIFE	* *	5	\$9,000	
Metal Panel	5%		2044	* *	5	\$1,800	
Roof							
IRMA/Protected Membrane	5% Now	\$13,500	2029	* *			
	Insul Miss/Displace	ed, Extent : Moderate	e, Area A	ffected : 15%			
	Location: Over C	onnecting Bridge					
		Extent : Moderate, A Connecting Bridge To					
Modified Bitumen		\$167,100 oderate, Area Affecte Cooling Tower, North		* *			
	Location: Throug						
	Vegetation Growth, Location : At Drai	Extent : Moderate, A ins	Area Affe	cted : 10%			
Skylight, Plastic	3%		2037	* *	1		
	7%						

Interior

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

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

Asset #: 4130

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
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	
Interior Walls								
Ceramic Tile	30%			2033	* *	5	\$185,000	
Concrete Masonry Unit	10%			LIFE	* *	5	\$24,700	
Gypsum Board	60%			LIFE	* *	5	\$222,000	
Ceilings								
AcousTileSusp.Lay-In	65%			2037	* *	5	\$212,700	
Exposed Struc: Steel	5%	Now	\$344,000	LIFE	* *			
•	Corrosion	Rusting, E.	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	: Steel Bed	ım In Basement					
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	: Below M	ain Entrance					
Gypsum Board	25%			LIFE	* *	5	\$102,300	
Metal Panel	5%			LIFE	* *	5	\$20,500	

ectrical	Current Repair	Future Repla	acement	Maintenance				
tem Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority		
ler 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2034	* *	5	\$1,200			
	Other Observation, Extent : Mo	derate, Area Affected : 1	00%					
	Location: Electrical Room							
	Explanation: 2- Bolted Press	ure Contact Swicthes Ra	ted @ 4000	Amperes	s Each			
Transformers								
Dry Type	100%	2029	* *	5	\$1,000			
7 71	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation: 225 Kva And 15	50 Kva, 460/277/120v						
Switchgear / Switchboard								
Fused Disc Sw	90%	2034	* *	5	\$1,000			
Molded Case Bkrs	10%	2034	* *	5	\$700			
Raceway								
Conduit	100%	2034	* *	1				
Panelboards								
Fused Disc Sw	30%	2032	* *	5	\$1,900			
Molded Case Bkrs	70%	2032	* *	5	\$5,000			
Wiring								
Thermoplastic	100%	2034	* *	1				

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

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

Asset #: 4130

Electrical	Current Repair	Future R	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Inder 600 Volts							
Motor Controllers							
Locally Mounted	10%	2029	* *	5	\$200		
Motor Control Center	90%	2029	* *	5	\$6,600		
Ground							
Grounding Devices	100%	LIFE	* *	5	\$4,000		
Generic	Other Observation, Extent : Mode			3	\$4,000		
	Location: Fire Pump Room	тине, Атей Ајјеснев	1. 100/0				
	Explanation: Connected To Met	al Water Pine					
tand-by Power	Explanation : Confidence to the	ar water 1 tpc					
Transfer Switches							
Automatic	100%	2029	* *	1	\$82,800		
Generators					*		
Diesel	100%	2027	\$121,200	1	\$104,200		
	Other Observation, Extent : Mode	rate, Area Affecte	d: 100%				
	Location: Generator Room						
	Explanation : 700 Kw, Detroit D	iesel Generator					
Batteries							
Nickel Cadmium	100%	2019	\$1,500	5	\$60,000		
Fuel Storage				_	**- ***		
Day Tank	50%	2032	**	5	\$25,000		
	Other Observation, Extent: Mode	rate, Area Affecte	d: 100%				
	Location: Generator Room	•.					
	Explanation: 275 Gallon Capac		* *		ФО 200		
Underground Storage	50%	LIFE		5	\$8,300		
	Other Observation, Extent : Mode Location : Outside	rate, Area Affecte	a : 100%				
1-1-41	Explanation: 2500 Gallon Capa	icity					
ighting Interior Lighting							
Fluorescent	94%	2024	\$556,800	10	\$231,900		
i idorescent	Other Observation, Extent : Mode			10	Ψ231,700		
	Location: Throughout The Build	-	. 100,0				
	Explanation: T-8 Lamps	o .					
Fluorescent	5%	2024	\$29,600	10	\$12,300		
1 Idoloboom	Other Observation, Extent : Mode			10	Ψ12,500		
	Location : Lobby And Hallways	, 55	•				
	Explanation : Compact Fluoresc	ent Light Fixtures					
HID	1%	2024	\$4,300	10	\$100		
Egress Lighting			- 5	-			
Emergency, Service	50%	2024	\$66,100	1			
Exit, LED	25%	2039	* *	1			
Exit, Service	25%	2024	\$18,100	1			
Exterior Lighting			· ·				
HID	100%	2024	\$1,014,200	10	\$800		
ightning Protection							

Lightning Protection

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

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

Asset #: 4130

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ightning Protection						
Arresters/Cabling						
Generic	100%	2039	* *	5	\$7,900	
larm						
Security System						
No Component	60%					
Generic	40%	2024	\$325,000	1	\$40,200	
	Other Observation, Extent: Moder	rate, Area Affect	ted : 100%			
	Location: Corridors And Outside	e				
	Explanation : Internet Protocol L	Digital Video Su	rveillance System	ı		
Fire/Smoke Detection						
No Component	30%					
Generic	70%	2024	\$1,947,000	1-3	\$116,000	
	Other Observation, Extent: Moderate, Area Affected: 100%					
	Location: Hallways					
	Explanation : Manual Pull Statio	n, Alarm Bells,	Strobe Lights, Sn	noke Det	ectors	

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Interruptible Gas/Dual Fuel	100%		2044	* *	1		
	Other Observation, Location: Underg	0 .	55				
Conversion Equipment	Explanation : #+ C	711 - OHE 20,000 Gui	ion rank				
Hot Water Boiler	100% Other Observation,	Extent : Light, Area	2029 Affected	* * : 100%	1	\$133,000	
	Location : Baseme Explanation : 2 Ho						
Distribution							
Hot Wtr Piping/Pump	100% Now Broken, Extent: Sev Location: Isolatio	\$7,800 ere, Area Affected : n Valve Not Holding		* * Room	4	\$13,300	
	Corroded, Extent : S	Severe, Area Affected	l : 10%				
	Location: Below I	Main Entrance In Bo	isement				
Terminal Devices							
Air Handler	60%		2024	\$2,122,200	1	\$99,800	
Convector/Radiator	20% Now	\$13,500	2029	* *	1	\$15,600	
	Damaged, Extent : M Location : Fins Ar	Moderate, Area Affe e Severely Damaged					
Fan Coil Unit/Heat	20%		2024	\$753,400	1	\$17,400	
Air Conditioning				-		·	
Energy Source							
Electricity	100%		2040	* *	1		

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

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

Asset #: 4130

Mechanical		Current I	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Centrifugal, Elec Chille	er 100%	Now	\$142,300	2027	\$2,846,600	1	\$262,000	
	Malfunction Location Other Obs Location	a : Penthou. servation, E	nt : Severe, Area Aj se, Defective Comp Extent : Moderate, A se Mechanical Equ	ffected : 1 pressor Area Affec	0% eted : 100%			
Distribution	Влршни	iion . Rejri	gerum 1011					
CW & CHW Wtr Pipe/Pump	100%	Now	\$6,100	2034	* *	4	\$13,300	
	Location	ı : Penthou.						
	Location	:Roof	Extent : Moderate,					
	Location	: Through	Extent : Light, Area out Temp Loop	Ађестеа :	100%			
Terminal Devices	2.vptana	non . Duai	тетр 200р					
Air Handler/Cool/Ht	100%			2024	\$2,821,100	1	\$166,400	
Heat Rejection Water Cooling Tower	Damaged,		\$47,700 Toderate, Area Affec se Roof, Deteriorat		\$954,600	2	\$216,600	
Ventilation								
Distribution								
Ductwork/Diffusers	Broken, E.		\$46,400 re, Area Affected : at File Room	LIFE 3%	* *	2-5	\$150,000	
	-	_	nt : Moderate, Ared Duct In East Stairv					
Exhaust Fans								
Interior	50%			2029	* *	2	\$4,100	
Roof	50%			2024	\$208,800	2	\$4,100	
Plumbing								
H/C Water Piping	1000/			2024	ale ale			
Brass/Copper	100%			2034	* *	1		
HW Heat Exchanger Steam Fired	100%			2044	* *	4	\$39,900	
Sanitary Piping	1000/	N T	¢27,000	LIEE	* *	1		
Cast Iron	100%		\$36,800 : Severe, Area Affe	LIFE		1		
			. severe, Area Ajje nt, Leaky House Tra					
Storm Drain Piping			,	T				
Cast Iron	100%			LIFE	* *	1		
	10070							

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

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

Asset #: 4130

Mechanical	Current Repair	Future Rep	olacement	M		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Pool Filter/Treatment	1000/		4. 4.		.	
Sand	100%	2029	* *	4	\$66,600	
	Damaged, Extent: Light, Area Affe		D 1 1 E		Cl : 1	
	Location : Pool Equipment Roon Controller	ı, vaives Neea 10 Be	керіасеа, L	efective (Cnemical	
	Other Observation, Extent : Light,	Area Affected : 80%	ó			
	Location : Pool Mechanical Roo	==	,			
	Explanation : Plastic Piping					
Backflow Preventer	T. Was a state of the state of					
Generic	100%	2029	* *	1	\$16,500	
Fixtures						
Generic	100%					
/ertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Light,	Area Affected : 100	%			
	Location: (3) B-5					
	Explanation: Two Passenger, Or	ne Freight				
Fire Suppression Standpipe						
Generic	100%	2044	* *	1-5	\$135,600	
Sprinkler						
Generic	50%	2044	* *	1-2	\$37,700	
	No Backflow Preventer, Extent : M Location : Basement	oderate, Area Affect	ted : 100%			
Generic	50%	2044	* *	1-2	\$37,700	
	No Backflow Preventer, Extent : Li	ght, Area Affected :	50%			
	Location: Basement					
Fire Pump						
Generic	100%	2033	* *	1	\$50,200	
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 : 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

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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$65,700	\$33,100	\$19,300	\$66,300
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				
Total	\$65,700	\$33,100	\$19,300	\$66,300



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

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

Asset #: 13556

rchitecture		Current	Repair	Future	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Masonry: Brick	65%			LIFE	* *	5	\$28,000	
		nce, Extent 1 : Northea	: Light, Area Affec st Corner	ted : 10%	ó			
Metal Coiling Doors	5%			2037	* *	5	\$6,700	
Stucco Cement	28%			2037	* *	5	\$30,200	
Window Wall	2%			2044	* *	5	\$3,200	
Windows								
Aluminum		Now	\$40,200	2040	* *	5	\$2,400	
	_	erable, Exte n : Through	ent : Moderate, Are out	a Affected	d : 25%			
Fiberglass Panel	5%			2040	* *	5	\$1,200	
Glass Block	20%			LIFE	* *	5	\$800	
Parapets								
Masonry: Brick	10%			LIFE	* *	5	\$700	
		nce, Extent 1 : East Fac	: Moderate, Area A cade	Affected :	20%			
Metal Rail	85%	Now	\$30,900	2037	* *	5	\$41,200	
		ted Finish, 1 : Through	Extent : Moderate, out	Area Affe	ected : 25%			
Pre-Cast Concrete	2%	Now	\$4,900	LIFE	* *	5	\$900	1
	_	_	Extent : Severe, A At East Parapet	rea Affect	ted : 100%			
			: Severe, Area Affe At East Parapet	cted : 509	%			
Pre-Cast Concrete	3%			LIFE	* *	5	\$1,300	
Roof								
Modified Bitumen	Blisters, E	Now Extent : Mod a : Through	\$265,400 derate, Area Affecte out	2034 ed : 30%	* *			
		Growth, E a : At Drain	Extent : Moderate, A as	Area Affec	cted : 15%			
			xtent : Moderate, A ultipurpose Room	rea Affec	ted : 15%			
		ded, Extent 1 : Through	: Moderate, Area A out	Affected :	50%			
Skylight, Plastic	5%			2037	* *	1		
erior								
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	

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

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

Asset #: 13556

Architecture	Curren	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Interior Walls							
Ceramic Tile	5%		2033	* *	5	\$4,700	
Gypsum Board	93%		LIFE	* *	5	\$52,200	
Masonry: Brick	2%		LIFE	* *			
Ceilings							
AcousTileSusp.Lay-In	93%		2037	* *	5	\$62,600	
	Staining/Discolorin	g, Extent : Light, Are	ea Affecte	ed : 15%			
	Location: Multip	urpose Room					
	Water Penetration,	Extent : Moderate, A	rea Affe	cted : 10%			
	Location: Multip	urpose Room					
Exposed Struc: Steel	2%		LIFE	* *			
Gypsum Board	5%		LIFE	* *	5	\$4,200	

Electrical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of l Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	* *	5	\$200	
		rvation, E: : Electrica	ctent : Moderate, A l Room	Area Affe	cted : 100%			
	Explanati	on : Bolted	l Pressure Contact	Switch	Rated @ 2500 Amp	oeres		
Switchgear / Switchboard	1							
Fused Disc Sw	100%			2034	* *	5	\$200	
Raceway								
Conduit	100%			2034	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	* *	5	\$100	
Molded Case Bkrs	90%			2032	* *	5	\$1,100	
Wiring								
Thermoplastic	100%			2034	* *	1		
Motor Controllers								
Locally Mounted	100%			2029	* *	5	\$300	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2029	* *	1	\$13,800	
Generators								
Natural Gas	100%			2027	\$121,200	1	\$17,400	
			ctent : Moderate, A	Area Affe	cted : 100%			
	Location :							
	Explanati	on : 65 Ku	Katolight Genera	ıtor				
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$1,700	

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

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

Asset #: 13556

Electrical	Current Repair	Futu	re Replacement	Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
ighting								
Interior Lighting								
Fluorescent	90%	2024	\$89,100	10	\$37,100			
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%					
	Location: Throughout The Building							
	Explanation: T-8 Lamps							
Fluorescent	10%	2024	\$9,900	10	\$4,100			
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%					
	Location: Lobby							
	Explanation: Compact Fluorescent	Light Fixt	ures					
Egress Lighting								
Emergency, Service	50%	2024	\$11,000	1				
Exit, Service	50%	2024	\$6,100	1				
Exterior Lighting								
HID	100%	2024	\$169,600	10	\$100			
larm								
Security System								
No Component	70%							
Generic	30%	2024	\$40,800	1	\$5,000			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Corridors							
	Explanation: Internet Protocol Digital	al Video S	Surveillance Systen	ı				
Fire/Smoke Detection								
Generic	100%	2024	\$465,000	1-3	\$27,700			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Throughout The Building							
	Explanation : Alarm Bells, Manual F	ull Station	n, Strobe Lights An	d Smoke	Detectors			

Mechanical		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		
Conversion Equipment								
Hot Water Boiler	100%	Now	\$6,500	2029	* *	1	\$20,000	
		Leak Evident, Extent : Severe, Area Affected : 5% Location : #1 Boiler						
	Other Obs	ervation, Ex	ctent : Light, Area	Affected	: 100%			
	Location	: Boiler Ro	om					
	Explanat	ion : 2 Trip	le Stage Sectional	Hot Wate	er Boilers			
Distribution								
Hot Wtr Piping/Pump	100%			2040	* *	4	\$3,300	
Terminal Devices								
Fan Coil Unit/Heat	100%			2029	* *	1	\$14,500	

Air Conditioning

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

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

Asset #: 13556

Mechanical	echanical Current Repair		Replacement	Maintenance		
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Energy Source						
Electricity	100%	2040	* *	1		
Conversion Equipment Exterior Pkg Unit - Cooling	100%	2024	\$340,600	2	\$2,800	
	R-22 Refrigerant, Extent : Ligh Location : Roof	R-22 Refrigerant, Extent : Light, Area Affected : 80%				
	Other Observation, Extent : Lig	ght, Area Affected : 80	0%			
	Location : Roof					
	Explanation: 4 Roof Top Unit	ts				
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$25,100	
Exhaust Fans						
Roof	100%	2029	* *	2	\$1,400	
Plumbing						
H/C Water Piping	1000/ 37	26.200	* *			
Brass/Copper		66,300 2044		1		
	Pump(s) Malfunctioning, Exten Location: 1 Out Of 2 Booster		rtea : 50%			
Water Heater	Zeemien i i em e, z zeeme.	1 ump, Busement				
Gas Fired	100%	2023	\$25,700	2	\$700	
Sanitary Piping	10070		<i>\$20,700</i>		4,00	
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Lig Location : B-2	ght, Area Affected : 10	00%			
	Explanation : One Unit					
Fire Suppression	-					
Sprinkler						
Generic	100%	2034	* *	1-2	\$12,600	

^{**} 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 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

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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$27,600	\$70,000	\$19,600	\$33,000
Importance Code A		\$45,000		\$700
Importance Code B	\$27,600	\$23,300	\$19,600	\$32,300
Importance Code C		\$1,700		
Total	\$27,600	\$70,000	\$19,600	\$33,000



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

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

Asset #: 13594

Architecture		Current I	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	* *	5	\$52,700	
Metal Panel	10%			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	
Windows								
Aluminum	,	Now	\$98,900	2043	* *	5	\$5,900	
	-		ıt : Light, Area Affe	cted : 20)%			
		: Through	out					
Metal Louvers	5%			2036	* *	10	\$3,900	
Parapets								
Masonry: Brick	60%			LIFE	* *	5	\$6,400	
Metal Rail	30%			2040	* *	5-10	\$57,600	
Pre-Cast Concrete	10%			LIFE	* *	5	\$6,700	
Roof								
Copper/Terne	5%			2055	* *	10	\$7,900	
Modified Bitumen	90%			2032	* *	10	\$57,100	
Modified Bitumen	5%			2032	* *	10	\$3,200	
			Extent : Moderate, A	Area Affe	cted : 100%			
			oof Section					
	Explana	tion : Block	k Pavers Over Mem	brane				
Interior								
Floors							**	
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	
Interior Walls								
Ceramic Tile	3%			2040	* *	5	\$3,400	
Glass: Single Pane	2%			LIFE	* *	5	\$1,700	
Gypsum Board	95%			LIFE	* *	5	\$63,900	
Ceilings								
AcousTileSusp.Lay-In	85%			2040	* *	5	\$73,800	
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	\$5,400	

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

Under 600 Volts

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

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

Asset #: 13594

Electrical	Current Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2047	* *	5	\$200		
	Other Observation, Extent : Moderate	, Area Affe	cted : 100%				
	Location : Electrical Room						
	Explanation : Main Service Switch R	Cated @ 16	600 Amperes.				
Transformers	1000/	• • • • •		_			
Dry Type	100%	2040	**	5	\$200		
	Other Observation, Extent : Moderate	, Area Affe	cted : 100%				
	Location: Electrical Room						
~	Explanation : 2- 150 Kva, 480hv/208	3-120 Lv					
Switchgear / Switchboard	1000/	20.45	ala ala	_	#200		
Fused Disc Sw	100%	2047	* *	5	\$200		
Raceway	1000/	20.45	* *				
Conduit	100%	2047	* *	1			
Panelboards	50/	20.42	* *	-	#100		
Fused Disc Sw	5%	2043	* *	5	\$100		
Molded Case Bkrs	95%	2043	* *	5	\$1,300		
Wiring	1000/	20.47	* *	1			
Thermoplastic	100%	2047	* *	1			
Motor Controllers	1000/	2040	* *	_	#200		
Locally Mounted	100%	2040		5	\$300		
Ground							
Grounding Devices Generic	100%	LIFE	* *	5	\$700		
	10076	LIFE		3	\$700		
stand-by Power Transfer Switches							
Automatic	100%	2040	* *	1	\$15,500		
	10070	2040		1	\$13,300		
ighting Interior Lighting							
Fluorescent	95%	2032	* *	10	\$43,900		
Tuorescent	T-8 Lamps And Fixtures, Extent: Mod		a Affected · 100%	10	\$73,900		
	Location: Throughout The Building	eraie, met	11111естей : 10070				
D1		2022	* *	10	¢2 200		
Fluorescent	5%	2032		10	\$2,300		
	Compact Fluorescent Light, Extent : M. Location : Hallways	ioaeraie, F	Area Ajjeciea : 100	70			
F 1'14'	Location . Hatiways						
Egress Lighting	500/	2022	* *	1			
Emergency, Service	50%	2032	* *	1			
Exit, LED	50%	2055	* *	1			
Exterior Lighting	200/	2022	* *	10	фооо		
Fluorescent	20%	2032	T T	10	\$900		
	Compact Fluorescent Light, Extent: M	10aerate, A	Area Affectea : 100	170			
	Location: Roof						
No Component	80%						

Alarm

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

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

Asset #: 13594

Electrical	Current Repai	r Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	70%					
Generic	30%	2032	* *	1	\$5,700	
	Other Observation, Extent	: Moderate, Area Affec	cted : 100%			
	Location : Hallways					
	Explanation: CCTV Sur	veillance Camera				
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2032	* *	1-3	\$9,300	
	Other Observation, Extent	: Moderate, Area Affec	cted : 100%			
	Location: Hallways					
	Explanation: Strobe Ligi	hts, Manual Pull Statio	ns, Smoke Detecto	ors, Horn	s And Alarm Bells	

Mechanical	Current Repair	Future Repla	cement	M	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source	1000/		4. 4.			
HTHW/HW	100%	2037	* *	1		
	Other Observation, Extent : Light, Area					
	Location: 1st Floor Mechanical Room					
	Explanation: Hot Water Provided Fr	om Building P				
Conversion Equipment	1000/		* *		** * * * * * * * * *	
HTHW/HW Exchanger	100%	2036		2	\$3,100	
	Other Observation, Extent : Light, Area					
	Location: 1st Floor Mechanical Equ	pment Room				
D	Explanation: 5 Units					
Distribution (P)	1000/	20.42	* *		#2.700	
Hot Wtr Piping/Pump	100%	2043	* *	4	\$3,700	
Terminal Devices	000/	2022	* *		#27 000	
Air Handler	80%	2032	* *	l	\$25,000	
Convector/Radiator	20%	2040	* *	I	\$3,300	
Air Conditioning						
Energy Source	1000/	20.47	* *			
District C.W.	100%	2047		1		
	Other Observation, Extent : Light, Area	i Affected : 100%				
	Location: Mechanical Room	/E D ://: F				
D	Explanation: Chilled Water Provided	From Building F	,			
Distribution	1000/	2047	* *	4	e2 700	
CW & CHW Wtr	100%	2047	* *	4	\$3,700	
Pipe/Pump						
Terminal Devices	1000/	2022	* *	1	#21.200	
Air Handler/Cool/Ht	100%	2032	* *	1	\$31,200	
Ventilation						
Distribution Ductwork/Diffusers	100%	LIFE	* *	2.5	¢20 100	
Ductwork/Dillusers	10070	LIFE		2-5	\$28,100	

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

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

Asset #: 13594

Mechanical	anical Current Repair Future Replacement		e Replacement	M		
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	* *			
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location: 1-2					
	Explanation: 1 Unit					
Fire Suppression						
Standpipe						
Generic	100%	2047	* *	1-5	\$25,400	
Sprinkler						
Generic	100%	2047	* *	1-2	\$14,100	

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

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

\$87,200

CITY UNIVERSITY OF NEW YORK - FY 2018 Print Date: 22-Sep-2017

: KINGSBOROUGH COMMUNITY COLLEGE ADMINISTRATION BLDG **Asset Name**

Address : 2001 ORIENTAL BLVD.

Borough Agency's Number : BROOKLYN : 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 : NONE : 03-Feb-2016 **Landmark Status**

Areas Surveyed : Roof, Floors 1.2

Importance Code C

Total

: 8760 BIN Block Lot : 60 : 3326937

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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$194,500	\$14,700	\$22,900	\$87,200
Importance Code A	\$33,200			\$27,900
Importance Code B	\$161,300	\$14,700	\$21,100	\$59,300

\$194,500

\$14,700

\$1,800

\$22,900



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

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

Asset #: 2795

Architecture	Current Repair Fut		Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	0.50/ 3.1	#2.52.2 00	LIEE	ماد ماد	_	004100	
Masonry: Brick	85% Now Diagonal Cracks, E. Location: Through		LIFE ea Affecte	* * d : 5%	5	\$84,100	
	Rusting Masonry Su Location : At Bridg Water Penetration, I	ge Connecting G Bu	ilding, Th	roughout.			
	Location: Through	hout					
Window Wall	15%		2047	* *	5	\$55,600	
Windows							
Aluminum	95% Now Caulking Deteriorat Location: Through Water Penetration, 1	hout		-	5	\$9,300	
	Location : Offices						
Metal Louvers	5%		2036	* *	10	\$6,100	
Parapets	370		2030		10	ψ0,100	
Metal Rail	100% Now Deteriorated Finish, Location: Through		2032 Area Affe	* * cted : 25%	5	\$88,500	
Roof							
Single Ply Membrane	97% Now Water Penetration, I Location: Various	\$57,700 Extent : Moderate, A Offices And Corrid		\$288,400 ed: 10%			
	Other Observation, Location: Through	Extent : Moderate, A		ted : 100%			
	Explanation : Miss	sing Drain Covers					
Skylight, Plastic	3%		2040	* *	1		
nterior							
Floors	450/ 37			4444	_	000100	
Carpet	45% Now Punct/Tear/Impact I Location: Through		2023 oderate, A	\$332,200 rea Affected : 30%	3	\$39,100	
Cast in Place Concrete	5% Now Cracking/Crumbling Location: Mechan		LIFE , Area Affa	* * ected : 10%	5	\$6,300	
Ceramic Tile	5%		2036	* *	5	\$2,900	
Vinyl Tile	45% Now	\$44,300	2027	\$221,300	3	\$9,800	
vinyi Tile	Cracking/Crumbling Location: Through	g, Extent : Moderate			3	ψ,,οοο	
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	

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

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

Asset #: 2795

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings								
AcousTileSusp.Lay-In	65%	Now	\$30,400	2032	* *	5	\$18,800	
	Staining/D	iscoloring,	Extent: Moderate	, Area Aj	ffected : 10%			
	Location	: Corridor	s, Throughout					
	Water Pene	etration, E	xtent : Moderate, A	rea Affe	cted : 15%			
	Location	: Various (Offices And Corrid	ors, Thro	oughout			
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	
71	Cracking/Crumbling, Extent: Moderate, Area Affected: 25%							
	Location	: Exterior	Ceiling At North S	ide Near	Connecting Bridge	e		
			: Moderate, Area A					
			Ceiling At North S	00		e		
Plaster	5%			LIFE	* *	5	\$1,800	

ectrical	Current Repair	Future	Replacement	M				
stem Component Type	% of Fail Date Estim Total (Years)	ated Cost Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2027	\$20,800	5	\$100			
	Other Observation, Extent:	Moderate, Area Affect	ed : 100%					
	Location: Electrical Room	Į.						
	Explanation : Main Service Amperes And 2- 1200 Amp		Rated @ 1- 3000	Ampere	s, 1- 2000			
Transformers								
Dry Type	100%	2025	\$15,800	5	\$100			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Electrical Room	Į.						
	Explanation: 750 Kva, 480	0/208/120 Volts						
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

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

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

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

Asset #: 2795

Electrical	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground						
Grounding Devices						
Generic	100% Now Other Observation, Extent: M Location: Sprinkler Room Explanation: Covered With		* * d : 100%	5	\$500	
Stand-by Power						
Transfer Switches						
Automatic	100%	2025	\$8,900	1	\$9,900	
Generators						
Diesel	100% Other Observation, Extent: M Location: Generator Room Explanation: Emergency G			1	\$12,400	
Batteries						
Nickel Cadmium	100%	2019	\$1,500	5	\$7,200	
Fuel Storage						
Day Tank	50%	2026	\$1,400	5	\$3,600	
Main Tank	Other Observation, Extent: M Location: Generator Room Explanation: 50 Gallons Co 50% Other Observation, Extent: M	apacity 2030	* *	5	\$600	
	Location : Underground Explanation : 600 Gallons (. 10070			
Lighting						
Interior Lighting	20/	2022	# C COO	10	Ø1 100	
Fluorescent	3% Compact Fluorescent Light, E Location : Hallways	2022 Extent : Moderate, Ared	\$6,600 a Affected : 100	10	\$1,100	
Fluorescent	97%	2027	\$213,500	10	\$34,400	
	T-8 Lamps And Fixtures, Exte Location : Throughout The		ffected : 100%			
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%					
Lightning Protection						
Arresters/Cabling Generic Alarm	100%	2030	* *	5	\$900	

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

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

Asset #: 2795

Electrical	Current Repa	nir Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	70%					
Generic	30%	2032	* *	1	\$3,600	
	Other Observation, Exten	t : Moderate, Area Affe	cted : 100%			
	Location: Hallways					
	Explanation: CCTV Sur	rveillance System				
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2032	* *	1-3	\$5,900	
	Other Observation, Exten	t : Moderate, Area Affe	cted : 100%			
	Location : Hallways	-				
	Explanation : Strobe Lig	ehts. Manual Pull Statio	ons. Horns. Smoke	Detector	s And Alarm Bells	

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of I Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2037	* *	1		
			tent : Light, Area	00	: 100%			
			Mechanical Roon					
	Explanation	on : Hot W	ater Provided Fro	m Buildir	ıg P			
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$2,800	2035	* *	4	\$1,900	
			derate, Area Affeo	ted : 10%	6			
	Location :	Mechanic	al Room					
Terminal Devices								
Air Handler	70%			2022	\$356,200	1	\$16,800	
Convector/Radiator	30%			2025	\$58,100	1	\$3,800	
Air Conditioning								
Energy Source								
District C.W.	100%			2037	* *	1		
	Other Obse Location :		tent : Light, Area al Room	Affected	: 100%			
	Explanation	on : Chille	d Water Provided	From Bu	ilding P			
Distribution								
CW & CHW Wtr Pipe/Pump	100%	0-2	\$2,200	2037	* *	4	\$1,900	
	Corroded, Extent : Moderate, Area Affected : 10%							
	Location :	Mechanic	al Room					
Terminal Devices								
Air Handler/Cool/Ht	100%			2022	\$405,900	1	\$23,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$21,600	

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

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

Asset #: 2795

Mechanical	Current Repair	Future	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
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			
	Other Observation, Extent : Light, A	Area Affected :	100%					
	Location: Mechanical Room							
	Explanation: 2 Units							
Sanitary Piping								
Cast Iron	100%	LIFE	* *	1				
Storm Drain Piping								
Cast Iron	100%	LIFE	* *	1				
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%	LIFE	* *					
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: 1-2							
	Explanation : 1 Unit. Share The So	ame Elevator	With Pac Building	7				
Fire Suppression								
Standpipe								
Generic	100%	2047	* *	1-5	\$19,500			
Sprinkler								
No Component	80%							
Generic	20%	2037	* *	1-2	\$2,200			

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

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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
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
Total	\$4,309,000	\$3,862,700
Importance Code A	\$1,628,600	\$739,600
Importance Code B	\$2,644,800	\$3,074,800
Importance Code C	\$35,700	\$48,200
Total	\$4,309,000	\$3,862,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$232,100	\$31,900	\$74,900	\$127,800
Importance Code A	\$44,400	\$1,300	\$100	\$1,500
Importance Code B	\$187,700	\$30,600	\$74,700	\$126,300
Importance Code C				
Total	\$232,100	\$31,900	\$74,900	\$127,800



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

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

Asset #: 2106

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

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.

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

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

Asset #: 2106

Architecture		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	_	Now	\$88,700	2023	\$295,600	3	\$34,800	
			, Extent : Moderate	, Area Aj	ffected : 25%			
		ı : Through	out : Light, Area Affect		/			
		aea, Extent 1 : Through		rea : 25%	O			
C .: N . C .			ош	LIDE	* *		Φ.67.700	
Cast in Place Concrete	20%			LIFE	* *	5	\$67,700	
Ceramic Tile	5%			2036	* *	5	\$7,700	
Paver: Asphalt	25% 35%		\$450.500	2036 2037	* *	5 3	\$58,000	
Vinyl Tile			\$459,500 Extent : Light, Are			3	\$20,300	
		ı : Corrido:		a rijjecie	a. 40/0			
			: Moderate, Area A	ffected ·	40%			
		ı : Corrido:		gjeerea .	1070			
Interior Walls								
Concrete Masonry Unit	20%	Now	\$35,700	LIFE	* *	5	\$12,900	
			nt : Moderate, Arec Floor Corridor Of A		d : 10%			
Fiberglass Panel	25%			LIFE	* *			
Gypsum Board	50%			LIFE	* *	5	\$48,200	
Masonry: Brick	5%			LIFE	* *		,	
Ceilings								
Exposed Concrete	25%			LIFE	* *	5	\$6,000	
Exposed Struc: Steel	5%		\$32,500	LIFE	* *			
		_	Extent : Moderate, A 159, Throughout.	rea Affe	cted: 5%			
			: Moderate, Area 1	Affected	. 10%			
		-	Throughout.	тусства.	. 1070			
Exposed Struc: Steel	15%			LIFE	* *			
Fiber Board	50%		\$151,300	2027	\$504,200			
rioer Board	Cracking/	Crumbling,	Extent : Light, Are					
		ı : Through		A 410 = 4	Cantad . 250/			
		กรcoloring ı : Through	, Extent : Moderate out	, Area Aj	rfectea : 25%			
		ded, Extent 1 : Through	: Light, Area Affect	ted : 20%	6			
Gypsum Board	5%			LIFE	* *	5	\$9,700	
Gypsuiii Boaiu			xtent : Light, Area			3	\$9,700	
			52, Throughout.	ујестей .	. 10/0			

Electrical	Curren	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Over 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.

Asset #: 2106

Electrical	Current Repair	Futur	e Replacement	М		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts Service Equipment Fused Disc Sw	100% Enclosure Corroded, Extent : Moderate Location : Outside	2027 , Area Afj	\$47,700 fected : 100%	3	\$300	
Transformers Dry Type	100% Other Observation, Extent: Moderate, Location: Outside Explanation: 2000 Kva, 4160/480/27		\$137,200 cted: 100%	3	\$800	
Feeders						
Cable	100%	2026	\$15,400	1		
Raceway	1000/	2027	\$40,000	1		
Conduit	100%	2027	\$40,900	1		
Under 600 Volts						
Service Equipment Fused Disc Sw	100% Other Observation, Extent: Moderate, Location: Electrical Room Explanation: Three 3000 Amperes Mo			5	\$500	
Transformers	2	2 1500	eer Smilenes			
Dry Type	100% Other Observation, Extent: Moderate, Location: Electrical And Mechanical Explanation: 1-300 Kva, 1-112 Kva,	Rooms		5	\$400	
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	1000/	2027	#207 000			
Thermoplastic	100%	2027	\$297,900	1		
Motor Controllers	100/	2025	¢11.500	-	¢100	
Locally Mounted Motor Control Center	10% 90%	2025 2025	\$11,500	5 5	\$100 \$2,600	
Ground	9070	2023	\$648,900	3	\$2,000	
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,600	
Stand-by Power	10070	LITE		<u> </u>	φ1,000	
Transfer Switches						
Automatic	100%	2025	\$21,900	1	\$32,500	
Generators	20070		Ψ21,200		Ψ22,200	
Diesel	100% Other Observation, Extent: Moderate, Location: Outside		\$121,200 cted: 100%	1	\$40,900	
	Explanation: Generator Rated @ 150) Kw				

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

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

Asset #: 2106

Electrical	Current Rep	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Batteries						
Nickel Cadmium	100%	2019	\$1,500	5	\$23,600	
Fuel Storage	700/	2026	#2.700	-	ФО 600	
Day Tank	50%	2026	\$3,700	5	\$9,600	
	Other Observation, Exter Location : Outside	и . моаетае, Агеа Ајје	ciea . 100%			
	Explanation: 8 Gallon.	s Canacity				
Main Tank	50%	2030	* *	5	\$1,500	
Maii Tank	Other Observation, Exter		cted : 100%	3	\$1,500	
	Location : Underground		. 100,0			
	Explanation : 600 Gall					
Lighting	1	1 2				
Interior Lighting						
Fluorescent	8%	2022	\$18,200	10	\$7,600	
	Compact Fluorescent Lig Location : Lobby	ht, Extent : Moderate, A	Area Affected : 100	%		
Fluorescent	90%	2027	\$204,800	10	\$85,300	
	T-8 Lamps And Fixtures, Location : Throughout		a Affected : 100%			
Incandescent	2%	2022	\$22,900	2		
Egress Lighting						
Emergency, Service	50%	2027	\$25,400	1		
Exit, Service	50%	2027	\$13,900	1		
Exterior Lighting						
Incandescent	10%	2022	\$33,800	2		
No Component	90%					
Alarm						
Security System	000/					
No Component	90%	2022	* *	1	£4.000	
Generic	10% Other Observation, Exter	2032		1	\$4,000	
	Location : Outside	и . моиетие, Агеи Ајје	ciea . 100/0			
	Explanation : CCTV Su	rveillance Camera				
Fire/Smoke Detection	Expandition . CCI V 50	. remance cumera				
No Component	70%					
Generic, Digital	30%	2032	* *	1-3	\$19,500	
, 0	Other Observation, Exter		cted : 100%	-	,- •	
	Location: Hallways Ar					
	Explanation : Strobe Li	ghts, Manual Pull Stati	ons, Smoke Detecto	ors, Horn	s, Alarm Bells	

Mechanical	С	Current F	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type		ail Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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

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

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

Asset #: 2106

Mechanical		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Energy Source HTHW/HW	Location	servation, E 1 : 2nd Floo	Extent : Light, Area or Mechanical Roo Water Provided Fro	m		1		
Conversion Equipment HTHW/HW Exchanger	100%			2030	* *	2	\$6,300	
Distribution Hot Wtr Piping/Pump	Corroded,		\$15,100 evere, Area Affected or Mechanical Room		* * urious Other Locat	4 ions	\$5,100	
Terminal Devices								
Air Handler	Location	Extent : Se 1 : Inside Ti	\$679,400 evere, Area Affected the Rtus On The Roo	pf .	* *	1	\$28,800	
	Location On Extend	ı : Coils Of led Life, Ex	evere, Area Affecteo FRtus Rotted Out - I ctent : Severe, Area In Roof And 1 In 2n	Rtus Are Affected	: 50%	r		
Air Handler	10%			2027	\$135,900	1	\$6,400	
Convector/Radiator	35%			2025	\$181,100	1	\$11,700	
Fan Coil Unit/Heat	5%			2022	\$72,400	1	\$1,700	
Air Conditioning					•		•	
Energy Source								
District C.W.	100%			2037	* *	1		
	Location	ı : 2nd Floo	Extent : Light, Area or Mechanical Roo	m				
	Explana	tion : Chill	ed Water Provided	From Bu	ilding P			
Distribution CW & CHW Wtr Pipe/Pump	100%	Now	\$11,800	2037	* *	4	\$5,100	
1 ip 0/1 willip	Corroded,	Extent : Se	evere, Area Affected	1:20%				
	Location	ı : 2nd Floo	or Mechanical Room	m And Va	arious Other Locat	ions		
Terminal Devices								
Air Handler/Cool/Ht	100%			2022	\$1,083,700	1	\$63,900	
Ventilation								
Distribution	1000/			LIDD	* *	2.5	¢57.600	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$57,600	
Exhaust Fans Interior	10%			2027	\$34,400	2	\$300	
Roof	90%			2027	\$144,400	2 2	\$2,800	
Plumbing	2070			2022	φ1 11 7, 1 00		\$2,000	
H/C Water Piping Brass/Copper		Now	\$36,000	2037	* *	1		
			loderate, Area Affeo ing Valve And Head			ınical Ro	om	

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

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

Mechanical	Current Repair	Future F	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
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%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent: Light, A	Area Affected : 1	00%			
	Location: 1-3 And Roof					
	Explanation: 1 Unit					
Fire Suppression						
Standpipe						
Generic	100%	2037	* *	1-5	\$54,000	
Sprinkler						
No Component	90%					
Generic	10%	2037	* *	1-2	\$2,900	

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

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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

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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$464,700	\$409,900
Interior Architecture		\$374,800
Electrical	\$304,500	\$2,501,200
Mechanical	\$2,722,800	\$1,413,900
Total	\$3,492,000	\$4,699,800
Importance Code A	\$464,700	\$409,900
Importance Code B	\$3,027,300	\$4,253,900
Importance Code C		\$36,100
Total	\$3,492,000	\$4,699,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$199,000	\$44,300	\$65,500	\$113,300
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	
Total	\$199,000	\$44,300	\$65,500	\$113,300



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

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

Asset #: 2105

rchitecture	Current Repair	Future Replacement	Maintenance		
ystem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls Cast in Place Concrete	2% Now \$25, Cracking/Crumbling, Extent: Mod Location: Courtyard Wall, Load	derate, Area Affected : 10%	5	\$11,200	
	Spalling, Extent: Moderate, Area Location: Courtyard, Loading L	Affected : 15%			
Concrete Masonry Unit Masonry: Brick	8% 75% Now \$253, Cracking/Crumbling, Extent: Lig Location: Throughout		5 5	\$5,600 \$84,300	
	Expansion Int Failure, Extent : M Location : West Facade	oderate, Area Affected : 20%			
	Staining/Discoloring, Extent: Mo Location: South Facade Water Penetration, Extent: Light,				
	Location: Throughout	Theartyjeetea . 1070			
Metal Coiling Doors	10% Now \$63, Deteriorated Finish, Extent: Mod Location: Loading Dock Area		5	\$17,600	
Stucco Cement	5%	2040 **	5	\$14,000	
Windows					
Aluminum	85% Now \$10, Caulking Deteriorated, Extent: M Location: Throughout Water Penetration, Extent: Model Location: Offices	Ioderate, Area Affected : 25%	5	\$1,300	
Metal Louvers	15%	2036 **	10	\$2,800	
Parapets					
Concrete Masonry Unit	15%	LIFE **	5	\$5,500	
Metal Rail	85% Now \$73, Deteriorated Finish, Extent: Mod Location: Throughout	700 2032	5	\$196,600	
Roof					
Cast in Place Concrete	10% Recent Repair Evident, Extent: Li Location: Throughout	LIFE ** ight, Area Affected: 66%			
IRMA/Protected Membrane	5%	2022 \$73,400	10	\$9,200	
	Recent Replace Evident, Extent : I Location : Throughout	-			
Modified Bitumen	15% Recent Replace Evident, Extent: I Location: Throughout	2032 ** Light, Area Affected : 100%	10	\$27,700	
Single Ply Membrane	70% Recent Replace Evident, Extent: I Location: Throughout	2037 ** Light, Area Affected : 100%	10	\$129,000	

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

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

Asset #: 2105

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet		Now	\$65,700	2023	\$328,300	3	\$38,600	
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10% Location : Offices							
	Staining/D	iscoloring,	Extent : Moderate	, Area A	ffected : 25%			
	Location	: Offices						
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	
	U	Crumbling, : Corridoi	Extent : Moderate s	, Area Aj	ffected : 15%			
Interior Walls								
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	
Ceilings								
AcousTileSusp.Lay-In	30%	Now	\$15,600	2032	* *	5	\$19,300	
	Water Pen	etration, E.	xtent : Light, Area	Affected	: 10%			
	Location	: Offices A	and Corridors, Thre	oughout.				
Exposed Struc: Steel	70%			LIFE	* *			

lectrical	Current Repair	Future Rep	lacement	Maintenance					
ystem Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority			
nder 600 Volts									
Service Equipment									
Fused Disc Sw	75%	2027	\$3,600	5	\$300				
	Other Observation, Extent : Mod	lerate, Area Affected :	100%						
	Location: Electrical Room								
	Explanation : Main Service Dis Amperes	sconnect Switches Rate	ed @ 2- 4000) Ampere	s And 1- 3000				
Fused Disc Sw	25%	2053	* *	5	\$100				
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room								
	Explanation: 1-1200 Amperes	Main Disconnect Swi	tch						
Transformers									
Dry Type	100%	2025	\$45,000	5	\$300				
7 71	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room, Chiller Room								
	Explanation : 2- 112 Kva, 1- 75	5 Kva, 2- 30 Kva , 480,	/208/120 Vol	ts					
Switchgear / Switchboard									
Fused Disc Sw	10%	2053	* *	5					
Fused Disc Sw	90%	2027	\$549,300	5	\$300				

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

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

Asset # : 2105

Electrical	Current	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
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	0.007		• • • •	4120 (00			
Thermoplastic	90%		2027	\$138,600	1		
Thermoplastic	10%		2053	* *	1		
Motor Controllers	100/		2025	Φ 7 .500	-	#100	
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	10%		2044	* *			
Drive Ground							
Grounding Devices							
Not Accessible	100%						
Stand-by Power	10070						
Transfer Switches							
Automatic	50%		2025	\$4,400	1	\$12,200	
Automatic	50%		2044	**	1	\$12,200	
Generators	2070		2011		-	Ψ12,200	
Diesel	30%		2023	\$21,900	1	\$9,200	
	Other Observation,	Extent : Moderate, A				4-,	
	Location: Chiller Room						
	Explanation : Dies	sel Generator Rated	@ 675 K	Κw			
Natural Gas	70%		2040	* *	1	\$21,400	
11000101	Other Observation,	Extent : Moderate, A		cted : 100%	•	Ψ=1,	
	Location : Outside		55				
	Explanation : 2- E	mergency Generato	rs Rated	@ 250kw Each			
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	
	Other Observation, Location : Chiller		Area Affe	cted : 100%			
	Explanation: 50 C	Gallons Capacity					
Main Tank	50% Other Observation, Location: Underg	round	2030 Area Affe	* * cted : 100%	5	\$1,300	
	Explanation: 300	O Gallons Capacity					

Lighting

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

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

Asset #: 2105

Electrical	Current	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Interior Lighting							
Fluorescent	97%		2027	\$842,500	10	\$76,600	
	•	T-8 Lamps And Fixtures, Extent: Moderate, Area Affected: 100%					
	Location : Through	hout The Building					
HID	2%		2027		10	\$100	
Incandescent	1%		2022	\$11,000	2		
Egress Lighting							
Emergency, Service	45%		2027	\$37,400	1		
Emergency, Battery	5%		2027	\$5,800	10	\$1,000	
Exit, Service	50%		2027	\$4,800	1		
Exterior Lighting							
HID	20%		2022	\$59,500	10		
No Component	80%						
Alarm							
Security System							
No Component	80%						
Generic	20%		2035	* *	1	\$5,900	
	Other Observation, I	Extent : Moderate, A	rea Affe	ected : 100%			
	Location : Hallway	ys And Outside					
	Explanation: CCT	V Surveillance Cam	era				
Fire/Smoke Detection							
No Component	70%						
Generic, Analog	30%		2022	\$244,900	1-3	\$15,000	
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Hallway	ys					
	Explanation: Alar	m Bells And Manua	Pull Sta	ation			

/lechanical	Current Repair	Future	Replacement	Ma	aintenance	
ystem Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
Energy Source						
Interruptible Gas/Dual	100%	2037	* *	1		
Fuel						
Conversion Equipment						
Hot Water Boiler	100%	2044	* *	1	\$42,600	
	Recent Replace Evident, Exte	ent : Light, Area Affe	cted : 100%			
	Location: 3 Brand New Un	its, Boiler Room				
Distribution						
Hot Wtr Piping/Pump	40%	2035	* *	4	\$2,500	
Hot Wtr Piping/Pump	60%	2049	* *	4	\$2,500	
Terminal Devices						
Air Handler	80%	2022	\$905,400	1	\$42,600	
Fan Coil Unit/Heat	20%	2022	\$241,100	1	\$5,600	

