Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 / 2013

Area Sq Ft : 23,337 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 11-Apr-2013 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 16 Lot : 215 BIN : 1084587

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$192,200	\$266,600
Electrical		\$134,600
Mechanical		\$143,800
Total	\$192,200	\$544,900
Priority A	\$192,200	\$266,600
Priority B		\$278,400
Total	\$192,200	\$544,900

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$10,700			
Interior Architecture	\$63,300		\$20,000	\$600
Electrical	\$1,300	\$1,400	\$1,900	\$1,400
Mechanical	\$7,300	\$3,400	\$3,400	\$3,000
Total	\$82,700	\$4,800	\$25,400	\$5,000
Priority A	\$10,700			
Priority B	\$29,200	\$4,800	\$12,700	\$4,400
Priority C	\$42,700		\$12,600	\$600
Total	\$82,700	\$4,800	\$25,400	\$5,000



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.

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

Architecture	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior							
Exterior Walls							
Masonry: Brick	Location: East	Frod, Extent : Moderat Facade cated, Extent : Modera			5	\$17,600	A
Metal Panel	10%		2044	* *	5-10	\$15,100	A
Window Wall	10%		2044	* *	5	\$8,300	A
Windows	1070		2044			ψ0,500	71
Aluminum	100%		2040	* *	5	\$6,900	A
Parapets	- 5 5 7 5					¥3,230	
Masonry: Brick	95%		LIFE	* *	5-10	\$8,100	A
Pre-Cast Concrete	5%		LIFE	* *	5	\$800	Α
Roof						·	
IRMA/Protected Membrane	90% Now	\$133,300	2024	\$266,600			A
	Location : Throu Water Penetration Location : Audit	, Extent : Moderate, A	Area Affe	cted : 5%			
Skylight, Plastic	10%		2037	* *	1		A
terior							
Floors							
Carpet	50%		2023	\$69,500	3	\$17,700	C
Ceramic Tile	5%		2033	* *	5	\$1,200	C
Quarry Tile	30%		2037	* *	5	\$10,600	C
Vinyl Tile Wood	10% 5%		2029 2052	* *	3 5	\$900 \$2,200	C C
Interior Walls	3%		2032			\$2,200	
Gypsum Board	15%		LIFE	* *	5-10	\$7,500	C
Gypsum Board	30%		LIFE	* *	5-10	\$15,000	C
Masonry: Brick	15%		LIFE	* *	10	\$1,300	C
Masomy. Briek				ected : 100%	10	ψ1,500	C
Plaster	20%		LIFE	* *	5-10	\$5,000	С
Wood	20%		LIFE	* *	5	\$47,200	C
	Other Observation Location : Main Explanation : W		Area Affe	ected : 60%			

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

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

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

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

Asset #: 2098

Architecture		Current 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 Code
Interior								
Ceilings								
AcousTileConcealSpLn	50%			2037	* *	5	\$14,800	В
Gypsum Board	20%			LIFE	* *	5-10	\$16,300	В
Metal Panel	20%	Now	\$7,600	LIFE	* *	5	\$5,900	В
	Bent/Warp	ed Elemen	ts, Extent : Modera	te, Area	Affected : 20%			
	Location	: Lobbies						
	Broken/Mi	ssing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 5%			
	Location	: Lobbies						
Plaster	10%			LIFE	* *	5-10	\$4,100	В

Electrical	Cu	rrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts	•						•
Switchgear / Switchboard Molded Case Bkrs	100%		2034	* *	5	\$500	В
Raceway							
Conduit	100%		2034	* *	1		В
Panelboards							
Fused Disc Sw	5%		2032	* *	5		В
Molded Case Bkrs	95%		2032	* *	5	\$500	В
Wiring							
Thermoplastic	100%		2034	* *	1		В
Motor Controllers							
Locally Mounted	100%		2029	* *	5	\$100	В
Lighting							
Interior Lighting							
Fluorescent	5%		2024	\$7,100	10	\$700	В
	T-5 Lamps, Ext Location : Th	tent : Moderate, Area Aff croughout	ected : 10	00%			
Fluorescent	20%		2024	\$28,300	10	\$2,900	В
	T-8 Lamps, Ext Location : Th	tent : Moderate, Area Aff croughout	ected : 1	00%			
HID	5%		2024	\$3,300	10		В
Incandescent	70%		2024	\$99,200	2	\$300	В
Egress Lighting							
Emergency, Service	30%		2024	\$800	1		В
Emergency, Battery	20%		2024	\$1,300	10	\$800	В
Exit, Service	50%		2024	\$1,300	1		В
Exterior Lighting							
HID	100%		2024	\$7,900	10	\$100	В
Alarm							
Security System							
No Component	65%						D
Generic	35%		2029	* *	1	\$2,500	В