Air Conditioning

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

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

Asset #: 2105

Mechanical	Current	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning								
Energy Source Electricity	100%		2035	* *	1			
Conversion Equipment	10070		2033		1			
Centrifugal, Elec Chille	er 95%		2030	* *	1	\$88,500		
3	Other Observation,	Extent : Light, Area	Affected :	95%				
	Location : AC Roc							
	Refrigerant R-123	nits - Major A C Sou a			, Not Fo			
Reciprocating Compr/Chiller	5%		2032	* *	1	\$2,000		
	R-22 Refrigerant, E. Location: 2 Units	xtent : Light, Area A , 2nd Floor Commu						
Distribution								
CW & CHW Wtr Pipe/Pump	95% Now	\$4,700	2037	* *	4	\$4,000		
	Corroded, Extent : National Location : Various		cted : 20%	ó				
No Component	5%							
Terminal Devices								
Air Handler/Dir Expansion	5%		2032	* *	1			
No Component	95%							
Heat Rejection Air Cooled Condenser Unit	5%		2027	\$8,100	2	\$3,000		
Cinv	Other Observation, Extent : Light, Area Affected : 5%							
	Location: Roof							
	Explanation: 2 Un							
Water Cooling Tower	45% 2-4	\$1,155,000	2032	* *	2	\$31,200		
	Corroded, Extent : S	severe, Area Affected 3 Tower And Suppor		7				
	Leak Evident, Exten	= =						
	Location: Roof	, 33						
	Obsolete Equipment	, Extent : Severe, Ai	rea Affecte	ed : 45%				
	Location: 2 Units.	Roof						
Water Cooling Tower	50% Now	\$64,200	2025	\$1,283,300	2	\$34,600		
	Corroded, Extent : S Location : Suppor		d : 10%					
Ventilation			_				_	
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$48,000		
Exhaust Fans	10070		LIFE		2-3	\$48,000		
Interior	100%		2022	\$286,300	2	\$2,600		
Plumbing								
H/C Water Piping								
Brass/Copper	100%		2037	* *	1			

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

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

Mechanical	Current Repair	Futur	e Replacement	M	aintenance				
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
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				
	Other Observation, Extent : Light, Ar	rea Affected	: 100%						
	Location: Campus Main Box Is Loc	cated Outsic	le Of This Building	3					
	Explanation: Other Buildings Are	Equipped W	ith Pressure Regul	ator Valv	res				
Fixtures									
Generic	100%								
Vertical Transport									
Elevators									
Hydraulic	100%	LIFE	* *						
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: 1-2								
	Explanation : One Unit								
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				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: 1st Floor								
	Explanation: Covers Most Of The	Buildings O	n Campus						

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

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

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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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$429,700	\$465,500
Interior Architecture	\$180,700	\$99,200
Electrical	\$380,200	\$1,390,800
Mechanical	\$2,236,800	\$193,700
Total	\$3,227,400	\$2,149,200
Importance Code A	\$429,700	\$502,500
Importance Code B	\$2,797,700	\$1,599,200
Importance Code C		\$47,500
Total	\$3,227,400	\$2,149,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$182,900	\$39,600	\$44,000	\$79,000
Importance Code A	\$17,200			\$200
Importance Code B	\$165,700	\$39,600	\$42,200	\$78,800
Importance Code C			\$1,800	
Total	\$182,900	\$39,600	\$44,000	\$79,000



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

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

Asset #: 2108

rchitecture		Current Repair		Futur	e Replacement	М	aintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior									
Exterior Walls									
Cast in Place Concrete	5%		\$72,400	LIFE	**	5	\$32,100		
			Extent: Moderate Stairs On South Fo		fected: 15%				
			ent, Extent : Moder		Affected : 15%				
	-	-	Stairs On South Fo		rijjeerea : 1570				
Concrete Masonry Unit	5%			LIFE	* *	5	\$4,000		
Masonry: Brick	70%		\$271,000	LIFE	* *	5	\$90,000		
			Extent : Light, Are		ed : 10%	-	420,000		
	Location	Location: Throughout							
			xtent : Light, Area	Affected	: 10%				
	Location	n : Through	out						
Metal Panel		Now	\$4,600	2047	* *	5	\$12,000		
			xtent : Light, Area A	Affected .	10%				
		n : Through	out						
Window Wall	15%	1		2047	* *	5	\$72,300		
Windows	0.50/	NT.	Φ1 2 (00	2025	* *	_	#1.700		
Aluminum		Now	\$12,600 tent : Moderate, Ar	2035		5	\$1,500		
	_	лоиаеа, Ex n : Through		еи Ајјесі	ea . 1070				
			ed, Extent : Modera	te. Area	Affected : 25%				
	_	n : Through		,	35				
Metal Louvers	5%			2036	* *	10	\$1,000		
Parapets							· · · · · ·		
Metal Rail	100%	Now	\$50,200	2032	* *	5	\$133,800		
			Extent : Moderate,	Area Aff	fected : 25%				
	Location	n : Through	out						
Roof	1.50/			LIEE	* *				
Cast in Place Concrete	15%		ent, Extent : Light, .	LIFE					
		piace Evid n : Through	_	птей Аује	eciea . 10070				
Copper/Terne	25%			2067	* *	10	\$104,900		
Соррен тегне			ent, Extent : Light, .		ected : 100%	10	\$104,900		
		n : Through		35					
Single Ply Membrane	60%			2037	* *	10	\$100,700		
			ent, Extent : Light,		ected : 100%	- 0	+-00,700		
		า : Through							

Interior

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

Asset #: 2108

Architecture		Current Repair		Future Replacement		Maintenance		
system Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	20%		\$107,700	2026	\$359,100	3	\$42,300	
		-	amage, Extent : Mo	oderate, .	Area Affected : 30%	%		
	Location	n : Through	out					
Cast in Place Concrete	10%	Now	\$14,600	LIFE	* *	5	\$30,800	
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 10%			
	Location	n : Mechani	ical Room					
Ceramic Tile	5%	ı		2040	* *	5	\$7,000	
Panel/Paver: Cer/Brk	10%	1		2043	* *	5	\$31,700	
Marble Panels	5%	ı		LIFE	* *	5	\$5,300	
Vinyl Tile	25%	Now	\$89,700	2032	* *	3	\$13,200	
•	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 30%			
	Location	n : Through	out					
Vinyl Tile	25%	ı		2032	* *	3	\$13,200	
Interior Walls								
Cast in Place Concrete	10%	ı		LIFE	* *			
Ceramic Tile	3%	ı		2036	* *	5	\$3,700	
Concrete Masonry Unit	13%	ı		LIFE	* *	5	\$6,300	
Glass: Single Pane	2%	ı		LIFE	* *	5	\$1,800	
Gypsum Board	65%			LIFE	* *	5	\$47,500	
Masonry: Brick	7%	ı		LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In		Now	\$41,700	2040	* *	5	\$51,700	
			xtent : Light, Area	Affected	: 10%			
		n : Cafeterio	а					
Exposed Concrete	10%			LIFE	* *	5	\$2,300	
Exposed Concrete	5%			LIFE	* *	5	\$1,200	
Gypsum Board	5%			LIFE	* *	5	\$9,200	
Metal Panel	10%		\$49,200	LIFE	* *	5	\$18,500	
	-		xtent : Moderate, A	rea Affec	cted : 20%			
<u> </u>	Location	n : Near Ro	om U216					

Electrical	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2027	\$36,900	5	\$400	
	Other Observation, Extent : Moderate, A	Area Affe	cted : 100%			
	Location: Electrical Room					
	Explanation: Main Service Disconnec	t Switch	Rated @ 3000 Am	peres.		
Transformers						
Dry Type	100%	2025	\$15,800	5	\$400	
	Other Observation, Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation : 500kva, 480/208/120 Volts					

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

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

Asset #: 2108

Electrical	Current Repair Future F		e Replacement	Maintenance		
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Switchgear / Switchboard						
Fused Disc Sw	100%	2027	\$170,800	5	\$400	
Raceway						
Conduit	95%	2027	\$163,700	1		
Conduit	5%	2037	* *	1		
Panelboards				_		
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	
Wiring	0.50/	2027	#2.42.200	1		
Thermoplastic	95%	2027	\$242,300	1		
Thermoplastic	5%	2037	* *	1		
Motor Controllers	25%	2025	¢10 000	5	\$200	
Locally Mounted Motor Control Center	25% 75%	2025	\$18,900 \$219,000	5 5	\$2,000	
Ground	/370	2023	\$219,000	3	\$2,000	
Grounding Devices						
Not Accessible	100%					
Not Accessione	Other Observation, Exte	nt · Light Area Affected	. 0%			
	Location : Sprinkler R	0 00	. 070			
		ed To Water Pipe. Point	Of Contact Not Vis	ible: Cov	vered With	
	Insulation	ea 10 maier 1 spec 1 out	oj comucino vis	,,		
Stand-by Power						
Transfer Switches						
Automatic	100%	2025	\$21,900	1	\$30,300	
Lighting						
Interior Lighting						
Fluorescent	2%	2027	\$4,300	10	\$1,800	
	Other Observation, Exte	nt : Moderate, Area Affe	cted : 2%			
	Location: Lobby					
	Explanation: Compac	t Fluorescent Fixtures				
Fluorescent	98%	2027	\$212,800	10	\$88,600	
	T-8 Lamps And Fixtures,	Extent : Moderate, Area	a Affected : 100%			
	Location: Throughout	The Building				
Egress Lighting						
Emergency, Service	50%	2027	\$24,200	1		
Exit, Service	50%	2027	\$13,300	1		
Exterior Lighting						
HID	20%	2022	\$74,400	10	\$100	
No Component	80%					
Alarm						
Security System						
No Component	70%					
Generic	30%	2027	\$89,300	1	\$11,100	
	Other Observation, Exte	nt : Moderate, Area Affe	cted : 100%			
	Location : Hallways					
	Explanation: CCTV S	umiaillanaa Camana				

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

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

Asset #: 2108

Electrical	Current Repair	Future Replacement	Maintenance					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos FY	t Cycle Estimated Co (Yrs)	st Priority				
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	2022 \$305,900	0 1-3 \$18,80)				
	Other Observation, Extent: Moderate, A	Area Affected : 100%						
	Location : Hallways							
	Explanation: Manual Pull Stations, Alarm Bells, Smoke Detectors							

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2037	* *	1		
			xtent : Light, Area		: 100%			
			Mechanical Room					
	Explanat	on : Hot V	Vater Provided Fro	m Buildii	ıg P			
Distribution	1000/		A	2025	* *			
Hot Wtr Piping/Pump	100%	0-2	\$7,200	2035		4	\$4,900	
			oderate, Area Affec		6			
	Location	: 2nd Floo	r Mechanical Room	n				
Terminal Devices	700/			2022	#007.500		0.40.700	
Air Handler	70%			2022	\$907,500	1	\$42,700	
Convector/Radiator	25%			2032		1	\$8,000	
Unit Heater - Steam	5%			2022	\$16,500	4	\$500	
Air Conditioning								
Energy Source District C.W.	100%			2037	* *	1		
District C.w.	100,0	mation F	xtent : Light, Area			1		
			: Mechanical Roon		. 10070			
			ed Water Provided .		ildina P			
Distribution	Ехріанан	on . Chine	u water i rovidea .	гтот ви	naing I			
CW & CHW Wtr	100%	0-2	\$5,600	2027	\$112,500	4	\$4,900	
Pipe/Pump	10070	0-2	\$5,000	2021	\$112,500	7	ψ 1 ,200	
Tipe/Tump	Corroded.	Extent : M	oderate, Area Affec	ted : 109	%			
			r Mechanical Room					
Terminal Devices								
Air Handler/Cool/Ht	100%			2022	\$1,034,100	1	\$61,000	
Ventilation					4-,00 1,-00		40-,000	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$55,000	
Exhaust Fans							-	
Interior	90%			2022	\$295,200	2	\$2,700	
Roof	10%			2035	* *	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	* *	1		

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

Mechanical	Current Repair		Future Replacement		M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Water Heater							
Electric	100%		2025	\$81,200	4	\$600	
	Other Observation, E	_					
	Location: 1st Floo						
	Explanation: 2 Un	its, For Emergency	Use Onl	y			
HW Heat Exchanger							
Steam Fired	100%		2037	* *	4	\$9,800	
	Other Observation, E	_					
	Location: 1st Floo	r Mechanical Equip	oment Ro	oom			
	Explanation: 2 Un	its					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
	Other Observation, E	Extent : Light, Area	Affected	: 100%			
	Location: 1-2						
	Explanation: 3 Un	its					
Fire Suppression							
Standpipe							
Generic	100%		2037	* *	1-5	\$51,600	
Sprinkler							
No Component	70%						
Generic	30%		2037	* *	1-2	\$8,300	
Chemical System							
Generic	100%		2020	\$1,900	1-3	\$3,700	
	Other Observation, E	Extent : Light, Area	Affected	: 100%			
	Location: Kitchen						
	Explanation: 6 Set.	S					

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

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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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028		
Exterior Architecture	\$1,454,200	\$656,300		
Interior Architecture	\$481,000			
Electrical	\$9,900	\$1,521,700		
Mechanical	\$1,304,900	\$3,051,000		
Total	\$3,250,100	\$5,229,000		
Importance Code A	\$1,454,200	\$729,900		
Importance Code B	\$1,652,800	\$4,499,100		
Importance Code C	\$143,100			
Total	\$3,250,100	\$5,229,000		

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$101,800	\$65,800	\$47,900	\$70,500
Importance Code A	\$35,600		\$100	\$200
Importance Code B	\$66,200	\$65,800	\$46,100	\$70,400
Importance Code C			\$1,700	
Total	\$101,800	\$65,800	\$47,900	\$70,500



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

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

rchitecture	Curren	t Repair	Future F	Replacement	M	aintenance	
vstem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Cast in Place Concrete	5% Now	\$136,200	LIFE	* *	5	\$60,500	
	Cracking/Crumblin Location : Exterio	g, Extent : Moderate or Stairs	, Area Affec	cted: 15%			
		n statrs nent, Extent : Moder	ate Area At	ffected · 15%			
	Location : Exterio		aic, 111ca 11 ₀	jeerea : 1570			
Masonry: Brick	80% Now	\$291,400	LIFE	* *	5	\$193,500	
Masonry. Brick		nt : Moderate, Area A		0%	3	Ψ173,300	
	Horizontal Cracks, Location : South I	Extent : Moderate, A Facade	Area Affecte	d : 5%			
	Vertical Cracks, Ex. Location : South I	tent : Moderate, Ared Facade	a Affected :	5%			
	Water Penetration, Location : Throug	Extent : Light, Area . hout	Affected : 10	0%			
Window Wall	15% Now	\$348,400	2047	* *	5	\$68,000	
		Extent : Moderate, A acade, West Facade	rea Affected	d : 15%			
		Extent : Moderate, A	Area Affecte	ed: 25%			
		acade, West Facade					
W. 1	Explanation : Soft	Joints Are Deterior	ated				
Windows Aluminum	95% Now	\$9,800	2035	* *	5	\$600	
Alummum		ted, Extent : Modera		fected : 25%	3	\$000	
	_	noui Extent : Moderate, A	rea Affecte	d · 10%			
		acade, West Facade	rea rijjeeree	. 10/0			
Metal Louvers	5%		2036	* *	10	\$400	
Parapets							
Masonry: Brick	70%		LIFE	* *	5	\$27,200	
Metal Rail	25% Now	\$25,900	2032	* *	5	\$68,900	
	Deteriorated Finish Location : Throug	, Extent : Moderate, hout	Area Affect	ted : 25%			
Pre-Cast Concrete	5% Now	\$69,400	LIFE	* *	5	\$12,200	
	_	ments, Extent : Seve	re, Area Aff	ected : 50%			
	Location : Coping						
		od, Extent : Severe, A	Area Affecte	ed : 50%			
	Location: Coping						
	_	ted, Extent : Modera	te, Area Aff	ected: 25%			
	Location : Coping						

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

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

Architecture	Current Repair Futur		Future	Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Roof	0.50/ 3.1	#112 700	2022	#2 7 0.000			
Single Ply Membrane	85% Now Seams Open/Split, Ext Location: Througho Water Penetration, Ex Location: Gymnasiu	ut tent : Moderate, A					
Sloped Glazing	15% Now Caulking Deteriorated Location: Over Poo Water Penetration, Ex Location: Pool Area	l Area tent : Moderate, A			5	\$265,400	
nterior							
Floors	100/		2022	¢170 000	2	¢20.100	
Carpet	10%	\$7,000	2023	\$170,800 * *	3	\$20,100	
Cast in Place Concrete	5% Now Cracking/Crumbling, Location: Locker Re	Extent : Moderate	LIFE , Area Aff		5	\$14,700	
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	
Interior Walls							
Cast in Place Concrete	5% Now Cracking/Crumbling, Location: Pool Wali Water Penetration, Ex Location: Pool Wali	! tent : Moderate, A					
Ceramic Tile	5%		2036	* *	5	\$3,500	
Concrete Masonry Unit	65% Now	\$99,500	LIFE	* *	5	\$17,900	
•	Cracking/Crumbling, Location: Througho	_	a Affected	d : 10%		•	
	Water Penetration, Ex Location : East Exit		rea Affec	ted : 10%			
Glass: Single Pane	5%		LIFE	* *	5	\$2,600	
Gypsum Board	15%		LIFE	* *	5	\$6,200	
Metal Panel	5%		LIFE	* *		•	

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

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

Asset #: 2126

Architecture	Current Repa	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	20% Now	\$9,100	2032	* *	5	\$5,600	
	Cracking/Crumbling, Extent: Light, Area Affected: 20%						
	Location: Throughout						
Exposed Concrete	20% Now	\$72,200	LIFE	* *	5	\$1,800	
-	Water Penetration, Extent	: Light, Area	Affected .	: 20%			
	Location : Corridor Nea	ır Room G207,	Through	hout			
Exposed Struc: Steel	45% Now	\$265,800	LIFE	* *			
•	Water Penetration, Extent: Moderate, Area Affected: 10%						
	Location: Gymnasium		00				
Metal Panel	15%		LIFE	* *	5	\$10,500	

Electrical	Current Repair	Futur	Future Replacement		Maintenance			
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
ver 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2027	\$47,700	3	\$200			
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%					
	Location: Electrical Room							
	Explanation: 4160 V Supplying Mari	ne Develo	opment Building					
Transformers			*	_				
Dry Type	100%	2025	\$137,200	3	\$500			
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%					
	Location: Electrical Room							
	Explanation : 225 Kva, 4160/480/220	/120 Volt	S					
Feeders	4000/	• • • •	4.5.4 00					
Cable	100%	2026	\$15,400	1				
Raceway	1000/							
Conduit	100%	2027	\$40,900	1				
nder 600 Volts								
Service Equipment	5 00/	2025	#27 000	_	#200			
Fused Disc Sw	70%	2027	\$25,900	5	\$200			
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Electrical Room Explanation: Main Service Switches Rated @ 3000 Amperes And 2000 Amperes							
			•		<u>•</u>			
Fused Disc Sw	30%	2037	* *	5	\$100			
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Electrical Room							
	Explanation : Main Service Switch Ra Building	ted @ 40	000 Amperes Supply	ying The	High School			
Transformers								
Dry Type	100%	2025	\$15,800	5	\$300			
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Electrical And Mechanical							
	Explanation : 45kva, 30kva, 480/208/	120 <u>Vol</u> ts						

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

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

Asset #: 2126

Electrical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
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	
	Other Observation, I	Extent : Moderate, A	rea Affe	cted : 100%			
	Location : Water M	Iain Room					
	Explanation: Corr	oded					
Stand-by Power							
Transfer Switches							
Automatic	100%		2025	\$21,900	1	\$22,200	
Generators							
Diesel	100%		2023	\$121,200	1	\$28,000	
	Other Observation, I	Extent : Moderate, A	rea Affe	cted : 100%			
	Location : Generat						
	Explanation : Eme	rgency Generator R	ated @ 1	130kw			
Batteries							
Nickel Cadmium	100%		2019	\$1,500	5	\$16,100	
Fuel Storage							
Day Tank	50%		2026	\$3,200	5	\$8,300	
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location: Generator Room						
	Explanation : 10 G	allons Rated Capac	ity				
Main Tank	50%		2030	* *	5	\$1,300	
	Other Observation, I	Extent : Moderate, A	rea Affe	cted : 100%			
	Location : Undergr	ound					
	Explanation: 600	Gallons Rated Capa	city				

Lighting

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

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

Asset #: 2126

Electrical	Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ighting							
Interior Lighting							
Fluorescent	70%		2027	\$138,000	10	\$57,500	
	T-8 Lamps And Fixtur		ate, Areo	a Affected : 100%			
	Location : Througho	out The Building					
Fluorescent	5%		2022	\$9,900	10	\$4,100	
	Compact Fluorescent	Light, Extent : Mo	derate, A	Area Affected : 100	%		
	Location: Lobby						
HID	25%		2027	\$35,800	10	\$700	
Egress Lighting							
Emergency, Service	50%		2027	\$22,000	1		
Exit, Service	50%		2027	\$12,100	1		
Exterior Lighting							
Fluorescent	20%		2027	\$46,300	10	\$1,300	
	Compact Fluorescent	Light, Extent : Mo	derate, A	Area Affected : 100	%		
	Location: Outside						
No Component	80%						
Lightning Protection							
Arresters/Cabling							
Generic	100%		2030	* *	5	\$1,400	
Alarm							
Security System							
No Component	70%						
Generic	30%		2027	\$65,500	1	\$8,100	
	Other Observation, Ex		rea Affe	cted : 100%			
	Location : Hallways	=					
	Explanation : CCTV	Surveillance Cam	era				
Fire/Smoke Detection	700/						
No Component	70%		2022	* *	1.2	012 400	
Generic, Digital	30%		2032	• •	1-3	\$13,400	
	Other Observation, Ex		rea Affe	ctea : 100%			
	Location : Hallways		11 C	Al D II 7	T 4	1 C L - D	
	Explanation : Strobe	e Lights, Manual P	uu Statu	ons, Atarm Bells, H	iorns And	i Smoke Detectors	

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
HTHW/HW	100%	2037	* *	1		
	Other Observation, Extent : Light, Area	a Affected	: 100%			
	Location: 1st Floor Mechanical Roo	m				
	Explanation : Hot Water Provided Fr	om Buildi	ng P			
Distribution						
Hot Wtr Piping/Pump	100%	2035	* *	4	\$6,600	

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

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

Asset #: 2126

Mechanical	С	urrent R	lepair	Futur	Future Replacement		Maintenance	
System Component Type		il Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices Air Handler	80%	0-2	\$941,800	2037	* *	1	\$39,900	
Air Handler			\$941,800 vere, Area Affectea			1	\$39,900	
	Location : Ii			. 00/0				
			Extent : Severe, Ar	ea Affeci	ed : 80%			
	Location : 9	•		55				
Convector/Radiator	20%			2032	* *	1	\$5,800	
Air Conditioning								
Energy Source								
District C.W.	95%			2037	**	1		
			xtent : Light, Area		: 100%			
			Mechanical Roon d Water Provided		ildina D			
Electricity	<u> </u>	Chille	a waier Proviaea	2035	**	1		
Conversion Equipment	370			2033		1		
Window/Wall Unit	5%			2022	\$8,700	1		
No Component	95%			2022	\$0,700	1		
Distribution	20.0							
CW & CHW Wtr	30% N	Now	\$300	2037	* *	4	\$1,300	
Pipe/Pump								
			vere, Area Affectea	l : 20%				
	Location : P	Pump Ro	om And Roof					
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2022	\$14,100	1	\$16,600	
No Component	70%	F		A CC . 1	00/			
	Uther Observ Location :	ation, E.	xtent : Light, Area	Ађесњеа	: 0%			
		· Ruildi	ng Needs Addition	al Air C	onditionina			
Ventilation	Explanation	. Duna	ng iveeus itaamon	ai III C	эншиония			
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$49,900	
Exhaust Fans							-	
Interior	25% N		\$7,400	2022	\$74,500	2	\$500	
	-	_	ıt : Severe, Area A <u>j</u>	fected :	10%			
	Location : F	Pool Pun	ıp Room					
Roof	75%			2022	\$104,300	2	\$2,100	

Plumbing

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

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

Mechanical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
H/C Water Piping						
Brass/Copper	60% Now \$37,4		* *	1		
	Corroded, Extent : Severe, Area Ag	,				
	Location: Water Main, 1st Floor	•				
Galvanized Steel	40% Now \$146,9	900 2047	* *	1		
	Corroded, Extent : Severe, Area Af	,				
	Location: Bad Condition, Pool I	•				
	Not Insulated, Extent : Moderate, A	Area Affected : 30	0%			
	Location: Pool Pump Room					
	Pump(s) Malfunctioning, Extent:		cted : 50%			
	Location: Valves Pumps, Pool P	ump Room				
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	1000/	LIEE	* *			
Hydraulic	100%	LIFE				
	Other Observation, Extent : Light, Location : 1-2	Area Affected : I	100%			
Fin- C	Explanation: One Unit					
Fire Suppression Standpipe						
Standpipe Generic	100%	2037	* *	1-5	\$46,800	
Generic	100/0	2037	. •	1-3	φ 4 0,000	

^{**} 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 LEON M. GOLDSTEIN PERF. ARTS CTR

Address : 2001 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : 230T

Area Sq Ft : 46,768 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 03-Feb-2016 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 8760 Lot : 60 BIN : 3326937

CAPITAL	FY 2019 - 2022	FY 2023 - 2028		
Exterior Architecture	\$35,100	\$141,300		
Electrical	\$35,300	\$626,900		
Mechanical	\$935,300			
Total	\$1,005,600	\$768,100		
Importance Code A	\$35,100	\$141,300		
Importance Code B	\$970,500	\$626,900		
Total	\$1,005,600	\$768 100		

10tai	\$1,005,600	\$768,100

Total	\$118,500	\$17,200	\$17,800	\$115,700
Importance Code C				
Importance Code B	\$99,300	\$17,200	\$17,800	\$79,300
Importance Code A	\$19,200			\$36,400
Total	\$118,500	\$17,200	\$17,800	\$115,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$11,800	\$7,800	\$9,000	\$43,600
Electrical	\$2,700	\$3,700	\$3,400	\$12,900
Interior Architecture	\$80,800	\$1,800	\$1,400	\$18,800
Exterior Architecture	\$19,200			\$36,400
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022



Maintenance \$ are aggregated over a ten-year period. Site specific cost 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	#:	21	07
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rchitecture		Current F	Repair	Future Replacement		Maintenance		
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Masonry: Brick	85%			LIFE	* *	5	\$62,900	
Window Wall	15%			2047	* *	5	\$41,600	
Windows								
Metal Louvers	100%			2036	* *	10		
Parapets								
Metal Rail	70%			2032	* *	5-10	\$25,700	
No Component	30%							
Roof								
Copper/Terne	60%			2055	* *	10	\$78,400	
Modified Bitumen		Now	\$12,100	2032	* *			
		etration, E. a : Through	xtent : Light, Area I out	Affected	: 20%			
Single Ply Membrane	20%	Now	\$7,000	2022	\$35,100			
Ç ,		etration, E. ı : Through	xtent : Light, Area I out	Affected				
erior								
Floors								
Carpet		Now	\$73,800	2026	\$369,100	3	\$43,400	
		-	amage, Extent : Mo	oderate, 1	Area Affected : 30%	6		
	Location	: Through	out					
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	
Interior Walls								
Concrete Masonry Unit	80%			LIFE	* *	5	\$23,100	
Gypsum Board	10%			LIFE	* *	5	\$4,300	
Masonry: Brick	10%			LIFE	* *			
Ceilings						_		
Ceilings AcousTileSusp.Lay-In	15%	Now	\$7,000	2032	* *	5	\$4,300	
			\$7,000 Extent : Moderate			5	\$4,300	
	Cracking/		Extent : Moderate			5	\$4,300	
	Cracking/	Crumbling, 1 : Through	Extent : Moderate			5	\$4,300	

Electrical	Cur	rent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Raceway							
Conduit	100%		2027	\$69,300	1		
Panelboards							
Fused Disc Sw	5%		2026	\$5,200	5	\$100	
Molded Case Bkrs	95%		2026	\$99,200	5	\$1,200	

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

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

CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE LEON M. GOLDSTEIN PERF. ARTS CTR Asset #: 2107

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co. Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Wiring						
Thermoplastic	100%	2027	\$91,200	1		
Motor Controllers						
Locally Mounted	100%	2025	\$45,200	5	\$300	
Lighting						
Interior Lighting						
Fluorescent	20%	2032	* *	10	\$7,100	
	T-8 Lamps And Fixtures, Extent: Mod	derate, Area	Affected: 100%			
	Location: Workshops And Offices					
HID	5%	2022	\$3,100	10	\$100	
Incandescent	75%	2027	\$321,900	2	\$600	
	Other Observation, Extent : Moderat	e, Area Affec	cted : 100%			
	Location : Main Stage					
	Explanation: Stage Lights					
Egress Lighting						
Emergency, Service	50%	2027	\$9,500	1		
Exit, Service	50%	2027	\$5,200	1		
Exterior Lighting						
HID	20%	2022	\$35,300	10		
No Component	80%					
Alarm						
Fire/Smoke Detection						
Generic, Digital	100%	2032	* *	1-3	\$28,800	

	Current Repair		Future	Replacement	M	aintenance	
% of Total	Fail Date Estimat (Years)	ed Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%			2037	* *	1		
Other Obse	rvation, Extent : Lig	ght, Area A	Affected :	100%			
Location	: Mechanical Room						
Explanati	on : Hot Water Prov	vided Froi	n Buildin	g P On Campus			
100%	0-2	\$2,800	2035	* *	4	\$1,900	
Corroded,	Extent : Moderate, A	Area Affec	ted : 10%	ó			
Location	: Mechanical Room						
80%			2022	\$407,100	1	\$19,200	
15%			2025	\$29,100	1	\$1,900	
5%			2030	* *	1	\$600	
	100% Other Obse Location Explanati 100% Corroded, i Location 80% 15%	% of Fail Date Estimate Total (Years) 100% Other Observation, Extent: Lig Location: Mechanical Room Explanation: Hot Water Prov. 100% 0-2 S. Corroded, Extent: Moderate, A Location: Mechanical Room. 80% 15%	% of Fail Date Estimated Cost Total (Years) 100% Other Observation, Extent: Light, Area Location: Mechanical Room Explanation: Hot Water Provided From 100% 0-2 \$2,800 Corroded, Extent: Moderate, Area Affect Location: Mechanical Room 80% 15%	% of Total (Years) 100% 2037 Other Observation, Extent: Light, Area Affected: Location: Mechanical Room Explanation: Hot Water Provided From Buildin 100% 0-2 \$2,800 2035 Corroded, Extent: Moderate, Area Affected: 10% Location: Mechanical Room 80% 2022 2025	% of TotalFail Date (Years)Estimated Cost FYYear FYEstimated Cost FY100%2037**Other Observation, Extent: Light, Area Affected: 100% Location: Mechanical Room Explanation: Hot Water Provided From Building P On Campus100%0-2\$2,8002035**Corroded, Extent: Moderate, Area Affected: 10% Location: Mechanical Room80%2022\$407,10015%2025\$29,100	% of TotalFail Date (Years)Estimated Cost (Years)Year FYEstimated Cost (Yrs)Cycle (Yrs)100%2037** 1Other Observation, Extent: Light, Area Affected: 100% Location: Mechanical Room Explanation: Hot Water Provided From Building P On Campus100%0-2\$2,8002035** 4Corroded, Extent: Moderate, Area Affected: 10% Location: Mechanical Room80%2022\$407,100115%2025\$29,1001	% of Total Fail Date (Years) Estimated Cost FY Estimated Cost (Yrs) Cycle (Yrs) Estimated Cost (Yrs) 100% 2037 ** 1 ** 1 Other Observation, Extent: Light, Area Affected: 100% 100% Location: Mechanical Room Explanation: Hot Water Provided From Building P On Campus ** 4 \$1,900 Corroded, Extent: Moderate, Area Affected: 10% Location: Mechanical Room ** 407,100 1 \$19,200 80% 2022 \$407,100 1 \$19,200 15% 2025 \$29,100 1 \$1,900

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

Explanation: Strobe Lights, Manual Pull Stations, Horms And Alarm Bells

Location: Throughout The Building

Air Conditioning

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

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

CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE LEON M. GOLDSTEIN PERF. ARTS CTR

Mechanical		Current Rep	air	Future	Replacement	M	aintenance	
System Component Type		ail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
District C.W.	100%			2037	* *	1		
			nt : Light, Area	Affected .	: 100%			
		Mechanical						
	Explanatio	on : Chilled V	Vater Provided	From But	lding P			
Distribution	1000/		4	•••	de de		44.000	
CW & CHW Wtr	100%	0-2	\$2,200	2037	* *	4	\$1,900	
Pipe/Pump	<i>a</i>			. 1 100	,			
			rate, Area Affed	cted : 10%	<i>o</i>			
T : 1D :	Location :	Mechanical	коот					
Terminal Devices	1000/			2022	0407.000		#22 000	
Air Handler/Cool/Ht	100%			2022	\$405,900	1	\$23,900	
Ventilation								
Distribution	1000/			LIFE	* *	2.5	¢21.600	
Ductwork/Diffusers	100%			LIFE		2-5	\$21,600	
Exhaust Fans Interior	050/			2022	¢122 200	2	¢1 100	
Roof	95% 5%			2022 2027	\$122,300 \$3,000	2 2	\$1,100 \$100	
	370			2027	\$3,000		\$100	
Plumbing H/C Water Piping								
Brass/Copper	100%			2037	* *	1		
Water Heater	10070			2037		1		
Electric	100%			2022	\$31,900	4	\$200	
Sanitary Piping	10070			2022	Ψ31,700	т	Ψ200	
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	10070			LIIL				
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	10070			<u> </u>		*		
Submersible	100%			2020	\$1,500	4	\$1,500	
Fixtures	10070			2020	Ψ1,500	•	Ψ1,500	
Generic	100%							
Fire Suppression	100/0							
Standpipe								
Generic	100%			2037	* *	1-5	\$20,200	
Sprinkler				,			,	
No Component	50%							
1	50%			2037				

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

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

Print Date: 22-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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$898,500	\$508,100
Interior Architecture	\$373,100	\$451,100
Electrical	\$177,400	\$1,033,600
Mechanical	\$59,400	\$2,750,400
Total	\$1,508,300	\$4,743,100
Importance Code A	\$898,500	\$508,100
Importance Code B	\$348,700	\$4,095,400
Importance Code C	\$261,200	\$139,600
Total	\$1,508,300	\$4,743,100

Total	\$300,700	\$188,900	\$100,100	\$158,900
Importance Code C				
Importance Code B	\$294,100	\$155,300	\$100,100	\$137,500
Importance Code A	\$6,600	\$33,600		\$21,400
Total	\$300,700	\$188,900	\$100,100	\$158,900
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Mechanical	\$44,200	\$61,300	\$55,800	\$59,300
Electrical	\$19,900	\$56,400	\$21,000	\$28,900
Interior Architecture	\$214,300	\$24,200	\$7,500	\$37,300
Exterior Architecture	\$6,600	\$31,100		\$17,700
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022



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

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

CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE MARINE AND ACADEMIC CENTER - M

Asset #: 4376

Architecture		Current	Repair	Futur	re Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick		Now	\$60,000	LIFE	* *	5	\$39,800		
		Cracks, Ex n : Penthou	tent : Moderate, Ar se	rea Affec	ted : 5%				
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		
	Location	n : Rotunda			-				
		ietration, E n : Rotunda	xtent : Moderate, A	rea Affe	cted : 10%				
Windows									
Aluminum	90%		\$43,600	2043	* *	5	\$5,200		
		lnc Not Fun n : Through	ct, Extent : Light, A out	Area Affe	cted : 20%				
Metal Louvers	10%)		2036	* *	10	\$7,200		
Parapets									
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		
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% Location : Coping								
	Caulking	Deteriorate	ed, Extent : Modera	ite, Area	Affected : 25%				
	Location	n : Coping							
Roof									
Cast in Place Concrete	2%	Now	\$2,400	LIFE	* *				
		netration, E n : Over Ro	xtent : Moderate, A om 130 C	rea Affe	cted : 10%				
IRMA/Protected Membrane	10%)		2032	* *	10	\$17,700		
		ock Ballast, n : Lower T	Extent : Moderate, errace	Area Afj	fected : 100%				
Modified Bitumen	85%	Now	\$262,000	2032	* *				
1120 411100 2110111011	Miss/Dan		nings, Extent : Mod		rea Affected : 25%				
		netration, E n : Over Ro	xtent : Moderate, A om M402	rea Affe	cted : 5%				
Skylight, Metal/Glass	3%			2047	* *	10	\$17,700		
Interior	370	,		∠U + /		10	φ1/,/00		

Interior

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

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

CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE MARINE AND ACADEMIC CENTER - M

Asset #: 4376

Architecture		Current F	Repair	Future Replacement Maintenance		aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet		Now	\$190,200	2026	\$950,800	3	\$111,900	
		/Impact D : Through	amage, Extent : Lig	ght, Area	Affected: 30%			
Cast in Place Concrete	10%	. 1711/01/8/1		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	
Interior Walls							***,-**	
Concrete Masonry Unit	15%	0-2	\$103,200	LIFE	* *	5	\$18,600	
·			Extent : Light, Are	ea Affecte	ed : 10%			
	Location	: Through	out					
Folding Partition	_	Now	\$61,600	2049	* *	5	\$19,400	
			ents, Extent : Light	t, Area Ą	ffected : 10%			
		: Through	out					
Glass: Single Pane	5%			LIFE	* *	5	\$11,600	
Gypsum Board		Now	\$96,300	LIFE	* *	5	\$139,600	
	_	_	Extent : Light, Are	ea Affecte	ed : 10%			
- · · ·	Location	: Through	out					
Ceilings	5 0/	N	¢12 100	2040	* *	5	£0.200	
AcousTileConcealSpLn	-	Now	\$12,100 Extent: Light, Are	2040		5	\$9,300	
	_	: Through	_	ги Ајјест	zu . 10/0			
A cougTiloSugm I ov In		Now	\$12,100	2040	* *	5	\$7.500	
AcousTileSusp.Lay-In			\$12,100 ents, Extent : Mode			3	\$7,500	
		-	· Near Room 226	егине, Аг	ей Ајјестей . 1070			
			xtent : Severe, Area	a Affected	1 : 10%			
			· Near Room 226	, , , , , , , , , , , , , , , , , , , ,				
AcousTileSusp.Lay-In	75%			2040	* *	5	\$223,800	
		etration, E.	xtent : Moderate, A		cted : 5%	-	+ ,500	
		: Room M						
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	\$18,700	

Electrical	Current Repair			Futur	e Replacement	M		
System Component Type		l Date (ears)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE MARINE AND ACADEMIC CENTER - M

Electrical	Current Repair	Future Replacement Maintenance						
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Co FY	st Cycle (Yrs)	Estimated Cost	Priority			
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	49%	2037	* 5	\$2,600				
	Other Observation, Extent : Moderate,	Area Affected : 100%						
	Location: Electrical Room							
	Explanation: Main Service Switch Ra			y Distribution.				
Photovoltaic Panel(s)	1%	2030 *	* 1					
No Component	50%							
	Other Observation, Extent : Light, Area	ı Affected : 0%						
	Location:							
	Explanation : Fed From Other Buildi	ng						
Transformers	1000/	2010	* 5	# 000				
Dry Type	100%	2040	* 5	\$800				
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Electrical Room							
0 : 1 /0 : 11 1	Explanation: 1-500kva, 1-300kva, 1-	225kva, 1-150kva , 480/	208/120 Vo	lts				
Switchgear / Switchboard	1000/	2027 *	* 5	Φ.7. 400				
Molded Case Bkrs	100%	2037 *	* 5	\$5,400				
Raceway Conduit	100%	2027 *	* 1					
	100%	2037 *	* 1					
Panelboards Fused Disc Sw	5%	2035 *	* 5	\$200				
Molded Case Bkrs	95%		* 5 * 5	\$5,100				
Wiring	9570	2033	. 3	\$3,100				
Thermoplastic	100%	2037 *	* 1					
Motor Controllers	10070	2037	1					
Locally Mounted	10%	2032 *	* 5	\$100				
Motor Control Center	90%		* 5	\$5,000				
Ground	3070	2032		\$5,000				
Grounding Devices								
Not Accessible	100%							
Stand-by Power	10070							
Transfer Switches								
Automatic	100%	2032 *	* 1	\$62,800				
Generators	10070			\$0 2 ,000				
Diesel	100%	2030 *	* 1	\$79,000				
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Generator Room							
	Explanation: Generator Rated @ 350	0 Kw						
Batteries								
Nickel Cadmium	100%	2020 \$1,50	00 5	\$45,500				

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CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE MARINE AND ACADEMIC CENTER - M

Asset #: 4376

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Fuel Storage				_	*	
Day Tank	50%	2035	* *	5	\$18,500	
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%			
	Location: Generator Room					
N6 1 77 1	Explanation: 60 Gallons Capacity	20.42	* *		Ф2 000	
Main Tank	50%	2042		5	\$2,900	
	Other Observation, Extent : Moderate, Location : Underground	Area Affe	ctea : 100%			
	Explanation: 1000 Gallons Capacity					
ighting	Explanation : 1000 Gattons Capacity					
Interior Lighting						
Fluorescent	3%	2027	\$13,200	10	\$5,500	
11001000000	Other Observation, Extent : Moderate,		·	10	\$2,200	
	Location: Lobby	33				
	Explanation : Compact Fluorescent I	ixtures				
Fluorescent	97%	2032	* *	10	\$177,400	
	T-8 Lamps And Fixtures, Extent : Mode		Affected : 100%		4-11,100	
	Location : Throughout The Building					
Egress Lighting						
Emergency, Service	50%	2027	\$49,000	1		
Exit, Service	50%	2027	\$26,800	1		
Exterior Lighting						
HID	20%	2027	\$153,800	10	\$100	
No Component	80%					
Lightning Protection						
Arresters/Cabling				_		
Generic	100%	2042	* *	5	\$1,900	
Alarm						
Security System	700/					
No Component Generic	70% 30%	2027	\$184,800	1	\$22,900	
Generic	Other Observation, Extent: Moderate,		•	1	\$42,900	
	Location: Hallways	лгей Ајје	ciea . 10070			
	Explanation: CCTV Surveillance Sys	tem				
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2027	\$632,800	1-3	\$37,700	
, 2	Other Observation, Extent : Moderate,		•		. ,	
	Location : Hallways					
	Explanation: Strobe Lights, Manual	Pull Statio	ons, Alarm Bells, H	orns And	d Smoke Detectors	

Mechanical	С	Current Repair Future Replacement		Ma				
System Component Type		il Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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

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

CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE MARINE AND ACADEMIC CENTER - M

Asset #: 4376

Mechanical	Current Re	epair Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating Energy Source HTHW/HW	100% Other Observation, Ext Location : 1st Floor 1	2037 tent : Light, Area Affected Mechanical Room	**: 100%	1			
	Explanation: Hot Wa	uter Provided From Buildi	ng P				
Conversion Equipment HTHW/HW Exchanger			* * : 100%	2	\$12,200		
Distribution							
Hot Wtr Piping/Pump Terminal Devices	100%	2043	* *	4	\$14,700		
Air Handler Convector/Radiator Fan Coil Unit/Heat	70% 20% 10%	2027 2032 2027	\$1,835,200 * * \$279,200	1 1 1	\$86,300 \$12,900 \$6,400		
Air Conditioning Energy Source District C.W.	90%	2037	**	1	φυ,του		
51	Location : 1st Floor Explanation : Chillea	l Water Provided From Bu	ilding P				
Electricity	10%	2043	* *	1			
Conversion Equipment Reciprocating Compr/Chiller	10%	2027	\$158,200	1	\$9,300		
•		nt : Light, Area Affected : Mechanical Equipment R		atre Onl	y		
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 No Component	10% 90%	2025	\$7,100	2	\$20,100		
Ventilation Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$111,200		
Exhaust Fans							
Interior Roof	95% 5%	2032 2027	* * \$15,500	2 2	\$5,800 \$300		
Plumbing			-				
H/C Water Piping Brass/Copper	100%	2047	* *	1			

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

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

CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE MARINE AND ACADEMIC CENTER - M

Asset #: 4376

Mechanical	Current R	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Water Heater Electric	100%		2025	\$164,300	4	\$1,200	
HW Heat Exchanger Steam Fired	100% Now Corroded, Extent : Se Location : Mechanic		2037 !: 20%	* *	4	\$19,700	
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Pool Filter/Treatment Sand	100% Other Observation, E.	xtent : Light, Area	2032 Affected .	* *	4	\$74,100	
	Location : Mechanic Explanation : 1 Unit	cal Room					
Sewage Ejector(s) Electric	100% Other Observation, E. Location : Room # M Explanation : 1 Unit	1158d	2027 Affected .	\$54,900 : 100%	4	\$12,200	
Fixtures Generic	100%	,					
Vertical Transport Elevators Hydraulic	100% Other Observation, E. Location : (2) 1-4 Explanation : 4 Unit	(2) 1-3	LIFE Affected	**			
Fire Suppression Standpipe Generic	100%		2047	* *	1-5	\$100,500	
Sprinkler No Component Generic	60% 40%		2047	**	1-3	\$22,300	
Chemical System Generic	100% Other Observation, E. Location : 2nd Floo Explanation : 2 Sets	r	2025 Affected .	\$1,900	1-3	\$4,000	

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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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,236,800	\$543,300
Interior Architecture	\$657,700	\$679,600
Electrical	\$129,500	\$1,965,200
Mechanical		\$3,126,400
Total	\$2,024,000	\$6,314,600
Importance Code A	\$1,236,800	\$543,300
Importance Code B	\$719,100	\$5,721,900
Importance Code C	\$68,100	\$49,400
Total	\$2,024,000	\$6,314,600

Total	\$453,000	\$67,000	\$77,800	\$111,700
Importance Code C				
Importance Code B	\$415,500	\$54,500	\$77,800	\$111,000
Importance Code A	\$37,500	\$12,600		\$800
Total	\$453,000	\$67,000	\$77,800	\$111,700
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Mechanical	\$36,900	\$17,300	\$34,200	\$35,900
Electrical	\$31,200	\$21,400	\$23,200	\$20,100
Interior Architecture	\$331,700		\$4,600	\$39,500
Exterior Architecture	\$37,500	\$12,600		\$400
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

Asset #: 2116

chitecture	Current Repair Future Replacement		M			
stem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior						
Exterior Walls Masonry: Brick	80% Now \$734 Cracking/Crumbling, Extent: Ma Location: Throughout Water Penetration, Extent: Mode Location: Throughout	oderate, Area Affected		5	\$121,900	
Window Wall	20% Now \$292 Water Penetration, Extent: Light Location: Throughout	*	* *	5	\$57,100	
Windows						
Aluminum	95% Now \$49 Caulking Deteriorated, Extent: I Location: Throughout Water Penetration, Extent: Mode Location: 8th Floor, Througho	erate, Area Affected :		5	\$2,000	
Metal Louvers	5%	2036	* *	10	\$1,300	
Parapets Cast Stone/Terra Cotta	10% Now \$5 Cracking/Crumbling, Extent: Light Location: Throughout Water Penetration, Extent: Light	-		5	\$3,500	
	Location: Throughout	, 33				
Masonry: Brick	60% Now \$31 Cracking/Crumbling, Extent: Li, Location: Throughout Water Penetration, Extent: Light Location: Throughout			5	\$2,700	
Metal Panel	5%	2047	* *	5	\$900	
Metal Rail	25%	2040	* *	5-10	\$20,700	
Roof Cast in Place Concrete	10% Recent Replace Evident, Extent : Location : Throughout	LIFE Light, Area Affected	**: 100%			
Copper/Terne	35% Recent Replace Evident, Extent: Location: Throughout	2067 Light, Area Affected	**	10	\$119,900	
Modified Bitumen	45% Recent Replace Evident, Extent : Location : Throughout	2037 Light, Area Affected	**	10	\$61,700	
Sloped Glazing	10% Now \$160 Caulking Deteriorated, Extent: I Location: Over Reception Area Water Penetration, Extent: Mode Location: Over Information Ar	Moderate, Area Affect 1, Throughout. 2rate, Area Affected :	25%	5	\$182,700	

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.