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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	Currer	t Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Alarm							
Fire/Smoke Detection							
Generic	100%		2029	* *	1-3	\$11,800	В

Mechanical		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 Code
Heating								
Distribution								
Hot Wtr Piping/Pump	30%			2040	* *	4	\$400	В
Steam Piping/Pump	70%			2034	* *	4	\$500	В
Terminal Devices								
Air Handler	70%			2024	\$67,600	1	\$6,900	В
Fan Coil Unit/Heat	30%			2029	* *	1	\$1,500	В
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pump	100%			2034	* *	4	\$800	В
Terminal Devices								
Air Handler/Cool/Ht	100%			2024	\$76,100	1	\$9,800	В
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$14,000	В
Exhaust Fans								
Roof	100%			2024	\$14,300	2	\$500	В
Plumbing								
H/C Water Piping								_
Brass/Copper	100%			2034	* *	1		В
Water Heater	400				* • • • • • • • • • • • • • • • • • • •			_
Electric	100%			2022	\$2,800	4	\$100	В
Sanitary Piping	400							_
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								_
Cast Iron	100%			LIFE	* *	1		В
Sewage Ejector(s)								_
Electric	100%			2024	\$10,300	4	\$2,000	В
Fixtures								_
Generic	100%							В
Fire Suppression								
Standpipe	1000			2024			40.000	ъ
Generic	100%			2034	* *	1-5	\$8,000	В
Sprinkler	20.							-
No Component	80%			2021			***	D
Generic	20%	. =		2034	* *	1-2	\$900	В
			Extent : Light, Area	Affected	: 40%			
		: Through						
	Explana	tion : Fire	Pump Is In Main Bi	uilding				

Maintenance \$ are aggregated over a 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: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 : 11-Apr-2013 Landmark Status : NONE

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

Block : 16 Lot : 215 BIN : 1066406

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$3,369,200	\$2,916,200
Interior Architecture	\$2,401,000	\$1,244,700
Electrical	\$358,000	\$7,355,200
Mechanical	\$542,100	\$10,111,100
Total	\$6,670,300	\$21,627,200
Priority A	\$3,369,200	\$2,916,200
Priority B	\$2,574,800	\$17,942,600
Priority C	\$726,300	\$768,400
Total	\$6,670,300	\$21,627,200

Total	\$416,100	\$317,600	\$613,200	\$404,000
Priority C	\$80,600		\$88,200	\$50,100
Priority B	\$309,900	\$317,600	\$516,000	\$353,900
Priority A	\$25,600		\$9,000	
Total	\$416,100	\$317,600	\$613,200	\$404,000
Elevators/Escalators	\$83,000	\$83,000	\$83,000	\$83,000
Mechanical	\$161,000	\$178,000	\$357,500	\$190,000
Electrical	\$65,900	\$56,600	\$75,500	\$80,900
Interior Architecture	\$80,600		\$88,200	\$50,100
Exterior Architecture	\$25,600		\$9,000	
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



 $[\]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.

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 Code		
Exterior										
Exterior Walls										
Cast in Place Concrete	5%	Now	\$174,400	LIFE	* *	5	\$271,600	Α		
	_	_	Extent: Light, Are							
			At West And South							
			Extent : Moderate, A	Area Affe	ected : 20%					
		: Columns								
	Explanat	tion : Curr	ent Temporary Sup	ports Are	e Beginning To Sh	ow Rust A	and Bulging			
Masonry: Brick	60%			LIFE	* *	5	\$1,303,800	A		
Metal Panel	15%			2044	* *	5-10	\$1,120,500	A		
		Staining/Discoloring, Extent: Moderate, Area Affected: 10%								
	Location	: Harrisor	ı Street							
Window Wall	20%			2044	* *	5	\$814,900	A		
Windows										
Aluminum	70%			2040	* *	5	\$20,300	A		
Aluminum	30%	Now	\$479,300	2049	* *	5	\$4,300	Α		
			ıt : Moderate, Area		l : 60%					
		_	out All Operable W							
	_		ed, Extent : Severe,		ected : 50%					
	Location	: Through	out All Operable W	Vindows						
Parapets										
Masonry: Brick	80%			LIFE	* *	5-10	\$89,800	A		
Metal Rail	5%			2037	* *	5-10	\$14,800	Α		
Pre-Cast Concrete	15%			LIFE	* *	5	\$31,000	A		
Roof										
IRMA/Protected	20%			2034	* *	10	\$57,200	Α		
Membrane	D D			4 00	1 1000/					
	-		ent, Extent : Light,		ected : 100%					
			mnasium And Pool							
IRMA/Protected Membrane	75%	Now	\$1,987,000	2034	* *			A		
	Broken Pa	ver Blocks	, Extent : Severe, A	rea Affe	cted : 20%					
	Location: Throughout Walkways									
	Gravel/Stone Ballast, Extent : Moderate, Area Affected : 100%									
	Location	: Through	out							
		Extent : Mo : Through	oderate, Area Affec out	ted : 40%	ó					
	Water Pen		xtent : Moderate, A	Area Affe	cted : 30%					
Single Dly Members	5%			2020	* *	10	¢14.200	٨		
Single Ply Membrane	3%			2029	* **	10	\$14,300	Α		
nterior										

Interior

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

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 Code	
Interior									
Floors									
Carpet	10%			2023	\$461,100	3	\$117,600	C	
	Recent Repair Evident, Extent: Light, Area Affected: 10%								
	Location	: Various	Locations Through	out					
Cast in Place Concrete	15%	0-2	\$89,100	LIFE	* *	5	\$257,300	С	
	Horizonta	l Cracks, E	xtent : Moderate, A	Area Affe	cted : 10%				
	Location	Location : First Floor Mechanical Rooms							
Ceramic Tile	8%			2033	* *	5	\$62,700	С	
Quarry Tile	7%			2037	* *	5	\$82,300	C	
Sheet Vinyl/Rubber	10%			2029	* *	5	\$117,600	C	
Vinyl Tile	50%			2029	* *	3	\$147,000	C	
Interior Walls									
Ceramic Tile	5%			2033	* *	5	\$37,500	C	
Concrete Masonry Unit	10%			LIFE	* *	5	\$60,000	C	
•	Vertical Cracks, Extent : Moderate, Area Affected : 5%								
	Location	: Carpent	ry Shop, Electrical	Room					
Glass: Single Pane	3%			LIFE	* *	5	\$33,700	С	
Gypsum Board	65%			LIFE	* *	5-10	\$828,300	C	
- 3 F		pair Evider	nt, Extent : Light, A	rea Affec	cted : 10%		,		
	Location	: Various	Locations Through	out					
Masonry: Brick	15%			LIFE	* *	10	\$33,700	С	
Wasoniy. Brien	,-	ervation. E	Extent : Light, Area		: 100%	10	ψ33,700	C	
		: Through	_	55					
			12 X 4 Brick						
Wood	2%			LIFE	* *	5	\$119,900	С	
11004	270						Ψ117,700		

CITY UNIVERSITY OF NEW YORK - 042

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

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 Code	
nterior				•					
Ceilings								_	
AcousTileConcealSpLn		Now	\$615,500	2037	* *	5	\$125,300	В	
		_	ents, Extent : Mod		ea Affected : 20%				
			rs, Outside Gymnas		CC4-1.50/				
	_	_	Extent : Moderate		јестеа : 5%				
	Location : Various Locations Throughout Staining/Discoloring, Extent : Moderate, Area Affected : 30%								
	_	_	Extent : Moaerate Locations Through	-	jeciea : 50%				
			xtent : Moderate, A		atad . 200/				
			xiem . Moderdie, F Locations Through		ciea . 20%				
A T'1. C I I .					* *		\$200.500		
AcousTileSusp.Lay-In	50%	Now	\$532,900 , Extent : Moderat	2029		5	\$200,500	В	
		am surjace : Classroc		e, Area A	gjeciea : 50%				
			ms Extent : Moderate,	Area Aff	ected · 15%				
		a: Classroc		meany	естей . 1570				
			xtent : Light, Area	Affected	: 15%				
			7th Floor Rooms	11,5001041	. 10,0				
Exposed Struc: Steel	7%			LIFE	* *	10	\$112,300	В	
Exposed Struc: Steel	3%	Now	\$108.900	LIFE	* *	10	Ψ11 2 ,800	В	
r	Corrosion	/Rusting, E	xtent : Moderate, A		cted : 20%				
	Location	: First Flo	or Mechanical Spa	ices					
	Other Obs	ervation, E	xtent : Severe, Are	a Affecte	d : 25%				
	Location	: First Flo	or Mechanical Spa	ices					
	Explana	tion : Fire	Protection Missing	/ Crumb	ling				
Gypsum Board	10%			LIFE	* *	5-10	\$275,700	В	
Metal Panel	5%	Now	\$129,700	LIFE	* *	5	\$50,100	В	
	Bent/Warped Elements, Extent : Moderate, Area Affected : 35%								
	Location : Various Locations Throughout								
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
	Location: North Wing By Gymnasium And Pool								
	-		ctent : Moderate, A		rted : 10%				
	Location	: Various	Locations Through	out					