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

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

chitecture	Curren	t Repair	Futu	re Replacement	M	aintenance	
stem Component	% of Fail Dat	e Estimated Cost	Year FV	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori

System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	35%		\$331,700	2023	\$829,300	3	\$97,600	
		r/Impact Do i : Through	amage, Extent : Mo out	oderate, 1	Area Affected : 30%	%		
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	
-	Cracking/	Crumbling,	Extent: Moderate	, Area A <u>f</u>	ffected : 30%			
	Location	: Through	out					
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Concrete Masonry Unit	15%			LIFE	* *	5	\$7,100	
Glass: Single Pane	10%			LIFE	* *	5	\$8,800	
Gypsum Board	70%		\$68,100	LIFE	* *	5	\$49,400	
			Extent: Moderate	, Area Aj	ffected : 30%			
	Location	: Through	out					
		etration, E. : Through	xtent : Moderate, A out	rea Affeo	cted : 20%			
Ceilings								
AcousTileSusp.Lay-In	_	Now	\$77,400	2032	* *	5	\$23,900	
	_	Crumbling, 1 : Through	Extent : Light, Are out	a Affecte	ed : 10%			
Exposed Concrete	35%	Now	\$215,400	LIFE	* *	5	\$10,500	
•	Water Pen	etration, E	xtent : Light, Area	Affected	: 5%			
	Location	: Corridor	Under Ramp And	L130, TI	hroughout.			
Gypsum Board	40%	Now	\$154,800	LIFE	* *	5	\$95,800	
71	Water Pen	etration, E	xtent : Light, Area	Affected	: 5%		. ,	
			ference Desk On Fi					

lectrical	Current Repair	Future R	eplacement	M					
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority			
ver 600 Volts									
Service Equipment									
Not Accessible	100%								
Transformers									
Dry Type	100%	2025	\$137,200	3	\$900				
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Electrical Room								
	Explanation: 2-2000 Kva, 4160/480/Building.	/ 277 Volts Se	erving Building.	s T5 And	Arts And Science				
Feeders									
Busway	100%	2025	\$15,400	1					
Raceway									
Tray	100%	2025	\$40,900	1					

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

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

Asset #: 2116

Electrical	Current Repair Future Replacement Maintenance					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Air Circuit Breaker	20%	2027	\$4,200	5	\$100	
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation: 1-4000 Amperes Main					
Air Circuit Breaker	60%	2027	\$12,500	5	\$400	
	Other Observation, Extent : Moderate, Location : Electrical Room	Area Affe	cted : 100%			
	Explanation: 2-3000 Amperes Mains Science Building	s Service :	Swicthes Serving T.	5 Buildir	ng And Arts And	
Fused Disc Sw	20%	2027	\$4,200	5	\$100	
	Other Observation, Extent : Moderate,				*	
	Location : Electrical Room	55				
	Explanation: 1-3000 Amperes Main	Disconne	ct Switch Serving I	Mac Buil	ding.	
Transformers	-					
Dry Type	100%	2025	\$15,800	5	\$500	
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%			
	Location: Electrical Room					
	Explanation : 750kva, 480/208/120 V	olts				
Switchgear / Switchboard						
Fused Disc Sw	100%	2027	\$81,000	5	\$500	
Raceway						
Conduit	100%	2027	\$82,900	1		
Panelboards						
Fused Disc Sw	10%	2026	\$5,200	5	\$300	
Molded Case Bkrs	90%	2026	\$47,000	5	\$2,900	
Wiring						
Thermoplastic	90%	2027	\$73,300	1		
Thermoplastic	10%	2037	* *	1		
Motor Controllers				_		
Locally Mounted	20%	2025	\$39,200	5	\$200	
Motor Control Center	80%	2025	\$38,600	5	\$2,700	
Ground						
Grounding Devices	500/	LIPP	* *	-	ф000	
Generic	50%	LIFE	* *	5	\$900	
Generic	50%	LIFE	T T	5	\$900	
Stand-by Power						
Transfer Switches	1000/	2025	£0.000	1	¢27.700	
Automatic	100%	2025	\$8,900	1	\$37,700	
Generators Diesel	100%	2023	\$73,000	1	\$47.400	
Diesei	Other Observation, Extent: Moderate,			1	\$47,400	
	Location : Generator Room	тыей Аује	cica . 100/0			
	Explanation: Generator Rated @ 28.	5 Kw				
Batteries	Explanation . Generator Rated @ 20.	J 1177				
Nickel Cadmium	100%	2019	\$1,500	5	\$27,300	
- INICKCI Caulliulli	100/0	2019	Φ1,500	3	Ψ21,300	

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

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

Asset #: 2116

Electrical	Current Repair	Future Repla	acement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Fuel Storage						
Day Tank	50%	2026	\$4,500	5	\$11,500	
	Other Observation, Extent : Moderate	, Area Affected : I	00%			
	Location: Generator Room					
	Explanation: 25 Gallons Capacity	••••	de de			
Main Tank	50%	2030	**	5	\$1,800	
	Other Observation, Extent : Moderate	, Area Affected : I	00%			
	Location: Underground					
· · · · · · · · · · · · · · · · · · ·	Explanation: 600 Gallons Capacity					
Lighting Interior Lighting						
Interior Lighting Fluorescent	3%	2022	\$37,300	10	\$3,400	
Fidorescent	370 Other Observation, Extent: Moderate			10	\$5,400	
	Location: Lobby	, птен Аујестен . Т	00/0			
	Explanation: Compact Fluorescent.	Fixtures				
Fluorescent	97%		,204,500	10	\$110,500	
Puolescent	T-8 Lamps And Fixtures, Extent : Mod			10	\$110,500	
	Location: Throughout The Building	eraie, meangeeit	cu . 100/0			
Egress Lighting	Zecuner i imengnem ine Zamang					
Emergency, Service	50%	2027	\$30,500	1		
Exit, Service	50%	2027	\$8,900	1		
Exterior Lighting			+-,			
HID	20%	2022	\$92,300	10	\$100	
No Component	80%		,			
Lightning Protection						
Arresters/Cabling						
Generic	100%	2030	* *	5	\$1,400	
Alarm						
Security System						
No Component	90%					
Generic	10%	2027	\$37,000	1	\$4,600	
	Other Observation, Extent: Moderate	, Area Affected : 1	00%			
	Location : Outside					
	Explanation : CCTV Surveillance Co	ımera				
Fire/Smoke Detection	4000/	• • • • • • • • • • • • • • • • • • • •			0 (• •	
Generic, Digital	100%	2032	**	1-3	\$75,400	
	Other Observation, Extent : Moderate	, Area Affected : 1	00%			
	Location: Throughout The Building					
	Explanation : Strobe Lights, Manual	Pull Stations, Ho	rns, Alarm	Bells And	d Smoke Detectors	

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

Heating

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

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

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
leating								
Energy Source								
HTHW/HW	100%			2037	* *	1		
			Extent : Light, Area	Affected :	100%			
			ical Room					
	Explanat	ion : Hot \	Water Provided Fro	m Buildin	ag P			
Distribution								
Hot Wtr Piping/Pump		Now	\$9,100	2035	* *	4	\$6,100	
			loderate, Area Affe	cted : 10%	ó			
	Location	: Mechan	ical Room					
Terminal Devices								
Air Handler	80%			2027	\$1,306,700	1	\$61,500	
Convector/Radiator	20%			2025	\$124,400	1	\$8,000	
Air Conditioning								
Energy Source								
District C.W.	100%			2037	* *	1		
			Extent : Light, Area	Affected :	100%			
			ical Room					
	Explanat	ion : Chill	ed Water Provided	From Bui	lding P			
Distribution								
CW & CHW Wtr	100%	Now	\$7,100	2037	* *	4	\$6,100	
Pipe/Pump	a			1 100	,			
			loderate, Area Affe	cted : 10%	ó			
	Location	: Mechan	ical Room					
Terminal Devices	1000/				44 404 000		4 = < 000	
Air Handler/Cool/Ht	100%			2027	\$1,302,800	1	\$76,800	
Ventilation								
Distribution	1000/				de de		0.00	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$69,300	
Exhaust Fans	2 = 2 /				***	_	**	
Interior	95%			2027	\$392,600	2	\$3,600	
Roof	5%			2027	\$9,600	2	\$200	
lumbing								
H/C Water Piping	1000/			2027	* *	1		
Brass/Copper	100%			2037	* *	1		
HW Heat Exchanger	1000/			2025	ala -l-		ф1 2.2 00	
Steam Fired	100%			2037	* *	4	\$12,300	
Sanitary Piping	10001			TIPE	ماد بال			
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	1000:							
Cast Iron	100%			LIFE	* *	1		
Fixtures	امتدو							
Generic	100%							

Vertical Transport

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

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

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CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE ROBERT J KIBEE LIB AND MEDIA CTR

Asset #: 2116

Mechanical	Current Repai	ir Future Replacement		M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent Location: 1-8	: Light, Area Affected	: 100%			
Fire Suppression	Explanation: Two Units					
Standpipe						
Generic	100%	2037	* *	1-5	\$65,000	
Sprinkler						
No Component	85%					
Generic	15%	2037	* *	1-2	\$5,200	

^{**} 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 #1 (UAPC)

Address : 2085 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : 230T

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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$42,200	\$206,600
Total	\$42,200	\$206,600
Importance Code A	\$42,200	\$206,600
Total	\$42,200	\$206,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$8,700	\$16,600	\$10,100	\$36,200
Importance Code A	\$900	\$900	\$900	\$1,400
Importance Code B	\$7,800	\$15,700	\$9,100	\$34,800
Importance Code C				
Total	\$8,700	\$16,600	\$10,100	\$36,200



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

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

Asset #: 2109

Architecture	Current Repair	Futur	Future Replacement		t Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior						
Exterior Walls	1000/	2055	* *	5 10	Φ1. 7.4 . 600	
Metal Panel	100%	2057		5-10	\$154,600	
	Recent Replace Evident, Exte Location : Throughout	ent : Light, Area Affe	ctea : 100%			
Windows						
Aluminum	100%	2052	* *	5	\$900	
	Recent Replace Evident, Extended Location: Throughout	ent : Light, Area Affe	cted : 100%			
Roof						
Metal Panel	95%	2047	* *	10	\$94,200	
	Recent Installation, Extent : Location : Throughout	Light, Area Affected	: 100%			
Skylight, Plastic	5%	2047	* *	1		
• •	Recent Replace Evident, Extended Location: Throughout	ent : Light, Area Affe	ected : 100%			
terior						
Floors						
Carpet	80%	2029	* *	3	\$34,000	
	Recent Replace Evident, Extended Location: Throughout	ent : Light, Area Affe	ected : 100%			
Cast in Place Concrete	5%	LIFE	* *	5	\$3,100	
Mosaic Tile	5%	2032	* *	5	\$3,500	
Vinyl Tile	10%	2037	* *	3	\$1,400	
·	Recent Replace Evident, Extended Location: Throughout	ent : Light, Area Affe	ected : 100%			
Interior Walls						
Gypsum Board	100%	LIFE	* *	5	\$14,500	
	Recent Replace Evident, Extended Location: Throughout	ent : Light, Area Affe	ected : 100%			
Ceilings						
AcousTileSusp.Lay-In	100%	2047	* *	5	\$28,400	
	Recent Replace Evident, Exte Location : Throughout	ent : Light, Area Affe	ected : 100%			

Electrical	Curr	ent Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail D Total (Yea	eate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Raceway							
Conduit	100%		2053	* *	1		
Panelboards							
Molded Case Bkrs	100%		2049	* *	5	\$500	
Wiring							
Thermoplastic	100%		2053	* *	1		

Lighting

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

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

Asset #: 2109

Electrical	Curre	ent Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Interior Lighting						*	
Fluorescent	80%		2035	* *	10	\$14,100	
		ixtures, Extent : Moder	ate, Ared	a Affected : 100%			
		ughout The Building					
Fluorescent	5%		2035	* *	10	\$900	
	Compact Fluores Location : Hall	cent Light, Extent : Mo ways	oderate, A	Area Affected : 100	9%		
Fluorescent	15%		2035	* *	10	\$2,600	
	T-5 Lamps And F	ixtures, Extent : Moder	ate, Area	a Affected : 100%			
	Location : Lobb	y					
Egress Lighting							
Emergency, Battery	50%		2035	* *	10	\$2,300	
Exit, LED	50%		2062	* *	1		
Exterior Lighting							
HID	20%		2022	\$14,500	10		
No Component	80%						
Marm							
Security System							
No Component	80%						
Generic	20%		2035	* *	1	\$1,400	
	Other Observatio	n, Extent : Moderate, 1	Area Affe	cted : 100%			
	Location : Store	age Area And Hallway:	S .				
<u> </u>	Explanation : C	CTV Surveillance Can	ıera				
Fire/Smoke Detection							· · · · · · · · · · · · · · · · · · ·
Generic, Digital	100%		2035	* *	1-3	\$11,800	
	Other Observatio	n, Extent : Moderate, A	Area Affe	cted : 100%			
	Location: Thro	ughout The Building					
	Explanation: S	trobe Lights, Manual H	Pull Stati	ons, Alarm Bells, H	Horns And	d Smoke Detectors	

Mechanical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Energy Source						
Natural Gas	100%	2053	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2044	* *	1	\$9,500	
	Other Observation, Extent: Light,	Area Affected	: 100%			
	Location: Mechanical Room					
	Explanation: 1 New Unit					
Distribution						
Hot Wtr Piping/Pump	100%	2049	* *	4	\$900	

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

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

Asset #: 2109

System Component Type Wo of Fail Date Estimated Cost FY Total (Years) Heating Terminal Devices Air Handler 50% 2035	** **	(Yrs)	Estimated Cost	Priority
Terminal Devices				
Air Handler 50%				
	* *	1	\$5,900	
Fan Coil Unit/Heat 50% 2035		1	\$3,100	
Other Observation, Extent: Light, Area Affected: 50%				
Location: Various In The Ceiling				
Explanation : Induct Reheat Coils				
Air Conditioning				
Energy Source	* *	1		
Electricity 100% 2049	* *	1		
Conversion Equipment Reciprocating 100% 2035 Compr/Chiller	* *	1	\$8,900	
Other Observation, Extent: Light, Area Affected: 100%				
Location: Gas Room				
Explanation : 2 New Units. R-410 Refrigerant				
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	

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

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

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Print Date: 22-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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$142,700	\$427,100
Interior Architecture	\$40,700	\$176,900
Electrical		\$359,900
Mechanical	\$379,800	\$171,400
Total	\$563,200	\$1,135,300
Importance Code A	\$190,300	\$427,100
Importance Code B	\$332,300	\$708,100
Importance Code C	\$40,700	
Total	\$563,200	\$1,135,300

Total	\$210,500	\$11.600	\$13,000	\$65,600
Importance Code C				
Importance Code B	\$198,600	\$9,800	\$11,200	\$63,700
Importance Code A	\$12,000	\$1,800	\$1,800	\$1,900
Total	\$210,500	\$11,600	\$13,000	\$65,600
Mechanical	\$3,600	\$7,200	\$7,600	\$27,700
Electrical	\$2,400	\$3,100	\$2,800	\$6,900
Interior Architecture	\$193,300	\$1,300	\$2,600	\$30,900
Exterior Architecture	\$11,200			
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022



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

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

Asset #: 2110

Architecture	Current Repair	Future F	Replacement	Ma	aintenance		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior							
Exterior Walls Metal Panel	100% Now \$ Corrosion/Rusting, Extent: M Location: Throughout Deformed/Dented, Extent: Me Location: Throughout			5	\$60,400		
Windows	0						
Aluminum Steel	Corrosion/Rusting, Extent: M Location: Connecting Corre Deteriorated Finish, Extent: L Location: Connecting Corre	idor To T1 Moderate, Area Affect idor To T1	ed : 50%	5 5	\$4,100 \$1,300		
	Thermally Inefficient, Extent: Location: Connecting Corra		eted : 50%				
Roof	Location: Connecting Corri	2007 10 11					
Single Ply Membrane	100% Now \$ Water Penetration, Extent: M Location: Throughout	573,300 2027 Joderate, Area Affected	\$366,700 d: 20%				
nterior							
Floors Carpet	Loose/Miss Fasteners, Extent Location : Classrooms Worn/Eroded, Extent : Modera Location : Classrooms	ate, Area Affected : 50		3	\$19,500		
	Wrinkling, Extent: Moderate, Location: Classrooms	Area Affected : 25%					
Cast in Place Concrete Mosaic Tile Vinyl Tile Vinyl Tile	5% 5% 40% 5% Now \$Broken/Missing Elements, Ext		* * * * \$176,900 * * Affected : 25%	5 5 3 3	\$5,700 \$6,500 \$7,800 \$1,000		
	Location: Connecting Corridor To T1 Cracking/Crumbling, Extent: Moderate, Area Affected: 25% Location: Connecting Corridor To T1 Poor Subfloor Evident, Extent: Moderate, Area Affected: 25%						
	Location : Connecting Corre						
Vinyl Tile	20%	2032	* *	3	\$3,900		
Interior Walls							
Concrete Masonry Unit Gypsum Board Metal Panel Metal Panel	40% 20% 20% 20% Now \$	LIFE LIFE LIFE 640,700 LIFE	* * * * * *	5 5	\$7,900 \$5,900		
	Deformed/Dented, Extent : Me	oderate, Area Affected	l : 25%				
	Location: Connecting Corre	idor To T1					

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

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

Asset # : 2110

Architecture	Current R	lepair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	80%		2032	* *	5	\$41,700	
AcousTileSusp.Lay-In	20%		2044	* *	5	\$10,400	
	Recent Replace Evide	nt, Extent : Light, A	Area Affe	ected : 100%			
	Location: Rooms 24	48, 252 And Variou	s Others	·			

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2027	\$2,500	5	\$200	
	Other Obs	servation, Extent : Moderate, A	Area Affe	cted : 100%			
	Location	ı : Electrical Room					
	Explana	tion : Main Service Switch Ra	ted @ 16	600 Amperes.			
Switchgear / Switchboard							
Fused Disc Sw	100%		2027	\$32,300	5	\$200	
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	100%		2044	* *			
Drive							
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$500	
Lighting							
Interior Lighting							
Fluorescent	100%		2027	\$359,900	10	\$33,000	
		s And Fixtures, Extent : Mode n : Throughout The Building	rate, Ared	a Affected : 100%			
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							

Alarm

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

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

Asset #: 2110

Electrical	Current Repa	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	70%					
Generic	30%	2032	* *	1	\$4,000	
	Other Observation, Exten	t : Moderate, Area Affe	cted : 100%			
	Location : New Wing					
	Explanation: CCTV Su	rveillance Camera				
Fire/Smoke Detection						
Generic, Digital	100%	2032	* *	1-3	\$22,200	
_	Other Observation, Exten	t : Moderate, Area Affe	cted : 100%			
	Location: Throughout T	The Building				
	Explanation: Strobe Li	ghts, Manual Pull Statio	ons, Horns, Smoke	Detector	s And Alarm Bells	

Mechanical	Cı	urrent Repa	air	Futur	e Replacement	M	aintenance	
System Component Type		il Date Est Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100% N		\$200	2037	* *	1		
	Corroded, Ext Location : Is			cted : 5%				
Conversion Equipment	20041101111							
Furnace	60%	0-2	\$47,600	2037	* *	1	\$9,600	
1 0211000	Corroded, Ext				%	-	Ψ>,000	
	Location : T		, 33					
	Other Observe	ation, Exten	t : Light, Area	Affected	: 100%			
	Location : V	arious Loca	tions In The C	eiling, O	ld Section			
	Explanation	: 8 Old Un	its - Each Unit	Has 2 Ge	as Fired Heaters			
Hot Water Boiler	40%			2044	* *	1	\$7,100	
	Other Observe	ation, Exten	t : Light, Area	Affected	: 40%			
	Location : New Section Mechanical Room							
	Explanation	: 1 Unit Fo	r 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 : C	_	_					
	Explanation	ı: 1 New Un	it					
No Component	60%							
Air Conditioning								
Energy Source								
Electricity	100%			2035	* *	1		

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

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

Asset #: 2110

Mechanical	Current Rep	air Futur	e Replacement	M					
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Air Conditioning									
Conversion Equipment Reciprocating Compr/Chiller	60%	2027	\$171,400	1	\$10,000				
-	R-22 Refrigerant, Extent Location: 3 Units. Out.		60%						
Ext Pkg Unit - Heating/Cooling	40%	2035	* *	2	\$900				
	Other Observation, Exter		: 40%						
	Location: Outside Of The Building								
	Explanation: 1 Unit Fo	or New Section. R-410 R	Refrigerant (
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	600/								
No Component	60%	2072	ماد بات	1.2	#4.000				
Generic	40%	2053	* *	1-2	\$4,000				

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

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

Print Date: 22-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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$143,600	
Interior Architecture		\$87,700
Electrical		\$97,600
Mechanical	\$130,600	\$68,800
Total	\$274,100	\$254,100
Importance Code A	\$143,600	
	4-1-9-0	
Importance Code B	\$130,600	\$254,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$66,300	\$5,300	\$1,700	\$88,100
Importance Code A	\$18,900	\$500	\$500	\$500
Importance Code B	\$47,300	\$4,800	\$1,200	\$87,600
Importance Code C				
Total	\$66,300	\$5,300	\$1,700	\$88,100



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

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

Asset #: 2111

rchitecture		Current I	Repair	Futui	re Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cos	t Cycle (Yrs)	Estimated Cost	Priority
kterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	*	3	\$600	
Metal Panel	90%		\$5,700	2047	*	* 5	\$14,800	
	Corrosion	Rusting, E	xtent : Moderate, A	Area Affe	cted : 10%			
	Location	: At Base						
	Deformed	Dented, E.	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	: At Corne	ers					
Windows								
Steel	100%	Now	\$45,600	2052	*	* 5	\$5,500	
	Deteriorat	ed Finish,	Extent : Moderate,	Area Af	fected : 50%			
		: Through						
		_	ked, Extent : Mode	erate. Are	ea Affected : 10%	,)		
		: North F		,	33			
			, Extent : Moderat	e. Area A	ffected : 100%			
	-	: Through		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
Roof								
Spray-on Foam	100%	Now	\$98,000	2037	*	* 5	\$17,900	
Spray-on i Gain			amage, Extent : M		Area Affected . 2	_	\$17,500	
		: Through		ouerure,	inearyjeerea . 2	570		
	Locuiton	. Imougn	Oui					
		etration F	rtent · Moderate	Area Affa	ctad · 10%			
	Water Pen		xtent : Moderate, A	Area Affe	cted : 10%			
	Water Pen Location	: Various	Classrooms					
	Water Pen Location Worn/Erod	: Various led, Extent	Classrooms : Moderate, Area A					
	Water Pen Location Worn/Erod	: Various	Classrooms : Moderate, Area A					
terior	Water Pen Location Worn/Erod	: Various led, Extent	Classrooms : Moderate, Area A					
Floors	Water Pen Location Worn/Erod Location	: Various led, Extent : Through	Classrooms : Moderate, Area A out	Affected :	: 50%	0 2	\$2,200	
	Water Pen Location Worn/Erod Location	: Various led, Extent : Through Now	Classrooms : Moderate, Area a out \$2,800	Affected :	\$28,20	0 3	\$3,300	
Floors	Water Pen Location Worn/Erod Location 15% Punct/Tean	: Various led, Extent : Through Now r/Impact D	Classrooms : Moderate, Area a out \$2,800 amage, Extent: Li	Affected :	\$28,20	0 3	\$3,300	
Floors Carpet	Water Pen Location Worn/Erod Location 15% Punct/Tean Location	: Various led, Extent : Through Now r/Impact D : Through	Classrooms : Moderate, Area A out \$2,800 amage, Extent : Li out	Affected : 2023 ght, Area	\$28,200 Affected: 20%			
Floors	Water Pen Location Worn/Erod Location 15% Punct/Tean Location 10%	: Various led, Extent : Through Now r/Impact D : Through Now	Classrooms : Moderate, Area A out \$2,800 amage, Extent : Li out \$1,500	Affected : 2023 ght, Area	\$28,200 4 Affected : 20%		\$3,300 \$3,200	
Floors Carpet	Water Pen Location Worn/Erod Location 15% Punct/Teat Location 10% Cracking/6	: Various led, Extent : Through Now r/Impact D : Through Now Crumbling,	Classrooms : Moderate, Area a out \$2,800 amage, Extent : Li out \$1,500 Extent : Light, Ar	Affected : 2023 ght, Area	\$28,200 4 Affected : 20%			
Floors Carpet	Water Pen Location Worn/Erod Location 15% Punct/Teat Location 10% Cracking/6	: Various led, Extent : Through Now r/Impact D : Through Now	Classrooms : Moderate, Area a out \$2,800 amage, Extent : Li out \$1,500 Extent : Light, Ar	Affected : 2023 ght, Area	\$28,200 4 Affected : 20%			
Floors Carpet	Use Pen Location Worn/Erod Location 15% Punct/Tean Location 10% Cracking/C	: Various led, Extent : Through Now r/Impact D : Through Now Crumbling,	Classrooms : Moderate, Area a out \$2,800 amage, Extent : Li out \$1,500 Extent : Light, Ar	2023 ght, Area LIFE ea Affecta	\$28,200 4 Affected : 20%	* 5		
Floors Carpet Cast in Place Concrete	User Pen Location Worn/Eroc Location 15% Punct/Tean Location 10% Cracking/e Location 5%	Now r/Impact D i Through Now r/Impact D i Through Now Crumbling, i Through	Classrooms : Moderate, Area Lout \$2,800 amage, Extent : Li out \$1,500 Extent : Light, Areout	2023 ght, Area LIFE ea Affecta	\$28,200 Affected : 20% * ed : 20%	* 5	\$3,200	
Floors Carpet Cast in Place Concrete	User Pen Location Worn/Erod Location 15% Punct/Tean Location 10% Cracking/C Location 5% Cracking/C	Now r/Impact D i Through Now r/Impact D i Through Now Crumbling, i Through	Classrooms : Moderate, Area A out \$2,800 amage, Extent : Li out \$1,500 Extent : Light, Ar out \$4,400 Extent : Light, Ar	2023 ght, Area LIFE ea Affecta	\$28,200 Affected : 20% * ed : 20%	* 5	\$3,200	
Floors Carpet Cast in Place Concrete Mosaic Tile	Uster Pen Location Worn/Erod Location 15% Punct/Teat Location 10% Cracking/C Location 5% Cracking/C Location	Now Through Now Through Now Through Now Crumbling, Through Now Crumbling, Through	Classrooms : Moderate, Area A out \$2,800 amage, Extent : Li out \$1,500 Extent : Light, Ar out \$4,400 Extent : Light, Ar out	2023 ght, Area LIFE ea Affecta 2032 ea Affecta	\$28,200 Affected: 20% *ed: 20% *ed: 10%	* 5	\$3,200 \$900	
Floors Carpet Cast in Place Concrete	User Pen Location Worn/Eroc Location 15% Punct/Tean Location 10% Cracking/C Location 5% Cracking/C Location 70%	Now r/Impact D : Through Now Crumbling, : Through Now Crumbling, : Through	\$2,800 amage, Extent: Li out \$1,500 Extent: Light, Ar out \$4,400 Extent: Light, Ar out \$26,300	2023 ght, Area LIFE ea Affecta 2032 ea Affecta	\$28,200 Affected: 20% * ed: 20% * ed: 10%	* 5	\$3,200	
Floors Carpet Cast in Place Concrete Mosaic Tile	User Pen Location Worn/Eroc Location 15% Punct/Tean Location 10% Cracking/C Location 5% Cracking/C Location 70% Cracking/C	Now r/Impact D Now Crumbling, Through Now Crumbling, Through Now Crumbling, Through Now Crumbling,	\$2,800 amage, Extent: Light, Arout \$4,400 Extent: Light, Arout \$26,300 Extent: Moderate	2023 ght, Area LIFE ea Affecta 2032 ea Affecta	\$28,200 Affected: 20% * ed: 20% * ed: 10%	* 5	\$3,200 \$900	
Floors Carpet Cast in Place Concrete Mosaic Tile Vinyl Tile	User Pen Location Worn/Eroc Location 15% Punct/Tean Location 10% Cracking/C Location 5% Cracking/C Location 70% Cracking/C	Now r/Impact D : Through Now Crumbling, : Through Now Crumbling, : Through	\$2,800 amage, Extent: Light, Arout \$4,400 Extent: Light, Arout \$26,300 Extent: Moderate	2023 ght, Area LIFE ea Affecta 2032 ea Affecta	\$28,200 Affected: 20% * ed: 20% * ed: 10%	* 5	\$3,200 \$900	
Floors Carpet Cast in Place Concrete Mosaic Tile Vinyl Tile Interior Walls	Location 15% Punct/Tean Location 10% Cracking/C Location 70% Cracking/C Location	Now r/Impact D Now Crumbling, Through Now Crumbling, Through Now Crumbling, Through Now Crumbling,	\$2,800 amage, Extent: Light, Arout \$4,400 Extent: Light, Arout \$26,300 Extent: Moderate	2023 ght, Area LIFE ea Affecto 2032 ea Affecto 2027 e, Area A	\$28,200 Affected: 20% * ed: 20% * ed: 10%	* 5	\$3,200 \$900 \$3,900	
Floors Carpet Cast in Place Concrete Mosaic Tile Vinyl Tile	User Pen Location Worn/Eroc Location 15% Punct/Tean Location 10% Cracking/C Location 5% Cracking/C Location 70% Cracking/C	Now r/Impact D Now Crumbling, Through Now Crumbling, Through Now Crumbling, Through Now Crumbling,	\$2,800 amage, Extent: Light, Arout \$4,400 Extent: Light, Arout \$26,300 Extent: Moderate	2023 ght, Area LIFE ea Affecta 2032 ea Affecta	\$28,200 (Affected: 20%) * ed: 20% * ed: 10% \$87,700 ffected: 30%	* 5 * 5 0 3 * 5	\$3,200 \$900	

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

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

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CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T3

Asset #: 2111

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	100%	Now	\$11,900	2032	* *	5	\$7,400	
	U	Crumbling,	Extent : Light, Are	ea Affecte	ed : 10%			

Location: Throughout
Water Penetration, Extent: Light, Area Affected: 25%

Location: Various Classrooms

Electrical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$1,500	5		
			Extent : Moderate, A	rea Affe	cted : 100%			
		: Electrica						
	Explana	tion : Main	Service Disconnec	t Switch	Rated @ 600 Amp	eres		
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$32,300	5		
Raceway								
Conduit	90%			2027	\$28,200	1		
Conduit	10%			2037	* *	1		
Panelboards								
Fused Disc Sw	5%			2026	\$700	5		
Molded Case Bkrs	85%			2026	\$12,700	5	\$200	
Molded Case Bkrs	10%			2035	* *	5		
Wiring								
Thermoplastic	90%			2027	\$24,900	1		
Thermoplastic	10%			2037	* *	1		
Motor Controllers								
Locally Mounted	100%			2025	\$30,200	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	
ighting								
Interior Lighting								
Fluorescent	99%			2027	\$97,600	10	\$9,000	
	T-8 Lamps	And Fixtu	res, Extent : Moder	ate, Ared	a Affected : 100%			
	Location	: Through	out The Building					
HID	1%			2027	\$700	10		
Egress Lighting	170				<i>+</i> ,00			
Emergency, Battery	50%			2027	\$6,600	10	\$1,200	
Exit, Service	50%			2027	\$700	1	¥1,200	
Exterior Lighting	2070				<i>\$700</i>			
HID	20%			2022	\$7,700	10		
No Component	80%				Ψ,,,,σο	- 0		

Alarm

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

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

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

Asset #: 2111

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Fire/Smoke Detection				
No Component	70%			
Generic, Analog	30%	2022 \$31,600	1-3 \$1,900	
	Other Observation, Extent : Moderate,	Area Affected : 100%		
	Location: Hallways			
	Explanation : Alarm Bells And Manua	al Pull Station		

Mechanical	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	nte Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2037	* *	1		
Conversion Equipment							
Furnace	60% 0-2	\$13,000	2037	* *	1	\$2,600	
	=	: Moderate, Area Affe	cted : 25	%			
	Location : Mech						
		ı, Extent : Light, Area	Affected	: 60%			
	Location : Mech						
	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	. ,	2037	* *			
		xtent : Severe, Area A		40%			
		ndemn Units, Backyard					
		Extent : Severe, Area	Affected	: 40%			
	Location : Backy	vard					
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	1000/					* *	
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$5,500	
Exhaust Fans	1000/		2025	422 C 2 2		#2 ^ ^	
Interior	100%		2022	\$32,800	2	\$300	
Plumbing							

Plumbing

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

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

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CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T3

Asset #: 2111

Mechanical	Current Repair	Future F	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
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%					

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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$690,500	\$182,500
Interior Architecture	\$695,300	\$473,500
Electrical	\$151,600	\$712,900
Mechanical	\$1,217,700	\$483,700
Total	\$2,755,200	\$1,852,600
Importance Code A	\$808,800	\$182,500
Importance Code B	\$1,946,300	\$1,624,200
Importance Code C		\$45,900
Total	\$2,755,200	\$1,852,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$395,100	\$18,900	\$14,100	\$30,700
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			
Total	\$395,100	\$18,900	\$14,100	\$30,700



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

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

Asset #: 2112

Architecture	Current F	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls							
Cast in Place Concrete	10% Now Cracking/Crumbling,	_	LIFE ea Affected	* * d : 10%	5	\$28,900	
	Location : Through						
	Water Penetration, E. Location: Through		Affected :	10%			
Concrete Masonry Unit	10% Now	\$47,500	LIFE	* *	5	\$3,600	
	Diagonal Cracks, Ext Location : Stair(s)	tent : Moderate, Ai	ea Affecte	ed : 10%			
	Jnt Mortar Miss/Eroc Location : North Fo		e, Area Aj	ffected : 25%			
Metal Panel	80% Now	\$33,200	2047	* *	5	\$86,700	
	Corrosion/Rusting, E. Location: Through		Area Affec	ted : 20%			
Windows							
Aluminum	5%		2043	* *	5	\$400	
Steel	95% Now	\$346,500	2052	* *	5	\$41,500	
	Deteriorated Finish, Location : Through		Area Affe	ected : 50%			
	Thermally Inefficient, Location : Through		e, Area Afj	fected : 100%			
	Caulking Deteriorate Location: Through		ite, Area A	ffected : 50%			
Roof							
Spray-on Foam	100% Now	\$296,500	2037	* *	5	\$54,300	
	Punct/Tear/Impact De Location : Through	out			6		
	Water Penetration, E. Location: Over Ro			ted : 20%			
	Worn/Eroded, Extent Location : Through		Affected :	20%			
terior							
Floors	200/ 37	#202 200	2020	* *	2	#24.400	
Carpet	30% Now Punct/Tear/Impact D	_	2029 vere, Area		3	\$34,400	
	Location: Through Wrinkling, Extent: M	oderate, Area Affe	cted : 15%	6			
	Location: Through	out					
Cast in Place Concrete	5%		LIFE	* *	5	\$8,400	
Mosaic Tile	5%	4	2032	**	5	\$9,600	
Vinyl Tile	60% Now Cracking/Crumbling, Location: Through		2027 c, Area Aff	\$389,400 Tected : 30%	3	\$17,200	

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

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

Asset #: 2112

Architecture		Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Concrete Masonry Unit	25%	1		LIFE	* *	5	\$10,200	
Gypsum Board	75%	Now	\$31,700	LIFE	* *	5	\$45,900	
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 20%			
	Location	n : Through	out					
	Water Per	netration, E.	xtent : Light, Area	Affected	: 20%			
	Location	n : Through	out					
Ceilings								
AcousTileSusp.Lay-In	100%	0-2	\$617,400	2047	* *	5	\$38,200	
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 20%			
	Location	n : Through	out					
	Staining/L	Discoloring,	Extent : Moderate	, Area A	ffected : 50%			
	Location	n : Through	out					
		U	xtent : Moderate, A	rea Affe	cted : 20%			
		n : Through						

Current	Repair	Futur	e Replacement	M	aintenance	
	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%		2027	\$4,800	5	\$200	
Other Observation,	Extent : Moderate, A	rea Affe	cted : 100%			
Location : Electric	cal Room					
Explanation: No A	Available Ratings					
100%		2027	\$32,300	5	\$200	
90%		2027	\$28,200	1		
10%		2037	* *	1		
10%		2026	\$3,000	5	\$100	
80%		2026	\$23,900	5	\$1,100	
10%		2035	* *	5	\$100	
90%		2027	\$24,900	1		
10%		2037	* *	1		
100%		2025	\$90,500	5	\$400	
100%						
	% of Fail Date Total (Years) 100% Other Observation, Location: Electric Explanation: No Explanation: No Explanation (No Explanation) (No Exp	Total (Years) 100% Other Observation, Extent: Moderate, A Location: Electrical Room Explanation: No Available Ratings 100% 90% 10% 10% 90% 10% 10%	% of Total Fail Date (Years) Estimated Cost FY Year FY 100% 2027 Other Observation, Extent: Moderate, Area Affel Location: Electrical Room Explanation: No Available Ratings 100% 2027 90% 2027 10% 2037 10% 2026 80% 2026 10% 2035 90% 2027 10% 2037 10% 2037 10% 2037 10% 2037	% of Total Fail Date (Years) Estimated Cost FY Year FY Estimated Cost FY 100% 2027 \$4,800 Other Observation, Extent: Moderate, Area Affected: 100% Location: Electrical Room Explanation: No Available Ratings 2027 \$32,300 90% 2027 \$28,200 10% 2037 ** 10% 2026 \$3,000 80% 2026 \$23,900 10% 2035 ** 90% 2027 \$24,900 10% 2037 ** 100% 2025 \$90,500	% of Total Fail Date (Years) Estimated Cost FY Year FY Estimated Cost (Yrs) Cycle (Yrs) 100% 2027 \$4,800 5 Other Observation, Extent: Moderate, Area Affected: 100% Location: Electrical Room Explanation: No Available Ratings 100% 2027 \$32,300 5 90% 2027 \$28,200 1 10% 2037 ** 1 10% 2026 \$3,000 5 80% 2026 \$23,900 5 10% 2035 ** 5 90% 2027 \$24,900 1 10% 2037 ** 1 10% 2037 ** 5	No of Total Fail Date Estimated Cost FY Estimated Cost Cycle (Yrs) Estimated Cost Cycle (Yrs)

Lighting

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

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

Asset #: 2112

Electrical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	98%	2027	\$526,200	10	\$48,300	
	T-8 Lamps And Fixtures, Extent: M	Moderate, Area	Affected : 100%			
	Location: Throughout The Build	ling				
Fluorescent	2%	2027	\$10,700	10	\$1,000	
	Compact Fluorescent Light, Extend	t : Moderate, A	Area Affected : 100	%		
	Location: Hallways And Stairca	se				
Egress Lighting						
Emergency, Battery	50%	2027	\$36,200	10	\$6,500	
Exit, Service	50%	2027	\$3,800	1		
Exterior Lighting						
HID	20%	2022	\$40,500	10		
No Component	80%					
Alarm						
Security System						
No Component	80%					
Generic	20%	2032	* *	1	\$4,000	
	Other Observation, Extent : Mode	rate, Area Affe	cted : 100%			
	Location: Hallways					
	Explanation: CCTV Surveillance	e Camera				
Fire/Smoke Detection						
No Component	80%					
Generic, Analog	20%	2022	\$111,100	1-3	\$6,800	
_	Other Observation, Extent : Mode	rate, Area Affe	cted : 100%			
	Location : Hallways					
	Explanation : Manual Pull Statio	on And Alarm I	Bells			

Mechanical	Cur	rent Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2037	* *	1		
Conversion Equipment							
Furnace	100% 0-2	2 \$118,300	2037	* *	1	\$23,900	
	Other Observati	on, Extent : Light, Area	Affected	: 100%			
	Location : In T	The Ceiling					
	Explanation:	4 Obsolete Units - Each	Has 4 G	as Fired Heaters			
Air Conditioning							
Energy Source							
Electricity	100%		2035	* *	1		

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

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

Asset # : 2112

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Dat Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Conversion Equipment Reciprocating Compr/Chiller	60% 0-2	\$255,800	2037	* *	1	\$13,500	
	Corroded, Extent : Location : Throug	Severe, Area Affected ghout	1 : 30%				
	Not Energy Efficien Location : Throug	nt, Extent : Moderate, ghout	Area Af	fected : 60%			
	-	Extent : Light, Area A	ffected :	60%			
Ext Pkg Unit - Heating/Cooling	30%		2032	* *	2	\$1,000	
		Extent : Light, Area A , Outside Of The Buil	-	30%			
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%						

Maintenance \$ are aggregated over a 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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$157,700	\$85,200
Interior Architecture	\$234,000	\$177,400
Electrical		\$178,400
Mechanical	\$142,400	\$124,400
Total	\$534,100	\$565,500
Importance Code A	\$197,100	\$85,200
Importance Code B	\$337,100	\$480,300
Total	\$534,100	\$565,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture				
Interior Architecture	\$9,300			\$2,600
Electrical	\$100	\$200	\$300	\$47,600
Mechanical	\$3,400	\$7,400	\$2,600	\$53,500
Total	\$12,800	\$7,500	\$2,900	\$103,700
Importance Code A		\$900	\$900	\$900
Importance Code B	\$10,900	\$6,600	\$2,100	\$102,800
Importance Code C	\$1,900			
Total	\$12,800	\$7,500	\$2,900	\$103,700



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

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

Asset # : 2113

Architecture	Current Repair		Future Replacement		Maintenance				
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
xterior									
Exterior Walls		*			_				
Metal Panel	100% Now	\$42,500	2037	* *	5	\$37,000			
	Corrosion/Rusting, Ext Location: At Eaves	ent : Moderate, A	Area Affect	ed : 10%					
	Deformed/Dented, Exte	ont · Moderate A	raa Affacta	od · 10%					
	Location : South Fac		тей Ајјест	a. 1070					
	Water Penetration, Ext		Affected : :	20%					
	Location : Throughou	_	33						
Windows									
Steel	100% Now	\$115,200	2052	* *	5	\$13,800			
		Corrosion/Rusting, Extent: Moderate, Area Affected: 25%							
	Location: Throughou		A A CC	. 1 500/					
	Deteriorated Finish, Extent: Moderate, Area Affected: 50%								
	Location : Throughout Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
	Location: Throughout								
	Caulking Deteriorated, Extent: Moderate, Area Affected: 50%								
	Location : Throughou		, ,	J					
Roof									
Single Ply Membrane	100%		2037	**	10	\$48,200			
	Recent Installation, Ext Location: Throughou	_	Affected :	100%					
nterior									
Floors Cast in Place Concrete	10%		LIFE	* *	5	\$5,400			
Mosaic Tile	5% Now	\$7,300	2032	* *	5 5	\$1,500			
Wiosale The	Broken/Missing Elemen			Affected : 20%	3	\$1,500			
	Location : North Enti		,	33					
Vinyl Tile	85% Now	\$35,500	2027	\$177,400	3	\$7,800			
,	Cracking/Crumbling, Extent: Light, Area Affected: 20%								
	Location : Throughou	ıt							
Interior Walls									
Concrete Masonry Unit	25%		LIFE	* *	5	\$3,100			
Gypsum Board	50%	#1.000	LIFE	* *	5	\$9,300			
Gypsum Board	15% Now	\$1,900 Extent : Madanata	LIFE		5	\$2,800			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Corridors								
	Water Penetration, Ext	ent : Light, Area	Affected :	10%					
	Location : Throughou	_	33 - 23000 1						
Metal Panel	10%		LIFE	* *					

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

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

Asset #: 2113

Architecture	Current Re	Current Repair		Future Replacement Main		aintenance	
System Component Type	% of Fail Date E Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	100% 4+	\$198,500	2047	* *	5	\$12,300	
	Broken/Missing Elemen	ts, Extent : Mode	erate, Ar	ea Affected : 25%			
	Location: Throughou	t					
	Staining/Discoloring, E	xtent : Moderate	, Area A	ffected : 50%			
	Location: Throughout						
	Water Penetration, Exte	ent : Moderate, A	rea Affe	cted : 20%			
	Location: Throughou	t					

Electrical	Current Repair	Future	Future Replacement Maintenance					
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2027	\$1,500	5	\$100			
	Other Observation, Extent : Modera	ite, Area Affec	ted : 100%					
	Location : Electrical Room							
	Explanation : Main Service Switch	n Rated @ 120	0 Amperes					
Switchgear / Switchboard								
Fused Disc Sw	100%	2027	\$32,300	5	\$100			
Raceway								
Conduit	100%	2027	\$31,300	1				
Panelboards								
Molded Case Bkrs	100%	2026	\$14,900	5	\$500			
Wiring								
Thermoplastic	100%	2027	\$27,700	1				
Motor Controllers								
Locally Mounted	100%	2025	\$30,200	5	\$100			
Ground								
Grounding Devices								
Generic	100%	LIFE	* *	5	\$300			
Lighting								
Interior Lighting								
Fluorescent	100%	2027	\$178,400	10	\$16,400			
	T-8 Lamps And Fixtures, Extent: Mo		Affected : 100%					
<u> </u>	Location: Throughout The Buildin	ıg						
Egress Lighting	_							
Emergency, Battery	50%	2022	\$12,000	10	\$2,200			
Exit, Service	50%	2022	\$1,300	1				
Exterior Lighting								
HID	20%	2022	\$13,500	10				
No Component	80%							

Alarm

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

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

Asset # : 2113

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Fire/Smoke Detection						
No Component	90%					
Generic, Analog	10%	2022	\$18,500	1-3	\$1,100	
_	Other Observation, Extent : Moderate,	Area Affe	cted : 100%			
	Location: Corridors					
	Explanation : Alarm Bells And Manue	al Pull Sta	ıtion			

Mechanical	Current Rep	air	Future Replacement		Maintenance		
System Component Type	% of Fail Date Es Total (Years)		/ear FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating							
Energy Source Natural Gas	100%	2	037	* *	1		
Conversion Equipment							
Furnace	100% Now Corroded, Extent : Seven Location : Various Are	re, Area Affected : 5 as		* *	1	\$7,900	
	Not Energy Efficient, Ex Location : Throughout	tent : Severe, Area	Affecto	ed : 100%			
	Other Observation, Exte Location : 2 In Mechan Explanation : 5 Obsole	nical Room And 3 I					
Air Conditioning	Explanation . 5 Obsole	ne I ackage Omis					
Energy Source							
Electricity	100%	2	035	* *	1		
Conversion Equipment							
Reciprocating Compr/Chiller	35%	2	022	\$49,600	1	\$2,900	
1	R-22 Refrigerant, Extens Location: 2 Units, Out	0 00		35%			
Window/Wall Unit	15%	2	020	\$5,200	1		
No Component	50%	_	·-·	\$5,200	-		
Terminal Devices Air Handler/Dir Expansion	35%	2	022	\$32,700	1		
No Component	65%						
Heat Rejection							
Dry Cooler	35%	2	022	\$15,900	2	\$4,400	
No Component	65%						
Ventilation Distribution							
Ductwork/Diffusers	100% Now Insul. Deteriorating, Ext Location : In The Ceili	ent : Moderate, Are	IFE ea Affe	* * ected : 10%	2-5	\$10,000	

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

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

Asset #: 2113

Mechanical	al Current Repa		Current Repair Future Replacemen			Future Replacement Maintenance		Maintenance		Maintenance		
System Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority					
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%											

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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$169,800	
Interior Architecture		\$140,900
Electrical	\$37,400	\$115,500
Mechanical		\$81,400
Total	\$207,200	\$337,800
Importance Code A	\$169,800	
Importance Code B	\$37,400	\$337,800
Total	\$207,200	\$337,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$76,100	\$8,600	\$3,400	\$91,000
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			
Total	\$76,100	\$8,600	\$3,400	\$91,000