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 Code
Under 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2024	\$121,500	5	\$2,800	В
	Other Observation, Extent: Moderate,	Area Affe	ected : 100%			
	Location: Electrical Room					
	Explanation: Four 4000 Amps Main	Disconne	ct Switch			

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

^{**} 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

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 Code
Under 600 Volts								
Transformers								
Dry Type	Location Explana	servation, E n : Electrico	Extent : Moderate, 1 il & Mechanical Ro 150 Kva 480hv-208	oom	\$13,900 ected : 100% One 50 Kva 480hv-	5 208/120l	\$2,000 v & Two 45 Kva	В
Switchgear / Switchboard								
Fused Disc Sw	100%			2024	\$518,700	5	\$2,400	В
Raceway					1		1 ,	
Conduit	100%			2024	\$690,500	1		В
Panelboards					1 7			
Fused Disc Sw	10%			2023	\$74,100	5	\$1,300	В
Molded Case Bkrs	80%			2032	* *	5	\$11,500	В
Molded Case Bkrs	10%			2040	* *	5	\$1,400	В
Wiring	1070			20.0			φ1,100	
Thermoplastic	10%			2044	* *	1		В
Thermoplastic	90%			2024	\$632,100	1		В
Motor Controllers	7070			2024	ψ032,100	1		
Locally Mounted	20%			2022	\$22,800	5	\$700	В
Motor Control Center	60%			2022	\$892,500	5	\$8,900	В
Motor Control Center	20%		\$297,500	2044	**	5	\$1,500	В
	Suspect W		ge, Extent : Moder		Affected : 100%	3	Ψ1,300	Б
Ground								
Grounding Devices Generic	100%			LIFE	* *	5	\$16,000	В
Stand-by Power								
Transfer Switches								
Automatic	100%			2022	\$22,900	1	\$167,400	В
Generators								
Diesel	100%			2020	\$114,000	1	\$210,000	В
	Other Ob	servation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	ı : Generat	or Room					
	Explana	tion : One	750 Kva					
Batteries								
Nickel Cadmium	100%			2016	\$600	5	\$120,900	В
Fuel Storage								
Day Tank	50%			2023	\$21,600	5	\$48,600	В
	Other Ob	servation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	n : Generate	or Room					
	Explana	tion : One .	50 Gals					
Main Tank	50%			2027	* *	5	\$7,700	В
	Other Ob		Extent : Moderate, A et		ected : 100%			
	Explana	tion : One :	5000 Gals					
Lighting	- T							

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

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

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 Code		
Lighting									
Interior Lighting									
Fluorescent	75%		2024	\$3,524,200	10	\$360,500	В		
	Other Observation, Extent: Moderate, Area Affected: 100%								
	_	Location: Throughout The Building							
	Explanation: T-8 I	Lamps							
Fluorescent	2%		2032	* *	10	\$9,600	В		
	T-5 Lamps, Extent : Moderate, Area Affected : 100%								
	Location : Swimmi	ng Pool							
Fluorescent	20%		2029	* *	10	\$96,100	В		
	T-5 Lamps, Extent:	Moderate, Area Affe	cted : 10	00%		, , , , , ,			
	Location : Through								
HID	3%		2024	\$65,300	10	\$500	В		
Egress Lighting									
Emergency, Service	55%		2024	\$47,500	1		В		
Emergency, Service	5%		2032	* *	1		В		
Exit, Service	35%		2019	\$30,300	1		В		
Exit, Service	5%		2032	* *	1		В		
Exterior Lighting									
HID	70%		2019	\$157,500	10	\$1,200	В		
HID	30%		2029	* *	10	\$500	В		
Alarm									
Security System									
No Component	70%						D		
Generic	30%		2029	* *	1	\$60,900	В		
Fire/Smoke Detection									
No Component	60%						D		
Generic	40%		2029	* *	1-3	\$133,900	В		

/lechanical	Current Repair	Futur	e Replacement	Maintenance		
ystem Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
eating						
Energy Source						
Utility Steam	100%	2034	* *	1		В
	Other Observation, Extent : Light, A	Area Affected	: 100%			
	Location: 1st Floor Utility Room					
	Explanation: Steam Provided By	Con Ed				
Conversion Equipment	-					
Heat Exchanger	30%	2027	* *	1	\$77,900	В
<u> </u>	Other Observation, Extent : Light, A	Area Affected	: 30%			
	Location : Throughout					
	Explanation : Serves Perimeter Fo	an Coil Units				
Pres. Reducing Valve/LP Steam	70%	2027	* *	5	\$21,800	В

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

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

CITY UNIVERSITY OF NEW YORK - 042

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

Asset #: 2097

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Distribution	2007		2022	de de		411 500	
Hot Wtr Piping/Pump	30%		2032	* *	4	\$11,600	В
Steam Piping/Pump	70%	Transfer A	2034		4	\$18,100	В
	Repairs In Progress, Location: 1st Floo	_	a Affecte	a : 10%			
Terminal Devices							
Air Handler	70%		2024	\$2,243,100	1	\$227,100	В
Convector/Radiator	30%		2029	* *	1	\$50,900	В
Air Conditioning Energy Source							
Campus Steam	90%		2034	* *	1		В
Electricity	10%		2032	* *	1		В
Conversion Equipment Absorption Chiller/Direct Fire	90%		2024	\$2,884,000	1	\$510,800	В
Chiner/Direct The	Other Observation, I Location : First Flo						
	Explanation: (2) S	•	-		riaerant		
Reciprocating	10%	ieum Turbine Drive	2029	* *	1	\$24,300	В
Compr/Chiller	R-134a Refrigerant, Location : Roof	Extent : Light, Area	ı Affected	1:5%			
Distribution							
Chilled Wtr Pipe/Pump	100% Recent Installation, I	Extent : Light, Area	2044 Affected	* * : 100%	4	\$38,800	В
	Location : First Flo Condenser Water I	oor Mechanical Eqi			lled Chil	led And	
Terminal Devices							
Air Handler/Cool/Ht	100% 0-2 Malfunctioning, Exte	\$252,400 ent : Light, Area Aff	2024 ected : 10	\$2,524,400	1	\$292,000	В
	Location: Penthou	se Mechanical Equ	ipment R	oom, Defective Cl	imate Co	ntrol System	
Heat Rejection							
Water Cool Tower	90% 2-4 Corroded, Extent : M Location : Roof	\$76,800 Moderate, Area Affed	2022 cted : 10	\$1,535,400	2	\$379,700	В
No Component	10%						D
Ventilation	1070						D
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$462,700	В
Exhaust Fans	10070		LH L		2-3	ψ-τ02,700	ע
Interior	100%		2024	\$657,000	2	\$16,200	В
The state of the s	On Extended Life, Ex Location: Penthou		ea Affec	ted : 100%	2	Ψ10,200	D
Plumbing							
H/C Water Piping Brass/Copper	100%		2034	* *	1		В
Diass/Copper	10070		2057		1		ע

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

^{**} 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)

Mechanical	Current	Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing							
HW Heat Exchanger	400-						_
Low Temp	100%		2034	* *	4	\$52,000	В
Sanitary Piping	1000/		LIEE	* *	1		D
Cast Iron	100%		LIFE	4. 4.	1		В
Storm Drain Piping Cast Iron	100% Now	\$92,000	LIFE	* *	1		В
Cast Iron	Cracked, Extent : Mo	\$83,000			1		Б
	Location : Through		еи. 10/6	,			
Pool Filter/Treatment	Zocanon : Through						
Sand	100%		2037	* *	4	\$129,800	В
Sewage Ejector(s)	10070		2037		•	Ψ125,000	
Electric	100% Now	\$3,100	2032	* *	4	\$1,300	В
	Other Observation, I			: 100%		7-,	
	Location : Various	_	55				
	Explanation : 5 Du	ıplex Units					
Fixtures		-					
Generic	100%						В
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			C
	Other Observation, I	_	Affected	: 100%			
	<i>Location</i> : (1) <i>C-8</i> ,						
	Explanation: 2 Un	iits					
Escalators	1000/		LIDE	* *			
Under 20' Rise	100%	English Ameri	LIFE				С
	Other Observation, I Location : Multiple	_	Ајјестеа	: 100%			
	Explanation: 20 U						
Fire Suppression	Explanation . 20 0	mus					
Standpipe							
Generic	100%		2034	* *	1-5	\$264,700	В
Sprinkler	100/0					\$20. ,700	
No Component	80%						D
Generic	20%		2034	* *	1-2	\$29,400	В
	No Backflow Preven	ter, Extent : Light, A		cted : 100%			
	Location : Baseme	nt					
Fire Pump							
Generic	100%		2027	* *	1	\$98,000	В
Chemical System							
Generic	100%		2019	\$24,300	1-3	\$45,000	В

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

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

Page: 13

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 : 22-Mar-2011 Landmark Status : NONE

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

Block : 3232 Lot : 78 BIN : 2015058

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$54,400	
Interior Architecture		\$46,600
Mechanical		\$60,700
Total	\$54,400	\$107,300
Priority A	\$54,400	
Priority B		\$60,700
Priority C		\$46,600
Total	\$54,400	\$107,300

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$31,000		\$600	\$100
Interior Architecture	\$6,800	\$800	\$1,300	\$11,400
Electrical	\$500	\$400	\$6,600	\$500
Mechanical	\$28,800	\$500	\$1,600	\$500
Total	\$67,000	\$1,700	\$10,000	\$12,500
Priority A	\$31,000		\$600	\$100
Priority B	\$35,200	\$900	\$8,100	\$1,000
Priority C	\$900	\$800	\$1,300	\$11,400
Total	\$67,000	\$1,700	\$10,000	\$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.