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

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

Asset #: 2114

Architecture	Cı	urrent Repa	nir	Future Replacement Maintenance					
System Component Type		l Date Est Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior									
Exterior Walls	1000/	-				_	4.0 5.0 0		
Metal Panel	100% N Corrosion/Rus Location : A Deformed/Det	sting, Extent t Base				5	\$19,500		
	Location: T	hroughout	: Light, Area						
	Location: T	hroughout							
Windows									
Steel	100% N Deteriorated L Location : T	Finish, Exte hroughout				5	\$6,500		
	Thermally Ine Location : T	-	ent : Moderate	e, Area Aj	ffected : 100%				
	Caulking Dete Location : T		xtent : Modera	ıte, Area I	Affected : 50%				
Roof									
Spray-on Foam	100% N Punct/Tear/Im Location: T	pact Dama	\$115,900 ge, Extent : Mo	2037 oderate, A	* * Area Affected : 259	5	\$21,200		
	Water Penetra Location : V	arious Clas	srooms						
	Worn/Eroded, Location : T		oderate, Area A	Affected :	50%				
terior									
Floors	50/			2022	* *	-	Ф2 200		
Mosaic Tile	5%			2032		5	\$2,200		
Vinyl Tile	50%	т	#22 400	2027	\$74,200	3	\$3,300		
Vinyl Tile	45% N Cracking/Cru Location: T	mbling, Exte	\$33,400 ent : Moderate	2027 e, Area A <u>f</u>	\$66,700 fected : 75%	3	\$2,900		
Interior Walls									
Concrete Masonry Unit	15% N Cracking/Cru Location : T	mbling, Exte	\$6,300 ent : Light, Are	LIFE ea Affecte	* * ed : 20%	5	\$1,100		
		tion, Exteni	: Light, Area	Affected .	: 20%				
Gypsum Board	65% Cracking/Cru. Location: T	_	ent : Moderate	LIFE , Area A <u>f</u>	* * fected : 20%	5	\$7,400		
		tion, Extent	t : Moderate, A	rea Affec	cted : 20%				
Metal Panel	20%			LIFE	* *				
	Deformed/Def Location : T		: Moderate, A		rted : 20%				

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

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

Asset #: 2114

Architecture	Current Repa	Futur	e Replacement	Ma				
System Component Type	% of Fail Date Est Total (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior								
Ceilings								
AcousTileSusp.Lay-In	90% Now	\$12,600	2032	* *	5	\$7,800		
	Cracking/Crumbling, Exte	ent : Moderate,	Area Af	fected : 20%				
	Location: Throughout							
	Water Penetration, Extent	: Light, Area A	Affected :	50%				
	Location: Various Classrooms							
AcousTileSusp.Lay-In	10%		2040	* *	5	\$1,700		

Electrical	Current Repair		Futur	e Replacement	M	aintenance	
System Component Type	% of I Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Switchgear / Switchboard							
Fused Disc Sw	100%		2027	\$32,300	5	\$100	
Raceway							
Conduit	95%		2027	\$29,700	1		
Conduit	5%		2037	* *	1		
Panelboards							
Fused Disc Sw	5%		2026	\$700	5		
Molded Case Bkrs	90%		2026	\$13,400	5	\$300	
Molded Case Bkrs	5%		2035	* *	5		
Wiring							
Thermoplastic	95%		2027	\$26,300	1		
Thermoplastic	5%		2037	* *	1		
Lighting							
Interior Lighting							
Fluorescent	99%		2027	\$115,500	10	\$10,600	
	-	And Fixtures, Extent : Moder : Throughout The Building	rate, Ared	a Affected : 100%			
HID	1%	0 0	2027	\$800	10		
Egress Lighting				*			
Emergency, Service	50%		2027	\$2,900	1		
Exit, Service	50%		2027	\$800	1		
Exterior Lighting				*			
HID	20%		2022	\$9,100	10		
No Component	80%			4-,			
Alarm							
Security System							
No Component	80%						
Generic	20%		2035	* *	1	\$900	
		rvation, Extent : Moderate, A		ected : 100%	-	4-00	
		: Hallways And Outside	33				
		on : CCTV Surveillance Can	ıera				

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

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

Asset #: 2114

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Fire/Smoke Detection				
No Component	70%			
Generic, Analog	30%	2022 \$37,400	1-3 \$2,300	
	Other Observation, Extent : Moderate, A	Area Affected : 100%		
	Location : Hallways			
	Explanation: Manual Pull Station And	d Alarm Bells		

Mechanical	Current Repair		re Replacement	M					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
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								
4. G 1	Explanation: 3 Units								
Air Conditioning									
Energy Source	100%	2035	* *	1					
Electricity Conversion Equipment	10070	2033		1					
Conversion Equipment Reciprocating Compr/Chiller	20%	2027	\$18,500	1	\$1,100				
1	R-22 Refrigerant, Extent : Light, Area L Location : 1 Unit, Outside Of The Bu		20%						
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									
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$6,500				
Exhaust Fans	20070	211 12			Ψ0,200				
Interior	80%	2022	\$31,100	2	\$300				
Roof	20%	2022	\$3,600	2	\$100				
Plumbing			4-7-00						
H/C Water Piping									
Brass/Copper	100%	2027	\$81,400	1					
Water Heater			-						
Gas Fired	100%	2020	\$6,700	2	\$200				

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

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

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CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T6

Asset #: 2114

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

^{**} 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. 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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028		
Exterior Architecture	\$46,000	\$122,700		
Interior Architecture	\$47,500	\$139,300		
Electrical	\$56,000	\$270,600		
Mechanical	\$510,300	\$233,600		
Total	\$659,800	\$766,100		
Importance Code A	\$99,700	\$167,500		
Importance Code B	\$512,600	\$598,600		
Importance Code C	\$47,500			
Total	\$659,800	\$766,100		

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$270,500	\$12,200	\$8,400	\$39,200
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			
Total	\$270.500	\$12,200	\$8,400	\$39,200



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

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

Asset # : 2115

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls Metal Panel	100%	ı		2047	* *	5-10	\$168,700	
Windows Aluminum	Broken/M	Now issing Elem n : Through	\$4,000 nents, Extent : Light out	2043 t, Area Ą	* * ffected : 10%	5	\$500	
Roof Built-Up (BUR)	Drains In Location Ponding, Location Water Per	n : Through Extent : Mo n : At Drain	oderate, Area Affect s xtent : Moderate, A	ed : 20%	6			
Skylight, Metal/Glass	2%			2037	* *	10	\$2,400	
Interior Floors Carpet	35% 0-2 \$162,600 2029 ** 3 \$19,100 Worn/Eroded, Extent: Moderate, Area Affected: 100% Location: Classrooms Wrinkling, Extent: Moderate, Area Affected: 25% Location: Classrooms							
Cast in Place Concrete Mosaic Tile	10% 5%			LIFE 2040	* *	5 5	\$8,000 \$4,600	
Vinyl Tile	45% Cracking/	Now	\$13,900 Extent : Light, Are	2027	\$139,300 ed:10%	3	\$6,200	
Vinyl Tile	Location	servation, E	\$15,500 Extent : Moderate, A At Corridors Tiles	2037 Area Affe	* * ected : 100%	3	\$700	
Interior Walls	500/	NT.	¢47.500	TIPE	* *	_	#0.700	
Concrete Masonry Unit	Cracking/	Now Crumbling, n : Through	\$47,500 Extent : Light, Are out	LIFE ea Affecte		5	\$8,600	
Gypsum Board	Cracking/	Now Crumbling, 1: Through	\$8,900 Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%	5	\$12,900	

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

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

Asset #: 2115

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$5,900	2032	* *	5	\$1,800	
	Cracking/C	Cracking/Crumbling, Extent: Moderate, Area Affected: 20%						
	Location	: Through	out					
	Staining/Discoloring, Extent: Moderate, Area Affected: 25%							
	Location	: Through	out					
Exposed Concrete	80%			LIFE	* *	5	\$4,600	
Gypsum Board	10%	Now	\$7,400	LIFE	* *	5	\$4,600	
• •	Cracking/Crumbling, Extent: Moderate, Area Affected: 30%							
	Location	: Through	out					

Electrical	Current Repair		Future Replacement		Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$2,500	5	\$100	
			xtent : Moderate, A	Area Affe	ected : 100%			
		: Electrica						
	Explanat	ion : Main	Service Switch Ra	ted @ 60	00 Amperes			
Raceway								
Conduit	90%			2027	\$28,200	1		
Conduit	10%			2037	* *	1		
Panelboards						_		
Molded Case Bkrs	90%			2026	\$20,100	5	\$600	
Molded Case Bkrs	10%			2035	* *	5	\$100	
Wiring								
Thermoplastic	90%			2027	\$24,900	1		
Thermoplastic	10%			2037	* *	1		
round								
Grounding Devices								
Not Accessible	100%							
ighting								
Interior Lighting								
Fluorescent	98%			2027	\$265,200	10	\$24,300	
	-		res, Extent : Moder out The Building	ate, Ared	a Affected : 100%			
Fluorescent	2%			2027	\$5,400	10	\$500	
	-	luorescent : Hallway:	-	derate, A	Area Affected : 100	%		
Egress Lighting								
Emergency, Battery	50%			2027	\$18,200	10	\$3,300	
Exit, Service	50%			2027	\$1,900	1	-	
Exterior Lighting								
HID	20%			2022	\$20,400	10		
No Component	80%				•			

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

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

Asset #: 2115

Electrical	Current	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Security System							
No Component	80%						
Generic	20%		2027	\$16,400	1	\$2,000	
	Other Observation,	Extent: Moderate, A	Area Affe	ected : 100%			
	Location: Hallwa	iys					
	Explanation : CC	TV Surveillance Can	ıera				
Fire/Smoke Detection							
No Component	80%						
Generic, Analog	20%		2022	\$56,000	1-3	\$3,400	
	Other Observation,	Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Hallwa	ıys					
	Explanation : Ala	rm Bells And Manua	l Pull Sta	ation			

Mechanical	Current Repair		Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2037	* *	1		
Natural Gas	90%			2037	* *	1		
Conversion Equipment								
Furnace		Now	\$53,700	2037	* *	1	\$10,800	
			evere, Area Affected on Peeling Off, Roof					
			nt : Severe, Area Aj		75%			
	Location	-	50,0.0,1110011	, corour .	, , , ,			
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 90%			
	Location		0	55				
	Explana	tion : 7 Ob.	solete Rtu Package	Units No	eed To Be Replaced	d Soon		
Radiant Heater	10%			2027	\$44,900	2	\$1,300	
	Other Observation, Extent: Light, Area Affected: 10%							
	Location	: Various						
	Explana	tion : 5 Ele	. Units					
Air Conditioning	-							
Energy Source								
Electricity	100%			2035	* *	1		
Conversion Equipment								
Ext Pkg Unit -	100%			2022	\$316,900	2	\$1,700	
Heating/Cooling								
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: Roof						
<u> </u>	Explana	tion : 7 Ob.	solete Rtu Package	Units No	eed To Be Replaced	d 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.

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

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

Asset #: 2115

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Ventilation									
Distribution									
Ductwork/Diffusers	100%		\$46,700	LIFE	* *	2-5	\$15,100		
		_	Extent : Severe, Are						
	Location	: Ductwor	k On Roof Is Dama	ged And	Corroded				
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%		\$15,400	2027	\$15,400	2	\$300		
	Leak Evident, Extent : Severe, Area Affected : 100%								
	Location: 2nd Floor Rm#7214								
	Not Energy	v Efficient,	Extent: Severe, Ar	ea Affeci	ted : 100%				
	Location	: 2nd Floo	or Rm#7214						
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1			
Fixtures									
Generic	100%								
Vertical Transport									
Elevators									
Hydraulic	100%			LIFE	* *				
-	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%				
	Location	: 1-2							
	Explanat	ion : 1 Uni	it						

^{**} 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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$322,400	
Interior Architecture		\$132,800
Electrical	\$56,400	\$181,800
Mechanical	\$333,500	
Total	\$712,200	\$314,600
Importance Code A	\$442,900	
Importance Code B	\$269,300	\$314,600
Total	\$712,200	\$314,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$105,500	\$28,700	\$7,300	\$78,900
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				
Total	\$105,500	\$28,700	\$7,300	\$78,900



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

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

Asset #: 2095

rchitecture	Currer	nt Repair	Futur	e Replacement	M	Maintenance			
stem Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
terior									
Exterior Walls Concrete Masonry Unit		\$221,200	LIFE	* *	5	\$11,200			
		Extent : Moderate, Ar Facade, South Facad		ed : 10%					
		rod, Extent : Moderat		ffected : 20%					
	Misaligned/Bulgin Location: South	g, Extent : Moderate, Facade	Area Aff	ected : 10%					
	Rusting Masonry S Location: South	upt, Extent : Modera Facade	te, Area A	Affected : 25%					
	Vertical Cracks, Ex Location : North	xtent : Moderate, Area Facade	a Affected	d : 5%					
Pre-Cast Concrete	2% 0-2 Cracking/Crumblin Location : Throug	\$1,300 ng, Extent : Light, Are ghout	LIFE ea Affecte	* * d : 10%	5	\$1,300			
	Water Penetration, Location : Throu	Extent : Light, Area . ghout	Affected .	: 10%					
Window Wall	5% Now Caulking Deteriore Location: Through	\$4,600 ated, Extent : Light, A ghout	2037 Area Affec	* * cted : 10%	5	\$1,800			
	Water Penetration, Location: Throu	Extent : Light, Area . ghout	Affected .	: 20%					
Windows									
Steel	100% Now Deteriorated Finis Location: Through	\$101,200 h, Extent : Moderate, ghout	2052 Area Aff	* * ected : 50%	5	\$12,100			
	Thermally Inefficie Location : Throu	ent, Extent : Moderate ghout	e, Area A <u>j</u>	ffected : 100%					
	Caulking Deteriord Location: Through	ated, Extent : Modera ghout	ite, Area I	Affected : 50%					
Parapets									
Metal Rail	100%		2040	* *	5-10	\$38,600			
Roof	050/		2022	* *	10	025 70 0			
Modified Bitumen Skylight, Metal/Glass	95% 5%		2032 2047	**	10 10	\$25,700 \$4,500			

Interior

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

Asset #: 2095

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	15%	0-2	\$49,800	2029	* *	3	\$5,900	
		led, Extent : Corridoi	: Moderate, Area A s	ffected :	100%			
	0.	Extent : M : Corridor	loderate, Area Affed rs	cted : 25	%			
Cast in Place Concrete	10%	Now	\$2,700	LIFE	* *	5	\$5,700	
	Cracking/0	Crumbling,	Extent : Moderate	, Area Aj	ffected : 10%			
	Location	: Through	out					
Quarry Tile	15%	Now	\$11,200	2040	* *	5	\$2,900	
	O	Crumbling, : Through	Extent : Light, Are	a Affecte	ed : 10%			
Vinyl Tile	60%	Now	\$26,600	2027	\$132,800	3	\$5,900	
,	Cracking/0	Crumbling,	Extent : Moderate		·	_	* - y	
	Location	: Through	out		•			
Interior Walls								
Concrete Masonry Unit	50%			LIFE	* *	5	\$3,400	
Gypsum Board	50%			LIFE	* *	5	\$5,200	
Ceilings								
AcousTileSusp.Lay-In	15%			2032	* *	5	\$3,800	
Exposed Concrete	75%			LIFE	* *	5	\$2,900	
Gypsum Board	10%			LIFE	* *	5	\$3,100	

Electrical	Curre	nt Repair	Futur	e Replacement	M	Maintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2027	\$1,500	5	\$100	
	Other Observation	, Extent : Moderate, A	rea Affe	cted : 100%			
	Location : Electr	rical Room					
	Explanation : Mo	ain Service Disconnec	t Switch	Rated @ 1200 Am	peres		
Switchgear / Switchboard							
Fused Disc Sw	100%		2027	\$32,300	5	\$100	
Raceway							
Conduit	100%		2027	\$31,300	1		
Panelboards							
Molded Case Bkrs	100%		2026	\$14,900	5	\$500	
Wiring							
Thermoplastic	100%		2027	\$27,700	1		
Ground							
Grounding Devices							
Not Accessible	100%						

Lighting

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

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

Asset #: 2095

Electrical	Current Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Interior Lighting								
Fluorescent	98%	2027	\$178,200	10	\$16,300			
	T-8 Lamps And Fixtures, Extent: N		Affected : 100%					
	Location: Throughout The Build	ing						
Fluorescent	2%	2027	\$3,600	10	\$300			
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
	Location: Hallways							
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%							
Alarm								
Security System								
No Component	80%							
Generic	20%	2035	* *	1	\$1,400			
	Other Observation, Extent : Moder	rate, Area Affe	cted : 100%					
	Location: Hallways							
<u></u>	Explanation: CCTV Surveillance	e Camera						
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	2022	\$56,400	1-3	\$3,500			
	Other Observation, Extent : Moder	rate, Area Affe	cted : 100%					
	Location: Hallways							
	Explanation: Manual Pull Statio	n And Alarm I	Bells					

Mechanical		Current F	lepair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
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	
	Other Observation, Extent : Light, Area Affected : 60% Location : Roof							
	Explanati Upgrade.		- There Are 2 Gas	Fired Co	oils In It. Inefficien	t Unit. Ne	eeds To Be	
Radiant Heater	40%	0-2	\$120,500	2037	* *	2	\$2,700	
	Damaged, Extent: Severe, Area Affected: 25%							
	Location	: Various A	<i>reas</i>					
	Other Obse	ervation, E	xtent : Light, Area	Affected	: 40%			
	Location	: Various	2					
	Explanati	ion : 23 U1	nits					

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

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

Asset #: 2095

Mechanical	Current Repair	Futur	e Replacement	М	aintenance			
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Air Conditioning								
Energy Source								
Electricity	100%	2035	* *	1				
Conversion Equipment								
Ext Pkg Unit -	100%	2022	\$212,900	2	\$1,100			
Heating/Cooling	D 22 D 61	1	1000/					
	R-22 Refrigerant, Extent: Light, Area Affected: 100% Location: 1 Package Unit On Roof. Inefficient Unit. Needs To Be Upgrade.							
	Location : I Package Unit	On Roof. Inefficient	Unit. Needs Io B	e Upgrad	de.			
Ventilation								
Distribution 1/D: 65	1000/	LIEE	* *	2.5	Φ10 100			
Ductwork/Diffusers	100%	LIFE		2-5	\$10,100			
Exhaust Fans	1000/	2022	\$20,200	2	\$600			
Roof	100%	2022	\$28,200	2	\$600			
Plumbing								
H/C Water Piping Brass/Copper	100%	2037	* *	1				
Water Heater	10076	2037		1				
Electric	100%	2025	\$15,000	4	\$100			
Sanitary Piping	10070	2023	\$13,000		\$100			
Cast Iron	100%	LIFE	* *	1				
Storm Drain Piping	10070	LIIL		1				
Cast Iron	100%	LIFE	* *	1				
Fixtures	10070	En E		-				
Generic	100%							
Vertical Transport	20070							
Elevators								
Hydraulic	100%	LIFE	* *					
•	Other Observation, Extent : 1		: 100%					
	Location: 1-2							
	Explanation: 1 Unit							

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

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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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Electrical		\$42,000
Mechanical		\$66,400
Total		\$108,400
Importance Code A		\$66,400
Importance Code B		\$42,000
Total		\$108,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$2,700	\$21,900	_	
Interior Architecture				
Electrical	\$200	\$300	\$300	\$700
Mechanical	\$1,100	\$400	\$800	\$7,200
Total	\$4,000	\$22,600	\$1,100	\$8,000
Importance Code A	\$3,100	\$21,900	\$400	
Importance Code B	\$1,000	\$700	\$700	\$8,000
Total	\$4,000	\$22,600	\$1,100	\$8,000



 $[\]label{lem:maintenance} \textit{Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE VEHICLE STORAGE - Z

Asset #: 13607

Architecture		Current F	Repair	Futur	e Replacement	M	Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	80%	Now	\$2,200	2047	* *	5	\$1,900	
			tent : Moderate, A cade, North Facad		cted : 10%			
Metal Coiling Doors	20%			2040	* *	5	\$800	
Windows								
Aluminum	50%			2043	* *	5	\$100	
Metal Louvers	50%	Now	\$500	2036	* *			
	Corrosion	Rusting, E.	xtent : Light, Area	Affected	: 20%			
	Location	: Through	out					
Roof								
Metal Panel	100%			2040	* *	10	\$21,500	
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	\$13,100	
	Cracking/C	Crumbling,	Extent : Light, Are	a Affecte	ed : 10%			
	Location	: Through	out					
Ceilings								
Exposed Struc: Steel	35%			LIFE	* *			
Metal Panel	65%			LIFE	* *	5	\$4,900	

Electrical	Current Repair	Future I	Replacement	Maintenance			
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Transformers							
Dry Type	100%	2032	* *	5			
	Other Observation, Extent: Moder Location: Electrical Room Explanation: 45 Kva, 480/208/12	, 33	ed : 100%				
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		
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Cafeteria Room						
	Explanation: T-8 Lamps						
HID	90%	2027	\$29,400	10	\$100		

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

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

CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE VEHICLE STORAGE - Z

Asset #: 13607

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	50%			2032	* *	10	\$500	
Exit, Service	50%			2032	* *	1		
Exterior Lighting								
HID	20%			2027	\$3,100	10		
No Component	80%							
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2027	\$42,000	1-3	\$2,500	
	Other Obs	ervation, E	xtent : Moderate, A	Area Affe	cted : 100%			
	Location	: Open Sp	ace Electrical Sect	ion				
	Explanat	ion : Bells,	Manual Pull Stati	on				

Mechanical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2047	* *	1		
Conversion Equipment						
Radiant Heater	100%	2027	\$66,400	2	\$1,900	
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location : Various Locati	ons				
	Explanation : 6 Gas Fired	d Modine Units				
Ventilation						
Exhaust Fans						
Wall Unit	100%	2022	\$1,300	2	\$100	
Plumbing						
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	
Fire Suppression						
Sprinkler						
Generic	100%	2037	* *	1-2	\$1,100	
Chemical System						
Dry	100%	2022	\$1,900	1-3	\$3,900	
,	Dry System, Extent : Light,	Area Affected : 100%			. ,	
	Location : Gas Station, O					

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

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

Print Date: 22-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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$458,400	\$133,900
Interior Architecture		\$225,500
Electrical	\$1,500	\$340,900
Mechanical	\$931,100	\$86,100
Total	\$1,390,900	\$786,500
Importance Code A	\$458,400	\$133,900
Importance Code B	\$932,600	\$652,600
Total	\$1,390,900	\$786,500

Total	\$166,600	\$9,800	\$15,100	\$60,000
Importance Code C	\$44,300		\$1,200	
Importance Code B	\$93,600	\$9,800	\$13,900	\$50,700
Importance Code A	\$28,700			\$9,400
Total	\$166,600	\$9,800	\$15,100	\$60,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$11,200	\$4,400	\$8,500	\$11,900
Electrical	\$900	\$1,500	\$1,500	\$26,500
Interior Architecture	\$121,800		\$1,200	\$8,300
Exterior Architecture	\$28,700			\$9,400
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022



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

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

Asset #: 2122

rchitecture	Current Repair Future Replacement Maintenance								
ystem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
terior									
Exterior Walls	80% Now	\$227.500	LIFE	* *	5	\$20,400			
Masonry: Brick	60% Now Horizontal Cracks,	\$237,500 Extent : Moderate A			3	\$39,400			
	Location: North Facade								
	Jnt Mortar Miss/Ero Location : North I		e, Area A	ffected : 15%					
Metal Panel	5%		2047	* *	5-10	\$16,900			
Window Wall	15% Now	\$71,000	2047	* *	5	\$13,900			
Wilden Wall	Caulking Deterioran Location: Throug	ted, Extent : Modera		Affected : 20%	J	Ψ13,700			
	Water Penetration, Location : Throug	Extent : Moderate, A	rea Affec	eted : 20%					
Windows									
Aluminum	95% Now Ctrwt/Balnc Not Fu Location : Throug	_	2043 Area Affec	* * cted : 20%	5	\$900			
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25% Location : Throughout								
	Water Penetration, Location : Offices	Extent : Moderate, A	rea Affec	eted : 10%					
Metal Louvers	5%		2036	* *	10	\$600			
Parapets									
Masonry: Brick	85% Now Diagonal Cracks, E Location : West Fo		LIFE ea Affect	* * ed : 5%	5	\$3,400			
	Horizontal Cracks, Extent : Moderate, Area Affected : 10% Location : West Facade								
	Jnt Mortar Miss/Ero Location : West Fo		e, Area A	ffected : 25%					
Metal Panel	5%		2047	* *	5	\$800			
Metal Rail	10%		2032	* *	5-10	\$7,200			

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

Asset #: 2122

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Roof	100/		44.0.00	202-				
IRMA/Protected Membrane	10%	Now	\$13,200	2027	\$32,900			
		ck Ballast, : Lower Te	Extent : Moderate, errace	Area Aff	fected : 50%			
		Growth, E : Lower Te	Extent : Moderate, A Errace	Area Affe	cted : 20%			
		etration, E. : Offices	xtent : Moderate, A	rea Affe	cted : 10%			
Single Ply Membrane		Now	\$37,800	2027	\$94,500			
	Location	: Through						
		etration, E. : Through	xtent : Moderate, A out	rea Affe	cted : 20%			
Skylight, Metal/Glass	Miss/Dam	_	\$73,200 sings, Extent : Mod obby, Throughout	2047 erate, Ar	* * ea Affected : 20%			
	Water Pen	etration, E	obby, Inrougnoui xtent : Moderate, A hroughout	rea Affe	cted : 20%			
terior	200411011	2000), 1	oug.rom					
Floors								
Carpet	Punct/Tea	Now r/Impact D : Through	\$31,300 amage, Extent : Mo	2023 oderate, 1	\$156,700 Area Affected : 309	3	\$18,400	
	Staining/L		Extent : Moderate	e, Area Aj	fected : 20%			
Cast in Place Concrete	20%			LIFE	* *	5	\$21,500	
Ceramic Tile		0-2 Crumbling, : Through	\$4,800 Extent : Moderate out	2036 , Area A <u>j</u>	* * fected : 20%	5	\$1,200	
Panel/Paver: Cer/Brk	15%			2043	* *	5	\$16,600	
Vinyl Tile	35%	0-2	\$14,600	2027	\$146,100	3	\$6,500	
•	_	Crumbling, : Through	Extent : Light, Are	ea Affecte	ed : 10%			
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2036	* *	5	\$2,400	
Concrete Masonry Unit			\$20,900 Extent : Light, Are	LIFE va Affecte	* * ed : 10%	5	\$3,800	
		: Through						
Gypsum Board	Cracking/		\$23,400 Extent : Light, Are	LIFE ea Affecte	* * ed : 20%	5	\$17,000	
		: Through	out					
Masonry: Brick	10%			LIFE	* *			

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

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

Asset #: 2122

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	20%	0-2	\$7,900	2025	\$79,400	5	\$6,100	
	Cracking/Crumbling, Extent: Light, Area Affected: 10%							
	Location	: Through	out					
AcousTileSusp.Lay-In	35%	0-2	\$13,900	2032	* *	5	\$8,600	
	Cracking/	Crumbling,	Extent : Light, Are	a Affecte	ed : 10%			
	Location	: Through	out					
Exposed Concrete	25%			LIFE	* *	5	\$1,900	
Gypsum Board	20%	Now	\$5,000	LIFE	* *	5	\$12,300	
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location	: Lobby Th	roughout					

Electrical	Current Repair		e Replacement	М	aintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Inder 600 Volts								
Transformers								
Dry Type	100%	2025	\$15,800	5	\$100			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Mechanical Room							
	Explanation : 75 Kva, 480/208/120 Va	lts						
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			
ighting								
Interior Lighting								
Fluorescent	2%	2022	\$1,500	10	\$600			
	Other Observation, Extent : Moderate, 1	Area Affe	cted : 100%					
	Location: Lobby And Hallways							
	Explanation : Compact Fluorescent F	ixtures						
Fluorescent	98%	2027	\$71,500	10	\$29,800			
	T-8 Lamps And Fixtures, Extent: Mode Location: Throughout The Building			90%	, ,,,,,,,			
Egress Lighting								
Emergency, Service	50%	2027	\$8,100	1				
Exit, Service	50%	2027	\$4,500	1				

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

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

Asset #: 2122

Electrical	Current Repair	Future R	eplacement	M	aintenance			
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Exterior Lighting								
HID	20%	2022	\$25,000	10				
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%	2027	\$30,000	1	\$3,700			
	Other Observation, Extent : Mo	derate, Area Affected	d: 100%					
	Location : Hallways							
	Explanation : CCTV Surveilla	nce Camera System						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%	2027	\$102,800	1-3	\$6,100			
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Hallways And Mechanical Room							
	Explanation : Smoke Detector	s, Horns, Alarm Bell	s, Strobe Light	s And Ma	nual Pull Stations			

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Energy Source									
HTHW/HW	100%			2037	* *	1			
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%				
	Location	: Penthous	se Mechanical Roo	n					
	Explanat Room.	ion : Hot W	Vater Provided Fro	n Buildi	ng P. Building C &	F Share	The Same Mech		
Distribution									
Hot Wtr Piping/Pump	100%	Now	\$4,800	2026	\$48,300	4	\$1,600		
	Corroded,	Extent : M	oderate, Area Affec	ted: 209	%				
	Location	: Penthous	se Mechanical Roo	n					
Terminal Devices									
Air Handler	50%			2022	\$217,800	1	\$10,200		
Convector/Radiator	10%			2025	\$16,600	1	\$1,100		
Fan Coil Unit/Heat	40%	0-2	\$185,600	2037	* *	1	\$3,900		
	On Extend	ed Life, Ex	tent : Severe, Area	Affected	: 40%				
	Location	: Various I	Locations						
	Other Obs	ervation, E	xtent : Severe, Area	ı Affecte	d: 20%				
	Location	: Various I	Locations						
	Explanat	ion : Ruste	d And Leaking						
Air Conditioning Energy Source									
District C.W.	100%			2037	* *	1			
	Other Observation, Extent : Light, Area Affected : 100%								
			se Mechanical Roo						
	Explanat	ion : Chille	ed Water Provided	From Bu	ilding P				

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

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

Asset #: 2122

Mechanical	Current F	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Distribution CW & CHW Wtr Pipe/Pump	100% Now	\$1,900	2027	\$37,800	4	\$1,600	
	Corroded, Extent : M Location : Penthous		cted : 109	%			
Terminal Devices Air Handler/Cool/Ht	80%		2022	\$278,000	1	\$16,400	
Fan Coil - 4 Pipe Ventilation	20%		2022	\$145,100	1	\$2,100	
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$18,500	
Exhaust Fans Interior Roof	95% 5%		2022 2022	\$104,700 \$2,600	2 2	\$1,000 \$100	
Plumbing H/C Water Piping Brass/Copper	100%		2037	* *	1		
HW Heat Exchanger Steam Fired	100% Other Observation, E	Extent : Light, Area	2037 Affected	**	4	\$3,300	
	Location: Penthous Explanation: Unit	se					
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Fixtures Generic	100%						
Vertical Transport Elevators							
Hydraulic	100% Other Observation, E Location : 1-3, Pent Explanation : 1 Uni	thouse	LIFE Affected	**: 100%			
Fire Suppression							
Standpipe Generic	100%		2037	* *	1-5	\$17,300	
Sprinkler No Component	80%		2027	د. دي	1.2	#1 000	
Generic	20%		2037	* *	1-2	\$1,900	

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

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

Print Date: 22-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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$409,500	\$133,900
Interior Architecture		\$208,700
Electrical	\$2,300	\$462,900
Mechanical	\$1,040,000	\$338,400
Total	\$1,451,900	\$1,143,900
Importance Code A	\$409,500	\$133,900
Importance Code B	\$1,042,400	\$1,010,000
Total	\$1.451.000	\$1 1/3 000

Total	\$1,451,900	\$1,143,900

\$178,900	\$11,100	\$16,800	\$69,600
\$47,600			
\$83,700	\$11,100	\$16,800	\$60,200
\$47,600			\$9,400
\$178,900	\$11,100	\$16,800	\$69,600
\$3,900	\$3,900	\$3,900	\$3,900
\$13,900	\$4,500	\$8,900	\$9,800
\$2,100	\$2,600	\$2,700	\$29,900
\$111,400		\$1,200	\$16,600
\$47,600			\$9,400
FY 2019	FY 2020	FY 2021	FY 2022
	\$47,600 \$111,400 \$2,100 \$13,900 \$3,900 \$178,900 \$47,600 \$83,700 \$47,600	\$47,600 \$111,400 \$2,100 \$13,900 \$13,900 \$3,900 \$178,900 \$11,100 \$47,600 \$83,700 \$47,600	\$47,600 \$111,400



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

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

Asset # : 2123

rchitecture	Current I	Repair	Future	e Replacement	М	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls Masonry: Brick	80% Now Horizontal Cracks, E Location: North Fo Jnt Mortar Miss/Eroc Location: North Fo	acade l, Extent : Moderat			5	\$39,400	
Metal Panel Window Wall	5% 15% Now Caulking Deteriorate Location: North Fo	\$35,500 d, Extent : Modera acade			5-10	\$16,900 \$13,900	
	Water Penetration, E. Location: North Fa	_	Affected :	30%			
Windows	Locuiton . North FC	ише					
Aluminum	95% Now Caulking Deteriorate Location: Through Water Penetration, E. Location: Offices	out			5	\$900	
Metal Louvers	5%		2036	* *	10	\$600	
Parapets						4000	
Masonry: Brick	85% Now Diagonal Cracks, Ex Location: North Formula Cracks, E Location: North Formula Cracks, E	acade Extent : Moderate, A			5	\$3,400	
Metal Panel	5%		2047	* *	5	\$800	
Metal Rail	10%		2032	* *	5-10	\$7,200	
Roof IRMA/Protected Membrane	10% Now	\$13,200	2027	\$32,900			
	Paver Block Ballast, Location: Lower To	errace					
	Vegetation Growth, E Location : Lower To		Area Affed	rted : 25%			
	Water Penetration, E. Location: First Flo	xtent : Moderate, A	Area Affec	ted : 20%			
Single Ply Membrane	85% Now Ponding, Extent: Mo Location: Over The Water Penetration, E.	ird Floor					
	Location : Over Th		Ајјестеи .	10/0			
Skylight, Metal/Glass	5% Now Miss/Damaged Flash Location : Over Loc	bby					
	Water Penetration, E. Location : Over Ma		Area Affec	ted : 20%			

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

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

Asset #: 2123

rchitecture		Current	Repair	Future Replacement		Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Floors								
Carpet	20%		\$25,100	2023	\$125,300	3	\$14,800	
		-	amage, Extent : Mo	oderate, .	Area Affected : 20%	%		
		: Through			cc 1 200/			
	_	_	, Extent : Moderate	, Area A	ffected : 20%			
		: Through	оит		ate ate			
Cast in Place Concrete	10%			LIFE	* *	5	\$10,800	
Ceramic Tile	5%			2036	* *	5	\$2,500	
Panel/Paver: Cer/Brk	15% 50%	0-2	\$20,900	2043 2027		5	\$16,600	
Vinyl Tile			\$20,900 Extent : Light, Are		\$208,700	3	\$9,200	
	_	: Through	_	илујесн	su . 2070			
Interior Walls	200411011							
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%	0-2	\$3,200	2036	* *	5	\$1,200	
	Cracking/	Crumbling	Extent : Light, Are	a Affecte	ed : 5%			
	Location	: Through	out					
Concrete Masonry Unit	20%	0-2	\$20,900	LIFE	* *	5	\$3,800	
	Cracking/	Crumbling	Extent : Light, Are	a Affecte	ed : 10%			
	Location	: Through	out					
Gypsum Board	60%	Now	\$23,400	LIFE	* *	5	\$17,000	
	_	_	Extent : Moderate	, Area Aj	ffected : 20%			
		: Through						
			xtent : Light, Area	Affected	: 10%			
		: Through	out					
Masonry: Brick	10%			LIFE	* *			
Ceilings	20%	0-2	¢7.000	2022	* *	-	¢. (100	
AcousTileConcealSpLn	_0,0	~ =	\$7,900 Extent : Light, Are	2032		5	\$6,100	
		: Through		и Ајјеси	ea . 1070			
A cougTiloSugm I ov Im	35%	. Through		2032	* *		\$17,200	
AcousTileSusp.Lay-In		Crumhlina	Extent : Light, Are			5	\$17,200	
	_	: Through	_	илуеси	eu . 1070			
Exposed Concrete	25%			LIFE	* *	5	\$1,900	
Gypsum Board	20%		\$9,900	LIFE	* *	5	\$1,300	
Gypsum Doma			Extent : Light, Are		ed : 10%	5	Ψ12,500	
	_	: Through	_		/ -			

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

Under 600 Volts

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

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

Asset #: 2123

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System	% of Fail Date Estimated Co	st Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component Type	Total (Years)	FY		(Yrs)		
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2027	\$8,300	5	\$200	
Tused Bise SW	Other Observation, Extent : Moderat			5	Ψ200	
	Location : Electrical Room	33				
	Explanation : Main Service Discon	nect Switch I	Rated @ 2500 Am	peres		
Transformers	•					
Dry Type	100%	2025	\$15,800	5	\$100	
	Other Observation, Extent : Moderat	te, Area Affec	rted : 100%			
	Location: Electrical Room					
	Explanation : 2- 112.5kva, 480/208	3/120 Volts				
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	1000/	2027	4. 400	_	44.000	
Motor Control Center	100%	2025	\$1,400	5	\$1,000	
Ground						
Grounding Devices	1000/	TIPP	* *	-	Φ500	
Generic	100%	LIFE	T T	5	\$500	
Stand-by Power Transfer Switches						
Automatic	100%	2025	\$21,900	1	\$10,900	
	10078	2023	\$21,900	1	\$10,900	
Lighting Interior Lighting						
Fluorescent	3%	2022	\$2,300	10	\$1,000	
Tuorescent	Other Observation, Extent : Moderat			10	\$1,000	
	Location: Lobby And Hallways	, 11.00.11,500				
	Explanation : Compact Fluorescen	t Fixtures				
Fluorescent	97%	2027	\$75,500	10	\$31,500	
Tuorescent	T-8 Lamps And Fixtures, Extent: Mo			10	ψ51,500	
	Location: Throughout The Building		11,10070			
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%		-			
Alarm						

Alarm

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

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

Asset # : 2123

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
larm						
Security System						
No Component	70%					
Generic	30%	2027	\$32,000	1	\$4,000	
	Other Observation, Extent : Mod	lerate, Area Affec	ted : 100%			
	Location : Hallways					
	Explanation: CCTV Surveillan	ice Camera Syste	m			
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2027	\$109,700	1-3	\$6,500	
	Other Observation, Extent : Mod	lerate, Area Affec	ted : 100%			
	Location : Hallways, Mechanic	cal Rooms				
	Explanation : Strobe Lights, Sm	oke Detectors, Al	larm Bells, Horns	And Mai	nual Pull Stations	

Mechanical	Curren	t Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating							
Energy Source HTHW/HW	100%		2037	* *	1		
HIHW/HW		Extent : Light, Area		. 100%	1		
		use Mechanical Roc		. 10070			
		Water Provided Fro		ng P. Building D &	& E Share	e The Same Mech	
Distribution							
Hot Wtr Piping/Pump	100% Now	\$5,200	2026	\$51,500	4	\$1,700	
		Light, Area Affected	: 20%				
	Location : Mecha	nical Room					
Terminal Devices							
Air Handler	50%		2022	\$232,500	1	\$10,900	
Convector/Radiator	10%	Ø100 100	2025	\$17,700 * *	1	\$1,100	
Fan Coil Unit/Heat	40% 0-2	\$198,100	2037		1	\$4,100	
	Location : Variou	Moderate, Area Affe s	стеа : 20	%			
	On Extended Life, I	Extent : Severe, Area	Affected	: 40%			
	Location : Variou						
ir Conditioning							
Energy Source							
District C.W.	100%		2037	* *	1		
		Extent : Light, Area		: 100%			
		nical Room In Penth					
	Explanation : Chi	lled Water Provided	From Bu	iilding P			
Distribution CW & CHW Wtr	1000/ NT	\$4,000	2027	\$40.200	4	¢1 700	
Pipe/Pump	100% Now	\$4,000	2027	\$40,300	4	\$1,700	
		Light, Area Affected					
	Location: Pentho	use Mechanical Roo	m				

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

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

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

Asset # : 2123

Mechanical	Current Repair		Futur	e Replacement	М	aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	70%		2022	\$259,600	1	\$15,300		
Fan Coil - 4 Pipe	30%		2022	\$232,300	1	\$3,400		
Ventilation								
Distribution						*** -**		
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$19,700		
Exhaust Fans								
Interior	100%		2022	\$117,600	2	\$1,100		
	Other Observation, I Location : Roof	Extent : Light, Area	Affected	: 1%				
		e Is A Condemn Roo To Be Removed Fror		st Fan Has Not Be	en Used I	For Long Time,		
Plumbing								
H/C Water Piping								
Brass/Copper	100%		2027	\$246,500	1			
HW Heat Exchanger								
Steam Fired	100%		2037	* *	4	\$3,500		
	Other Observation, I	0 .	55	: 100%				
	Location : Penthou	ise Mechanical Roo	m					
	Explanation: Unit	Shared With Buildin	ng E					
Sanitary Piping								
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping								
Cast Iron	100%		LIFE	* *	1			
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%		LIFE	* *				
	Other Observation, I	Extent : Light, Area	Affected	: 100%				
	Location: 1-3, Per	ıthouse						
	Explanation: 1 Un	it						
Fire Suppression								
Standpipe								
Generic	100%		2037	* *	1-5	\$18,500		
Sprinkler								
No Component	80%							
Generic	20%		2037	* *	1-2	\$2,000		

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

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

Print Date: 22-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

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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$482,800	\$133,900
Interior Architecture		\$208,700
Electrical		\$373,600
Mechanical	\$1,034,200	\$91,900
Total	\$1,516,900	\$808,100
Importance Code A	\$482,800	\$133,900
Importance Code B	\$1,034,200	\$674,200
Total	\$1,516,900	\$808,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$185,700	\$9,200	\$14,300	\$57,900
Importance Code A	\$43,100			\$4,700
Importance Code B	\$99,600	\$9,200	\$14,300	\$53,200
Importance Code C	\$43,000			
Total	\$185,700	\$9,200	\$14,300	\$57,900



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

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

Asset #: 2124

Architecture	Current Repair	Future Replacement	Maintenance		
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
xterior					
Exterior Walls	000/ 11 0007 500	1100 **	-	Ф20 400	
Masonry: Brick	80% Now \$237,500 Horizontal Cracks, Extent : Moderate, A	LIFE	5	\$39,400	
	Location : South Facade	Area Affeciea : 10%			
	Int Mortar Miss/Erod, Extent : Modera	te Area Affected : 15%			
	Location : South Facade	ic, mearyjeciea . 1570			
Metal Panel	5% Now \$17,700	2057 **	5	\$4,600	1
Metal I allei	Broken/Missing Elements, Extent: Seve		3	\$4,000	1
	Location : South Facade Of Lobby Wi	==			
	Deformed/Dented, Extent: Severe, Area				
	Location : South Facade Of Lobby Wi				
Window Wall	15% Now \$71,000	2047 **	5	\$13,900	
	Caulking Deteriorated, Extent: Modera		-	4,,	
	Location: South Facade				
	Water Penetration, Extent: Light, Area	Affected : 10%			
	Location : South Facade				
Windows					
Aluminum	95% Now \$15,600	2035 **	5	\$900	
	Caulking Deteriorated, Extent: Modera	ate, Area Affected : 25%			
	Location: Throughout	A A A 1 . 100/			
	Water Penetration, Extent : Moderate, A Location : Offices	Агеа Аffестеа : 10%			
M / 1T		2026 **	1.0	Φ.(00	
Metal Louvers	5%	2036 **	10	\$600	
Parapets Masonry: Brick	85% Now \$38,900	LIFE **	5	\$3,400	
Masonly. Blick	Diagonal Cracks, Extent : Moderate, A		3	\$5,400	
	Location: East Facade	rea riggeerea : 1070			
	Horizontal Cracks, Extent : Moderate, A	Area Affected : 10%			
	Location: East Facade, South Facade				
Metal Panel	5%	2047 **	5	\$800	
Metal Rail	10%	2032 **	5-10	\$7,200	

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

Asset #: 2124

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
IRMA/Protected Membrane	10%	Now	\$9,900	2032	* *			
			Extent : Moderate, errace, Throughou		fected : 100%			
			Extent : Moderate, A errace, Throughout		cted : 20%			
	Water Per		xtent : Moderate, A		cted : 20%			
Single Ply Membrane	Miss/Dan	-	\$37,800 sings, Extent : Mod ird Floor, Through		\$94,500 ea Affected : 25%			
		netration, E. n : Through	xtent : Moderate, A out	rea Affe	cted : 20%			
Skylight, Metal/Glass	Miss/Dan Location	n : Over Ma	\$97,600 nings, Extent : Mod nin Lounge, Throug xtent : Light, Area	hout				
			unge, Throughout	-55	, .			
nterior Floors								
Carpet			\$31,300 amage, Extent : Mo out	2023 oderate, .	\$156,700 Area Affected : 309	3	\$18,400	
Cast in Place Concrete	5%	1		LIFE	* *	5	\$5,400	
Ceramic Tile	5%	0-2	\$4,800	2036	* *	5	\$1,200	
	_	Crumbling, 1 : Through	Extent : Light, Are	ea Affecte	ed : 10%			
Panel/Paver: Cer/Brk	15%			2043	* *	5	\$16,600	
Vinyl Tile	50%		\$20,900	2027	\$208,700	3	\$9,200	
-	_	Crumbling, 1 : Through	Extent : Light, Are	ea Affecte	·			

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

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
nterior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%	0-2	\$6,500	2036	* *	5	\$1,200	
	_		Extent: Light, Are	ea Affecte	ed : 10%			
	Location	: Through	out					
Concrete Masonry Unit	20%	0-2	\$20,900	LIFE	* *	5	\$3,800	
	Cracking/Crumbling, Extent: Light, Area Affected: 10%							
	Location	: Through	out					
Gypsum Board	20%	Now	\$15,600	LIFE	* *	5	\$5,700	
	Cracking/0	Crumbling,	Extent : Moderate	, Area Aj	ffected : 40%			
	Location	: Below Si	kylight At Corner C	of Main I	Lounge			
	Water Pen	etration, E.	xtent : Light, Area	Affected	: 20%			
	Location	: Below Si	kylight At Corner C	of Main I	Lounge			
Gypsum Board	40%			LIFE	* *	5	\$11,300	
Masonry: Brick	10%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	45%	0-2	\$17,900	2032	* *	5	\$11,100	
	Cracking/Crumbling, Extent: Light, Area Affected: 20%							
	Location	: Through	out					
Exposed Concrete	30%			LIFE	* *	5	\$2,300	
Gypsum Board	25%	Now	\$6,200	LIFE	* *	5	\$15,400	
· 1	Cracking/	Crumbling,	Extent : Light, Are	a Affecte	ed : 10%			
	Location	: Through	out					

Electrical	Current Repair Future Replacement		Replacement	M		
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Raceway						
Conduit	100%	2027	\$52,500	1		
Panelboards						
Fused Disc Sw	10%	2026	\$7,500	5	\$100	
Molded Case Bkrs	90%	2026	\$67,200	5	\$800	
Wiring						
Thermoplastic	100%	2027	\$66,400	1		
Lighting						
Interior Lighting						
Fluorescent	100%	2027	\$77,900	10	\$32,400	
	T-8 Lamps And Fixtures, Extent	: Moderate, Area	Affected : 100%			
	Location : Throughout The Bi	uilding				
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%					

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 2124

Electrical	Current Repair	Current Repair Future Replacement			aintenance		
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
larm							
Security System							
No Component	90%						
Generic	10%	2027	\$10,700	1	\$1,300		
	Other Observation, Extent : Me	oderate, Area Affe	cted : 100%				
	Location : Outside						
	Explanation : CCTV Surveille	ance Camera Syst	em				
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%	2027	\$109,700	1-3	\$6,500		
, 2	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Hallways And Med	chanical Room					
	Explanation : Smoke Detecto	rs. Alarm Bells. M	Ianual Pull Station	s. Strobe	Lights And Horns		