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

Architecture	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior	•		•		•
Exterior Walls					
Masonry: Brick	5% Now \$17,000 Cracking/Crumbling, Extent: Modera Location: Low Wall Near Entrance Jnt Mortar Miss/Erod, Extent: Severe Location: Low Wall Near Entrance Misaligned/Bulging, Extent: Severe, A Location: Low Wall Near Entrance	te, Area Affected : 25% , Area Affected : 50%	5	\$500	A
M D:1		I IEE **		ΦΕ (00	
Masonry: Brick	55% Now \$37,400 Int Mortar Miss/Erod, Extent: Moder Location: Throughout Worn/Eroded, Extent: Moderate, Area Location: Throughout	ate, Area Affected : 100%	5	\$5,600	A
Masonry: Fieldstone	10% Now \$10,100 <i>Int Mortar Miss/Erod, Extent : Moder</i>		5	\$800	A
	Location: Throughout	, 33			
	Open Joints, Extent : Moderate, Area Location : Throughout	Affected: 15%			
	Other Observation, Extent : Severe, A Location : South Side	rea Affected : 10%			
	Explanation: Loose Units				
Metal Panel	20% Now \$4,800 Corrosion/Rusting, Extent : Moderate Location : West Facade		5	\$3,800	A
	Staining/Discoloring, Extent : Modera Location : West Facade	te, Area Affected : 50%			
	Water Penetration, Extent : Moderate Location : West Facade	Area Affected : 10%			
Stucco Cement	5%	2027 **	5	\$1,300	A
Wood	5% Now \$3,200 Deteriorated Finish, Extent: Moderat Location: Throughout	2027 **	5	\$1,300	A
	Dry Rot/Decay, Extent : Moderate, Ar Location : Various	ea Affected : 10%			

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

Architecture Current Repair		Repair	Future Replacement			Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior							
Windows							
Aluminum	75%		2038	* *	5	\$200	A
Steel	25% Now Air Infiltration, Exte	cade			5	\$400	A
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15% Location : West Facade						
	Corrosion/Rusting, E Location : West Fa		Area Affe	cted : 40%			
	Deteriorated Finish, Location : West Fa		Area Afj	fected : 50%			
	Water Penetration, E Location : West Fa		Area Affe	cted : 15%			
Parapets							
Metal: Cage/Fence	20% Now Corrosion/Rusting, E Location: West Fa		2027 Area Affe	* * cted : 25%	5	\$300	A
	Deteriorated Finish, Location : West Fa		Area Afj	fected : 25%			
No Component	80%						D
Roof							
Asphalt Shingle	75% Now Water Penetration, E Location : Various	\$2,200 Extent : Light, Area	2031 Affected	* *			A
Single Ply Membrane	25% Now Punct/Tear/Impact L Location : Over Mo		2032 oderate,	* * Area Affected : 25	%		A
	Seams Open/Split, Extent : Moderate, Area Affected : 20% Location : Over Multipurpose Room						
	Water Penetration, E Location : Over Mi		Area Affe	cted : 10%			
Interior Floors							
Carpet	20%		2018	\$10,500	3	\$3,600	C
Ceramic Tile	5%		2031	* *	5	\$400	C
Terrazzo	5%		LIFE	* *	5	\$300	C
Vinyl Tile	55%		2022	\$46,600	3	\$1,800	C
Wood	15%		2037	* *	5	\$2,500	C

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

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

Page: 16

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

Asset #: 2070

Architecture	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 Code	
terior								
Interior Walls								
Concrete Masonry Unit	5%		LIFE	* *	5	\$200	C	
Gypsum Board	20%		LIFE	* *	5	\$1,000	C	
Plaster	75%		LIFE	* *	5	\$1,900	C	
G.: Un an	Patching Evident, E Location: Throug Water Penetration, Location: Teddy I Other Observation, Location: Throug Explanation: Une	hout Extent : Moderate, A Bears Room Extent : Moderate, A hout	Area Affe	cted : 10%				
Ceilings Gypsum Board	25%		LIFE	* *	5	\$2,900	В	
Plaster	75% Now	\$5,900	LIFE	**	5	\$4,300	В	
	Patching Evident, E Location: Various Water Penetration, Location: Various	s Extent : Light, Area	30					

Electrical	Current Repair Future R		re Replacement Maintenar		aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts			•			
Service Equipment						
Fused Disc Sw	100%	2032	* *	5		В
	Other Observation, Extent: Mod	lerate, Area Affecte	d: 100%			
	Location: Electrical Room					
	Explanation: One 400 Amps M	Iain Disconnect Sw	itch			
Raceway						
Conduit	30%	2042	* *	1		В
Conduit	70%	2022	\$6,600	1		В
Panelboards						
Molded Case Bkrs	50%	2030	* *	5	\$100	В
Molded Case Bkrs	50%	2021	\$8,400	5	\$100	В
Wiring						
Thermoplastic	50%	2022	\$4,800	1		В
Thermoplastic	40%	2032	* *	1		В
Thermoplastic	10%	2042	* *	1		В
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	В
Lighting						
Interior Lighting						
Fluorescent	100%	2027	* *	10	\$5,500	В
	Other Observation, Extent : Mod	lerate, Area Affecte	d: 100%			
	Location: Throughout The Bu	ilding				
	Explanation: T-8 Lamps					
Note: All component repairs \$ es	timates are in current dollars and are no	t escalated for potenti	ial future inflation	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.

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

Asset #: 2070

Electrical		Current Rep	air	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Egress Lighting								
Emergency, Battery	50%			2027	* *	10	\$700	В
Exit, Service	50%			2027	* *	1		В
Exterior Lighting								
HID	100%			2027	* *	10		В
Alarm								
Fire/Smoke Detection								
Generic	100%			2027	* *	1-3	\$3,900	В

Mechanical	Current 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 Code		
Heating										
Energy Source										
Fuel Oil No 2	100%			2032	* *	5	\$1,900	В		
Conversion Equipment										
Hot Water Boiler	100%	0-2	\$15,200	2042	* *	1	\$2,700	В		
		Corroded, Extent : Moderate, Area Affected : 20%								
	Location	Location: Boiler, Basement								
		Obsolete Equipment, Extent : Severe, Area Affected : 100%								
		Location : Boiler, Basement								
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%					
	Location	: Basemer	ıt							
	Explana	tion : One	Unit							
Distribution										
Hot Wtr Piping/Pump	100%			2021	\$34,000	4	\$300	В		
Terminal Devices										
Convector/Radiator	95%			2020	\$60,700	1	\$1,800	В		
Fan Coil Unit/Heat	5%			2027	* *	1	\$100	В		
Air Conditioning										
Energy Source										
Electricity	100%			2038	* *	1		В		
Conversion Equipment										
Window/Wall Unit	80%			2015	\$11,100	1		В		
No Component	20%							D		
Plumbing										
H/C Water Piping										
Brass/Copper	40%			2032	* *	1		В		
Galv Iron/Steel	60%	0-2	\$1,200	2020	\$12,100	1		В		
	Corroded, Extent : Moderate, Area Affected : 20%									
	Location	: Through	out							
Water Heater										
Electric	100%	Now	\$1,100	2022	\$1,100	4		В		
	Malfunctioning, Extent: Severe, Area Affected: 100%									
		: Basemer								

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

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

Page: 18

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

Mechanical	Current	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 Code
Plumbing							
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Fixtures							
Generic	100%						В

Page: 19

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 : 18-Mar-2011 Landmark Status : NONE

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

Block : 3222 Lot : 40 BIN : 2097306

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$1,464,100	\$255,200
Interior Architecture	\$193,800	\$82,000
Electrical	\$35,600	\$1,569,400
Mechanical	\$323,900	\$3,708,100
Total	\$2,017,300	\$5,614,700
Priority A	\$1,464,100	\$255,200
Priority B	\$359,500	\$5,277,500
Priority C	\$193,800	\$82,000
Total	\$2,017,300	\$5,614,700