Mechanical	Current R	Current Repair		e Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source	1000/		2027	* *	1		
HTHW/HW	100%		2037		1		
	Other Observation, Ex Location : Penthous		-	: 100%			
	Explanation: Hot W			na D. Duildina D. 6	F Cham	The Came Meek	
	Room.	aier Froviaea Fro	т Бинан	ng F. Builaing D o	t E Share	e The Same Mech	
Distribution							
Hot Wtr Piping/Pump	100% Now	\$5,200	2026	\$51,500	4	\$1,700	
	Corroded, Extent: Mo	oderate, Area Affe	ted: 209	%			
	Location: Mechanic	cal Room					
Terminal Devices							
Air Handler	50%		2022	\$232,500	1	\$10,900	
Convector/Radiator	10%		2025	\$17,700	1	\$1,100	
Fan Coil Unit/Heat	40% 0-2	\$198,100	2037	* *	1	\$4,100	
	Corroded, Extent : Mo	oderate, Area Affe	eted : 209	%			
	Location : Various						
	On Extended Life, Ext		Affected	: 40%			
	Location : Various L	ocations					
Air Conditioning							
Energy Source District C.W.	100%		2037	* *	1		
District C. w.	100/0	rtont : Light Arga	_00,	. 100%	1		
	Other Observation, Extent : Light, Area Affected : 100% Location : Penthouse Mechanical Room						
	Explanation : Chille			ilding P			
Distribution							
CW & CHW Wtr	100% Now	\$4,000	2027	\$40,300	4	\$1,700	
Pipe/Pump		. ,		. ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		. ,	
• •	Corroded, Extent : Mo	oderate, Area Affe	ted : 209	%			
	Location: Mechanic	cal Room					

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

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

Asset #: 2124

Mechanical	Curre	Current Repair		e Replacement	Maintenance		
System Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Terminal Devices							
Air Handler/Cool/Ht	70%		2022	\$259,600	1	\$15,300	
Fan Coil - 4 Pipe	30%		2022	\$232,300	1	\$3,400	
Ventilation							
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	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2037	* *	1		
HW Heat Exchanger							
Steam Fired	100%		2037	* *	4	\$3,500	
	Other Observatio	n, Extent : Light, Area	Affected	: 100%			
	Location: Pent	house					
	Explanation: U	Init Shared With Buildi	ng D				
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
•	Other Observatio	n, Extent : Light, Area	Affected	: 100%			
	Location: 1-3						
	Explanation: 1	Unit					
Fire Suppression							
Standpipe							
Generic	100%		2037	* *	1-5	\$18,500	
Sprinkler							
No Component	80%						
Generic	20%		2037	* *	1-2	\$2,000	

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

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

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

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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$482,800	\$133,900
Interior Architecture	\$47,400	\$208,700
Electrical		\$354,300
Mechanical	\$931,100	\$86,100
Total	\$1,461,300	\$783,000
Importance Code A	\$482,800	\$133,900
Importance Code B	\$978,500	\$649,100
Total	\$1,461,300	\$783,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$177,400	\$13,600	\$14,000	\$56,000
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			
Total	\$177,400	\$13,600	\$14,000	\$56,000



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

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

Asset #: 2125

Architecture	Current Repair	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority		
xterior Exterior Walls Masonry: Brick	80% Now \$237,500	LIFE	* *	5	\$39,400			
·	Horizontal Cracks, Extent: Moderate, Location: South Facade Jnt Mortar Miss/Erod, Extent: Modera Location: South Facade				·			
Metal Panel	5%	2037	* *	5-10	\$16,900			
Window Wall	15% Now \$71,000 Caulking Deteriorated, Extent: Moder Location: South Facade Water Penetration, Extent: Light, Area		* * ed : 20%	5	\$13,900			
XX.7' 1	Location : South Facade							
Windows Aluminum	95% Now \$15,600 Caulking Deteriorated, Extent : Moder Location : Throughout			5	\$900			
	Water Penetration, Extent : Moderate, Location : Offices	Area Affected : 1	10%					
Metal Louvers	5%	2036	* *	10	\$600			
Parapets Masonry: Brick	Location : South Facade	Diagonal Cracks, Extent : Moderate, Area Affected : 15% Location : South Facade Horizontal Cracks, Extent : Moderate, Area Affected : 20%						
Metal Panel	5%	2047	* *	5	\$800			
Metal Rail	10%	2040	* *	5-10	\$7,200			
Roof IRMA/Protected Membrane	10% Now \$13,200	2027	\$32,900					
	Paver Block Ballast, Extent : Moderate Location : Throughout	e, Area Affected .	: 30%					
	Vegetation Growth, Extent: Moderate, Location: Lower Terrace, Throughou	ıt						
	Water Penetration, Extent: Moderate, Location: Offices, Throughout		30%					
Single Ply Membrane	85% Now \$37,800 Miss/Damaged Flashings, Extent: Mod Location: Upper Roof, Throughout.	2027 derate, Area Affe	\$94,500 ected : 40%					
	Ponding, Extent: Moderate, Area Affec Location: Over Third Floor, Through							
Skylight, Metal/Glass	5% Now \$97,600 Miss/Damaged Flashings, Extent: Mod Location: Over Lobby							
	Water Penetration, Extent : Moderate, Location : Over Lobby	Area Affected : 3	50%					

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

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

CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING F

Asset #: 2125

rchitecture	Current I	Repair	Futur	e Replacement	М	aintenance	
vstem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Floors						***	
Carpet	25% 0-2 Punct/Tear/Impact D Location: Through Staining/Discoloring Location: Through	out Extent : Moderate			3	\$18,400	
Cast in Place Concrete	5%		LIFE	* *	5	\$5,400	
Ceramic Tile	5% 2-4 Cracking/Crumbling, Location: Through	_	2036 a Affecte	* * ed : 10%	5	\$1,200	
Panel/Paver: Cer/Brk	15%		2043	* *	5	\$16,600	
Vinyl Tile	50% 0-2 Cracking/Crumbling, Location : Through		2027 , Area A <u>f</u>	\$208,700 fected : 20%	3	\$9,200	
Interior Walls							
Cast in Place Concrete Ceramic Tile	5% 5% 0-2 Cracking/Crumbling, Location: Through		LIFE 2036 a Affecte	** ** ed:10%	5	\$1,200	
Concrete Masonry Unit	20% 2-4 Cracking/Crumbling, Location: Through	\$20,900 Extent : Moderate	LIFE , Area A <u>f</u>	* * fected : 20%	5	\$3,800	
Gypsum Board	60% Now Cracking/Crumbling, Location: Through Water Penetration, E Location: Through	out xtent : Moderate, A			5	\$17,000	
Masonry: Brick	10%		LIFE	* *			
Ceilings							
AcousTileConcealSpLn	15% Now Broken/Missing Elem Location : Through	_	2032 , Area Aj	* * ffected : 20%	5	\$4,600	
AcousTileSusp.Lay-In	35% Now Cracking/Crumbling, Location: Through		2032 a Affecte	* * ed : 10%	5	\$8,600	
Exposed Concrete	30% Now Water Penetration, E Location: Room 32				5	\$2,300	
Gypsum Board	20% Now Cracking/Crumbling, Location: Through Water Penetration, E Location: Through	out xtent : Light, Area A			5	\$12,300	

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

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

CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING F

Asset # : 2125

Electrical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Raceway						
Conduit	100%	2027	\$52,500	1		
Panelboards						
Fused Disc Sw	20%	2026	\$14,900	5	\$200	
Molded Case Bkrs	80%	2026	\$59,700	5	\$700	
Wiring						
Thermoplastic	100%	2027	\$66,400	1		
Lighting						
Interior Lighting						
Fluorescent	100%	2027	\$73,000	10	\$30,400	
	T-8 Lamps And Fixtures, Ex		Affected : 100%			
	Location : Thropughout T	he Building				
Egress Lighting						
Emergency, Service	50%	2027	\$8,100	1		
Exit, Service	50%	2027	\$4,500	1		
Exterior Lighting						
HID	20%	2022	\$25,000	10		
No Component	80%					
Alarm						
Security System						
No Component	70%					
Generic	30%	2027	\$30,000	1	\$3,700	
	Other Observation, Extent:		cted : 100%			
	Location : Hallways And	Outside				
	Explanation: CCTV Surve	eillance Camera Syst	em			
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2027	\$102,800	1-3	\$6,100	
	Other Observation, Extent:	Moderate, Area Affe	cted : 100%			
	Location: Hallways					
	Explanation : Strobe Ligh	ts, Manual Pull Statio	ons, Horns And Ala	ırm Bells	, Smoke Detectors	

Mechanical		Current Repa	ir	Futur	e Replacement	M	aintenance		
System Component Type	% of I Total	Fail Date Esti (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
leating									
Energy Source									
HTHW/HW	100%			2037	* *	1			
	Other Observation, Extent: Light, Area Affected: 100%								
	Location: Penthouse Mechanical Room								
	Explanati Room.	on : Hot Water	Provided Fro	m Buildi	ng P. Building C &	F Share	The Same Mech		
Distribution									
Hot Wtr Piping/Pump	100%	Now	\$4,800	2026	\$48,300	4	\$1,600		
1 5 1	Corroded, I	Extent : Moder	ate, Area Affec	ted: 209	%				
	Location .	: Penthouse Me	echanical Roo	m					

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING F

Asset #: 2125

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
leating									
Terminal Devices Air Handler Convector/Radiator Fan Coil Unit/Heat	50% 10% 40%	0-2	\$185,600	2022 2025 2037 Affected	\$217,800 \$16,600 **	1 1 1	\$10,200 \$1,100 \$3,900		
	On Extended Life, Extent : Severe, Area Affected : 40% Location : Various Locations Other Observation, Extent : Severe, Area Affected : 20% Location : Various Locations								
			ed And Leaking						
Air Conditioning	<u> </u>								
Energy Source District C.W.	100%			2037	**	1			
	Location	: Penthou	Extent : Light, Area se Mechanical Roo ed Water Provided	om .					
Distribution CW & CHW Wtr Pipe/Pump	-	Now	\$1,900	2027	\$37,800	4	\$1,600		
- por samp		Extent : M i : Penthou	loderate, Area Affeo se	cted : 10	%				
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	¢10 500		
Exhaust Fans	100%			LIFE		2-5	\$18,500		
Interior	95%			2022	\$104,700	2	\$1,000		
Roof	5%			2022	\$2,600	2	\$100		
Plumbing					\$2,000	_	Ψ100		
H/C Water Piping									
Brass/Copper	100%			2037	* *	1			
HW Heat Exchanger Steam Fired	100%			2037	* *	4	\$3,300		
	Location	: Penthou			: 100%				
Conitant Dining	Ехріапа	uon : Unit	Shared With Buildi	ng C					
Sanitary Piping Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping Cast Iron	100%			LIFE	* *	1			
Fixtures Generic Vertical Transport	100%								

Vertical Transport

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

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

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CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING F

Asset #: 2125

Mechanical	Current Repair	Future Rep	lacement	Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estin	mated Cost Cyc (Yi		Priority
Vertical Transport					
Elevators	1000/		de de		
Hydraulic	100%	LIFE	* *		
	Other Observation, Extent: Liga	nt, Area Affected : 100	%		
	Location: 1-3				
	Explanation: 1 Unit				
Fire Suppression					
Standpipe					
Generic	100%	2037	* * 1-:	5 \$17,300	
Sprinkler					
No Component	80%				
Generic	20%	2037	** 1-2	2 \$1,900	

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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

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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
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
Total	\$20,393,800	\$36,367,500
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
Total	\$20,393,800	\$36,367,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$375,300	\$575,700	\$544,900	\$458,600
Importance Code A	\$1,900	\$117,500	\$118,200	\$88,300
Importance Code B	\$373,400	\$458,200	\$426,700	\$370,300
Total	\$375,300	\$575,700	\$544,900	\$458,600



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

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

Asset #: 4434

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance			
system Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
xterior										
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			
	Other Observation, Extent : Moderate, Area Affected : 10%									
	Location : Service Area									
	Explana	tion : Broke	en / Missing Eleme	nts						
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			
Wood	Location Corrosion Location Thermally Location	: Service A /Rusting, E. : Service A	xtent : Moderate, A Area Extent : Moderate	Area Affe	cted : 50%	5	\$62,200			
Wood	Air Infiltro Location	ation, Exten : Through	nt : Moderate, Area out	Affected		3	Ψ02,200			
	Deteriorated Finish, Extent : Moderate, Area Affected : 50% Location : Throughout									
		ecay, Exter : Through	nt : Moderate, Area out	Affected	l : 20%					
	Thermally Inefficient, Extent : Moderate, Area Affected : 100% Location : Throughout									
	-	ked, Extent : Through	: Moderate, Area I out	Affected	: 50%					
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			

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

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

Asset #: 4434

Architecture		Current Re	pair	Futur	re Replacement	М	aintenance				
System Component Type	% of Total	Fail Date F (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Exterior											
Roof											
Built-Up (BUR)		Now	\$110,000	2034	* *						
		Blisters, Extent : Moderate, Area Affected : 20% Location : Over Loading Dock									
			_		1.00						
		_	_	erate, Ar	rea Affected : 25%						
		: Over Load	· ·		•==						
	Worn/Eroded, Extent: Moderate, Area Affected: 25% Location: Over Loading Dock										
		: Over Load	ing Dock								
Modified Bitumen	47%			2032	* *	10	\$113,100				
Modified Bitumen	40%			2029	* *	10	\$96,200				
Skylight, Metal/Glass	3%			2050	* *	10	\$24,100				
nterior											
Floors											
Carpet	5%			2023	\$850,800	3	\$100,100				
Cast in Place Concrete	40%			LIFE	* *	5	\$1,168,300				
		etration, Exte : Basement	ent : Moderate, A	rea Affe	cted : 10%						
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				
		ssing Elemen : 9th Floor	its, Extent : Mod	erate, Ar	rea Affected : 10%						
			Moderate, Area A	Affected	. 25%						
	-	: 9th Floor	moderaie, med i	ŋjeereu	. 2370						
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	* *						
-	Diagonal (Cracks, Exter	ıt : Moderate, Ar	ea Affec	ted : 10%						
	Location	: Service Are	ea								

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

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

Asset #: 4434

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
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	* *			
		Rusting, E. : Service A	xtent : Moderate, A Area	rea Affe	cted : 15%			
	O	iscoloring, : Service A	Extent : Moderate Area	, Area Aj	ffected : 25%			
Gypsum Board	10%			LIFE	* *	5	\$166,900	
Metal Panel	5%	Now	\$222,600	LIFE	* *	5	\$83,500	
	Location Water Pene	: Service A	ctent : Moderate, A	55				

lectrical	Current	Repair	Futur	e Replacement	М	aintenance	
vstem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2024		5	\$3,800	
	Other Observation,		Area Affe	cted : 100%			
	Location : Electric	***					
	Explanation: 2-40	000 Amperes Main S	Service D	isconnect Switche	s		
Transformers							
Dry Type	100%		2022	\$15,800	5	\$3,300	
	Other Observation,	Extent : Light, Area	Affected	: 100%			
	Location : Electric	al Room					
	Explanation: 2-60	00 Kva , 480/277v					
Switchgear / Switchboard							
Fused Disc Sw	95%		2024		5	\$3,600	
Molded Case Bkrs	5%		2024		5	\$1,200	
Raceway							
Conduit	90%		2034	* *	1		
Conduit	10%		2044	* *	1		
Panelboards							
Fused Disc Sw	20%		2032	* *	5	\$4,100	
Molded Case Bkrs	70%		2032	* *	5	\$16,400	
Molded Case Bkrs	10%		2040	* *	5	\$2,300	
Wiring							
Thermoplastic	90%		2034	* *	1		
Thermoplastic	10%		2044	* *	1		
Motor Controllers							
Locally Mounted	70%		2022		5	\$4,200	
Locally Mounted	30%		2029	* *	5	\$1,800	

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

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

Asset #: 4434

Electrical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground						
Grounding Devices						
Not Accessible	100%					
	Other Observation, Extent : Light, Area	a Affected :	0%			
	Location : Explanation : Covered With Insulation	n				
Stand-by Power	Expandion . Covered with insulation	<i></i>				
Transfer Switches						
Automatic	100%	2029	* *	1	\$274,500	
Generators						
Diesel	100%	2027	\$121,200	1	\$345,500	
	Other Observation, Extent : Moderate,	Area Affect	ed : 100%			
	Location: Roof					
	Explanation: 200 Kw, 208/120 Cater	pillar Gens	et			
Batteries				_		
Lead/Acid	100%	2019	\$1,500	5	\$33,000	
Fuel Storage	500/	2022	ate ate	_	#02.000	
Day Tank	50%	2032	**	5	\$82,800	
	Other Observation, Extent : Moderate,	Area Affect	ed: 100%			
	Location: Roof	o Datino Co				
M : T 1	Explanation : No Available Nameplat		<u> </u>		ф1 2 100	
Main Tank	50%	2027	\$53,900	5	\$13,100	
	Other Observation, Extent : Moderate, Location : Basement	Area Affect	ea : 100%			
	Explanation: 2000 Gallon Capacity					
Lighting	Explanation : 2000 Gation Capacity					
Interior Lighting						
Fluorescent	98%	2029	* *	10	\$801,800	
11001000110	T-8 Lamps And Fixtures, Extent : Mode		Affected : 100%	10	\$001,000	
	Location: Throughout The Building	,	33			
Fluorescent	2%	2024	\$39,300	10	\$16,400	
Tracrescent	Other Observation, Extent : Moderate,			10	Ψ10,100	
	Location: Throughout The Building					
	Explanation : Compact Fluorescent L	Light Fixture	es			
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	
	Other Observation, Extent: Moderate,	Area Affect	ed : 100%			
	Location: Roof					
	Explanation: Signage Lighting					
Alarm						

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

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

Asset #: 4434

Electrical	Current Repa	ir Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	70%					
Generic	30%	2029	* *	1	\$100,000	
	Other Observation, Extend	t : Moderate, Area Affe	cted : 100%			
	Location : Hallways					
	Explanation: CCTV S	Surveillance Cameras				
Fire/Smoke Detection						
No Component	50%					
Generic	50%	2029	* *	1-3	\$274,900	
	Other Observation, Exten	t : Moderate, Area Affe	cted : 100%			
	Location: Hallways And	d Mechanical Spaces				
	Explanation : Strobe Lig	ghts, Manual Pull Statio	n And Smoke Dete	ectors		

Mechanical		Current F	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 6		2-4 ed Life, Ex : Tanks In	\$438,700 tent : Moderate, Ar Vault	2034 rea Affec	* * ted : 40%	5	\$138,200	
Conversion Equipment Steam Boiler			\$5,398,600 : Moderate, Area A ts, 1 Is Out Of Serv			1	\$795,100	
	Location	: Basemen	extent : Light, Area t ts. They Are Schedi	55		ummer		
Distribution								
Hot Wtr Piping/Pump		Extent : Se	\$10,400 evere, Area Affected Pump, Sub-baseme		\$520,100	4	\$17,600	
	Leak Evide		: Moderate, Area A		10%			
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	
Convector/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		

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

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

Asset #: 4434

Mechanical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of l Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning Conversion Equipment Int Pkg Unit - Heating/Cooling	10%			2019	\$1,774,000	2	\$5,500		
			ent : Light, Area A		10% l, 3rd, 4th, And 7th	Floors			
Reciprocating Compr/Chiller	20%	. mecnani	сиі Еqиіртені Кос	2019	\$1,416,100	1	\$82,800		
Compi/Cimie		gerant, Ext : Mechani	ent : Light, Area A cal Room	ffected :	20%				
No Component	70%	. meenam	eui Room						
Distribution	7070								
CW & CHW Wtr Pipe/Pump	20%			2024	\$61,100	4	\$13,200		
No Component	80%								
Terminal Devices									
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%								
Heat Rejection Water Cooling Tower		Now nt. Extent	\$95,000 : Severe, Area Affe	2029 ected : 10	* *	2	\$71,800		
	Obsolete Education :	quipment, : Roof	l And Leaking Exte Extent : Severe, Ar	rea Affect	ted : 10%				
Water Cooling Tower	10% Corroded, I Location :		\$9,500 oderate, Area Affec	2019 cted : 10	\$95,000 %	2	\$71,800		
No Component	80%								
Ventilation									
Distribution									
Ductwork/Diffusers	30%			LIFE	* *	2-5	\$149,200		
No Component	70%								
Exhaust Fans	200/			2010	#800 200	2	фо. 2 00		
Interior	30%			2019	\$890,300	2	\$8,200		
No Component	70%								
Plumbing H/C Water Piping									
Brass/Copper	40%			2034	* *	1			
Galvanized Steel	60%			2022	\$2,196,200	1			
HW Heat Exchanger	0070				<i>\$</i> 2,170,200				
Steam Fired	50%			2024	\$664,200	4	\$66,200		
No Component	50%								
Sanitary Piping									
Cast Iron	100%	Now	\$122,100	LIFE	* *	1			
	_		Extent : Moderate, 1	Area Affe	ected : 5%				
	Location	: Various I	Locations						

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

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

Asset #: 4434

Mechanical	Current Repair	Futur	e Replacement	M					
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Plumbing									
Storm Drain Piping									
Cast Iron	100%	LIFE	* *	1					
Sump Pump(s)									
Non-Submersible	100%	2019	\$127,200	4	\$28,300				
Fixtures									
Generic	100%								
Vertical Transport									
Elevators									
Geared Traction	80%	LIFE	* *						
	Other Observation, Extent : Light,	Area Affected	: 80%						
	Location : B-9								
	Explanation: 11 Units								
Hydraulic	20%	LIFE	* *						
	Other Observation, Extent : Light,	Area Affected	: 20%						
	Location: B-2								
	Explanation: 3 Units								
Fire Suppression									
Standpipe									
Generic	100%	2024	\$3,476,600	1-5	\$449,800				
Sprinkler									
Generic	100%	2024	\$8,168,500	1-2	\$249,900				
Fire Pump									
Not Accessible	100%								
Chemical System									
No Component	98%								
Generic	2%	2019		1-3	\$100				
	Other Observation, Extent: Light, Area Affected: 2%								
	Location: 2nd Floor Kitchen								
	Explanation: For The Stove								

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

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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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
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
Total	\$5,822,800	\$15,760,200
Importance Code A	\$3,158,200	\$131,000
Importance Code B	\$2,664,600	\$15,347,500
Importance Code C		\$281,600
Total	\$5,822,800	\$15,760,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$220,600	\$924,400	\$369,800	\$248,200
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				
Total	\$220,600	\$924,400	\$369,800	\$248,200



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

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

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CITY UNIVERSITY OF NEW YORK - 042 LAGUARDIA COMMUNITY COLLEGE E - E BUILDING

Asset #: 2823

Architecture	Current Repair		Future Replacement		М			
System Component Type		l Date ⁄ears)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	< - 0/	-	421 - 222	• • • •				
Cement-Fiber Panel	65% N		\$217,800	2029	**			
	_	_	Extent : Moderate	, Area Af	fected: 2%			
	Location: E		tout Modonato A	us a Affas	atad . 150/			
			tent : Moderate, A 65, E507, Throug		nea : 15%			
Clara Dia da		uirs, ES	05, E507, Throug		* *		¢14.000	
Glass Block Masonry: Brick	10% 15%			LIFE LIFE	* *	5 5	\$14,800 \$35,500	
Pre-Cast Concrete	13% 5%			LIFE	* *	5	\$33,500	
Stucco Cement	5%			2037	* *	5	\$29,600	
Windows	370			2031			Ψ29,000	
Aluminum	95% N	low	\$198,700	2040	* *	5	\$11,900	
	Ctrwt/Balnc N	ot Func	t, Extent : Modera	ite, Area	Affected : 25%			
	Location: T	hrougho	ut					
	•		nt : Moderate, Are	a Affecte	d: 25%			
	Location : T	hrougho	ut					
Metal Louvers	5%			2033	* *	10	\$7,800	
Parapets								
Cast in Place Concrete	50%			LIFE	* *	5	\$57,000	
Metal Panel	47%			2044	* *	5	\$20,100	
			tent : Moderate, A	Area Affe	cted : 100%			
	Location : E		-	<i>C</i>	E:1 D1			
M (1D - 1		: Inis M	laterial Is Actuall		**		Ф1 200	
Metal Panel	3%			2044		5	\$1,300	
Roof Fiberglass Panel	5%			2033	* *	1		
IRMA/Protected	95% N	low	\$2,673,800	2033	* *	1		
Membrane	7570 1	iow	\$2,073,000	2034				
Wiemerane	Insul Miss/Dis	placed,	Extent : Moderate	, Area Aj	ffected : 25%			
		-	ling Tower Area					
	Miss/Damage	d Flashi	ngs, Extent : Mod	erate, Are	ea Affected : 5%			
	Location : N	ear Mer	#6					
			tent : Moderate, A					
					E238 And E271, No	ear 5th F	loor Elevator	
			Moderate, Area A	Affected :	25%			
	Location : T	hrougho	ut					
nterior Floors								
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		low	\$229,900	2034	* *	3	\$10,200	
•	Loose/Miss Fo	asteners,	Extent : Moderat		ffected : 25%			
	Location : C	orridor .	Near Room 240					
	Loose Units, E	Extent : I	Moderate, Area A <u>j</u>	fected : 2	25%			

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

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

Asset #: 2823

Architecture	Curre	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Interior Walls							
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	
Ceilings							
AcousTileSusp.Lay-In	70%		2029	* *	5	\$379,100	
	Water Penetration	, Extent : Moderate, A	rea Affe	cted : 10%			
	Location: Corri	dor Near Room E271,	Room E	238, Near 5th Floo	or Elevate	or	
Exposed Concrete	15%		LIFE	* *	5	\$12,700	
Exposed Struc: Steel	5%		LIFE	* *			
Gypsum Board	10%		LIFE	* *	5	\$67,700	

Electrical	Current Repair	Future Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts					
Service Equipment					
Fused Disc Sw	100%	2034 **	5	\$1,600	
	Other Observation, Extent : Moderate	, Area Affected : 100%			
	Location: Electrical Room				
	Explanation: 4-2500 Amperes Main	n Disconnect Switches			
Transformers					
Dry Type	100%	2029 * *	5	\$1,300	
	Other Observation, Extent : Moderate	, Area Affected : 100%			
	Location: Electrical Room				
	Explanation: 4-750 Kva, 480/277/20	08 Volts			
Switchgear / Switchboard					
Fused Disc Sw	100%	2034 **	5	\$1,600	
Raceway					
Conduit	100%	2034 **	1		
Panelboards					
Fused Disc Sw	15%	2032 **	5	\$1,300	
Molded Case Bkrs	85%	2032 **	5	\$8,200	
Wiring					
Thermoplastic	100%	2034 **	1		
Motor Controllers					
Locally Mounted	100%	2029 **	5	\$2,500	
Ground					
Grounding Devices					
Not Accessible	100%				
Stand-by Power					
Transfer Switches					
Automatic	100%	2029 **	1	\$112,900	

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

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

Asset #: 2823

Electrical	Current Repair	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power Generators Diesel	100% Other Observation, Extent : Moderate, . Location : Generator Room Explanation : Emergency Generator F			1	\$142,100	
Batteries						
Nickel Cadmium	100%	2019	\$1,500	5	\$81,800	
Fuel Storage						
Day Tank	50% Other Observation, Extent: Moderate, Location: Generator Room Explanation: 460 Gallon Capacity	2032 Area Affec	* * ted : 100%	5	\$33,600	
Main Tank	50% Other Observation, Extent: Moderate, Location: Generator Room Explanation: No Available Nameplate			5	\$5,300	
Lighting						
Interior Lighting Fluorescent	96% Other Observation, Extent : Moderate, .	2029 Area Affec	* * ted : 100%	10	\$318,600	
Electronic	Location: Throughout The Building Explanation: T-8 Lamps 3%	2024	¢22.000	10	¢10,000	
Fluorescent	370 Other Observation, Extent : Moderate, Location : Throughout The Building Explanation : Compact Fluorescent L			10	\$10,000	
HID	1%	2024	\$5,800	10	\$100	
Egress Lighting	170	2021	ψ2,000	10	Ψ100	
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	
Exterior Lighting						
HID	100%	2024	\$1,383,700	10	\$1,100	
Alarm Security System No Component	70%					
Generic	30% Other Observation, Extent: Moderate, .	2029 Area Affec	* * ted : 100%	1	\$41,100	
F: /a	Location : Hallways Explanation : C C T V Surveillance C	Cameras				
Fire/Smoke Detection	500/					
No Component	50%	2020	* *	1.2	¢112 100	
Generic	50% Other Observation, Extent: Moderate, Location: Hallways And Mechanical		ted : 100%	1-3	\$113,100	
	Explanation: Strobe Lights, Manual I	Pull Station	n, Smoke Detector	rs, Alarm	Bells And Horns	

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

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

Asset #: 2823

Mechanical	Curren	t Repair	Futur	e Replacement	M		
System Component Type	% of Fail Dat Total (Years)	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating							
Energy Source							
Electricity	10%		2044	* *	1		
Natural Gas	5%		2044	* *	1		
Interruptible Gas/Dual Fuel	85%		2044	* *	1		
Conversion Equipment							
Furnace	5%		2029	* *	1	\$9,000	
		Extent: Light, Area	Affected	: 5%			
	Location: Roof						
	Explanation: 1 R	oof Top Package Un	it				
Heat Pump Air Sourced	10%		2022	\$68,000	2	\$11,200	
	Other Observation,	Extent: Light, Area	Affected	: 10%			
	Location: Roof						
	Explanation: 2 R	oof Mounted Packag	ge Units				
Steam Boiler	85%		2037	* *	1	\$304,600	
	Other Observation,	Extent: Light, Area	Affected	: 100%			
	Location: Boiler	Room					
	Explanation: 2 U	Inits					
Distribution							
Hot Wtr Piping/Pump	20%		2032	* *	4	\$5,400	
Central Plant Steam	65%		2034	* *	4	\$11,600	
Piping/Pmp							
No Component	15%						
Terminal Devices						*	
Air Handler	65%		2024	\$3,092,700	1	\$145,500	
Convector/Radiator	15%		2037	**	1	\$17,500	
Fan Coil Unit/Heat	5%		2024	\$253,400	1	\$5,800	
No Component	15%						
ir Conditioning							
Energy Source	1000/		2040	* *	1		
Electricity	100%		2040		1		
Conversion Equipment	0.50/		2027	\$2.254.000	1	¢222.000	
Centrifugal, Elec Chiller		Extent : Light Ange	2027	\$3,254,900	1	\$332,900	
	Location : AC Ro	Extent : Light, Area	Ајјестей	. 0370			
			ant D122				
II (D. A. C. 1		Inits, Using Refriger		\$22.4.000	2	Ф2 200	
Heat Pump Air Sourced	10%	Z.,,	2022	\$334,800	2	\$2,200	
	Location: 2 Units	Extent : Light, Area A	<i></i> Јјестеа :	10%			
Ext Pkg Unit -	5%	, NOUJ	2029	* *	2	\$1,100	
Heating/Cooling							
	R-22 Refrigerant, E Location: Roof	Extent : Light, Area A	ffected :	5%			
	Other Observation, Location: Roof	Extent : Light, Area	Affected	: 5%			
	=	oof Mounted Air Ha	ndler Wit	h Gas Fired Furna	ісе		

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

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

Asset #: 2823

Mechanical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type		il Date Estimated Cost /ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning								
Distribution	0.50/		2024	* *	4	017.200		
CW & CHW Wtr Pipe/Pump	85%		2034	* *	4	\$15,200		
No Component	15%							
Terminal Devices	1370							
Air Handler/Cool/Ht	85%		2024	\$3,225,700	1	\$190,200		
No Component	15%		2021	Ψ3,223,700	•	Ψ190,200		
Heat Rejection								
Dry Cooler	5%		2029	* *	2	\$12,600		
Water Cooling Tower	85% N	Now \$54,600	2022	\$1,091,500	2	\$247,600		
Ç	Corroded, Ext	ent : Moderate, Area Affe	cted : 10%			•		
	Location: Re	oof						
	Leak Evident,	Extent: Moderate, Area	Affected :	5%				
	Location: Re	oof						
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$201,800		
Exhaust Fans	0.50/		•••	4. 4.	_	** 400		
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	10070		2044		1			
Gas Fired	100%		2019	\$206,400	2	\$5,300		
Sanitary Piping	10070		2017	Ψ200,π00		Ψ5,500		
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping	100,0				<u> </u>			
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								

Vertical Transport

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

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

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CITY UNIVERSITY OF NEW YORK - 042 LAGUARDIA COMMUNITY COLLEGE E - E BUILDING

Asset #: 2823

Mechanical	Current Repair	Future Re	eplacement	Maintenance					
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Vertical Transport									
Elevators									
Geared Traction	50%	LIFE	* *						
	Other Observation, Extent : Ligh	t, Area Affected : 50)%						
	Location: 1-5								
	Explanation: 2 Units								
Hydraulic	50%	LIFE	* *						
	Other Observation, Extent : Light, Area Affected : 50%								
	Location: (2) 1-2 (1) 1-3								
	Explanation: 3 Units								
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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
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
Total	\$11,421,200	\$10,582,000
Importance Code A	\$2,319,100	\$2,244,000
Importance Code B	\$9,102,100	\$8,188,400
Importance Code C		\$149,500
Total	\$11,421,200	\$10,582,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$213,400	\$381,000	\$201,700	\$195,000
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				
Total	\$213,400	\$381,000	\$201,700	\$195,000



 $[\]label{lem:maintenance} \textit{Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

Asset #: 2096

rchitecture	Current Ro	Current Repair		e Replacement	Maintenance			
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
kterior Exterior Walls								
Masonry: Brick	95% Now Cracking/Crumbling, I Location: Penthouse Efflorescence, Extent: Location: Penthouse Jnt Mortar Miss/Erod, Location: Throughouse	e Moderate, Area A e Extent : Moderat	Affected .	: 15%	5	\$151,900		
	Water Penetration, Ext Location : North Fac		rea Affe	cted : 10%				
Window Wall	5%		2044	* *	5	\$30,000		
Windows Aluminum	97% Now Caulking Deteriorated Location: Throughor		2032 te, Area	* * Affected : 25%	5	\$8,300		
Metal Louvers	3%		2033	* *	10	\$3,200		
Parapets Masonry: Brick	85% Now \$138,400 LIFE ** 5 \$8,000 Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 25% Location: Throughout Vegetation Growth, Extent: Moderate, Area Affected: 10% Location: Throughout Water Penetration, Extent: Moderate, Area Affected: 10% Location: Throughout							
Metal Panel	5%		2044	* *	5	\$1,800		
Metal Rail	5%		2029	* *	5-10	\$8,500		
Pre-Cast Concrete	5%		LIFE	* *	5	\$3,000		

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

Asset #: 2096

Architecture		Current F	Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Roof								
IRMA/Protected Membrane	30%	Now	\$216,300	2024	\$720,800			
		:/Displaced ı : Over Thi	, Extent : Moderate ird Floor	e, Area A <u>f</u>	fected : 20%			
	Water Pen	etration, E.	xtent : Moderate, A	rea Affec	ted : 10%			
	Location	ı : Over Thi	ird Floor					
		ded, Extent 1 : Over Thi	: Moderate, Area A ird Floor	Affected :	25%			
Single Ply Membrane	50%	Now	\$152,100	2024	\$507,000			
		aged Flash 1 : Over 4th	ings, Extent : Mod Floor	erate, Are	a Affected : 10%			
	•	-	tent : Moderate, A mnasium, 4th Floo		ed : 15%			
			xtent : Light, Area					
	Location	ı : Gymnası	ium, Room M400, (Over Lobl	by			
Sloped Glazing	Broken/M		\$105,800 ents, Extent : Mod dy Lounges	LIFE erate, Are	* * a Affected : 10%	5	\$603,800	
	Water Pen	etration, E.	xtent : Moderate, A ar Little Theater, St					
Traffic Topping	5%			2024	\$91,600	10	\$25,200	
terior								
Floors	5 0/			2020	#2.15.5 00	2	Φ20.000	
Carpet	5%			2020	\$245,500	3	\$28,900	
Cast in Place Concrete Ceramic Tile	10% 10%			LIFE	* *	5	\$84,300	
Terrazzo	10% 5%			2033 LIFE	* *	5 5	\$38,500	
	5% 60%			2024			\$15,100	
Vinyl Tile			¢1.62.500		\$1,962,500 * *	3	\$86,700	
Vinyl Tile			\$163,500 Extent : Moderate	2034 e, Area Afj		3	\$7,200	
	Worn/Eroc		: Moderate, Area A	Affected :	25%			
Wood	5%			2052	* *	5	\$36,100	
Interior Walls	270						+20,100	
Cast in Place Concrete	5%			LIFE	* *			
	Water Pen		xtent : Moderate, A ion	rea Affec	ted : 10%			
				2033	* *	5	\$49,800	
Ceramic Tile	10%			2000				
	10%				* *	5	\$10,000	
Concrete Masonry Unit	5%			LIFE	* *	5 5	\$10,000 \$149,500	
						5 5	\$10,000 \$149,500	

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

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

Asset #: 2096

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	10%			2029	* *	5	\$48,200	
AcousTileSusp.Lay-In	25%	Now	\$777,900	2044	* *	5	\$48,200	
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 15%			
	Location	: Through	out, Basement Cori	idor				
	Worn/Eroc	led, Extent	: Moderate, Area A	ffected :	25%			
	Location	: Through	out, Basement Corr	ridor				
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	
V 1	Water Pen	etration, E.	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	: Study Lo	unges					

Electrical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date 1 Total (Years)		ear Y	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	20	24	\$83,900	5	\$1,100	
	Other Observation, Ex	tent : Moderate, Area	Affec	rted : 100%			
	Location: Electrical	Room					
	Explanation : 2- 4000 Disconnect Switch	O Amperes Main Disco	nnec	et Switches And 1-2	2000 Am	peres Main	
Switchgear / Switchboard							
Fused Disc Sw	100%	20	24	\$487,900	5	\$1,100	
Raceway							
Conduit	80%	20	24	\$461,600	1		
Conduit	20%	20	34	* *	1		
Panelboards							
Fused Disc Sw	10%	20	23	\$47,800	5	\$600	
Fused Disc Sw	5%	20	32	* *	5	\$300	
Molded Case Bkrs	65%	20	23	\$310,400	5	\$4,500	
Molded Case Bkrs	20%	20	32	* *	5	\$1,400	
Wiring							
Thermoplastic	80%	20	24	\$622,700	1		
Thermoplastic	20%	20	34	* *	1		
Motor Controllers							
Locally Mounted	70%	20	22	\$160,900	5	\$1,200	
Locally Mounted	15%	20	29	* *	5	\$300	
Motor Control Center	15%	20	22	\$216,300	5	\$1,100	
Ground							
Grounding Devices							
Generic	100%	LI	FE	* *	5	\$3,800	
Stand-by Power							

Stand-by Power

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

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

Asset #: 2096

Electrical	Current Repair	Future Replacement	M	Maintenance						
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority					
Stand-by Power										
Transfer Switches										
Automatic	100%	2022 \$21,900	1	\$80,300						
Generators	1000/			0404400						
Diesel	100%	2020 \$121,200	1	\$101,100						
	Other Observation, Extent: Moderate, Area Affected: 100%									
	Location: Generator Room	0-4-1@75 V								
Batteries	Explanation : Emergency Generator F	Katea @ 73 KW								
Batteries Lead/Acid	100%	2019 \$1,500	5	\$9,700						
	10076	2019 \$1,300	3	\$9,700						
Fuel Storage Main Tank	100%	2027 \$31,100	5	\$7,600						
Ivialii Talik	Other Observation, Extent : Moderate, A	. ,	3	\$7,000						
	Location: Generator Room	irea rijjeeiea . 10070								
	Explanation: 550 Gallon Capacity									
ighting	Explanation : 550 Gation Capacity									
Interior Lighting										
Fluorescent	94%	2024 \$532,900	10	\$222,000						
T Iudi esecin	T-8 Lamps And Fixtures, Extent : Model		10	Ψ===,000						
	Location: Throughout The Building	. 50								
Fluorescent	5%	2024 \$28,300	10	\$11,800						
Tracrescent	Other Observation, Extent: Moderate, A		10	Ψ11,000						
	Location: Throughout The Building	55								
	Explanation : Compact Fluorescent L	ight Fixtures								
HID	1%	2024 \$4,100	10	\$100						
Egress Lighting				4-11						
Emergency, Service	40%	2024 \$50,600	1							
Emergency, Battery	10%	2024 \$34,700		\$6,200						
Exit, LED	20%	2052 **		. ,						
Exit, Service	30%	2024 \$20,800								
Exterior Lighting		. ,								
HID	100%	2024 \$984,400	10	\$800						
ightning Protection										
Arresters/Cabling										
Generic	100%	2027 \$230,100	5	\$3,200						
	Other Observation, Extent: Moderate, A	Area Affected : 100%								
	Location: Stacks									
	Explanation: Lightning Rods In The S	Stacks Only								
Alarm										
Security System	5 00/									
No Component	70%	2020		422.2 2.						
Generic	30%	2029 **	1	\$29,300						
	Other Observation, Extent : Moderate, A	Area Affected : 100%								
	Location: Hallways									
	Explanation : CCTV Surveillance Can	neras								

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

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

Asset #: 2096

Electrical	Current Repair	Future Replacement	Maintenance						
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority					
Alarm									
Fire/Smoke Detection									
No Component	70%								
Generic	30%	2019 \$809,900	1-3 \$49,700						
	Other Observation, Extent: Moderate,	Area Affected : 100%							
	Location : Hallways And Mechanical Rooms								
	Explanation : Alarm Bells And Manua	al Pull Station, Smoke Detec	ctors						

Mechanical	Current Repair		Futur	Future Replacement		Maintenance				
ystem Component Type		Date Estimated Cos (ears)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
eating										
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 H	andler Wit	th Gas Fired Furna	ice					
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 U	nits							
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 : Bo	oiler Room								
	Explanation	: 3 Old Units, And No H	w Htr So	Boilers Have To Ru	ın All Sur	nmer				
Distribution										
Hot Wtr Piping/Pump	25%		2032	* *	4	\$4,800				
Central Plant Steam	40% N	ow \$81,500	2034	* *	4	\$5,100				
Piping/Pmp			2031		4	\$3,100				
Piping/Pmp	Malfunctionin	g, Extent : Severe, Area		10%	7	\$3,100				
Piping/Pmp	,	g, Extent : Severe, Area neumatic Controls Not I	Affected :	10%	7	\$3,100				
Piping/Pmp	Location : Pro Other Observa	neumatic Controls Not I ution, Extent : Moderate	Affected : n Service		7	\$3,100				
Piping/Pmp	Location : Pro Other Observation : The	neumatic Controls Not I tion, Extent : Moderate proughout	Affected : n Service , Area Affe		7	\$3,100				
	Location : Property of the Control o	neumatic Controls Not I ution, Extent : Moderate	Affected : n Service , Area Affe		7	\$3,100				
No Component	Location : Pro Other Observation : The	neumatic Controls Not I tion, Extent : Moderate proughout	Affected : n Service , Area Affe		-	\$3,100				
No Component Terminal Devices	Location: Property of the Control of the Control of the Explanation 35%	neumatic Controls Not I tion, Extent : Moderate proughout	Affected : n Service , Area Affe l System	octed : 100%						
No Component Terminal Devices Air Handler	Location: Property of the Control of	neumatic Controls Not I tion, Extent : Moderate proughout	Affected : n Service , Area Affe l System 2019		1	\$63,700				
No Component Terminal Devices	Location: Property of the Control of the Control of the Explanation 35%	neumatic Controls Not I tion, Extent : Moderate proughout	Affected : n Service , Area Affe l System	\$1,354,000						

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.

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

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

Asset #: 2096

Mechanical		Current	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		
Conversion Equipment			***					
Centrifugal, Elec Chille		Now	\$217,900	2020	\$2,179,500	1	\$200,600	
	_		ent : Moderate, Ared		ed: 30%			
		-	nits Is Out Of Servi					
			Extent : Light, Area I	Affected	: 80%			
		ı : Basemer			022			
			its Using R11, 1unit				000000	
Reciprocating Compr/Chiller	20%			2024	\$408,600	1	\$23,900	
•	R-22 Refr	igerant, Ex	tent : Light, Area A <u>j</u>	fected :	20%			
	Location	n:Roof						
Distribution								
CW & CHW Wtr	80%			2034	* *	4	\$10,200	
Pipe/Pump								
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	80%			2019	\$2,159,900	1	\$127,400	
No Component	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	
	Corroded,	Extent : So	evere, Area Affected	: 20%				
	Location	ı:Roof						
	Leak Evid	lent, Extent	: Severe, Area Affec	cted : 5%	6			
	Location	ı : Roof						
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				• 0 = 1		_		
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)				• 0		_		
Non-Submersible	100%			2019	\$37,200	4	\$8,300	
Sewage Ejector(s)								
Under Construction	100%							

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

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

Asset #: 2096

Mechanical	Current Repair	Future R	ture Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	50%	LIFE	* *			
	Other Observation, Extent : Lig	ht, Area Affected : 5	0%			
	Location: B-4					
	Explanation: 2 Units					
Hydraulic	50%	LIFE	* *			
•	Other Observation, Extent : Lig	ht, Area Affected : 5	0%			
	Location: B-1					
	Explanation: 2 Units					
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	

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

CITY UNIVERSITY OF NEW YORK - FY 2018 Print Date: 22-Sep-2017

: QUEENSBOROUGH COMMUNITY COLLEGE ADMIN AND BUSINESS BLDG **Asset Name**

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 : NONE : 18-Apr-2013 **Landmark Status**

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5

: 7490 BIN : 4862628 Block Lot : 2

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$332,100	\$421,300
Interior Architecture	\$387,300	\$274,400
Electrical	\$451,900	\$727,600
Mechanical	\$41,300	\$993,400
Total	\$1,212,600	\$2,416,700
Importance Code A	\$332,100	\$530,800
Importance Code B	\$880,500	\$1,885,900
Total	\$1 212 600	\$2.416.700

Total \$1,212,600 \$2,416,700

\$28,000 \$76,300	\$35,300 \$41,300	\$3,700 \$40,700	\$16,100 \$60,200
· · ·			
\$28,000	\$35,300	\$3,700	\$16,100
\$104,400	\$76,600	\$44,400	\$76,300
\$9,900	\$9,900	\$9,900	\$9,900
\$57,900	\$10,700	\$17,900	\$13,300
\$17,600	\$7,000	\$10,700	\$37,000
\$5,300	\$16,300	\$5,900	\$2,600
\$13,700	\$32,700		\$13,600
FY 2019	FY 2020	FY 2021	FY 2022
	\$13,700 \$5,300 \$17,600 \$57,900 \$9,900	\$13,700 \$32,700 \$5,300 \$16,300 \$17,600 \$7,000 \$57,900 \$10,700 \$9,900 \$9,900	\$13,700 \$32,700 \$5,300 \$16,300 \$5,900 \$17,600 \$7,000 \$10,700 \$57,900 \$10,700 \$17,900 \$9,900 \$9,900 \$9,900



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

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

Asset #: 2085

chitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior				•	•			
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	
	Location Jnt Morta	ı : Bulkhead	l, Extent : Moderat					
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%		\$64,400	2044	* *	5	\$12,600	
	Location Water Pen	n : Offices C netration, Ex	d, Extent : Modera On 5th Floor xtent : Moderate, A On 5th Floor					
Window Wall	5%			2050	* *	5	\$25,100	
Windows							420 ,100	
Aluminum	Caulking Location Water Pen	ı: Through	xtent : Moderate, A			5	\$11,300	
Metal Louvers	5%			2033	* *	10	\$7,400	
Parapets							\$7,.00	
Masonry: Drick	85%			LIFE	* *	5	\$2,800	
Masonry: Brick Metal Rail	85% 10%			LIFE 2037	* *	5 5-10	\$2,800 \$5,900	
•	85% 10% 5%		\$1,200	LIFE 2037 LIFE		5 5-10 5	\$2,800 \$5,900 \$1,000	
Metal Rail	10% 5% Int Morta Location Caulking	Now r Miss/Eroa ı : Coping	\$1,200 l, Extent : Moderat d, Extent : Modera	2037 LIFE e, Area A	* * * * Affected : 25%	5-10	\$5,900	
Metal Rail Pre-Cast Concrete Roof	10% 5% Int Morta Location Caulking Location	Now r Miss/Eroa 1: Coping Deteriorate 1: Coping	l, Extent : Moderat	2037 LIFE e, Area A	* * * * Affected : 25%	5-10	\$5,900 \$1,000	
Metal Rail Pre-Cast Concrete Roof Built-Up (BUR)	10% 5% Int Morta Location Caulking Location 55%	Now r Miss/Eroa i : Coping Deteriorate i : Coping	l, Extent : Moderat	2037 LIFE te, Area A ste, Area .	* * * * Affected : 25%	5-10 5	\$5,900	
Metal Rail Pre-Cast Concrete Roof Built-Up (BUR) Modified Bitumen	10% 5% Jnt Morta Location Caulking Location 55% 15%	Now r Miss/Eroa i : Coping Deteriorate i : Coping	l, Extent : Moderat d, Extent : Modera	2037 LIFE se, Area A ate, Area 2 2024 2024	* * ** Affected: 25% Affected: 50% \$143,400 \$49,700	5-10 5	\$5,900 \$1,000	
Metal Rail Pre-Cast Concrete Roof Built-Up (BUR)	10% 5% Jnt Morta Location Caulking Location 55% 15% 25% Miss/Dam Location Vegetation Location Water Pen	Now r Miss/Eroa n: Coping Deteriorate n: Coping Now naged Flash n: Terrace (n Growth, E n: Terrace (netration, E	l, Extent : Moderat d, Extent : Modera \$38,300 ings, Extent : Mode Over 4th Floor extent : Moderate, A Over 4th Floor extent : Moderate, A	2037 LIFE ie, Area A ste, Area A 2024 2024 2027 erate, Ar Area Affe	* * ** Affected: 25% Affected: 50% \$143,400 \$49,700 \$127,600 \$127,600 ea Affected: 25% cted: 10%	5-10 5	\$5,900 \$1,000 \$31,400	
Metal Rail Pre-Cast Concrete Roof Built-Up (BUR) Modified Bitumen	10% 5% Jnt Morta Location Caulking Location 55% 15% 25% Miss/Dam Location Vegetation Location Water Pen	Now r Miss/Eroa n: Coping Deteriorate n: Coping Now naged Flash n: Terrace (n Growth, E n: Terrace (netration, E	l, Extent : Moderat d, Extent : Modera \$38,300 ings, Extent : Mode Over 4th Floor Extent : Moderate, A Over 4th Floor	2037 LIFE ie, Area A ste, Area A 2024 2024 2027 erate, Ar Area Affe	* * ** Affected: 25% Affected: 50% \$143,400 \$49,700 \$127,600 \$127,600 ea Affected: 25% cted: 10%	5-10 5	\$5,900 \$1,000 \$31,400	

Interior

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

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

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

Asset #: 2085

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
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	
Interior Walls								
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	* *			
Ceilings								
AcousTileConcealSpLn	45%	Now	\$387,300	2044	* *	5	\$30,000	
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 25%			
	Location	n : Through	out					
	Staining/I	Discoloring,	Extent : Moderate	, Area A	ffected : 25%			
	Location	n: Through	out					
	Water Per	netration, E.	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	n : 4th Floo	r Offices					
	Worn/Ero	ded, Extent	: Moderate, Area A	ffected :	25%			
		n : Through		55				
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	
	1070	•		211 1			Ψ55,500	

Electrical	Current Repair	Future Rep	lacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2024	\$39,200	5	\$300	
	Other Observation, Extent : Moderat	te, Area Affected :	100%			
	Location: Electrical Room					
	Explanation : Main Service Discon	nect Switches Rat	ed @ 3000 A	mperes A	and 600 Amperes	
Switchgear / Switchboard						
Fused Disc Sw	100%	2024	\$170,800	5	\$300	
Raceway						
Conduit	90%	2024	\$103,200	1		
Conduit	10%	2034	* *	1		

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

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

Asset #: 2085

Electrical	Current Repair	Future R	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Es	stimated 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			1		
	Insulation Aged, Extent : Moderate, A Location : Throughout The Building		100%			
Thermoplastic	20%	2034	* *	1		
Thermoplastic	30%	2024	\$46,200	1		
Motor Controllers						
Locally Mounted	100%	2022	\$29,400	5	\$500	
Ground						
Grounding Devices			de de	_	** ***	
Generic	100%	LIFE	* *	5	\$1,100	
Stand-by Power						
Transfer Switches	1000/	2041	* *	1	¢22.200	
Automatic	100%	2041		1	\$22,200	
Generators Diesel	100%	2039	* *	1	\$27,900	
Diesei	Other Observation, Extent : Moderate			1	\$27,900	
	Location : Generator Room	, лгей Ајјесте	a. 10070			
	Explanation: Emergency Generator	· Rated @ 100	Kw			
Batteries	Expranation: Emergency Generator	Turca C 100	1177			
Nickel Cadmium	100%	2019	\$1,500	5	\$16,100	
Fuel Storage			4-,000		4-0,-00	
Day Tank	50%	2046	* *	5	\$6,500	
,	Other Observation, Extent : Moderate		d: 100%		¥ - ,- ·	
	Location: Generator Room					
	Explanation: 330 Gallon Capacity					
Main Tank	50%	2059	* *	5	\$1,000	
	Other Observation, Extent : Moderate	, Area Affecte	d: 100%			
	Location: Underground					
	Explanation: No Nameplate Rating	Capacity				
Lighting						
Interior Lighting						
Fluorescent	93%	2029	* *	10	\$59,400	
	Other Observation, Extent : Moderate		d : 100%			
	Location: Throughout The Building					
	Explanation: T-8 Lamps					
Fluorescent	2%	2024	\$7,900	10	\$1,300	
	Other Observation, Extent : Moderate	, Area Affecte	d: 100%			
	Location: Lobby	T : 1 : E:				
	Explanation : Compact Fluorescent					
Incandescent	5%	2019	\$43,900	2	\$100	

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

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

Asset #: 2085

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Egress Lighting						
Emergency, Service	50%	2029	* *	1		
Exit, Service	50%	2029	* *	1		
Exterior Lighting						
HID	100%	2019	\$271,600	10	\$200	
Alarm						
Security System						
No Component	70%					
Generic	30%	2024	\$65,300	1	\$8,100	
	Other Observation, Extent:	Moderate, Area Affe	cted : 100%			
	Location : Outside					
	Explanation: CCTV Sur	veillance Camera				
Fire/Smoke Detection						
No Component	70%					
Generic	30%	2024	\$223,400	1-3	\$13,300	
	Other Observation, Extent:	Moderate, Area Affe	cted : 100%			
	Location: Hallways					
	Explanation : Manual Pull	Station, Smoke Dete	ectors, Strobe Ligh	ts And H	orns	

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Energy Source								
Electricity	25%			2044	* *	1		
HTHW/HW	75%			2034	* *	1		
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 75%			
	Location	: Through	out					
	Explana	tion : High	Temperature Water	From A	djacent Building K	ennedy I	Hall Gymnasium	
Conversion Equipment			-			-		
Heat Exchanger, Plate &	75%	Now	\$14,100	2027	\$70,300	1	\$23,200	
Frame								
	Corroded,	Extent : Se	vere, Area Affectea	!: 20%				
	Location	: Basemen	nt Mechanical Room	n				
Heat Pump Air Sourced	25%	Now	\$100	2028	\$4,800	2	\$4,300	
Treat I amp I'm Sourcea			Extent : Moderate,			2	ψ1,500	
		: Lower Ro		11.00.1199	20,000			
			Extent : Light, Area	Affected	. 25%			
		: Lower Ro	0 .	пуссиси	. 2570			
			of Top Package Uni	te				
Distribution	Елрини	non . 5 Roc	oj 10p i uckage Oni	13				
Central Plant Steam	75%	0-2	\$41,300	2034	* *	4	\$2,600	
Piping/Pmp	7370	0-2	φ+1,500	2034		7	\$2,000	
	Corroded,	Extent: M	oderate, Area Affec	eted : 5%				
	Location	: Various 1	Areas					
No Component	25%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 2085

Mechanical	Current Re	Current Repair Future Repla		М	Maintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost Yea FY		Cycle (Yrs)	Estimated Cost	Priority
Heating		•				
Terminal Devices						
Air Handler	40%	202	4 \$366,100	1	\$17,200	
Air Handler	10%	203		1	\$4,300	
Convector/Radiator	25%	202	9 **	1	\$5,600	
No Component	25%					
Air Conditioning						
Energy Source						
District C.W.	75%	203		1		
	Other Observation, Ext Location : Various Ar	tent : Light, Area Affect reas	ed : 75%			
	Explanation: Chillea	l Water From " Medical	Arts Building"			
Electricity	25%	204	0 **	1		
Conversion Equipment						
Heat Pump Air Sourced	25%	202	8 \$161,000	2	\$1,100	
		ctent : Light, Area Affec	ted : 25%			
	Location: 3 Roof Top	Units, Lower Roof				
No Component	75%					
Distribution						
CW & CHW Wtr	75%	203	4 **	4	\$2,600	
Pipe/Pump					. ,	
1 1	Other Observation, Ex	tent : Light, Area Affect	ed : 100%			
	Location : Entrance	Through First Floor				
	Explanation : Supplie	ed Form Medical Arts B	uilding			
No Component	25%					
Terminal Devices						
Air Handler/Cool/Ht	65%	202	4 \$118,600	1	\$28,000	
Air Handler/Cool/Ht	10%	203		1	\$4,300	
No Component	25%				. ,	
Heat Rejection						
Air Cooled Condenser	15%	202	9 **	2	\$7,300	
Unit				_	47,200	
No Component	85%					
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIF	E **	2-5	\$38,800	
Exhaust Fans					•	
Interior	95%	202	4 \$220,000	2	\$2,000	
Roof	5%	202	·	2	\$100	
Plumbing					· · · · · · · · · · · · · · · · · · ·	
H/C Water Piping						
Brass/Copper	100% Now	\$24,300 203	4 **	1		
11	Corroded, Extent : Mod	derate, Area Affected : .	10%			
	Location : Various Ar					
	Location . Various 111					
Water Heater	Location: various 11					
Water Heater Electric		202	3 \$57.300	4	\$600	
Water Heater Electric HW Heat Exchanger	100%	202	3 \$57,300	4	\$600	

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

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

Asset #: 2085

Mechanical	Current Repa	air Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Exten Location: 1-5	t : Light, Area Affected .	100%			
	Explanation: Two Units	s. One Undergoing Repo	air			
Fire Suppression						
Standpipe						
Generic	100%	2034	* *	1-5	\$36,400	
Sprinkler						
No Component	90%					
Generic	10%	2044	* *	1-2	\$2,000	

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

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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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$56,800	\$74,500
Interior Architecture	\$48,400	
Electrical	\$105,600	\$349,200
Total	\$210,900	\$423,600
Importance Code A	\$56,800	\$74,500
Importance Code B	\$154,000	\$349,200
Total	\$210,900	\$423,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture		\$1,200		\$21,700
Interior Architecture		\$3,400		
Electrical	\$500	\$400	\$500	\$400
Mechanical	\$1,100	\$4,300	\$2,700	\$15,800
Total	\$1,700	\$9,200	\$3,200	\$37,900
Importance Code A	\$900	\$2,300	\$900	\$22,800
Importance Code B	\$700	\$7,000	\$2,300	\$15,100
Importance Code C				
Total	\$1,700	\$9,200	\$3,200	\$37,900



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

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

CITY UNIVERSITY OF NEW YORK - 042 QUEENSBOROUGH COMMUNITY COLLEGE C BUILDING

Asset #: 2087

rchitecture	Current Repair			Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	\$6,100	
Concrete Masonry Unit		Now	\$26,900	LIFE	* *	5	\$4,100	
			t : Moderate, Area I	Affected :	10%			
		: East Fac		1.00	1 100/			
			xtent : Moderate, A	Area Affe	cted: 10%			
			r Near North Exit					
Concrete Masonry Unit		Now	\$29,900	LIFE	* *	5	\$500	
	Broken/Missing Elements, Extent: Severe, Area Affected: 25%							
		ı : Chimney						
		Int Mortar Miss/Erod, Extent : Severe, Area Affected : 50%						
		ı : Chimney	<i>y</i>					
Stucco Cement	65%			2037	* *	5	\$39,400	
Windows								
Aluminum	100%			2040	* *	5	\$2,400	
Parapets							*	
Metal Rail	75%			2037	* *	5-10	\$4,500	
Metal: Cage/Fence	25%			2037	* *	5-10	\$600	
Roof	C = 0 /			2022	* *	10	#4.000	
Asphalt Shingle	65%			2033		10	\$4,000	
Modified Bitumen	35%			2024	\$74,500	10	\$12,800	
erior								
Floors	5 0/			LIEE	* *	-	¢2 200	
Cast in Place Concrete	5%			LIFE	* *	5	\$3,300	
Ceramic Tile	5% 90%			2033	* *	5	\$1,500	
Vinyl Tile	90%			2029		3	\$10,200	
Interior Walls Concrete Masonry Unit	100%			LIFE	* *	5	\$13,200	
Ceilings	10070			LIIIE		3	\$13,200	
AcousTileSusp.Lay-In	100%	Now	\$48,400	2029	* *	5	\$15,000	
Acous Mesusp.Lay-III			, Extent : Moderate			3	φ13,000	
	_	ı : First Flo		, 1110u 11j	jeeneu . 27/0			
			, Extent : Moderate	. Area A	ffected : 30%			
	_	i : First Flo		., 111 Cu 11j	Jeeleu . 50/0			

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Under 600 Volts				
Service Equipment				
Fused Disc Sw	100%	2024 \$4,800	5 \$100	
	Other Observation, Extent: Moderate, A	Area Affected : 100%		
	Location: Electrical Room			
	Explanation : Main Service Disconnec	ct Switch Rated @ 1200 Am	peres	

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

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

Asset #: 2087

Electrical		Current Repair			Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	80%			2024	\$78,100	5	\$100	
Fused Disc Sw	20%			2034	* *	5		
Raceway								
Conduit	80%			2024	\$42,000	1		
Conduit	20%			2034	* *	1		
Panelboards								
Fused Disc Sw	5%			2023	\$3,700	5		
Molded Case Bkrs	90%			2023	\$67,200	5	\$500	
Molded Case Bkrs	5%			2032	* *	5		
Wiring								
Thermoplastic	20%			2034	* *	1		
Thermoplastic	80%			2024	\$53,100	1		
Motor Controllers								
Locally Mounted	60%			2022	\$27,100	5	\$100	
Locally Mounted	40%			2029	* *	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	100%			2024	\$44,300	10	\$18,500	
			xtent : Moderate, A	Area Affe	cted : 100%			
		_	out The Building					
	Explana	tion : T-8 L	amps					
Egress Lighting								
Emergency, Service	50%			2024	\$4,900	1		
Exit, Service	50%			2024	\$2,700	1		
Exterior Lighting								
HID	100%			2019	\$78,400	10	\$100	
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2024	\$64,500	1-3	\$3,900	
			xtent : Moderate, A	Area Affe	cted : 100%			
		: Hallway						
	Explana	tion : Manı	al Pull Stations, A	larm Bel	ls, Smoke Detector	s And Str	obe Lights	

Mechanical	Current Re	oair Futur	e Replacement	Maintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle Estimated C (Yrs)	ost Priority
Heating					
Energy Source					
Electricity	10%	2044	* *	1	
Natural Gas	90%	2044	* *	1	

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

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

Asset #: 2087

Mechanical	Current	Current Repair F			Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment							
Furnace	90%		2032	* *	1	\$9,000	
	Other Observation, I	_					
		de Of The Building,		e Roof			
		ıs Fired Package Uı					
Radiant Heater	10%		2024	\$33,300	2	\$900	
	Other Observation, I	Extent : Light, Area	Affected	: 10%			
	Location : Through	nout					
	Explanation: 20 U	Inits					
Air Conditioning							
Energy Source							
Electricity	100%		2040	* *	1		
Conversion Equipment							
Ext Pkg Unit -	100%		2032	* *	2	\$1,200	
Heating/Cooling							
	R-134a Refrigerant,	_					
	Location : 2 On Sic	de Of The Building,	2 On The	e Roof			
Heat Rejection							
Air Cooled Condenser	100%		2032	* *	2	\$14,000	
Unit							
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$11,200	
Exhaust Fans							
Interior	20%		2029	* *	2	\$100	
Roof	80%		2029	* *	2	\$500	
Plumbing							
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%						

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

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

Print Date: 22-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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$218,500	\$85,300
Interior Architecture	\$61,000	\$145,000
Electrical		\$127,200
Mechanical	\$159,700	\$1,513,900
Total	\$439,200	\$1,871,400
Importance Code A	\$262,400	\$85,300
Importance Code B	\$176,800	\$1,786,200
Total	\$430,200	\$1 \$71 <i>1</i> 00

00 \$1,871,400
)

Total	\$317,400	\$18,400	\$28,700	\$87,500
Importance Code C				
Importance Code B	\$253,200	\$16,700	\$27,100	\$79,300
Importance Code A	\$64,100	\$1,600	\$1,600	\$8,100
Total	\$317,400	\$18,400	\$28,700	\$87,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$56,400	\$10,400	\$18,900	\$29,600
Electrical	\$41,500	\$4,000	\$3,700	\$33,100
Interior Architecture	\$151,500		\$2,100	\$14,300
Exterior Architecture	\$64,000			\$6,500
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022



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

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

Asset # : 2103

Architecture		Current	Repair	Futu	re Replacement	М	aintenance				
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
terior											
Exterior Walls											
Cast in Place Concrete	10%			LIFE	* *	5	\$24,200				
Masonry: Brick	75%		\$218,500	LIFE	* *	5	\$36,300	1			
	_	Diagonal Cracks, Extent: Moderate, Area Affected: 10%									
		ı : Corners			1 100/						
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%										
	Location : North Facade Rusting Masonry Supt, Extent : Severe, Area Affected : 50%										
	_										
			cal Equipment Roc								
Metal Panel	10%		\$6,900	2044	* *	5	\$9,100				
	-		xtent : Moderate, A								
			de Of Connecting E	_	_						
	_		d, Extent : Modera		Affected : 25%						
		Location : North Facade, West Facade Water Penetration, Extent : Moderate, Area Affected : 10%									
					cted : 10%						
			acade, West Facade								
Window Wall	5%			2044	* *	5	\$9,100				
Windows											
Aluminum		Now	\$11,300	2040	* *	5	\$700				
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25% Location : West Facade										
			xtent : Moderate, A	Area Affe	cted : 10%						
	Location	ı : West Fac	cade								
Parapets	200/			LIEE	* *	-	¢1 000				
Concrete Masonry Unit				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	50/	N	¢12 200	2024	* *						
Built-Up (BUR)	5%		\$12,200	2034							
	_	_	Extent : Moderate	e, Area A	ijeciea : 25%						
			nnecting Bridge	Affordad	. 500/						
			: Moderate, Area A	Ајјестеа .	30%						
			nnecting Bridge		ata ata						
Cast in Place Concrete		Now	\$18,300	LIFE	**						
			Extent: Moderate		ffected: 25%						
			e Steps Over Old K								
			xtent : Severe, Area		1:25%						
			e Steps Over Old K								
Metal Panel	50%			2037	* *	10	\$49,000				
Modified Bitumen	20%			2029	* *	10	\$10,700				
Paver: Asphalt	20%			2033	* *	10	\$16,000				

Interior

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

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

Asset #: 2103

Architecture		Current Repair			Future Replacement		Maintenance	
System Component Type	% of I Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	20%		\$124,400	2026	\$124,400	3	\$14,600	
	_	_	Extent : Moderate	, Area Aj	ffected : 50%			
	Location .				5 00/			
			: Moderate, Area A	Affected :	30%			
	Location .			0/				
	Wrinkling, I Location :		oderate, Area Affe	ctea : 50	%			
Cookin Place Commete	<u>5%</u>	- Wezzumi	rie	LIEE	* *		¢5 200	
Cast in Place Concrete Ceramic Tile	3% 10%			LIFE 2033	* *	5 5	\$5,300 \$4,900	
Quarry Tile	25%			2033	* *	5	\$18,300	
Vinyl Tile	35%			2024	\$145,000	3	\$6,400	
Vinyl Tile	5%			2019	\$20,700	3	\$1,200	
viiiyi Tile		rvation. F	Extent : Moderate, A			3	Ψ1,200	
			ljacent To Bridge	1,00,12,50	. 100,0			
	Explanati							
Interior Walls								
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	
Ceilings	550/			2020	* *	-	#27.500	
AcousTileSusp.Lay-In	55%	Now	¢40.200	2029 2044	* *	5 5	\$27,500	
AcousTileSusp.Lay-In	10%		\$40,300 ents, Extent : Mode			3	\$2,500	
		_	oom, Corridor Nea					
			Extent : Moderate					
	_	_	oom, Corridor Nea	-	=			
Exposed Concrete	5%			LIFE	* *	5	\$400	
Gypsum Board	10%			LIFE	* *	5	\$6,200	
Plaster	20%	Now	\$13,100	LIFE	* *	5	\$6,200	
Taster					ffected : 10%	3	ψ0,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Over Mezzanine, Stair							
			: Moderate, Area	Affected	: 10%			
	Location .	_						
	Staining/Di	scoloring,	Extent : Moderate	, Area A	ffected : 10%			
	Location .	_		,				

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

Under 600 Volts

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

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

Asset #: 2103

Electrical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type		il Date Es Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$2,500	5	\$100	
			ıt : Moderate, A	Area Affe	cted : 100%			
	Location : E							
	Explanation	ı : Main Sei	vice Disconnec	t Switche	es Rated @ 2000 A	mperes A	And 1200 Amperes	
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		
			Moderate, Are The Building	a Affecte	d : 100%			
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	
round								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$500	
tand-by Power		<u> </u>						
Transfer Switches								
Automatic	100%			2037	* *	1	\$10,400	
Generators								
Diesel	100%			2033	* *	1	\$13,100	
	Other Observ Location : C		ıt : Moderate, A Building	Area Affe	cted : 100%			
	Explanation	: Emergen	cy Generator R	ated @ I	100 Kw			
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$1,300	
Fuel Storage								_
Main Tank	100%			2052	* *	5	\$1,000	
			ıt : Moderate, A	Area Affe	cted : 100%			
	Location: Outside The Building							
ighting	Explanation	: 275 Gall	on Capacity					

Lighting

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

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

Asset #: 2103

Electrical	Current Repair	Futur	re Replacement	М						
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
ighting										
Interior Lighting	0.707	• • • •	4. 4.	4.0	***					
Fluorescent	95%	2029	**	10	\$28,400					
	Other Observation, Extent: Moderate, Area Affected: 100%									
	Location: Throughout The Building									
	Explanation: T-8 Lamps									
Fluorescent	5%	2029	* *	10	\$1,500					
	Other Observation, Extent: Moderate, Area Affected: 100%									
	Location: Lobby									
	Explanation : Compact Fluorescent I	Light Fixti	ures							
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					
larm										
Security System										
No Component	50%									
Generic	50%	2029	* *	1	\$6,300					
	Other Observation, Extent : Moderate, Area Affected : 100%									
	Location : Hallways And Outside									
	Explanation: CCTV Surveillance Ca	mera								
Fire/Smoke Detection										
No Component	60%									
Generic	40%	2029	* *	1-3	\$8,300					
	Other Observation, Extent : Moderate, Area Affected : 100%									
	Location: Hallways									
	Explanation: Smoke Detectors, Strol	e Lights,	Manual Pull Statio	ons, Horn	ıs					

Mechanical	Current Repair			Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Energy Source									
HTHW/HW	100%			2034	* *	1			
Other Observation, Extent : Light, Area Affected : 10%									
	Location: Throughout								
	Explana	tion : High	Temp. Water From	Adjacen	at Building - Kenne	dy Hall (Gymnasium		
Conversion Equipment									
Heat Exchanger, Plate &	100%	0-2	\$43,900	2039	* *	1	\$14,500		
Frame									
•	Corroded,	Extent: M	oderate, Area Affe	cted : 10	%				
	Location	ı : Mechani	ical Room						
	Other Ob	servation, E	Extent : Light, Area	Affected	: 100%				
	Location	ı : Basemen	nt						
	Explana	tion : 2 Obs	solete Units						

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

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

Asset #: 2103

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Distribution Central Plant Steam Piping/Pmp			\$25,800 Toderate, Area Affec	2034 cted : 109	**	4	\$1,600	
Terminal Devices Air Handler Convector/Radiator	80% 20%		· · · · · · · · · · · · · · · · · · ·	2024 2029	\$343,100	1	\$16,100 \$2,100	
Air Conditioning Energy Source						1	\$2,100	
Steam/HW System Conversion Equipment	100%			2034	**	1	\$2.7.2 00	
Absorption Chiller/Steam/HW	Location	: Mechan	Extent : Light, Area ical Room Unit - Refrigerant 1		\$720,300 : 100%	1	\$35,300	
Distribution CW & CHW Wtr Pipe/Pump		Now Extent: M	\$1,900 Toderate, Area Affec	2034	**	4	\$1,600	
	Location			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	•			
Terminal Devices Air Handler/Cool/Ht	100%			2024	\$342,000	1	\$20,200	
Heat Rejection Water Cooling Tower	Corroded,		\$5,800 evere, Area Affected ng Beams, Roof	2022 l : 10%	\$115,700	2	\$26,300	
Ventilation								
Distribution Ductwork/Diffusers Exhaust Fans	100%			LIFE	* *	2-5	\$18,200	
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	Location	servation, E 1 : Basemer tion : 2 Un		2044 Affected	**: 100%			
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		

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

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

Asset #: 2103

Mechanical	Current Repair		placement	M		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sewage Ejector(s)						
Electric	100%	2019	\$9,100	4	\$2,000	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent: Light,	Area Affected : 100	0%			
	Location: B To 2					
	Explanation: One Unit					
Fire Suppression						
Standpipe						
Generic	100%	2034	* *	1-5	\$17,100	
Sprinkler						
No Component	60%					
Generic	40%	2034	* *	1-2	\$3,700	
Chemical System						
No Component	98%					
Generic	2%	2019		1-3	\$100	

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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
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
Total	\$3,331,600	\$5,674,700
Importance Code A	\$812,700	\$1,231,000
Importance Code B	\$2,519,000	\$4,443,700
Total	\$3,331,600	\$5,674,700

Total	\$148,200	\$72,300	\$64,700	\$124,600
Importance Code C				
Importance Code B	\$96,000	\$65,200	\$57,600	\$97,500
Importance Code A	\$52,200	\$7,100	\$7,100	\$27,100
Total	\$148,200	\$72,300	\$64,700	\$124,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$72,200	\$27,600	\$46,300	\$33,800
Electrical	\$39,400	\$15,300	\$14,400	\$66,800
Interior Architecture		\$25,400		
Exterior Architecture	\$32,700			\$20,100
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022



 $[\]label{lem:maintenance} \textit{Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

Asset #: 1570

	Current Repair		Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	5%			LIFE	* *	5	\$65,700		
Concrete Masonry Unit	5%			LIFE	* *	5	\$8,200		
Masonry: Brick	30%		\$237,600	LIFE	* *	5	\$78,900		
			xtent : Moderate, A	Area Affe	cted : 10%				
		: Penthou.			1.00 - 4 - 1 - 250/				
		r Miss/Eroc 1 : Penthou	l, Extent : Moderat	e, Area A	ajjeciea : 25%				
Due Cost Commete				LIDD	* *	-	£470.000		
Pre-Cast Concrete		Now Deteriorate	\$238,600 ed, Extent : Modera	LIFE		5	\$470,000		
	_		a, Extent : Modera oms 206, 208, 209	ne, Area	Ајјестей . 1070				
			xtent : Moderate, A	rea Affe	cted : 5%				
		: Room 20		., e e e i 155 e e					
Window Wall	5%			2044	* *	5	\$49,300		
Windows							\$ 15,000		
Aluminum	95%	Now	\$298,300	2032	* *	5	\$17,800		
	Caulking I	Deteriorate	d, Extent : Modera		Affected : 50%		. ,		
	Location	: Through	out						
	Water Pen	etration, E.	xtent : Moderate, A	rea Affe	cted : 10%				
	Location	: Through	out						
	50/				ala ala				
Metal Louvers	5%			2033	* *	10	\$11,700		
Parapets							-		
	5%		\$5,100	LIFE	* *	5	\$11,700 \$4,200		
Parapets	5% Cracking/	Crumbling,	Extent : Moderate	LIFE	* *		-		
Parapets	5% Cracking/ Location	Crumbling, 1: Cooling	Extent : Moderate Tower Area	LIFE , Area Aj	* * fected : 10%		-		
Parapets	5% Cracking/ Location Exposed R	Crumbling, 1 : Cooling Peinforceme	Extent : Moderate Tower Area ent, Extent : Moder	LIFE , Area Aj	* * fected : 10%		-		
Parapets Cast in Place Concrete	5% Cracking/ Location Exposed R Location	Crumbling, 1 : Cooling Peinforceme	Extent : Moderate Tower Area	LIFE , Area Aj ate, Area	* * fected : 10% Affected : 10%	5	\$4,200		
Parapets Cast in Place Concrete Masonry: Brick	5% Cracking/ Location Exposed R Location 25%	Crumbling, 1 : Cooling Peinforceme	Extent : Moderate Tower Area ent, Extent : Moder	LIFE , Area Aj ate, Area LIFE	* * fected : 10% Affected : 10% * *	5	\$4,200 \$2,000		
Parapets Cast in Place Concrete Masonry: Brick Metal Rail	5% Cracking/ Location Exposed R Location 25% 35%	Crumbling, 1 : Cooling Peinforceme	Extent : Moderate Tower Area ent, Extent : Moder	LIFE Area Aj ate, Area LIFE 2037	* * fected : 10% Affected : 10% * *	5 5 5-10	\$4,200 \$2,000 \$51,000		
Parapets Cast in Place Concrete Masonry: Brick Metal Rail Pre-Cast Concrete	5% Cracking/ Location Exposed R Location 25% 35% 30%	Crumbling, a: Cooling teinforceme a: Cooling	Extent : Moderate Tower Area ent, Extent : Moder Tower Area	LIFE ate, Area LIFE 2037 LIFE	* * fected : 10% Affected : 10% * *	5 5 5-10 5	\$4,200 \$2,000 \$51,000 \$15,200		
Parapets Cast in Place Concrete Masonry: Brick Metal Rail	5% Cracking/ Location Exposed K Location 25% 35% 30% 5%	Crumbling, a: Cooling teinforceme a: Cooling Now	Extent: Moderate Tower Area ent, Extent: Moder Tower Area \$2,900	LIFE ate, Area Aj LIFE 2037 LIFE LIFE LIFE LIFE LIFE	** fected: 10% *Affected: 10% ** ** **	5 5 5-10	\$4,200 \$2,000 \$51,000		
Parapets Cast in Place Concrete Masonry: Brick Metal Rail Pre-Cast Concrete	5% Cracking/ Location Exposed R Location 25% 35% 30% 5% Jnt Morta	Crumbling, a: Cooling teinforceme a: Cooling Now r Miss/Eroc	Extent : Moderate Tower Area ent, Extent : Moder Tower Area	LIFE ate, Area Aj LIFE 2037 LIFE LIFE LIFE LIFE LIFE	** fected: 10% *Affected: 10% ** ** **	5 5 5-10 5	\$4,200 \$2,000 \$51,000 \$15,200		
Parapets Cast in Place Concrete Masonry: Brick Metal Rail Pre-Cast Concrete	5% Cracking/ Location Exposed K Location 25% 35% 30% 5% Jnt Morta Location	Crumbling, a: Cooling ceinforceme a: Cooling Now r Miss/Eroo a: Coping	Extent : Moderate Tower Area ent, Extent : Moder Tower Area \$2,900 d, Extent : Moderate	LIFE t, Area Aj ate, Area LIFE 2037 LIFE LIFE LIFE t, Area A	** ** *Affected: 10% ** ** ** ** Affected: 25%	5 5 5-10 5	\$4,200 \$2,000 \$51,000 \$15,200		
Parapets Cast in Place Concrete Masonry: Brick Metal Rail Pre-Cast Concrete	5% Cracking/ Location Exposed R Location 25% 35% 30% 5% Jnt Mortal Location Caulking A	Crumbling, a: Cooling ceinforceme a: Cooling Now r Miss/Eroo a: Coping	Extent: Moderate Tower Area ent, Extent: Moder Tower Area \$2,900	LIFE t, Area Aj ate, Area LIFE 2037 LIFE LIFE LIFE t, Area A	** ** *Affected: 10% ** ** ** ** Affected: 25%	5 5 5-10 5	\$4,200 \$2,000 \$51,000 \$15,200		
Parapets Cast in Place Concrete Masonry: Brick Metal Rail Pre-Cast Concrete	5% Cracking/ Location Exposed R Location 25% 35% 30% 5% Jnt Mortal Location Caulking A	Crumbling, a: Cooling Peinforceme a: Cooling Now r Miss/Eroe a: Coping Deteriorate	Extent : Moderate Tower Area ent, Extent : Moder Tower Area \$2,900 d, Extent : Moderate	LIFE t, Area Aj ate, Area LIFE 2037 LIFE LIFE LIFE t, Area A	** ** *Affected: 10% ** ** ** ** Affected: 25%	5 5 5-10 5	\$4,200 \$2,000 \$51,000 \$15,200		
Parapets Cast in Place Concrete Masonry: Brick Metal Rail Pre-Cast Concrete Pre-Cast Concrete	5% Cracking/ Location Exposed R Location 25% 35% 30% 5% Jnt Mortal Location Caulking A	Crumbling, a: Cooling Peinforceme a: Cooling Now r Miss/Eroe a: Coping Deteriorate	Extent : Moderate Tower Area ent, Extent : Moder Tower Area \$2,900 d, Extent : Moderate	LIFE t, Area Aj ate, Area LIFE 2037 LIFE LIFE LIFE t, Area A	** ** *Affected: 10% ** ** ** ** Affected: 25%	5 5 5-10 5	\$4,200 \$2,000 \$51,000 \$15,200		
Parapets Cast in Place Concrete Masonry: Brick Metal Rail Pre-Cast Concrete Pre-Cast Concrete	5% Cracking/ Location Exposed R Location 25% 35% 30% 5% Jnt Morta Location Caulking L	Crumbling, a: Cooling Reinforceme a: Cooling Now r Miss/Eroc a: Coping Deteriorate a: Coping	Extent : Moderate Tower Area ent, Extent : Moder Tower Area \$2,900 d, Extent : Moderate	LIFE ate, Area Ag LIFE 2037 LIFE LIFE LIFE e, Area A	** ** *Affected: 10% ** ** ** *Affected: 25% Affected: 25%	5 5 5-10 5	\$4,200 \$2,000 \$51,000 \$15,200		
Parapets Cast in Place Concrete Masonry: Brick Metal Rail Pre-Cast Concrete Pre-Cast Concrete Roof Cast in Place Concrete	5% Cracking/ Location Exposed R Location 25% 35% 30% 5% Jnt Morta Location Caulking Location 20% 75%	Crumbling, a: Cooling Reinforceme a: Cooling Now r Miss/Eroc a: Coping Deteriorate a: Coping	Extent : Moderate Tower Area ent, Extent : Moder Tower Area \$2,900 d, Extent : Moderate ed, Extent : Moderate	LIFE ate, Area Aj ate, Area LIFE 2037 LIFE LIFE e, Area A	** ** *Affected: 10% ** ** ** Affected: 25% Affected: 25% ** \$381,800	5 5 5-10 5	\$4,200 \$2,000 \$51,000 \$15,200		
Parapets Cast in Place Concrete Masonry: Brick Metal Rail Pre-Cast Concrete Pre-Cast Concrete Roof Cast in Place Concrete	5% Cracking/ Location Exposed R Location 25% 35% 30% 5% Jnt Morta Location Caulking Location 20% 75% Miss/Dam	Crumbling, a: Cooling Reinforceme a: Cooling Now r Miss/Eroc a: Coping Deteriorate a: Coping	Extent: Moderate Tower Area ent, Extent: Moderate Tower Area \$2,900 d, Extent: Moderate d, Extent: Moderate \$38,200 sings, Extent: Moderate	LIFE ate, Area Aj ate, Area LIFE 2037 LIFE LIFE e, Area A	** ** *Affected: 10% ** ** ** Affected: 25% Affected: 25% ** \$381,800	5 5 5-10 5	\$4,200 \$2,000 \$51,000 \$15,200		

Interior

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

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

Asset #: 1570

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
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	
Interior Walls								
Concrete Masonry Unit	35%			LIFE	* *	5	\$28,700	
Masonry: Brick	10%			LIFE	* *			
Plaster	55%			LIFE	* *	5	\$33,800	
Ceilings								
AcousTileConcealSpLn	50%	Now	\$884,600	2044	* *	5	\$68,500	
	U	Crumbling, : Through	Extent : Moderate out	, Area Aj	ffected : 25%			
		O	Extent : Moderate	, Area Aj	ffected : 25%			
	Location	: Through	out					
	Worn/Eroa	led, Extent	: Moderate, Area A	Affected :	50%			
		: Through						
Exposed Concrete	40%			LIFE	* *	5	\$13,700	
Gypsum Board	10%			LIFE	* *	5	\$27,400	

ectrical	Current Ro	epair	Future Replacement		Maintenance		
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2024	\$41,900	5	\$600	
	Other Observation, Ex	tent : Moderate, Arc	ea Affe	cted : 100%			
	Location : Electrical	Room					
	Explanation: Main S	Service Disconnect S	Switch	Rated @ 3000 Am	peres		
Transformers							
Dry Type	100%		2022	\$15,800	5	\$500	
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Electrical	Room					
	Explanation: 150 Kv	va, 480v-208/120v					
Switchgear / Switchboard							
Fused Disc Sw	100%		2024	\$219,500	5	\$600	
Raceway							
Conduit	95%		2024	\$234,700	1		
Conduit	5%		2044	* *	1		
Panelboards							
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	

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

Asset #: 1570

Electrical	Current Repair	Future Replacement	M	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts					
Wiring	0.507	****			
Thermoplastic	95%	2024 \$329,400			
Thermoplastic	5%	2044 **	1		
Motor Controllers	100/	2022 011 500		¢100	
Locally Mounted Motor Control Center	10% 70%	2022 \$11,500 2022 \$504,700		\$100 \$2,800	
Motor Control Center	20%	2022 \$304,700		\$2,800	
Ground	2070	2029		\$600	
Grounding Devices					
Generic General Genera	100%	LIFE **	5	\$2,200	
Stand-by Power	100/0				
Transfer Switches					
Automatic	100%	2022 \$21,900	1	\$45,600	
Generators					
Diesel	100%	2020 \$121,200	1	\$57,300	
	Other Observation, Extent : Moderate	, Area Affected : 100%			
	Location: Generator Room				
	Explanation : Emergency Generator	Rated @ 100 Kw			
Batteries			_		
Lead/Acid	100%	2019 \$1,500	5	\$5,500	
Fuel Storage	500/	0000	_	#12.200	
Day Tank	50%	2023 \$5,200	5	\$13,300	
	Other Observation, Extent : Moderate Location : Generator Room	, Area Affectea : 100%			
	Explanation: 30 Gallon Capacity				
Main Tank	50%	2027 \$8,600	5	\$2,100	
iviain Tank	Other Observation, Extent : Moderate	• ,	3	\$2,100	
	Location: Underground	, Area Ajjeciea . 10070			
	Explanation: No Available Rating C	Canacity			
Lighting	Explanation : No Ilvatitate lating C	ларасиу			
Interior Lighting					
Fluorescent	100%	2024 \$315,100	10	\$131,300	
	Other Observation, Extent : Moderate	-		,	
	Location: Throughout The Building				
	Explanation: T-8 Lamps				
Egress Lighting					
Emergency, Service	50%	2024 \$35,100			
Exit, Service	50%	2019 \$19,300	1		
Exterior Lighting					
HID	100%	2019 \$558,300	10	\$500	
Alarm					
Security System	700/				
No Component	70%	2024 0124 200	. 1	#1 (
Generic	30%	2024 \$134,200	1	\$16,600	
	Other Observation, Extent : Moderate Location : Outside The Building	, Алеа Ајјестеа : 100%			
	_	amara			
	Explanation: CCTV Surveillance Co	umera			

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

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

Asset #: 1570

Electrical	Current Repair	Future Replacement	Maintenance					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority				
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic	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								

Mechanical	Current Repair			Futur	e Replacement	М	Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2034	* *	1		
			xtent : Light, Area	Affected	: 100%			
		ı : Througho						
	Explana	tion : High	Temp. Water From	Adjacen	t Building - Kenne	dy Hall (Gymnasium	
Conversion Equipment								
Heat Exchanger, Plate & Frame	100%	Now	\$19,300	2027	\$192,700	1	\$63,700	
	Corroded,	Extent : Se	vere, Area Affectea	l: 10%				
	Location	ı : Basemeni	t					
	Other Obs	servation, E.	xtent : Light, Area	Affected	: 100%			
	Location	ı : Basemeni	t					
	Explana	tion : 2 Uni	ts					
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$113,200	2034	* *	4	\$7,100	
	Corroded,	Extent : Se	vere, Area Affectea	l: 20%				
	Location	ı : Basemen	t Level And Risers					
	Insul. Det	eriorating, l	Extent : Moderate,	Area Afj	fected : 15%			
	Location	ı : Basemen	t And Risers					
Terminal Devices								
Air Handler	50%			2024	\$940,800	1	\$44,300	
Convector/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		
		servation, E. 1 : Througho	xtent : Light, Area out	Affected	: 70%			
		_	r Water From " M	edical Ai	rts Building"			
Electricity	30%			2032	**	1		

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

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

Asset #: 1570

Mechanical		urrent Repair	Futur	e Replacement	Maintenance		
System Component Type		nil Date Estimated Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Conversion Equipment							
Reciprocating Compr/Chiller	30%		2024	\$340,700	1	\$19,900	
·		rant, Extent : Light, A Basement, Chiller	Area Affected : .	30%			
No Component	70%						
Distribution	,0,0						
CW & CHW Wtr Pipe/Pump	100%		2034	* *	4	\$7,100	
1 1	Other Obser	vation, Extent : Light,	Area Affected	: 100%			
		Chilled Water Also Co			•		
	Explanation	n : Reciprocating Con	np Chillers U	Jsed For Back Up	Only		
Terminal Devices	•		-	1	•		
Air Handler/Cool/Ht	80%		2024	\$360,200	1	\$70,800	
Fan Coil - 4 Pipe	20%		2024	\$66,000	1	\$9,200	
Heat Rejection							
Water Cooling Tower	30%		2025	\$45,700	2	\$43,200	
No Component	70%			. ,		. ,	
Ventilation 1							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$79,800	
Exhaust Fans							
Interior	85%		2024	\$404,700	2	\$3,700	
Roof	15%		2032	* *	2	\$700	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2034	* *	1		
Water Heater							
Electric	100%		2019	\$117,900	4	\$1,200	
HW Heat Exchanger							
HTHW/HW	100%		2034	* *			
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sewage Ejector(s)							
Electric	100%		2019	\$39,900	4	\$8,800	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
-	Other Obser	vation, Extent : Light,	Area Affected	: 100%			
	Location : I	B-4, Roof					
	Explanation	a · 1 IInit					

Fire Suppression

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

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

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CITY UNIVERSITY OF NEW YORK - 042 QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG

Asset #: 1570

Mechanical	Curre	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression							
Standpipe							
Generic	100%		2034	* *	1-5	\$74,800	
Sprinkler							
No Component	95%						
Generic	5%		2024	\$65,500	1-2	\$2,000	

^{**} 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 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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$814,600	\$761,700
Interior Architecture	\$295,500	
Electrical	\$324,400	\$834,000
Mechanical	\$40,800	\$3,007,700
Total	\$1,475,300	\$4,603,400
Importance Code A	\$814,600	\$761,700
Importance Code B	\$660,700	\$3,841,700
Total	\$1,475,300	\$4,603,400

Total	\$131,400	\$36,300	\$29,600	\$81,800
Importance Code C				
Importance Code B	\$43,700	\$32,800	\$26,100	\$61,200
Importance Code A	\$87,600	\$3,500	\$3,500	\$20,600
Total	\$131,400	\$36,300	\$29,600	\$81,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$26,800	\$25,700	\$22,300	\$14,500
Electrical	\$12,400	\$3,400	\$3,400	\$8,700
Interior Architecture	\$4,200	\$3,300		\$37,500
Exterior Architecture	\$84,000			\$17,100
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022



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

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

Asset #: 2102

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of l Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Cast in Place Concrete	10%		\$244,900	LIFE	* *	5	\$108,700	
	Location .	South Wa	Extent : Severe, A all Below Terrace					
			: Moderate, Area A l Below Terrace	Affected :	10%			
	•		nt, Extent : Severe all Below Terrace	, Area Afj	fected : 10%			
Masonry: Brick	25%	Now	\$163,800	LIFE	* *	5	\$54,400	
•	Cracking/C Location .	_	Extent : Moderate cade	, Area A <u>f</u>	fected : 10%			
Metal Coiling Doors	5%			2037	* *	5	\$34,000	
Pre-Cast Concrete	50%	Now	\$179,400	LIFE	* *	5	\$353,400	
	Cracking/C Location .		Extent : Moderate	, Area A <u>f</u>	fected : 10%			
Window Wall	10%			2044	* *	5	\$81,600	
Windows								
Aluminum	75%	Now	\$6,900	2032	* *	5	\$400	
	Caulking D	eteriorate	d, Extent : Modera	te, Area A	Affected : 25%			
	Location .							
	Water Pene Location .		tent : Moderate, A out	rea Affec	cted : 10%			
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	200/			2020	* *	10	¢15 000	
Modified Bitumen	20%	N	#2 < 000	2029	** **	10	\$15,900	
Damal/Daviani Can/Dula	100/			2044	* *			
Panel/Paver: Cer/Brk	10%	Now	\$26,900 Extent: Moderate	2044	* * Factad : 25%			
Panel/Paver: Cer/Brk	Cracking/C	rumbling,	Extent : Moderate	, Area Af				
Panel/Paver: Cer/Brk	Cracking/C Location	rumbling, : Terrace (Extent : Moderate Over Mechanical F	, Area A <u>f</u> Room	fected : 25%			
Panel/Paver: Cer/Brk	Cracking/C Location : Deflection I	rumbling, : Terrace (Evident, E.	Extent : Moderate Over Mechanical F xtent : Moderate, A	, Area Af Room Area Affe	fected : 25%			
Panel/Paver: Cer/Brk	Cracking/C Location Deflection Location	rumbling, : Terrace (Evident, E. : Terrace (Extent : Moderate Over Mechanical F xtent : Moderate, F Over Mechanical F	, Area A <u>f</u> Room Area Affeo Room	fected : 25%			
Panel/Paver: Cer/Brk	Cracking/C Location of Deflection of Location of Water Pene	rumbling, : Terrace (Evident, E. : Terrace (tration, Ex	Extent : Moderate Over Mechanical F xtent : Moderate, A Over Mechanical F xtent : Moderate, A	, Area Af Room Area Affeo Room Area Affeo	fected : 25%			
	Cracking/C Location of Deflection of Location of Water Pene Location of	rumbling, Terrace (Evident, E. Terrace (tration, Ex	Extent : Moderate Over Mechanical F xtent : Moderate, A Over Mechanical F stent : Moderate, A cal Room Below T	, Area Af Room Area Affeo Room Area Affeo errace	fected : 25%			
Panel/Paver: Cer/Brk Single Ply Membrane	Cracking/C Location Deflection Location Water Pene Location 20% Drains Inac	rumbling, Terrace (Evident, E. Terrace (tration, Ex Mechanic Now l/Misposn,	Extent: Moderate Over Mechanical F xtent: Moderate, A Over Mechanical F xtent: Moderate, A cal Room Below To \$53,400 Extent: Moderate	, Area Af Room Area Affec Room Area Affec Errace	fected : 25% cted : 25% cted : 10%			
	Cracking/C Location Deflection Location Water Pene Location 20% Drains Inac Location	rumbling, Terrace (Evident, E. Terrace (tration, Ex Mechanic Now Misposn,	Extent: Moderate Over Mechanical F xtent: Moderate, A Over Mechanical F xtent: Moderate, A cal Room Below To \$53,400 Extent: Moderate	, Area Af Room Area Affec Room Area Affec errace 2034 e, Area A	fected : 25% cted : 25% cted : 10% ** ffected : 50%			
	Cracking/C Location Deflection Location Water Pene Location 20% Drains Inac Location	rumbling, Terrace (Evident, E. Terrace (tration, Ex Mechanic Now VMisposn, Over Lob	Extent: Moderate Over Mechanical F Extent: Moderate, F Over Mechanical F Extent: Moderate, F Cal Room Below T \$53,400 Extent: Moderate Oby ings, Extent: Moderate	, Area Af Room Area Affec Room Area Affec errace 2034 e, Area A	fected : 25% cted : 25% cted : 10% ** ffected : 50%			
	Cracking/C Location Deflection Location Water Pene Location 20% Drains Inac Location Miss/Dama Location	rumbling, Terrace (Evident, E. Terrace (tration, Ex Mechania Now Misposn, Over Lob ged Flash Over Lob tration, Ex	Extent: Moderate Over Mechanical F Extent: Moderate, F Over Mechanical F Extent: Moderate, F S3,400 Extent: Moderate Oby Sings, Extent: Moderate Extent: Moderate Oby Extent: Moderate, F Extent: Moderate, F	, Area Af Room Area Affec Room Area Affec errace 2034 e, Area A	rected: 25% cted: 25% red: 10% ** ffected: 50% ea Affected: 25%			
	Cracking/C Location Deflection Location Water Pene Location 20% Drains Inac Location Miss/Dama Location Water Pene	rumbling, Terrace (Evident, E. Terrace (tration, Ex Mechania Now Misposn, Over Lob ged Flash Over Lob tration, Ex	Extent: Moderate Over Mechanical F Extent: Moderate, F Over Mechanical F Extent: Moderate, F S3,400 Extent: Moderate Oby Sings, Extent: Moderate Extent: Moderate Oby Extent: Moderate, F Extent: Moderate, F	, Area Af Room Area Affec Room Area Affec errace 2034 e, Area A	rected: 25% cted: 25% red: 10% ** ffected: 50% ea Affected: 25%	10	\$34,200	

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

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

Asset #: 2102

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$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%		\$45,500	2034	* *	3	\$2,000	
	_	_	Extent: Moderate		ffected : 25%			
			Room Area In Basen					
			Moderate, Area Af		20%			
	Location	: Locker F	Room Area In Basen	nent				
Wood	30%			2052	* *	5	\$60,300	
Wood	5%	Now	\$176,400	2064	* *	5	\$5,000	
	Dry Rot/D	ecay, Exter	it : Moderate, Area	Affected	l : 25%			
	Location	: Room 30)3					
	Misaligne	d/Bulging,	Extent : Severe, Are	ea Affect	ed : 25%			
	Location	: Room 30)3					
	Uneven Sı	ırface, Exte	nt : Severe, Area Ą	ffected :	25%			
	Location	: Room 30)3					
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
	Water Pen	etration, E.	xtent : Moderate, A	rea Affe	cted : 20%			
	Location	: Pool Wa	!!					
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	* *			

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

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

Asset #: 2102

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	15%			2029	* *	5	\$8,400	
AcousTileConcealSpLn	10%	Now	\$36,300	2044	* *	5	\$2,800	
	Location Staining/L Location Water Pen	: Gymnasi Piscoloring, : Gymnasi	s, Extent : Moderat ium, Lobby , Extent : Moderate ium, Lobby xtent : Moderate, A	, Area A	ffected : 25%			
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	
	Location Deteriorat Location Loose/Mis	: Basemen ted Finish, : Basemen	Extent : Moderate, at s, Extent : Moderat	Area Aff	fected : 50%			
Plaster	20%			LIFE	* *	5	\$5,600	

ectrical	Curr	ent Repair	Futu	re Replacement	М	aintenance	
stem Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2024	\$20,800	5	\$200	
	Other Observation	on, Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Elec	ctrical Room					
	Explanation: 1	Main Service Disconned	t Switch	Rated @ 2500 Am	peres		
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		
	Insulation Aged,	Extent : Moderate, Are	a Affecte	ed : 100%			
	Location : Thre	oughout The Building					
Thermoplastic	30%		2024	\$52,100	1		
Thermoplastic	20%		2034	**	1		

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

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

Asset #: 2102

Electrical	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Motor Controllers							
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	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$800	
Stand-by Power							
Transfer Switches							
Automatic	100%		2029	* *	1	\$17,800	
Lighting							
Interior Lighting							
Fluorescent	97%		2024	\$152,900	10	\$63,700	
		n, Extent : Moderate, A	Area Affe	cted : 100%			
		ghout The Building					
	Explanation: T-	8 Lamps					
HID	2%		2024	\$2,300	10		
Incandescent	1%		2019	\$7,900	2		
Egress Lighting							
Emergency, Service	50%		2024	\$17,600	1		
Exit, Service	50%		2024	\$9,600	1		
Exterior Lighting							
HID	100%		2024	\$217,800	10	\$200	
Alarm							
Security System							
No Component	70%						
Generic	30%		2024	\$52,400	1	\$6,500	
		n, Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Outside		_				
	Explanation : C	CTV Surveillance C	ameras				
Fire/Smoke Detection	=06:						
No Component	70%			.			
Generic	30%		2019	\$179,200	1-3	\$11,000	
		n, Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Hallw	•					
	Explanation : St	robe Lights, Horns, A	larm Bell	ls And Manual Puli	Station		

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

Heating

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

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

Asset #: 2102

Mechanical	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Energy Source Interruptible Gas/Dual Fuel	100%		2034	* *	1		
	Other Observation, E Location : Buried T Explanation : Oil #	anks					
Conversion Equipment Hot Water Boiler	100% Other Observation, E Location : Basemen	_	2037 Affected	* * : 100%	1	\$35,400	
	Explanation: 3 Boi	lers. Providing Hig	h Temp.	Water To Most Of	The Build	dings On Campus	
Distribution Hot Wtr Piping/Pump	100% Other Observation, E Location : Boiler Rd	oom			4	\$5,300	
m ' 1D '	Explanation : Distri	ibutes High Temp.	Water To	Most Buildings Or	п Сатри	S	
Terminal Devices Air Handler	40%		2024	\$376,400	1	\$17,700	
Convector/Radiator	30%		2024	\$570, 4 00 * *	1	\$6,900	
Fan Coil Unit/Heat	30%		2029	* *	1	\$6,900	
Air Conditioning	3070		202)			ψ0,200	
Energy Source							
Electricity	100%		2040	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	40%		2029	* *	1	\$13,300	
-	R-22 Refrigerant, Ext Location : Side Yard		ffected :	100%			
	Other Observation, E	xtent : Light, Area	Affected	: 50%			
	Location : Side Yard						
	Explanation : One U	Init					
No Component	60%						
Distribution CW & CHW Wtr Pipe/Pump	40%		2044	* *	4	\$2,100	
No Component	60%						
Terminal Devices	<u> </u>						
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%						
Ventilation					_		
Distribution	1000/					d	
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$39,900	
Exhaust Fans Interior	100%		2024	\$238,100	2	\$2,200	
	- * *		- ·	+-200,100		<i>\$=</i> ,= <i>\$</i> 0	

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

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

Asset #: 2102

Mechanical	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
H/C Water Piping							
Brass/Copper	50%		2034	* *	1		
Galvanized Steel	50%		2029	* *	1		
Water Heater	1000/		2010	# 40 000	2	#1 000	
Gas Fired	100%		2019	\$40,800	2	\$1,000	
	Other Observation, E	=	Affected	: 100%			
	Location : Boiler Re		, ,				
IIIVII (F. 1	Explanation: 2 Tan	ks Of 400 Gallon E	ach				
HW Heat Exchanger	1000/		2044	* *			
HTHW/HW	100%		2044	7. 7.			
Sanitary Piping	1000/		LIEE	* *	1		
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	1000/		LIEE	* *	1		
Cast Iron	100%		LIFE		1		
Sump Pump(s) Non-Submersible	1000/		2029	* *	4	¢1 200	
Pool Filter/Treatment	100%		2029		4	\$1,200	
Diatomaceous Earth	100%		2028	\$2 272 100	4	\$26,600	
	10070		2028	\$2,273,100	4	\$26,600	
Sewage Ejector(s) Electric	100%		2024	\$15,600	4	\$3,500	
Fixtures	10070		2024	\$13,000		\$3,300	
Generic	100%						
Vertical Transport	10070						
Elevators							
Hydraulic	100%		LIFE	* *			
Trydraune	Other Observation, E	Sytent · Light Area		. 100%			
	Location : B-2	Meni . Ligni, mea	пуссиси	. 10070			
	Explanation : One U	Init					
Fire Suppression	длрининон . Оне С	21000					
Standpipe							
Generic	100%		2034	* *	1-5	\$37,400	
Sprinkler	- * * · ·					4,.00	
No Component	40%						
Generic	60%		2034	* *	1-2	\$12,000	

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

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

Print Date: 22-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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$179,800	\$729,300
Interior Architecture	\$590,800	
Electrical	\$554,300	\$1,446,900
Mechanical	\$902,200	\$3,673,600
Total	\$2,227,200	\$5,849,700
Importance Code A	\$327,300	\$729,300
Importance Code B	\$1,899,900	\$5,120,500
Total	\$2 227 200	\$5 840 700

Total	\$2,227,200	\$5,849,700		

\$158,800	\$1,162,700	\$55,900	\$147,600
\$8,300			
\$99,600	\$1,157,300	\$50,500	\$112,100
\$50,900	\$5,400	\$5,400	\$35,500
\$158,800	\$1,162,700	\$55,900	\$147,600
\$9,900	\$9,900	\$9,900	\$9,900
\$57,700	\$50,100	\$35,600	\$47,800
\$35,700	\$11,100	\$10,500	\$40,900
\$10,400	\$1,091,600		\$18,900
\$45,200			\$30,100
FY 2019	FY 2020	FY 2021	FY 2022
	\$45,200 \$10,400 \$35,700 \$57,700 \$9,900 \$158,800 \$50,900 \$99,600	\$45,200 \$10,400 \$35,700 \$11,100 \$57,700 \$59,900 \$158,800 \$1,162,700 \$50,900 \$50,900 \$1,157,300	\$45,200 \$10,400 \$1,091,600 \$35,700 \$11,100 \$10,500 \$57,700 \$50,100 \$35,600 \$9,900 \$9,900 \$9,900 \$158,800 \$1,162,700 \$55,900 \$50,900 \$5,400 \$5,400 \$99,600 \$1,157,300 \$50,500



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

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

Asset #: 2100

Architecture		Current Repair Fu		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls						_		
Concrete Masonry Unit	Diagonal Location Jnt Morta	n : Cooling r Miss/Eroo	\$50,800 tent : Moderate, Ar Tower Area l, Extent : Moderat Tower Area			5	\$3,900	
Masonry: Brick	25%	Now	\$93,100	LIFE	* *	5	\$30,900	
·		etration, E 1 : Foundat	xtent : Moderate, A ion	rea Affeo	cted : 10%			
Pre-Cast Concrete	70%			LIFE	* *	5	\$281,200	
Windows								
Aluminum	Caulking Location Water Pen	: Through	xtent : Moderate, A			5	\$1,600	
Metal Louvers	5%			2033	* *	10	\$1,100	
Parapets							·	
Concrete Masonry Unit	Diagonal Location Jnt Morta	n : Cooling r Miss/Eroo	\$1,600 tent : Moderate, Ar Tower Area l, Extent : Moderat Tower Area			5	\$300	
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	
	Location Misaligne	i : Coping (d/Bulging,	l, Extent : Moderat Over Cooling Towe Extent : Moderate, Over Cooling Towe	r Wall Area Aff				
Roof								
Built-Up (BUR)	Blisters, E Location Water Pen Location	n : Over Me etration, E n : Mechan	\$35,900 derate, Area Affecto schanical Penthous xtent : Moderate, A ical Penthouse	e rea Affec				
			: Moderate, Area A echanical Penthous		50%			
Modified Bitumen Paver: Asphalt		Now	\$7,000 xtent : Moderate, A	2024 2033 rea Affec	\$342,700 * *	10	\$58,900	
	Location	i. Over Ko	om Bi10					

Interior

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

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

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

Asset #: 2100

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
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	
			Extent : Moderate, A	Area Affe	cted : 100%			
		ı : Through						
	Explana	tion : 9x9 T	<i>îles</i>					
Interior Walls								
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%		\$8,300	LIFE	* *	5	\$1,600	
			Extent : Moderate	, Area Aj	ffected : 10%			
		ı : Room B-						
			xtent : Moderate, A	rea Affe	cted : 10%			
	Location	ı : Room B-	5, Bl16					
Plaster	30%			LIFE	* *	5	\$9,300	
Ceilings								
AcousTileConcealSpLn	25%		\$341,000	2044	* *	5	\$26,400	
	_	_	Extent: Moderate	, Area Aj	ffected : 25%			
		ı : Corridoi						
	_	_	Extent : Moderate	, Area Aj	ffected : 25%			
		ı : Corridoi						
	Worn/Ero	ded, Extent	: Moderate, Area A	ffected :	25%			
	Location	ı : Corridoi	rs					
AcousTileSusp.Lay-In	20%			2037	* *	5	\$33,800	
Exposed Concrete	40%			LIFE	* *	5	\$10,600	
Gypsum Board	10%			LIFE	* *	5	\$21,100	
Plaster	5%		\$110,700	LIFE	* *	5	\$5,300	
	Broken/M	issing Elem	ents, Extent : Seve	re, Area I	Affected : 50%			
		ı : Room B-						
	Cracking/	Crumbling,	Extent : Severe, A.	rea Affec	ted : 50%			
	_	ı : Room B-						

Electrical	Current Repair	Future Re	eplacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2024	\$20,800	5	\$500	
	Other Observation, Extent: Moderate,	, Area Affected	l: 100%			
	Location: Electrical Room					
	Explanation: Main Service Switch R	ated @ 2500 F	Amperes			

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

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

Asset #: 2100

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard					***	_		
Fused Disc Sw	100%			2024	\$81,000	5	\$500	
Raceway	1000/			2024	фо 2 000	1		
Conduit Panelboards	100%			2024	\$82,900	1		
Fused Disc Sw	8%			2023	\$4,200	5	\$200	
Fused Toggle Switch	2%	2-4	\$1,000	2049	**	5	\$200	
rused roggie switch	Obsolete E		Extent : Moderate,		fected : 100%	3		
		ed Life, Ex : Basemer	tent : Moderate, Ai nt	rea Affec	ted : 100%			
Molded Case Bkrs	90%			2023	\$47,000	5	\$2,600	
Wiring								
Braided Cloth		_	\$40,700 ent : Moderate, Are out The Building	2049 a Affecte	* * ed : 100%	1		
Thermoplastic	50%			2024	\$40,700	1		
Motor Controllers								
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	
Grounding Devices								
Generic	Location	2-4 ervation, E : Basemer tion : Corre		LIFE Area Affe	** ected : 100%	5	\$1,600	
Stand-by Power	<u> </u>							
Transfer Switches								
Automatic	100%			2022	\$8,900	1	\$33,200	
Generators Diesel			Extent : Moderate, A	2020 Area Affe	\$73,000 ected : 100%	1	\$41,800	
		: Generat						
D.W. C.	Explana	tion : Emer	gency Generator R	ated @ (52 Kw			
Batteries Nickel Cadmium	100%			2019	\$1,500	5	\$24,000	
Fuel Storage Day Tank	50%			2023	\$4,000	5	\$10,200	
Day Talik	Other Obs Location	: Generat	Extent : Moderate, A or Room allon Capacity		•	3	ψ10,200	
Main Tank		ervation, E : Undergr	Extent : Moderate, A	2027 Area Affe	\$6,600 ected : 100%	5	\$1,600	
	Explana	ion : 600 (Gallon Capacity					

Lighting

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

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

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

Asset #: 2100

Electrical	Current Repair	Futur	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Interior Lighting							
Fluorescent	100%	2024	\$1,094,800	10	\$100,500		
	Other Observation, Extent:	Moderate, Area Affe	cted : 100%				
	Location : Throughout The	e Building					
	Explanation: T-8 Lamps						
Egress Lighting							
Emergency, Service	50%	2024	\$26,900	1			
Exit, Service	50%	2024	\$7,800	1			
Exterior Lighting							
HID	100%	2019	\$406,800	10	\$300		
Alarm							
Security System							
No Component	70%						
Generic	30%	2032	* *	1	\$12,100		
	Other Observation, Extent:	Moderate, Area Affe	cted : 100%				
	Location : Hallways And C	Outside					
	Explanation: CCTV Sur	rveillance Camera					
Fire/Smoke Detection							
No Component	70%						
Generic	30%	2029	* *	1-3	\$19,900		
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Hallways						
	Explanation : Strobe Light	ts, Manual Pull Stati	ons, Smoke Detecto	rs, Aları	n Bells And Horns		

lechanical		Current R	epair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Energy Source								
HTHW/HW	100%			2034	* *	1		
	Other Obs	ervation, Ex	tent : Light, Area	Affected	: 100%			
	Location	: Througho	ut					
		_		Adjacen	t Building - Kenne	dy Hall (Symnasium	
Conversion Equipment			•					
Heat Exchanger, Plate &	100%			2020	\$147,500	1	\$54,200	
Frame					. ,		,	
	Other Obs	ervation, Ex	ctent : Light, Area	Affected	: 100%			
			Equipment Room					
		tion : 3 Unit						
Distribution	1							
Hot Wtr Piping/Pump	100%	Now	\$16,000	2032	* *	4	\$5,400	
1 0 1			oderate, Area Affec		%	-	40,100	
					nt Room And Vario	us Other	Areas	
Terminal Devices								
Air Handler	80%			2024	\$1,152,100	1	\$54,200	
Convector/Radiator	20%			2029	**	1	\$7,100	

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.

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

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

Asset #: 2100

Mechanical	Current	Current Repair Future Replacement Maintenance			aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	Other Observation,	Extent : Light, Area	Affected	: 70%			
	Location : Baseme		00				
	Explanation: One	Unit With Refrigere	nt Water	In Lithium Bromia	le Cycle		
Split Unit	15%		2029	* *	<u> </u>		
	R-22 Refrigerant, Ex Location: 6 Units	-		15%			
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	
	70%		2022	\$221.200	2	\$77.200	
Water Cooling Tower No Component	15%		2022	\$231,200	2	\$77,200	
Ventilation Ventilation	1370						
Distribution							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$61,100	
Exhaust Fans	10070		LIIL		2-3	\$01,100	
Interior	80%		2024	\$291,500	2	\$2,700	
Wall Unit	20%		2024	\$7,300	2	\$700	
Plumbing				Ψ7,200	_	4,00	
H/C Water Piping							
Brass/Copper	100% 0-2	\$38,200	2034	* *	1		
11	Corroded, Extent : S	· ·					
	Location : Baseme						
Water Heater							
Electric	100%		2019	\$90,200	4	\$1,000	
HW Heat Exchanger							
HTHW/HW	100% 0-2	\$89,400	2044	* *			
	Other Observation, I	·	a Affecte	d: 100%			
	Location: Baseme	nt					
	Explanation: Obse	olete Equipment					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		

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

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2100

Mechanical	Current Repair	Future Replaceme	ent Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated C	Cost Cycle Estimated Cos (Yrs)	Priority
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	* *	
	Other Observation, Extent : Light Location : B-4	t, Area Affected : 100%		
	Explanation: Two Units			
Fire Suppression				
Standpipe				
Generic	100%	2044	* * 1-5 \$55,200)
Sprinkler				
No Component	80%			
Generic	20%	2044	* * 1-2 \$6,100)

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
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
Total	\$3,433,400	\$8,164,400
Importance Code A	\$1,189,500	\$320,900
Importance Code B	\$2,205,800	\$7,800,500
Importance Code C	\$38,000	\$43,000
Total	\$3,433,400	\$8,164,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$197,700	\$385,100	\$100,500	\$118,100
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				
Total	\$197,700	\$385,100	\$100,500	\$118,100



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2086

Architecture	Current Repair		Future Replacement		M		
system Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls	20/		TIPE	* *	-	#26.200	
Cast in Place Concrete	2%	#2.C0.500	LIFE	* *	5	\$26,300	
Masonry: Brick	93% Now Diagonal Cracks, Ex	\$368,500	LIFE		5	\$244,700	
		acade, Stair Door T					
	Expansion Int Failu						
	Location : South F		ic, 111cu 11jj	20104.1070			
Window Wall	5%		2044	* *	5	\$49,300	
Windows	370		2044			\$77,500	
Aluminum	95% Now	\$217,700	2032	* *	5	\$13,000	
1 Hommon	Caulking Deteriorat			fected : 25%	J	Ψ12,000	
	Location : Through		, ,,,	,			
	Water Penetration, I	Extent : Moderate, A	rea Affecte	ed : 10%			
	Location: Through	iout					
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	
	Horizontal Cracks, I		Area Affecte	ed : 10%			
	Location: Through						
	Misaligned/Bulging,		Area Affec	ted : 10%			
	Location : Corners						
Pre-Cast Concrete	5% Now	\$3,400	LIFE	* *	5	\$2,000	
	Jnt Mortar Miss/Ero	d, Extent : Moderai	e, Area Aff	ected : 50%			
	Location: Coping						
	Caulking Deteriorat	ed, Extent : Modera	te, Area A <u>f</u>	fected: 25%			
D. C.	Location : Coping						
Roof	95% Now	\$260,200	2034	* *			
Built-Up (BUR)	Blisters, Extent : Mo	\$360,200					
	Location: Through		a. 2570				
	Vegetation Growth, I		Area Affecti	ed · 20%			
	Location : Over Fo		1.00.1255001	20,20,0			
	Water Penetration, I		rea Affecte	ed: 10%			
		Rooms On Fourth					
	Worn/Eroded, Exten	t : Moderate, Area A	Affected : 5	0%			
	Location: Through	iout					
Sloped Glazing	5%		LIFE	* *	5	\$55,300	
terior						-	
Floors							
Carpet	10%		2020	\$260,500	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	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2086

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Interior Walls									
Concrete Masonry Unit	55%			LIFE	* *	5	\$43,000		
Gypsum Board	25%			LIFE	* *	5	\$29,300		
Masonry: Brick	5%	Now	\$38,000	LIFE	* *				
	Diagonal	Cracks, Ex	tent : Moderate, Ai	ea Affect	ed : 10%				
	Location	ı : Lobby A	rea						
	Other Obs	servation, E	Extent : Moderate, 1	Area Affe	cted : 10%				
	Location	ı : Lobby A	rea						
	Explana	tion : Expa	nsion Joint Failure	•					
Plaster	15%			LIFE	* *	5	\$8,800		
Ceilings									
AcousTileConcealSpLn	25%	Now	\$422,200	2044	* *	5	\$32,700		
	Broken/M	issing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 30%				
	Location: Corridor(s)								
	Cracking/Crumbling, Extent: Moderate, Area Affected: 25%								
	Location	ı : Corridoi	$\gamma(s)$						
	Water Pen	etration, E.	xtent : Moderate, A	rea Affe	cted : 10%				
	Location	ı : Corridoi	$\gamma(s)$						
AcousTileSusp.Lay-In	20%			2029	* *	5	\$41,800		
Exposed Concrete	55%	Now	\$184,700	LIFE	* *	5	\$18,000		
1	Cracking/Crumbling, Extent: Light, Area Affected: 5%								
	Location: Rooms 434, 443 And Various Others								
	Staining/Discoloring, Extent: Moderate, Area Affected: 10%								
	Location: Rooms 434, 443, 444 And Various Others								
	Water Pen	etration, E.	xtent : Moderate, A	rea Affe	cted : 15%				
			34, 443, 444 And V						

Electrical	Current Repair	Futur	e Replacement	М	aintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Under 600 Volts									
Service Equipment									
Fused Disc Sw	50%	2044	* *	5	\$300				
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Electrical Room 2								
	Explanation: Main Service Disconnect Switches Rated @ 2-2000 Amperes And 1-1200 Amperes								
Fused Disc Sw	50%	2024	\$21,000	5	\$300				
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room 1								
	Explanation: Main Service Disconne	ct Switche	es Rated @ 2-3000	Ampere.	s				
Transformers									
Dry Type	100%	2037	* *	5	\$500				
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Electrical Room 2								
	Explanation : One 750 Kva 480v-208/	120v							

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2086

Electrical	Current Rep	air Futur	Future Replacement		Maintenance				
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Under 600 Volts	•	•				•			
Switchgear / Switchboard									
Fused Disc Sw	50%	2024	\$109,800	5	\$300				
Fused Disc Sw	50%	2044	* *	5	\$300				
Raceway									
Conduit	10%	2044	* *	1					
Conduit	90%	2024	\$222,300	1					
Panelboards									
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				
Wiring									
Thermoplastic	90%	2024	\$312,100	1					
Thermoplastic	10%	2044	* *	1					
Motor Controllers									
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				
Ground									
Grounding Devices									
Generic	100%	LIFE	* *	5	\$2,100				
Stand-by Power									
Transfer Switches									
Automatic	100%	2022	\$21,900	1	\$43,500				
Generators									
Natural Gas	100%	2020	\$121,200	1	\$54,700				
		Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Penthouse								
	Explanation : Emergen	cy Generator Rated @ 2	280 Kva						
Batteries			4	_					
Lead/Acid	100%	2019	\$1,500	5	\$5,200				
Lighting									
Interior Lighting	222/	• • • •	ate ate	4.0	0.10.1.000				
Fluorescent	99%	2029	* *	10	\$124,000				
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location: Throughout	=							
	Explanation: T-8 Lamp								
HID	1%	2029	* *	10					
Egress Lighting									
Emergency, Service	50%	2029	* *	1					
Exit, Service	50%	2029	* *	1					
Exterior Lighting									
HID	100%	2024	\$532,800	10	\$400				

Alarm

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2086

Electrical	Current Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Fire/Smoke Detection						
No Component	70%					
Generic	30%	2019	\$438,400	1-3	\$26,900	
	Other Observation, Extent : Moderate,	Area Affec	cted : 100%			
	Location: Hallways					
	Explanation: Manual Pull Station, Al	arm Bells	And Smoke Detec	ctors		

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source HTHW/HW			xtent : Light, Area out	2034 Affected	* * : 100%	1		
	Explana	tion : High	Temp. Water From	Adjacen	t Building - Kenne	dy Hall (Gymnasium	
Conversion Equipment Heat Exchanger, Plate & Frame	100%			2020	\$183,900	1	\$67,500	
	Location		xtent : Light, Area t Mechanical Roon ts		: 100%			
Distribution								
Hot Wtr Piping/Pump	Corroded,		\$10,000 oderate, Area Affec eat Exchanger Val		* * % Various Other Area	4	\$6,700	
Terminal Devices								
Air Handler	60%			2024	\$1,077,600	1	\$50,700	
Convector/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 Chiller/Steam/HW	90%			2027	\$2,714,700	1	\$133,000	
Clinici, Scalls II W	Repairs In Progress, Extent : Light, Area Affected : 100% Location : Basement							
		servation, E. a : Basemen	xtent : Light, Area t	Affected	: 100%			
	Explana	tion : Two U	Units. Water Is The	Refriger	ant In Cycle With	Lithium I	Bromide	
Reciprocating Compr/Chiller	10%			2019	\$108,400	1	\$6,300	
		igerant, Ext 1 : Basemen	ent : Light, Area A t, Chiller	ffected :	10%			

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2086

Mechanical	Curren	Future Replacement		Maintenance			
System Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Distribution CW & CHW Wtr Pipe/Pump	100%		2034	* *	4	\$6,700	
Terminal Devices Air Handler/Cool/Ht	100%		2024	\$1,432,400	1	\$84,500	
Heat Rejection Air Cooled Condenser Unit	10%		2019	\$25,700	2	\$9,500	
Water Cooling Tower	-	\$261,700 Severe, Area Affected Completely Rotted	2025 d : 100%	\$436,200	2	\$99,000	
Ventilation							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$76,200	
Exhaust Fans Interior Roof	95% 5%		2024 2019	\$431,700 \$10,600	2 2	\$4,000 \$200	
Plumbing				4-0,000		4-00	
H/C Water Piping Brass/Copper Galvanized Steel	80% 20% 0-2 Corroded, Extent : Location : Throu	\$11,200 Moderate, Area Affec	2034 2029 cted: 109	* * * *	1		
Water Heater	Location . Throug	gnoui					
Electric	100%		2022	\$112,500	4	\$800	
HW Heat Exchanger HTHW/HW	100%		2044	* *			
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Sump Pump(s) Non-Submersible	Location: Sub-bo			\$20,100 : 100%	4	\$4,500	
Fixtures	Explanation : Rep	olacement Is In Progr	ress				
Generic	100%						
Vertical Transport Elevators							
Hydraulic		Extent : Light, Area b-basement - 4, (1) I o Units		: 100%			
Fire Suppression	-						
Standpipe Generic	100%		2034	* *	1-5	\$71,400	

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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CITY UNIVERSITY OF NEW YORK - 042 QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG

Asset #: 2086

Mechanical	C	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type		ail Date Estimated ((Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression							
Sprinkler							
No Component	95%						
Generic	5%		2034	* *	1-2	\$1,900	
Fire Pump							
Generic	100%		2027	\$82,200	1	\$25,500	

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$72,700	
Interior Architecture		\$36,700
Electrical	\$52,200	\$217,500
Total	\$124,900	\$254,200
Importance Code A	\$72,700	
Importance Code B	\$52,200	\$254,200
Total	\$124,900	\$254,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$54,000	\$19,700	\$18,700	\$52,900
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				
Total	\$54,000	\$19,700	\$18,700	\$52,900



 $[\]label{lem:maintenance} \textit{Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2099

	Current Repair		Future Replacement		Maintenance		
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior							
Exterior Walls	/				_		
Masonry: Fieldstone	70%		LIFE	* *	5	\$28,700	
Masonry: Fieldstone	10%		LIFE	* *	5	\$4,100	
Wood	20%		2029	**	5	\$54,700	
	Recent Repair Evident Location : Dormers	, Extent : Light, A	rea Affec	ted : 25%			
Windows							
Aluminum	80%		2040	* *	5	\$3,500	
	Other Observation, Ex Location: Throughout	ut			: C: 1	_	
337 1	Explanation: These	windows Are Mac		**			
Wood	20%	. F I' I . A	2032		5	\$8,700	
	Recent Repair Evident Location : First Floo		rea Affec	tea : 25%			
Roof							
Slate	100% Now	\$72,700	LIFE	* *			
	Location: Throughout Gut/DS Non Func/Mis Location: North And	s, Extent : Modero	ate, Area	Affected : 25%			
erior							
Floors	100/			444000			
Carpet	10%		2023	\$44,900	3		
Cast in Place Concrete	10%			•		\$5,300	
	= 0 /		LIFE	* *	5	\$7,700	
Ceramic Tile	5%		LIFE 2033	* *	5 5	\$7,700 \$1,800	
Quarry Tile	15%		LIFE 2033 2037	* * * * *	5 5 5	\$7,700 \$1,800 \$7,900	
Quarry Tile Slate	15% 10%		LIFE 2033 2037 LIFE	** **	5 5 5 5	\$7,700 \$1,800 \$7,900 \$3,700	
Quarry Tile Slate Vinyl Tile	15% 10% 10%		LIFE 2033 2037 LIFE 2029	** ** **	5 5 5 5 3	\$7,700 \$1,800 \$7,900 \$3,700 \$1,300	
Quarry Tile Slate Vinyl Tile Wood	15% 10%		LIFE 2033 2037 LIFE	** **	5 5 5 5	\$7,700 \$1,800 \$7,900 \$3,700	
Quarry Tile Slate Vinyl Tile Wood Interior Walls	15% 10% 10% 40%		LIFE 2033 2037 LIFE 2029 2052	** ** ** **	5 5 5 5 3 5	\$7,700 \$1,800 \$7,900 \$3,700 \$1,300 \$26,400	
Quarry Tile Slate Vinyl Tile Wood Interior Walls Ceramic Tile	15% 10% 10% 40%		LIFE 2033 2037 LIFE 2029 2052	** ** ** ** **	5 5 5 5 3 5	\$7,700 \$1,800 \$7,900 \$3,700 \$1,300 \$26,400	
Quarry Tile Slate Vinyl Tile Wood Interior Walls Ceramic Tile Gypsum Board	15% 10% 10% 40% 5% 70%		LIFE 2033 2037 LIFE 2029 2052 2033 LIFE	** ** ** ** **	5 5 5 5 3 5	\$7,700 \$1,800 \$7,900 \$3,700 \$1,300 \$26,400	
Quarry Tile Slate Vinyl Tile Wood Interior Walls Ceramic Tile Gypsum Board Masonry: Fieldstone	15% 10% 10% 40% 5% 70% 20%		LIFE 2033 2037 LIFE 2029 2052 2033 LIFE LIFE	** ** ** ** ** **	5 5 5 5 3 5 5	\$7,700 \$1,800 \$7,900 \$3,700 \$1,300 \$26,400 \$3,200 \$26,600	
Quarry Tile Slate Vinyl Tile Wood Interior Walls Ceramic Tile Gypsum Board Masonry: Fieldstone Wood	15% 10% 10% 40% 5% 70%		LIFE 2033 2037 LIFE 2029 2052 2033 LIFE	** ** ** ** **	5 5 5 5 3 5	\$7,700 \$1,800 \$7,900 \$3,700 \$1,300 \$26,400	
Quarry Tile Slate Vinyl Tile Wood Interior Walls Ceramic Tile Gypsum Board Masonry: Fieldstone Wood Ceilings	15% 10% 10% 40% 5% 70% 20% 5%		2033 2037 LIFE 2029 2052 2033 LIFE LIFE LIFE	** ** ** ** ** **	5 5 5 5 3 5 5 5 5	\$7,700 \$1,800 \$7,900 \$3,700 \$1,300 \$26,400 \$3,200 \$26,600 \$12,600	
Quarry Tile Slate Vinyl Tile Wood Interior Walls Ceramic Tile Gypsum Board Masonry: Fieldstone Wood Ceilings AcousTileSusp.Lay-In	15% 10% 10% 40% 5% 70% 20% 5%		2033 2037 LIFE 2029 2052 2033 LIFE LIFE LIFE	** ** ** ** ** **	5 5 5 5 3 5 5	\$7,700 \$1,800 \$7,900 \$3,700 \$1,300 \$26,400 \$3,200 \$26,600	
Quarry Tile Slate Vinyl Tile Wood Interior Walls Ceramic Tile Gypsum Board Masonry: Fieldstone Wood Ceilings	15% 10% 10% 40% 5% 70% 20% 5%	ont · Moderate A	2033 2037 LIFE 2029 2052 2033 LIFE LIFE LIFE 2037 LIFE	** ** ** ** ** ** ** **	5 5 5 5 3 5 5 5 5	\$7,700 \$1,800 \$7,900 \$3,700 \$1,300 \$26,400 \$3,200 \$26,600 \$12,600	
Quarry Tile Slate Vinyl Tile Wood Interior Walls Ceramic Tile Gypsum Board Masonry: Fieldstone Wood Ceilings AcousTileSusp.Lay-In	15% 10% 10% 40% 5% 70% 20% 5%		2033 2037 LIFE 2029 2052 2033 LIFE LIFE LIFE 2037 LIFE	** ** ** ** ** ** ** **	5 5 5 5 3 5 5 5 5	\$7,700 \$1,800 \$7,900 \$3,700 \$1,300 \$26,400 \$3,200 \$26,600 \$12,600	

Electrical	Current	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2099

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	50%	2024	\$2,400	5	\$100	
	Other Observation, Extent: Mod Location: Electrical Room Explanation: Main Service Di			eres		
Fused Disc Sw	50%	2044	* *	5	\$100	
	Other Observation, Extent : Mod Location : Electrical Room Explanation : Main Service Sw	derate, Area Affe			•	
Switchgear / Switchboard						
Fused Disc Sw	100%	2024	\$97,600	5	\$100	
Raceway						
Conduit	80%	2044	* *	1		
Conduit	20%	2024	\$10,500	1		
Panelboards						
Fused Disc Sw	10%	2040	* *	5	\$100	
Molded Case Bkrs	80%	2040	* *	5	\$500	
Molded Case Bkrs	10%	2023	\$7,500	5	\$100	
Wiring						
Thermoplastic	80%	2044	* *	1		
Thermoplastic	20%	2024	\$13,300	1		
Motor Controllers						
Locally Mounted	100%	2037	* *	5	\$200	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$300	
Stand-by Power						
Transfer Switches						
Automatic	100%	2037	* *	1	\$7,200	
Lighting						·
Interior Lighting						
Fluorescent	40%	2029	* *	10	\$8,600	
	Other Observation, Extent : Mod Location : Offices	derate, Area Affe	cted : 100%			
	Explanation: T-8 Lamps					
Incandescent	40%	2029	* *	2	\$200	
Incandescent	20%	2019	\$52,200	2	\$100	
Egress Lighting						
Emergency, Service	50%	2029	* *	1		
Exit, LED	30%	2059	* *	1		
Exit, Service	20%	2029	* *	1		
Exterior Lighting						-
HID	100%	2024	\$88,700	10	\$100	
Alarm						

Alarm

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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CITY UNIVERSITY OF NEW YORK - 042 QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG

Asset #: 2099

Electrical	Current Repair	r Future R	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	50%					
Generic	50%	2029	* *	1	\$4,400	
	Other Observation, Extent	: Moderate, Area Affecte	d: 100%			
	Location : Gallery					
	Explanation: CCTV St	ırveillance Camera Syste	rm			
Fire/Smoke Detection						
Generic	100%	2029	* *	1-3	\$14,500	
	Other Observation, Extent	: Moderate, Area Affecte	d : 100%			
	Location : Throughout Th	ne Building				
	Explanation : Strobe Ligh	ts, Manual Pull Station,	Horns And Smo	ke Detec	rtors	

Mechanical	Current Rep	air Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source Interruptible Gas/Dual Fuel	100%	2044	* *	1		
	Other Observation, Exte	nt : Light, Area Affected	d: 100%			
	Location: Buried Tank					
	Explanation: Number	2 Oil - 2,000 Gallon Ta	nk			
Conversion Equipment						
Steam Boiler	100%	2037	* *	1	\$23,300	
	Other Observation, Exte	nt : Light, Area Affected	d : 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	
Convector/Radiator	50%	2041	* *	1	\$3,800	
Air Conditioning						
Energy Source						
Electricity	100%	2040	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	100%	2029	* *	1	\$10,900	
Compi Cinner	R-22 Refrigerant, Extent Location: Basement, C		100%			
Distribution CW & CHW Wtr	100%	2044	* *	4	¢1 700	
Pipe/Pump	100%	2044	* *	4	\$1,700	
Terminal Devices Air Handler/Cool/Ht	100%	2029	* *	1	\$14,500	

 $Note: \quad \textit{All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation}.$

Estimates are rounded to the nearest hundred dollars.

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2099

Mechanical	Current Repair	Future Rep	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Esti	mated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning							
Heat Rejection							
Dry Cooler	100%	2029	* *	2	\$16,400		
Ventilation							
Distribution Ductwork/Diffusers	1000/	LIDE	* *	2.5	¢12 100		
Exhaust Fans	100%	LIFE		2-5	\$13,100		
Exhaust Fans Interior	100%	2029	* *	2	\$700		
Plumbing	10070	2029			\$700		
H/C Water Piping							
Brass/Copper	100%	2044	* *	1			
Water Heater	- * * · -						
Electric	50%	2022	\$9,700	4	\$100		
	Other Observation, Extent : Light				,		
	Location: Basement						
	Explanation: 1 Unit						
Gas Fired	50%	2022	\$6,700	2	\$200		
	Other Observation, Extent: Light, Area Affected: 50%						
	Location: Basement						
	Explanation: 1 Unit						
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1			
Sump Pump(s)							
Submersible	100%	2019	\$700	4	\$700		
Backflow Preventer	1000/	2020	* *		01 400		
Generic	100%	2029	* *	1	\$1,400		
Fixtures Generic	100%						
	100%						
Vertical Transport Elevators							
Hydraulic	100%	LIFE	* *				
Trydraune	Other Observation, Extent : Light		%				
	Location : B, 1, 2	,11.00.11,100.00	, ,				
	Explanation : One Unit						
Fire Suppression	•						
Sprinkler							
Generic	100%	2044	* *	1-2	\$6,600		
Fire Pump							
Generic	100%	2033	* *	1	\$4,400		
Chemical System							
No Component	98%						
Generic	2%	2022		1-3	\$100		

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset 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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$792,000	\$852,900
Interior Architecture	\$832,400	\$54,200
Electrical	\$813,900	\$2,171,600
Mechanical	\$490,000	\$3,926,300
Total	\$2,928,400	\$7,005,000
Importance Code A	\$1,014,900	\$894,900
Importance Code B	\$1,913,600	\$6,110,100
Total	\$2,928,400	\$7,005,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$137,300	\$68,300	\$63,000	\$101,100
Importance Code A	\$52,700	\$8,200	\$8,200	\$8,200
Importance Code A Importance Code B	\$52,700 \$84,600	\$8,200 \$60,100	\$8,200 \$54,800	\$8,200 \$93,000
-		+ -)	+ -)	4 - 7



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2101

Architecture		Current R	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls Cement-Fiber Panel	2%			2029	* *	10	\$19,900	
Masonry: Brick	Horizontal (Location :	Penthous				5	\$153,000	
	Location:	Penthous						
	Location :	Bulkhead						
	Location:		Extent : Moderate e	, Area A	ffected : 10%			
Pre-Cast Concrete	50%			LIFE	* *	5	\$517,900	
Windows Aluminum	95% Caulking De Location :	eteriorated	\$68,200 d, Extent : Modera	2032 te, Area	* * Affected : 50%	5	\$4,100	
		ration, Ex	ctent : Moderate, A	rea Affe	cted : 10%			
Metal Louvers	_	d Element	\$2,600 s, Extent : Modera cal Penthouse On I					
Parapets								
Masonry: Brick	10%			LIFE	* *	5	\$800	
Metal Rail Pre-Cast Concrete	35% 55%			2029 LIFE	* *	5-10 5	\$49,200 \$26,900	
Roof			*					
Built-Up (BUR)			\$185,900 ings, Extent : Mode ouse	2034 erate, Ar	* * rea Affected : 25%			
	Location:	Penthous						
	Worn/Erode Location :		: Moderate, Area A e	ffected :	25%			
Modified Bitumen Single Ply Membrane			\$36,400 ings, Extent : Mode e	2029 2024 erate, Ar	* * \$182,100 ea Affected : 10%	10	\$40,700	
	Water Penet Location :		ctent : Moderate, A e	rea Affe	cted : 10%			

Interior

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2101

Architecture		Current F	Repair	Futur	e Replacement	ement Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$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	
	Cracking/	Crumbling,	Extent: Moderate	, Area A <u>f</u>	fected : 50%			
	Location	: Corridoi	S					
	Worn/Eroc	led, Extent	: Moderate, Area A	Affected :	50%			
	Location	: Corridoi	·s					
Vinyl Tile	45%			2029	* *	3	\$41,800	
Interior Walls							•	
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	* *			
Ceilings								
AcousTileConcealSpLn	15%	Now	\$306,900	2044	* *	5	\$23,700	
-	Broken/Mi	issing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 25%			
	Location	: Corridoi	(s)					
	Cracking/	Crumbling,	Extent : Moderate	, Area Af	fected : 50%			
	Location	: First Flo	or Corridor And B	asement				
	Worn/Eroc	led, Extent	: Moderate, Area A	Affected :	25%			
	Location	: Corridoi	rs.					
AcousTileSusp.Lay-In	25%			2037	* *	5	\$63,300	
Exposed Concrete	50%			LIFE	* *	5	\$19,800	
Exposed Struc: Steel	10%			LIFE	* *		. ,	

ectrical	Current Repair	Future	Replacement	Maintenance		
stem Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2024	\$41,900	5	\$700	
	Other Observation, Extent : I	Moderate, Area Affec	cted : 100%			
	Location : Electrical Room					
	Explanation: 2- Main Serv	ice Disconnect Switc	hes Rated @ 2500) Ampere	s Each	
Switchgear / Switchboard						
Fused Disc Sw	100%	2024	\$243,900	5	\$700	
Raceway						
Conduit	95%	2024	\$274,100	1		
Conduit	5%	2044	* *	1		
Panelboards						
Fused Disc Sw	15%	2023	\$38,100	5	\$600	

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2101

Electrical	Current Repair	Future Replacement Maintena		aintenance	ince			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Inder 600 Volts								
Wiring								
Braided Cloth	55% 2-4 \$214,100 Insulation Aged, Extent : Moderate, Are Location : Throughout The Building	2049 ea Affected	* * d : 100%	1				
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			
tand-by Power								
Transfer Switches								
Automatic	100%	2037	* *	1	\$52,700			
Generators								
Diesel	100%	2020	\$121,200	1	\$66,300			
	Other Observation, Extent: Moderate, A	Area Affe	cted : 100%					
	Location: Penthouse Generator Room	n						
	Explanation: Emergency Generator F	Rated @ 1	'50 Kw					
Batteries								
Lead/Acid	100%	2019	\$1,500	5	\$6,300			
Fuel Storage								
Day Tank	50%	2023	\$6,000	5	\$15,300			
•	Other Observation, Extent: Moderate,	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Penthouse Generator Room							
	Location : Penthouse Generator Room	n						
		n						
Main Tank	Explanation: 50 Gallon Capacity		\$10,000	5	\$2 400			
Main Tank	Explanation : 50 Gallon Capacity 50%	2027	\$10,000	5	\$2,400			
Main Tank	Explanation : 50 Gallon Capacity 50% Other Observation, Extent : Moderate, A	2027	·	5	\$2,400			
Main Tank	Explanation: 50 Gallon Capacity 50% Other Observation, Extent: Moderate, A Location: Underground	2027	·	5	\$2,400			
	Explanation : 50 Gallon Capacity 50% Other Observation, Extent : Moderate, A	2027	·	5	\$2,400			
.ighting	Explanation: 50 Gallon Capacity 50% Other Observation, Extent: Moderate, A Location: Underground	2027	·	5	\$2,400			
ighting Interior Lighting	Explanation: 50 Gallon Capacity 50% Other Observation, Extent: Moderate, Location: Underground Explanation: 2000 Gallon Capacity	2027 Area Affe	cted : 100%					
ighting	Explanation: 50 Gallon Capacity 50% Other Observation, Extent: Moderate, A Location: Underground Explanation: 2000 Gallon Capacity	2027 Area Affed	\$364,400	5	\$2,400 \$151,800			
ighting Interior Lighting	Explanation: 50 Gallon Capacity 50% Other Observation, Extent: Moderate, A Location: Underground Explanation: 2000 Gallon Capacity 100% Other Observation, Extent: Moderate, A	2027 Area Affed	\$364,400					
ighting Interior Lighting	Explanation: 50 Gallon Capacity 50% Other Observation, Extent: Moderate, A Location: Underground Explanation: 2000 Gallon Capacity 100% Other Observation, Extent: Moderate, A Location: Throughout The Building	2027 Area Affed	\$364,400					
ighting Interior Lighting Fluorescent	Explanation: 50 Gallon Capacity 50% Other Observation, Extent: Moderate, A Location: Underground Explanation: 2000 Gallon Capacity 100% Other Observation, Extent: Moderate, A	2027 Area Affed	\$364,400					
ighting Interior Lighting Fluorescent Egress Lighting	Explanation: 50 Gallon Capacity 50% Other Observation, Extent: Moderate, Location: Underground Explanation: 2000 Gallon Capacity 100% Other Observation, Extent: Moderate, Location: Throughout The Building Explanation: T-8 Lamps	2027 Area Affed 2024 Area Affed	\$364,400 cted: 100%	10				
ighting Interior Lighting Fluorescent Egress Lighting Emergency, Service	Explanation: 50 Gallon Capacity 50% Other Observation, Extent: Moderate, A Location: Underground Explanation: 2000 Gallon Capacity 100% Other Observation, Extent: Moderate, A Location: Throughout The Building Explanation: T-8 Lamps	2027 Area Affect 2024 Area Affect 2024	\$364,400 cted: 100% \$40,600	10				
Egress Lighting Emergency, Service Exit, Service	Explanation: 50 Gallon Capacity 50% Other Observation, Extent: Moderate, Location: Underground Explanation: 2000 Gallon Capacity 100% Other Observation, Extent: Moderate, Location: Throughout The Building Explanation: T-8 Lamps	2027 Area Affed 2024 Area Affed	\$364,400 cted: 100%	10				
ighting Interior Lighting Fluorescent Egress Lighting Emergency, Service	Explanation: 50 Gallon Capacity 50% Other Observation, Extent: Moderate, A Location: Underground Explanation: 2000 Gallon Capacity 100% Other Observation, Extent: Moderate, A Location: Throughout The Building Explanation: T-8 Lamps	2027 Area Affect 2024 Area Affect 2024	\$364,400 cted: 100% \$40,600	10				

Alarm

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2101

Electrical	Current Repair	Future Replacement	Ma		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Alarm					
Fire/Smoke Detection					
No Component	60%				
Generic	40%	2029 **	1-3	\$42,200	
	Other Observation, Extent: Moderate,	Area Affected : 100%			
	Location: Hallways				
	Explanation: Strobe Lights, Manual I	Pull Stations, Smoke Detect	or And Ho	orns	

Mechanical		Current I	Repair	Future Replacement Maintenance		aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Energy Source								
HTHW/HW	100%			2034	* *	1		
			Extent : Light, Area	Affected	: 100%			
		n : Through						
	Explana	tion : High	Temp. Water From	Adjacen	t Building - Kenne	dy Hall (Gymnasium	
Conversion Equipment								
Heat Exchanger, Plate & Frame	100%	0-2	\$222,800	2039	* *	1	\$73,600	
	Corroded,	, Extent : Se	evere, Area Affected	l : 30%				
	Location	n : Basemen	t					
	Other Ob:	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	n : Basemen	t					
	Explana	tion : 1 Uni	it					
Distribution								
Central Plant Steam Piping/Pmp	100%	0-2	\$130,900	2034	* *	4	\$8,200	
1 2 1	Corroded,	, Extent : M	oderate, Area Affe	cted : 109	%			
	Location	n : Various I	Areas					
Terminal Devices								
Air Handler	50%)		2024	\$1,087,800	1	\$51,200	
Convector/Radiator	30%)		2029	* *	1	\$16,000	
Fan Coil Unit/Heat	20%	1		2024	\$463,400	1	\$10,700	
ir Conditioning								
Energy Source								
District C.W.	100%			2034	* *	1		
	Other Ob:	servation, E	Extent : Light, Area	Affected	: 100%			
		n : Through						
	Explana	tion : Chill	ed Water From Med	dical Arts	s Building			
Distribution								
CW & CHW Wtr	100%)		2034	* *	4	\$8,200	
Pipe/Pump								
			Extent : Light, Area	Affected	: 100%			
		n : Basemer						
	Explana	tion : Supp	lied From Chillers	In Medio	cal Arts Building			
Terminal Devices								
Air Handler/Cool/Ht	100%)		2024	\$1,735,300	1	\$102,300	

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.

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2101

Mechanical	Current Repair	Future	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Ventilation								
Distribution								
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$92,300			
Exhaust Fans								
Interior	95%	2024	\$522,900	2	\$4,800			
Roof	5%	2019	\$12,800	2	\$300			
Plumbing								
H/C Water Piping	1000/	•••	di di					
Brass/Copper	100%	2034	* *	1				
Water Heater					** ***			
Electric	100%	2022	\$136,300	4	\$1,000			
	Other Observation, Extent: Light, Area Affected: 100%							
	Location: Basement							
	Explanation: Undersized For Buil	lding Hot Wate	er Demand					
HW Heat Exchanger	1000/	2024	* *					
HTHW/HW	100%	2034	* *					
Sanitary Piping	1000/	LIDE	* *	1				
Cast Iron	100%	LIFE	* *	1				
Storm Drain Piping	1000/	LIDD	* *	1				
Cast Iron	100%	LIFE	* *	1				
Sump Pump(s)	1000/	2024	#24.400		Φ.7. 400			
Non-Submersible	100%	2024	\$24,400	4	\$5,400			
Fixtures	1000/							
Generic	100%							
Vertical Transport								
Elevators	1000/	LIEE	* *					
Geared Traction	100%	LIFE						
	Other Observation, Extent: Light, A Location: Basement To 4th Floor,		100%					
		Peninouse						
Sin- G	Explanation : One Unit							
Fire Suppression Standpipe								
Generic	100%	2034	* *	1-5	\$86,500			
Generic				1-3	\$80,500			
	House Tank: Metal, Extent : Light, Area Affected : 100% Location : Penthouse, 3 Tanks Of 9,000 Gallons Capacity Each							
	Other Observation, Extent: Light, A							
	Location: Penthouse	пен пуестен.	100/0					
	Explanation : Gravity And Pressur	re Tanks Food	Science Humani	ties And	Library Ruildinas			
Sprinkler	Explanation . Oravity And I lessui	ic Tunks I teu	Seience, Humann	ico mu I	Liorary Bunuings			
No Component	95%							
Generic	5%	2024	\$75,800	1-2	\$2,300			
Chemical System	570	2027	Ψ15,000	1-2	Φ2,300			
No Component	98%							
Generic	2%	2019		1-3	\$100			
Generic	Z/0	2019		1-3	\$100			

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset 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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$343,700	
Interior Architecture	\$132,000	\$193,300
Electrical	\$186,200	\$364,000
Mechanical	\$141,800	\$313,400
Total	\$803,700	\$870,700
Importance Code A	\$379,700	
Importance Code B	\$424,000	\$870,700
Total	\$803,700	\$870,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$123,700	\$12,100	\$17,000	\$37,300
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				
Total	\$123,700	\$12,100	\$17,000	\$37,300



 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2084

Architecture	Current	Repair	Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	 0/ 3-	400 400			_		
Masonry: Brick	75% Now Diagonal Cracks, Ex Location: Corners		LIFE ea Affect	* * red : 10%	5	\$29,700	
Metal Coiling Doors	25%		2029	* *	5	\$30,900	
Windows							
Aluminum	95% Now Caulking Deteriorate Location: Through Water Penetration, E	out xtent : Moderate, A			5	\$500	
	Location : Through	out					
Metal Louvers	5%		2033	* *	10	\$300	
Parapets							
Concrete Masonry Unit	25% Now Diagonal Cracks, Ex Location: Interior Vertical Cracks, Exte Location: Interior	Face Of Parapet O nt : Moderate, Ared	ver Seco a Affecteo	nd Floor 1 : 10%	5	\$700	
Masonry: Brick	70%		LIFE	* *	5	\$1,800	
Pre-Cast Concrete	5% Now Cracking/Crumbling, Location : Coping Jnt Mortar Miss/Eroc Location : Coping	d, Extent : Moderat	e, Area A	Affected : 50%	5	\$800	
	Caulking Deteriorate Location: Coping	ed, Extent : Modera	te, Area	Affected : 50%			
Roof							
Modified Bitumen	100% Now Miss/Damaged Flash Location: Through Worn/Eroded, Extent Location: Through	out : Moderate, Area A					
Interior							
Floors							
Carpet	5%		2023	\$25,500	3	\$3,000	
Cast in Place Concrete	35%		LIFE	* *	5	\$30,600	
Ceramic Tile	3%		2033	* *	5	\$1,200	
Vinyl Tile	57%		2024	\$193,300	3	\$8,500	
Interior Walls					_	** -*:	
Concrete Masonry Unit			LIFE	* *	5	\$8,700	
Gypsum Board	40%		LIFE	* *	5	\$9,200	
Wood	3%		LIFE	* *	5	\$4,600	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2084

Architecture		Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	10%			2029	* *	5	\$5,100	
AcousTileSusp.Lay-In	40%	Now	\$132,000	2044	* *	5	\$8,200	
	Location Worn/Eroc	: First Flo led, Extent	, Extent : Moderate por Corridor : Moderate, Area A por Corridor					
AcousTileSusp.Lay-In	20%			2037	* *	5	\$8,200	
	Water Penetration, Extent: Moderate, Area Affected: 5%							
	Location	: Campus	Facilities Office					
Exposed Struc: Steel	25%			LIFE	* *			
Plaster	5%			LIFE	* *	5	\$1,300	

Electrical	Current Repair	nt Repair Future Replacement		M		
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2024	\$4,800	5	\$100	
	Other Observation, Extent : Mod Location : Electrical Room	derate, Area Affected	: 100%			
	Explanation : Main Service Sv	vitch Rated @ 1200 A	Amperes			
Switchgear / Switchboard						
Fused Disc Sw	100%	2024	\$97,600	5	\$100	
Raceway						
Conduit	95%	2024	\$49,800	1		
Conduit	5%	2044	* *	1		
Panelboards						
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	
Wiring						
Thermoplastic	85%	2024	\$56,500	1		
Thermoplastic	5%	2044	* *	1		
Thermoplastic	10%	2034	* *	1		
Motor Controllers						
Locally Mounted	50%	2029	* *	5	\$100	
Locally Mounted	50%	2022	\$22,600	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$400	
Stand-by Power						
Transfer Switches						
Automatic	100%	2022	\$21,900	1	\$8,500	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2084

Electrical	Current Repair	Future R	Future Replacement Maintenance			
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Generators			4		.	
Diesel	100%	2020	\$77,900	1	\$10,700	
	Other Observation, Extent : Moder	ate, Area Affected	! : 100%			
	Location: Generator Room	D 10.050	**			
	Explanation: Emergency General	tor Rated @ 250	Kva			
Batteries	1000/	2010	¢1.500	-	¢1 000	
Lead/Acid	100%	2019	\$1,500	5	\$1,000	
Fuel Storage	500/	2022	¢1 000	-	#2.500	
Day Tank	50%	2023	\$1,000	5	\$2,500	
	Other Observation, Extent : Moder Location : Generator Room	ате, Агеа Ајјестеа	: 100%			
3.6 · m 1	Explanation : 275 Gallon Capaci		#1 (00			
Main Tank	50%	2027	\$1,600	5	\$400	
	Other Observation, Extent : Moder	ate, Area Affectea	! : 100%			
	Location: Underground	•.				
T. 1	Explanation: 8000 Gallon Capac	city				
Lighting						
Interior Lighting Fluorescent	100%	2029	* *	10	\$24,500	
Fluorescent	T-8 Lamps And Fixtures, Extent: M			10	\$24,300	
	Location: Throughout The Builds		естей . 100/0			
Egress Lighting						
Emergency, Service	50%	2024	\$6,600	1		
Exit, Service	50%	2024	\$3,600	1		
Exterior Lighting	0070		ψ2,000			
HID	100%	2024	\$104,100	10	\$100	
Alarm			. , ,	-		
Security System						
No Component	70%					
Generic	30%	2029	* *	1	\$3,100	
	Other Observation, Extent : Moder	ate, Area Affected	! : 100%			
	Location : Hallways					
	Explanation: CCTV Surveillance	: Camera				
Fire/Smoke Detection						
No Component	70%					
Generic	30%	2019	\$85,700	1-3	\$5,300	
	Other Observation, Extent : Moder	ate, Area Affected	! : 100%			
	Location: Hallways					
	Explanation: Manual Pull Statio	n, Alarm Bells, Ar	nd Horns			

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Heating

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2084

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Energy Source	1000/			2024	at. at.				
HTHW/HW	100%	amintian E	Sutant Light Anga	2034	**	1			
		ervanon, E : Through	Extent : Light, Area	Ајјестеа	: 100%				
		_	ъш Тетр. Water From	Adiacen	t Ruilding - Kenne	dv Hall (Tymnasium		
Conversion Equipment	Блрини	non . mgn	Temp. Water I rom	najacen	Building Renne	ay man	3 ymmastum		
Heat Exchanger, Plate	& 100%			2020	\$35,900	1	\$13,200		
Frame									
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%				
		: Mechani							
	Explana	tion : 2 Uni	its						
Distribution	1000/	NI	ф.4 2.2 00	2024	* *	4	#1 200		
Central Plant Steam Piping/Pmp		Now	\$42,300	2034	* *	4	\$1,300		
			vere, Area Affected	d : 10%					
	Location	: Various 1	Areas						
Terminal Devices	500/			2024	¢175 500	1	60.200		
Air Handler	50%	amintian E	Extent : Light, Area	2024	\$175,500	1	\$8,300		
			or Mechanical Room		. 50/0				
		tion : Air H							
Convector/Radiator	25%			2029	* *	1	\$2,200		
Fan Coil Unit/Heat	25%			2024	\$93,500	1	\$2,200		
Air Conditioning					4,2,200		+-,		
Energy Source									
Electricity	100%			2032	* *	1			
Conversion Equipment									
Reciprocating Compr/Chiller	30%	0-2	\$63,600	2034	* *	1	\$3,300		
2 - 11 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	Corroded, Location		oderate, Area Affe	cted : 20%	%				
		·	Extent : Moderate,	Area Afi	fected : 30%				
		: 1 Unit, R		33					
	R-22 Refri	gerant, Ext	ent : Light, Area A	ffected : .	30%				
	Location								
No Component	70%								
Distribution CW & CHW Wtr	30%			2024	¢2.700	1	\$600		
Pipe/Pump	30%			2024	\$2,700	4	\$000		
No Component	70%								
Terminal Devices	7070								
Air Handler/Cool/Ht	30%			2024	\$25,200	1	\$5,000		

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2084

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Heat Rejection Air Cooled Condenser Unit	30% 0-2	\$4,500	2034	* *	2	\$4,500	
Cint	Corroded, Extent : Se	vere, Area Affected	d: 100%				
	Location: Roof		A A CC	. 1 200/			
	Other Observation, E. Location: Roof	xtent : Moderate, 1	Area Affe	cted: 30%			
	Explanation: 1 Obs	olete Unit					
No Component	70%						
Ventilation T							
Distribution	1000/			ate ate	2.5	01.4.000	
Ductwork/Diffusers Exhaust Fans	100%		LIFE	* *	2-5	\$14,900	
Exnaust Fans Interior	50%		2024	\$44,400	2	\$400	
Roof	50%		2024	\$20,700	2	\$400	
Plumbing				· · · · · ·		·	
H/C Water Piping							
Brass/Copper	50%	#2.700	2034	* *	1		
Galvanized Steel	50% Now Corroded, Extent: Me	\$2,700	2029		1		
	Location : Basemen		.icu . 570				
Water Heater							
Electric	100%		2019	\$22,000	4	\$200	
HW Heat Exchanger	1000/ N	\$26,100	2044	* *			
HTHW/HW	100% Now Other Observation, E.	\$26,100 xtent : Severe Are	2044 a Affected				
	Location : Basemen		a rijjeetet	. 100/0			
	Explanation: Obsol	ete Equipment					
Sanitary Piping				di di			
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Sewage Ejector(s)	10070		LII L		-		
Electric	100%		2029	* *	4	\$1,100	
Fixtures							
Generic	100%						
Vertical Transport Elevators							
Hydraulic	100%		LIFE	* *			
•	Other Observation, E. Location : B-1	xtent : Light, Area	Affected	: 100%			
	Explanation : One U	Init					
Fire Suppression Sprinkler							
Sprinkler							
No Component	40%						

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset 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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028		
Exterior Architecture	\$851,300	\$158,400		
Interior Architecture	\$305,700	\$94,000		
Electrical	\$493,500	\$192,800		
Mechanical		\$715,100		
Total	\$1,650,500	\$1,160,300		
Importance Code A	\$851,300	\$158,400		
Importance Code B	\$799,200	\$1,002,000		
Total	\$1,650,500	\$1,160,300		

Total	\$142,600	\$7,200	\$10,300	\$11,700
Importance Code C				
Importance Code B	\$90,100	\$7,200	\$9,900	\$9,700
Importance Code A	\$52,600		\$400	\$2,000
Total	\$142,600	\$7,200	\$10,300	\$11,700
Mechanical	\$51,500	\$3,400	\$5,900	\$4,100
Electrical	\$39,000	\$3,000	\$3,000	\$3,800
Interior Architecture		\$800	\$1,400	\$1,800
Exterior Architecture	\$52,100			\$2,000
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2647

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls						_		
Cast in Place Concrete	5%	3.7	#.50 000	LIFE	* *	5	\$11,000	
Masonry: Brick	20%	Now	\$52,900	LIFE	**	5	\$8,800	
	_	cracкs, Ex : Corners	tent : Moderate, Ai	еа Ајјесі	tea : 5%			
			l, Extent : Moderat	e Area A	Affected · 25%			
		: South Fo		c, 111cu 1	ijjecica . 2570			
			Extent : Moderate,	Area Aft	ected : 10%			
	_	: South Fo		55				
Masonry: Fieldstone	15%			LIFE	* *	5	\$4,900	
Metal/Glass Curt Wall	55%	Now	\$191,200	LIFE	* *	5	\$45,300	
	_	Deteriorate : Through	d, Extent : Modera out	te, Area	Affected : 25%			
		etration, E. : Through	xtent : Moderate, A out	rea Affe	cted : 10%			
Metal Panel	5%			2044	* *	5-10	\$15,100	
Windows								
Aluminum	Deteriorat	Now ed Finish, : Through	\$607,200 Extent : Moderate, out	2049 Area Aff	* * fected : 50%	5	\$7,300	
		Missing, E : Through	xtent : Moderate, A out	Area Affe	cted : 50%			
Metal Louvers	5%			2033	* *	10	\$4,800	
Parapets								
Masonry: Brick		Now	\$16,000	LIFE	* *	5	\$1,400	
		_	ents, Extent : Mod	erate, Ar	ea Affected : 10%			
		: Southeas		1.00	1 100/			
			nt : Moderate, Ared	ı Affecte	d: 10%			
M.4.1/01 0 4 W. 11		: Southwe	si Corner	2044	* *		Φ2 000	
Metal/Glass Curt Wall Metal Panel	35% 5%			2044 2044	* *	5 5	\$3,800 \$500	
Metal Rail	10%			2044	* *	5-10	\$5,000	
Roof	1070			2037		3-10	\$5,000	
Modified Bitumen	60%			2024	\$103,200	10	\$17,700	
Single Ply Membrane	10%			2024	\$9,900	10	\$3,000	
Single Ply Membrane	30%	Now	\$29,800	2034	* *		. , .	
- ,	Adhesion Failure, Extent : Moderate, Area Affected : 35%							
	Location: Temporary Roof Over Penthouses							
			: Moderate, Area		: 100%			
nterior	Location	: Tempora	ry Roof Over Pent	houses				

Interior

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2647

rchitecture		Current F	Repair	Futur	e Replacement	М	aintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
terior										
Floors										
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%		\$120,400	2034	* *	3	\$5,300			
	Adhesion Failure, Extent : Moderate, Area Affected : 50% Location : Throughout									
		Crumbling, 1 : Throughe	Extent : Moderate	e, Area Aj	ffected : 50%					
	Worn/Ero		: Moderate, Area A	Affected :	50%					
	Other Obs	_	xtent : Moderate, 1	Area Affe	ected : 100%					
		tion : 9x9 T								
Vinyl Tile	25%			2024	\$94,000	3	\$4,200			
Interior Walls					•		·			
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	* *					
Ceilings										
AcousTileConcealSpLn	30%	Now	\$109,800	2044	* *	5	\$8,500			
	Broken/Missing Elements, Extent: Light, Area Affected: 25% Location: Corridor(s)									
	Cracking/		Extent : Moderate	e, Area Aj	ffected : 30%					
Exposed Concrete	60%			LIFE	* *	5	\$4,200			
Metal Panel		Now	\$75,600	LIFE	* *	5	\$5,700			
2,2000 2 0,000	Bent/Warp		s, Extent : Modera		Affected : 25%	J	\$2,700			
			Extent : Moderate,	Area Afi	fected : 50%					
		ı : Basemen								

Electrical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2024	\$8,300	5	\$100	
	Other Observation, Extent : Moderate Location : Electrical Room	e, Area Affect	ted : 100%			
	Explanation : 2- Main Service Disco	onnect Switch	hes Rated @ 2000	Ampere	es And 800	

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2647

Electrical	Current Repair	Futur	e Replacement	M	aintenance				
System Component	% of Fail Date Estimated Cost	Year	Estimated Cost		Estimated Cost	Priority			
Туре	Total (Years)	FY		(Yrs)					
Inder 600 Volts									
Switchgear / Switchboard									
Fused Disc Sw	25%	2024	\$24,400	5					
Molded Case Bkrs	75%	2024	\$73,200	5	\$600				
Raceway									
Conduit	100%	2024	\$52,500	1					
Panelboards	100/		4= - 00	_	#100				
Fused Disc Sw	10%	2023	\$7,500	5	\$100				
Molded Case Bkrs	90%	2023	\$67,200	5	\$700				
Wiring Braided Cloth	80% 2-4 \$53,100	2040	* *	1					
Braided Cloth	80% 2-4 \$53,100 Insulation Aged, Extent: Moderate, Art	2049		1					
	Location: Throughout The Building	еи Ајјесте	u . 100/0						
Thomasalogtic	20%	2024	¢12 200	1					
Thermoplastic Motor Controllers	ZU70	2024	\$13,300	1					
Locally Mounted	100%	2022	\$45,200	5	\$200				
Ground	10070	2022	ψ+3,200		Ψ200				
Grounding Devices									
Generic	100%	LIFE	* *	5	\$500				
tand-by Power					·				
Transfer Switches									
Automatic	100%	2029	* *	1	\$9,400				
Generators									
Diesel	100%	2020	\$121,200	1	\$11,900				
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location: Generator Room	n . 10/							
Batteries	Explanation: Emergency Generator	Rated @ 3	03 KW						
Batteries Lead/Acid	100%	2019	\$1,500	5	\$1,100				
Fuel Storage	10070	2019	\$1,500		\$1,100				
Main Tank	100%	2027	\$3,600	5	\$900				
Widin Tunk	Other Observation, Extent : Moderate,			3	Ψ				
	Location : Outside	33							
	Explanation: 400 Gallon Capacity								
Lighting									
Interior Lighting									
Fluorescent	98%	2029	* *	10	\$26,600				
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%						
	Location: Throughout The Building								
	Explanation: T-8 Lamps								
Incandescent	2%	2019	\$6,600	2					
Egress Lighting	500/	2020	ai. •						
Emergency, Service	50%	2029	* *	1					
Exit, Service	50%	2029	* *	1					
Exterior Lighting	100%	2019	¢115 500	10	\$100				
HID	10070	2019	\$115,500	10	\$100				

Alarm

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2647

Electrical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Fire/Smoke Detection						
No Component	50%					
Generic	50%	2019	\$158,400	1-3	\$9,700	
	Other Observation, Extent: Moderate, A	Area Affe	cted : 100%			
	Location : Hallways					
	Explanation : Manual Pull Stations Ar	ıd Alarm	Bells Only			

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source HTHW/HW			Extent : Light, Area out	2034 Affected	**: 100%	1		
	Explana	tion : High	Temp. Water From	Adjacen	t Building - Kenne	dy Hall (Gymnasium	
Conversion Equipment HTHW/HW Exchanger			\$400 Toderate, Area Affec St	2027 cted : 5%	\$8,000	2	\$1,500	
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$23,400	2034	* *	4	\$1,500	
1 5 1		Extent : M 1 : Various A	oderate, Area Affed Areas	eted : 109	%			
Terminal Devices								
Air Handler	50%			2024	\$194,600	1	\$9,200	
Convector/Radiator	30%			2029	* *	1	\$2,900	
Fan Coil Unit/Heat	20%			2024	\$82,900	1	\$1,900	
Air Conditioning Energy Source	1000/			•	* *			
District C.W.	Location	servation, E n : Through	Extent : Light, Area out ed Water From Adj		: 100%	1		
Distribution CW & CHW Wtr Pipe/Pump	100%		·	2034	* *	4	\$1,500	
- .	Location	ı : Basemer	Extent : Light, Area at Entrance lied From Medical					
Terminal Devices	_T			200	· · · · · ·			
Air Handler/Cool/Ht	100%			2024	\$310,500	1	\$18,300	
Ventilation Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$16,500	

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2647

lechanical	Current Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
entilation						
Exhaust Fans						
Interior	80%	2024	\$78,800	2	\$700	
No Component	20%					
umbing						
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%					

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028		
Exterior Architecture	\$114,600	\$38,600		
Interior Architecture		\$51,800		
Electrical	\$109,000	\$101,900		
Mechanical		\$187,800		
Total	\$223,600	\$380,100		
Importance Code A	\$114,600	\$38,600		
Importance Code B	\$109,000	\$341,500		
Total	\$223,600	\$380,100		

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$59,300	\$88,500	\$6,400	\$10,100
Importance Code A	\$15,000	\$23,700	\$500	\$1,000
Importance Code B	\$44,300	\$64,800	\$5,900	\$9,200
Importance Code C				
Total	\$59,300	\$88,500	\$6,400	\$10,100



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

CITY UNIVERSITY OF NEW YORK - 042 QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY W

Asset #: 2088

Architecture		Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	\$2,300	
Masonry: Brick	10%			LIFE	* *	5	\$900	
Metal Panel	85%			2044	* *	5-10	\$53,100	
Windows								
Aluminum	100%			2032	* *	5	\$900	
Roof								
Roll Roofing	100%			2020	\$114,600	5	\$46,300	
nterior								
Floors								
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	
Interior Walls								
Gypsum Board	20%			LIFE	* *	5	\$2,000	
Metal Panel	80%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	100%			2029	* *	5	\$15,200	
	U	Discoloring, 1 : Through	Extent : Moderate out	, Area A	ffected : 10%			

Electrical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2024	\$1,500	5		
	Other Observation,	Extent: Moderate, A	rea Affe	cted : 100%			
	Location : Electr	ical Room					
	Explanation : Ma	in Service Switch Rai	ed @ 40	00 Amperes			
Switchgear / Switchboard							
Fused Disc Sw	100%		2024	\$32,300	5		
Raceway							
Conduit	100%		2024	\$31,300	1		
Panelboards							
Fused Disc Sw	10%		2023	\$1,500	5		
Molded Case Bkrs	90%		2023	\$13,400	5	\$300	
Wiring							
Thermoplastic	100%		2024	\$27,700	1		
Ground							
Grounding Devices							
Not Accessible	100%						
Lighting							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

CITY UNIVERSITY OF NEW YORK - 042 QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY W

Asset #: 2088

Electrical	Current Repair	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	100%	2024	\$101,900	10	\$9,300	
	Other Observation, Extent: Modera	ate, Area Affect	ted : 100%			
	Location: Throughout The Buildi	ng				
	Explanation: T-8 Lamps					
Egress Lighting						
Emergency, Battery	50%	2024	\$6,900	10	\$1,200	
Exit, Service	50%	2024	\$700	1		
Exterior Lighting						
Fluorescent	100%	2019	\$33,700	10	\$1,000	
	Other Observation, Extent : Modera	ate, Area Affect	ted : 100%			
	Location: Door Entrance					
	Explanation: Compact Fluoresce	nt Light Fixtur	es			
Alarm						
Fire/Smoke Detection						
Generic	100%	2019	\$109,000	1-3	\$6,700	
	Other Observation, Extent : Modera	ate, Area Affect	ted : 100%			
	Location: Throughout The Buildi	ng				
	Explanation : Manual Pull Station	_	Bells			

Mechanical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2034	* *	1		
Conversion Equipment							
Furnace	100%		2024	\$22,400	1	\$5,000	
	Other Observation	Extent : Light, Area	Affected	: 100%			
	Location: 2 Unit	s Built Into The Air H	landlers				
	Explanation: 2 C	Ceiling Mounted Units	i .				
Air Conditioning							
Energy Source							
Electricity	100%		2032	* *	1		
Conversion Equipment							
Reciprocating	100%		2024	\$80,900	1	\$4,700	
Compr/Chiller							
	R-22 Refrigerant, 1	Extent : Light, Area A	ffected :	100%			
	Location: 2 Unit	s, Side Of The Buildir	ig				
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2	\$13,300	
Terminal Devices							
Air Handler/Cool/Ht	100%		2024	\$106,900	1	\$6,300	
	Other Observation	Extent : Light, Area	Affected	: 100%			
	Location : Ceilin	g Mounted					
	Explanation: 2 U	Inits With Built In Ga	s Furnac	ces			

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

CITY UNIVERSITY OF NEW YORK - 042 QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY W

Asset #: 2088

Mechanical	C	Current Repair	Future	Replacement	M	aintenance	
System Component Type		ail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Heat Rejection							
Air Cooled Condenser Unit	100%		2024	\$19,200	2	\$7,100	
	Other Observ	vation, Extent : Light, Area	Affected .	: 100%			
	Location:	Side Of The Building					
	Explanation	n : R-22 Is Used As Refrig	erant				
Ventilation							
Distribution							
Ductwork/Diffusers	10%		LIFE	* *	2-5	\$600	
No Component	90%						
Exhaust Fans							
Roof	10%		2024	\$1,600	2		
No Component	90%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2034	* *	1		
Water Heater							
Gas Fired	100%		2022	\$5,800	2	\$200	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
Fire Suppression							
Chemical System							
No Component	95%						
Generic	5%		2019	\$100	1-3	\$200	
		vation, Extent : Light, Area	a Affected	: 5%			
	Location:						
	Explanation	n : For Stove Only					

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$125,700	
Interior Architecture		\$141,900
Electrical	\$181,200	\$124,100
Total	\$306,900	\$266,000
Importance Code A	\$125,700	
Importance Code B	\$181,200	\$266,000
Total	\$306,900	\$266,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$78,100	\$27,900	\$6,400	\$2,900
Importance Code A	\$39,300	\$26,000	\$600	\$600
Importance Code B	\$38,800	\$1,900	\$5,800	\$2,300
Importance Code C				
Total	\$78,100	\$27,900	\$6,400	\$2,900



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

CITY UNIVERSITY OF NEW YORK - 042 QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Y2

Asset #: 2089

Architecture		Current F	Repair	Futui	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	1000/	3. T	Ø10.500	2024	* *	_	Ф 2.4.2 00	
Metal Panel		Now Pusting F	\$18,500 xtent : Moderate, A	2034		5	\$24,200	
		: Building		неи Ајје	ciea . 1570			
		_	ctent : Light, Area A	Affected .	: 10%			
		: East Fac		33				
	Deteriorat	ed Finish,	Extent : Moderate,	Area Afj	fected : 25%			
	Location	: Through	out					
Windows								
Steel		Now	\$20,100	2049	* *	5	\$2,400	
		ed Finish, : Through	Extent : Moderate, out	Area Afj	fected : 50%			
	Thermally		Extent : Moderate	, Area Ą	ffected : 100%			
	Weather St		g, Extent : Modera	te, Area I	Affected : 100%			
Roof								
Roll Roofing	100%			2020	\$125,700	5	\$50,800	
nterior 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	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 100% Location : Electrical Room						
		ts, Extent : : Electrica	Moderate, Area A <u>f</u> ıl Room	fected : .	20%			
Interior Walls								
Concrete Masonry Unit	35%			LIFE	* *	5	\$2,500	
Metal Panel	65%			LIFE	* *			
Ceilings	1000/			2022		_	010.000	
AcousTileSusp.Lay-In	100%	. , .	F 36 1	2029	**	5	\$19,000	
	_	iscoloring, Through:	Extent : Moderate out	, Area Ą	ffected : 10%			

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2024	\$1,500	5	\$100	
	Other Observation, Extent : Moderate, A	Area Affe	cted : 100%			
	Location: Electrical Room					
	Explanation : No Available Nameplate	Ratings				
Switchgear / Switchboard						
Fused Disc Sw	100%	2024	\$32,300	5	\$100	

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

CITY UNIVERSITY OF NEW YORK - 042 QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Y2

Asset #: 2089

Electrical	Current Repa	ir Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
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		
Ground						
Grounding Devices						
Not Accessible	100%					
ighting						
Interior Lighting					***	
Fluorescent	100%	2024	\$124,100	10	\$11,400	
	Other Observation, Extens		cted : 100%			
	Location: Throughout T	_				
	Explanation: T-8 Lamps	3				
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		
larm						
Security System						
No Component	80%					
Generic	20%	2024	\$7,800	1	\$1,000	
	Other Observation, Extend	t : Moderate, Area Affe	cted : 100%			
	Location : Outside					
	Explanation: CCTV S	Surveillance Camera				
Fire/Smoke Detection						
Generic	100%	2019	\$132,800	1-3	\$8,200	
	Other Observation, Extens		cted : 100%			
	Location: Throughout T	The Building				
	Explanation: Manual P.	ull Stations And Alarm	Bells			

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2034	* *	1		
Conversion Equipment						
Furnace	100%	2024	\$27,300	1	\$6,100	
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: In The Ceiling					
	Explanation: 2 Units Built Into Ceilin	g Handle	er Units			

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.

 ${\it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

CITY UNIVERSITY OF NEW YORK - 042 QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Y2

Asset # : 2089

Mechanical	Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Energy Source	1000/						
Electricity	100%		2032	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	50%		2029	* *	1	\$2,900	
	R-22 Refrigerant, Ext	0	ffected:.	50%			
	Location : Side Of T	The Building					
Window/Wall Unit	30%		2019	\$7,300	1		
No Component	20%						
Terminal Devices							
Air Handler/Cool/Ht	100%		2029	* *	1	\$7,700	
	Other Observation, E	_					
	Location: Ceiling A		Built In C	Gas Furnaces			
	Explanation: 2 Uni	its					
Heat Rejection Air Cooled Condenser Unit	100%		2029	* *	2	\$8,600	
	Other Observation, E	Extent : Moderate, A	rea Affe	cted : 100%			
	Location : At Side (Of Building					
	Explanation: R-22	Is Used As Refrige	rant				
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%						_

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset 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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$156,500	
Interior Architecture	\$60,500	\$69,200
Electrical	\$89,500	\$83,700
Mechanical		\$98,000
Total	\$306,600	\$250,900
Importance Code A	\$156,500	
Importance Code B	\$150,000	\$250,900
Total	\$306,600	\$250,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$36,800	\$47,300	\$4,900	\$2,500
Importance Code A	\$26,900	\$21,500	\$400	\$400
Importance Code B	\$10,000	\$25,900	\$4,500	\$2,100
Importance Code C				
Total	\$36,800	\$47,300	\$4,900	\$2,500



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

CITY UNIVERSITY OF NEW YORK - 042 QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Z

Asset #: 2104

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year l FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior								
Exterior Walls	-0.4			di di	_			
Cast in Place Concrete	5%	#26.400	LIFE	* *	5	\$4,800		
Metal Panel	95% Now	\$26,400	2034	**	5	\$34,500		
	Corrosion/Rusting, Ext		rea Affect	ed : 20%				
	Location : At Buildin	_	A CC	1 100/				
	Deformed/Dented, Ext		еа Ајјесте	ea: 10%				
XX 7' 1	Location : At Buildin	g base						
Windows Steel	100% Now	\$52,500	2049	* *	5	\$6.200		
Steel	Air Infiltration, Extent				3	\$6,300		
	Location: Throughout		пусски.	5070				
	Corrosion/Rusting, Ext		rea Affect	ed · 25%				
	Location: Throughout			20,20,0				
	Caulking Deteriorated		te. Area Ai	ffected : 25%				
	Location : Throughou		, <u>,</u>	<i>y</i>				
Roof								
Roll Roofing	100%		2020	\$104,100	5	\$42,100		
Interior								
Floors								
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		
Interior Walls	<i>5</i> 0/		2022	* *	-	6700		
Ceramic Tile	5%		2033	* *	5	\$700 \$800		
Concrete Masonry Unit	15%		LIFE	* *	5	·		
Gypsum Board Metal Panel	15% 10%		LIFE LIFE	* *	5	\$1,200		
Plaster	55%		LIFE	* *	5	\$2,300		
Ceilings	3370		LIII			\$2,300		
Acous Tile Susp. Lay-In	60% 0-2	\$60,500	2044	* *	5	\$3,700		
ricous mesusp. Lay m		•		cted : 25%	5	Ψ5,700		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25% Location : Throughout							
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
	Location : Throughor		55					
	Worn/Eroded, Extent:		ffected : 2	5%				
	Location : Throughou							
AcousTileSusp.Lay-In	25%		2029	* *	5	\$3,100		
·				* *		7-7-7		
Exposed Struc: Steel	10%		LIFE	4 4				

Electrical	Cui	rent	Repair	Futui	re Replacement	М	aintenance	
System Component Type		Date ars)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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CITY UNIVERSITY OF NEW YORK - 042 QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Z

Asset #: 2104

Electrical	Current Re	epair Fu	Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY		Cycle (Yrs)	Estimated Cost	Priority	
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%	202	. ,	5			
	Other Observation, Ex		ffected : 100%				
	Location : Electrical						
	Explanation : Main S	Service Switch Rated @	400 Amperes				
Switchgear / Switchboard				_			
Fused Disc Sw	100%	202	4 \$32,300	5			
Raceway							
Conduit	100%	202	4 \$31,300	1			
Panelboards				_			
Fused Disc Sw	10%	204		5	****		
Molded Case Bkrs	30%	203		5	\$100		
Molded Case Bkrs	60%	202	3 \$9,000	5	\$100		
Wiring							
Thermoplastic	30%	203		1			
Thermoplastic	70%	202	4 \$19,400	1			
round							
Grounding Devices							
Not Accessible	100%						
ighting							
Interior Lighting	1000/	202	4 000 500	10	# 7.700		
Fluorescent	100%	202		10	\$7,700		
	Other Observation, Ex		ffected: 100%				
	Location: Throughou	_					
	Explanation: T-8 Las	mps					
Egress Lighting	700/	202	4 05.600	10	Ф1 000		
Emergency, Battery	50%	202		10	\$1,000		
Exit, Service	50%	202	4 \$600	1			
Exterior Lighting	1000/	202	4 022.700	10			
HID	100%	202	4 \$32,700	10			
larm							
Security System	900/						
No Component	80%	202	4 05 300	1	0700		
Generic	20%	202 tant : Madanata Arna A	*-,	1	\$700		
	Other Observation, Ex Location : Outside	ieni : Moaeraie, Area A					
		V Cumaillanaa Caman					
Fire/Smales Detection	Explanation: CC1	V Surveillance Camera					
Fire/Smoke Detection	1000/	201	0 000 500	1.2	\$5.500		
Generic	100%	201 tant : Madanata Arna A		1-3	\$5,500		
	Other Observation, Ex		jjeciea : 100%				
	Location: Throughou		m Palla Onl.				
	<i>Explanation : Мапиа</i>	l Pull Station And Alar	n beus Only				

Mechanical	Current Re	epair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

 $Note: \quad \textit{All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.}$

Estimates are rounded to the nearest hundred dollars.

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CITY UNIVERSITY OF NEW YORK - 042 QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Z

Asset #: 2104

Mechanical	Current Re	Current Repair Future Re		e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2034	* *	1		
Conversion Equipment							
Furnace	100%		2024	\$18,400	1	\$4,100	
	Other Observation, Ex	_	Affected	: 100%			
	Location : Side Of Th						
	Explanation: 3 Units	Built Into A C Po	ackage U	Init			
Air Conditioning							
Energy Source							
Electricity	100%		2032	* *	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%		2024	\$98,000	2	\$500	
	R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Package Unit At Side Of The Building Other Observation, Extent : Light, Area Affected : 100% Location : Side Of The Building						
D: / 'I /'	Explanation: 3 Pack	age Units With Bi	uit In Go	is Furnaces			
Distribution Ductwork/Diffusers	100%		LIFE	* *	2	\$10,000	
Ventilation	10070		LIFE		2	\$10,900	
Distribution							
Distribution Ductwork/Diffusers	10%		LIFE	* *	2-5	\$500	
No Component	90%		LITE		2-3	\$300	
Exhaust Fans	9070						
Roof	10%		2024	\$1,300	2		
No Component	90%		2024	\$1,500	2		
Plumbing	7070						
H/C Water Piping							
Brass/Copper	100%		2034	* *	1		
Water Heater	10070		2031		•		
Electric	100%		2019	\$6,900	4	\$100	
Sanitary Piping	- * * · -			\$0,200	-	4100	
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
Fire Suppression	- * * · -						
Sprinkler							
Generic	100%		2034	* *	1-2	\$2,300	

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset 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 :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads	\$53,900	\$1,077,100
Total	\$53,900	\$1,077,100
Importance Code B	\$53,900	\$1,077,100
Total	\$53,900	\$1,077,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$27,600		\$1,300	\$3,200
Total	\$27,600		\$1,300	\$3,200
Importance Code A	\$27,300			
Importance Code B			\$1,300	\$3,200
Importance Code C	\$300			
Total	\$27,600		\$1,300	\$3,200



^{**} Replacement cost estimated to be beyond ten years is not included in this report.

CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD

Asset #: 13549

Bulkheads	Current Rep	pair	Future	Replacement	Ma		
System Component Type	% of Fail Date E Total (Years)		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural							
Revetment							
Stone	5%	L	IFE	* *	5	\$700	
No Component	95%						
Sheet Piles	550/	т	TEE	* *	10		
Steel	55% Corrosion, Extent : Mod		IFE 4 · 100		10		
	Location : At Mean Lo						
Not Accessible	45%						
Wales							
Steel	90%	L	IFE	* *	5	\$47,900	
	Corrosion, Extent: Mod	lerate, Area Affecte	d : 35%	6			
	Location: Throughout						
Not Accessible	10%						
Pile Caps							
Concrete	95%		IFE	* *	5	\$6,500	
	Cracking, Extent : Light Location : Isolated Th		5%				
	Other Observation, Exte	ent : Light, Area Aff	ected :	5%			
	Location : Isolated Th	roughout					
	Explanation: Efflores	cence					
Steel	3%	2	.029	* *	5	\$300	
No Component	2%						
Backfill Fill							
Not Accessible	100%						
Surface							
Concrete	50%	2	2037	* *	5	\$6,400	
	Cracking, Extent : Light	, Area Affected : 5%	%				
	Location: Isolated Ale	ong Walkway					
Topsoil	50%	2	026	\$30,300	5	\$2,600	
Deck Elements							
Railing							
Steel	100% 2-4	. ,	.026	\$1,077,100			
	Corrosion, Extent : Mod						
	Location : Isolated At	Post Connections T	hrough	nout			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD

Address : EAST SIDE (JAMAICA BAY)

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : CUN0003.020 / 13550 Yr Built/Renovated :

Linear Ft : 1,895 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 14-Jul-2017 Landmark Status : NONE

Areas Surveyed :

Block : 8760 Lot : 60 BIN :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads	\$332,800	
Total	\$332,800	
Importance Code A	\$214,200	
Importance Code B	\$118,600	
Total	\$332,800	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$34,200			\$10,800
Total	\$34,200			\$10,800
Importance Code A	\$24,600			
Importance Code B				\$10,800
Importance Code C	\$9,600			
Total	\$34,200			\$10,800



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD

Asset #: 13550

Bulkheads	Curre	nt Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Structural								
Gravity Wall								
Concrete	83%		LIFE	* *	5-10	\$12,700		
Concrete	2% 4+	\$15,300	LIFE	* *	5	\$200		
		Moderate, Area Affect 5 Feet And 1440 Feet						
No Component	15%							
Revetment								
Stone	85%		LIFE	* *	5	\$19,300		
No Component	15%							
Sheet Piles								
Steel	15% 4+	\$169,100	LIFE	* *				
	Corrosion, Extent Location : Throu	: Moderate, Area Affe ghout	cted : 40	%				
Steel	2% Now	\$45,100	LIFE	* *				
		: Severe, Area Affecte In Sheeting 830 Feet		t, 1105 Feet, And	1115 Fee	t From North End		
No Component	83%							
Wales								
Timber	15% Rotting/Splitting, I Location : Throw	Extent : Light, Area Aj ghout	LIFE fected : 2	* *	4	\$6,400		
No Component	85%							
Pile Caps								
Concrete	15% Cracking, Extent : Location : Throu	Light, Area Affected	LIFE 5%	* *	5	\$1,700		
No Component	85%							
Backfill Fill								
Not Accessible	100%							
Surface								
Asphalt	5% Cracking, Extent : Location : Throu	Moderate, Area Affeo ghout	2037 cted : 10%	**	5	\$1,100		
Concrete	95% Cracking, Extent : Location : Throu	Light, Area Affected	2037	**	5	\$20,500		

Deck Elements

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD

Asset #: 13550

Bulkheads	Current Re	pair	Future R	Replacement	М	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements							
Railing							
Concrete	15%		2029	* *			
Concrete	85% 2-4	\$118,600	2029	* *			
	Cracking, Extent: Mod	lerate, Area Affec	eted : 10%				
	Location : At Posts, F Feet From North End		To 800 Feet I	From North End	l, And 11	10 Feet To 1895	
	Discolor & Bleeding, E	Extent : Light, Are	ea Affected :	5%			
	Location : At Posts, F Feet From North End		To 800 Feet I	From North End	l, And 11.	10 Feet To 1895	
	Other Observation, Ext	ent : Light, Area	Affected: 10	00%			
	Location: At Chains	Between Posts Ti	hroughout				
	Explanation: Corros	ion					

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD

Address : SOUTH SIDE (ALTLANTIC OCEAN)

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : CUN0003.030 / 13551 Yr Built/Renovated :

Linear Ft : 1,535 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 14-Jul-2017 Landmark Status : NONE

Areas Surveyed :

Block : 8760 Lot : 60 BIN :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads	\$426,000	\$146,700
Total	\$426,000	\$146,700
Importance Code A	\$197,800	
Importance Code B	\$228,200	\$146,700
Total	\$426,000	\$146,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$7,800			\$8,800
Total	\$7,800			\$8,800
Importance Code A				
Importance Code B				\$8,800
Importance Code C	\$7,800			
Total	\$7,800			\$8,800



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD

Asset #: 13551

Sulkheads Current Repair		Future Rep	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural						
Gravity Wall						
Concrete	80% 4+ \$197,800		* *	5	\$5,000	
	Cracking, Extent: Moderate, Area Aff					
	Location : At Top Offshore Edge Thr					
	Spalling, Extent: Moderate, Area Affe					
	Location: At 250 Feet From East En	nd				
No Component	20%					
Revetment						
Stone	85%	LIFE	* *	5	\$15,600	
No Component	15%					
	Other Observation, Extent : Light, Are	a Affected: 100	1%			
	Location : At West End	•				
D 1.011	Explanation : No Revetment At Beac	h				
Backfill						
Fill Not Accessible	100%					
Surface	10070					
Asphalt	35%	2037	* *	5	\$6,100	
Aspilait	Cracking, Extent : Moderate, Area Affi			3	\$0,100	
	Location: Throughout	. 1070				
Concrete	65%	2037	* *	5	\$11,400	
	Cracking, Extent : Light, Area Affected			-	4,	
	Location : Isolated Throughout					
Deck Elements						
Railing						
Concrete	75% 4+ \$169,500	2029	* *			
	Cracking, Extent : Moderate, Area Aff	ected : 10%				
	Location: At Posts Throughout					
	Discolor & Bleeding, Extent: Light, A	rea Affected : 5	%			
	Location: At Posts Throughout					
	Other Observation, Extent: Moderate	, Area Affected :	100%			
	Location: At Chains Between Posts	Throughout And	l One Isolate	d Disconi	nected Chain	
	Explanation: Corrosion					
Steel	5% 4+ \$22,000	2026	\$73,400			
	Corrosion, Extent : Moderate, Area Af	fected : 5%				
	Location: At Bases Of Posts From 5	00 Feet To 570	Feet From Ed	ist End		
Steel	5% 2-4 \$36,700	2028	\$73,400			
	Corrosion, Extent : Severe, Area Affect		,			
	Location : On Offshore Face Of Rail		eet To 800 Fe	et From	East End	
No Component	15%					
110 Component	13/0					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

CITY UNIVERSITY OF NEW YORK - 042

Project: CITY UNIVERSITY OF NEW YORK

CAPITAL	F	Y 2019 - 2022		FY 2023 - 2028
Miscellaneous Buildings		227,400		213,700
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Miscellaneous Buildings	34,500	10,000	10,400	11,100

ASSET#	NAME	SQFT	CAPITAL	EXPENSE
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

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