Total	\$174,300	\$24,900	\$87,800	\$16,500
Priority C	\$76,300			\$3,300
Priority B	\$41,600	\$24,900	\$87,800	\$13,200
Priority A	\$56,500			
Total	\$174,300	\$24,900	\$87,800	\$16,500
Mechanical	\$17,100	\$18,300	\$56,800	\$8,100
Electrical	\$5,500	\$6,600	\$29,900	\$5,100
Interior Architecture	\$95,200		\$1,100	\$3,300
Exterior Architecture	\$56,500			
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

rchitecture	Current Repair			Futur	e Replacement	M					
ystem Component Type		Date l ears)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
terior	•							•			
Exterior Walls						_					
Cast in Place Concrete		OW	\$372,300 nts, Extent : Seve	LIFE	* * Affacted · 25%	5	\$58,000	Α			
		-	ge At North Side	e, Area	Affectea . 2570						
		•	t, Extent : Severe	Area Aj	ffected : 25%						
			ge At North Side		•						
Masonry: Brick	85% N	ow	\$659,100	LIFE	* *	5	\$197,200	A			
	_	aint Peeling, Extent : Moderate, Area Affected : 50% Location : East And West Facades									
	-		nt : Moderate, Ar Vest Facades	ea Affeci	ted: 50%						
			vesi Fucuues erate, Area Affeci	ed · 10%	6						
	Location : Th			ca . 10%							
		_	ent : Moderate, A	rea Affe	cted : 20%						
	Location : L	ntels At	North And East H	acades							
Masonry: Limestone	5% N	ow	\$144,900	LIFE	* *	5	\$8,700	A			
		_	nts, Extent : Mod	erate, Ar	rea Affected : 5%						
	Location : C		E . M. L.		A.CC . 1 500/						
	Int Mortar Mi Location : C		Extent : Moderat	e, Area A	Affectea : 50%						
			Extent : Moderate	. Area A	ffected : 25%						
	Location : C	_		,	,,,						
Stucco Cement	5%			2035	* *	5	\$29,000	A			
Windows											
Aluminum		ow	\$5,600	2038	**	5	\$600	A			
			ent : Moderate, A	rea Affe	cted : 10%						
Daranata	Location : N	orth Ana	West Windows								
Parapets Masonry: Brick	90% N	ow	\$222,700	LIFE	* *	5	\$16,800	A			
Masom y. Brick			Extent : Moderat		Affected : 25%	J	Ψ10,000	71			
	Location : In										
	Spalling, Extent : Moderate, Area Affected : 25%										
	Location: In										
			Moderate, Area	Affected	: 25%						
	Location : In										
Masonry: Limestone		OW	\$22,200 Extent : Moderat	LIFE	* *	5	\$2,300	A			
	Int Mortar Mi Location : C		Extent : Moderat	e, Area A	ъјјества : 30%						
		-	Extent : Modera	te. Area	Affected: 50%						
	Location : Co			, 111 cu	. 2,, 00,00						

Maintenance \$ are aggregated over a 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	M					
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Exterior										
Roof	0.50/	NT	Φ.σ. 000	2027	* *					
Built-Up (BUR)	Drains Ina	Drains Inad/Misposn, Extent: Moderate, Area Affected: 25%								
	Water Pene	Location : Over Gymnasium Water Penetration, Extent : Moderate, Area Affected : 5% Location : 4th Floor								
Roll Roofing	5% Seams Ope Location	-	\$14,200 ent : Moderate, A	2024 rea Affec	\$14,200 eted: 25%	5	\$2,700	A		
		Water Penetration, Extent : Moderate, Area Affected : 10% Location : Bulkheads								
		led, Extent : : Bulkhead:	Moderate, Area A	Affected	: 50%					
Interior Floors										
Cast in Place Concrete	35%	Now	\$56,800	LIFE	* *	5	\$82,000	C		
	Cracking/Crumbling, Extent: Moderate, Area Affected: 20%									
	Location	: Ladies An	d Locker Rooms (Corridor	s, Stair To Baseme	nt				
Ceramic Tile	15%	Now	\$35,400	2031	* *	5	\$8,000	С		
	Broken/Missing Elements, Extent: Moderate, Area Affected: 10% Location: Womens Showers									
Vinyl Tile	15%			2027	* *	3	\$8,000	С		
Vinyl Tile	10%	0-2	\$101,600	2032	* *	3	\$4,000	C		
•	Cracking/C Location Worn/Erod	Crumbling, I : Pool Area	Extent : Moderate Moderate, Area A	, Area Aj			, ,,,,,,	-		
Wood	25%			2050	* *	5	\$50,200	С		

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

Asset #: 2080

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 Code
nterior								
Interior Walls	= 0.	3.7	447 000		de de			-
Cast in Place Concrete	5%	Now	\$17,900 Extent : Moderate	LIFE	* *			С
	_	: Pool Wa		, Area A	yeciea . 10%			
			xtent : Moderate, A	Area Affe	cted : 10%			
		: Pool Wa		00				
Ceramic Tile	10%	Now	\$16,200	2031	* *	5	\$2,800	С
	Broken/Mi	ssing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 10%			
	Location	: Womens	Showers					
Concrete Masonry Unit	60%			LIFE	* *	5	\$13,200	C
Masonry: Brick	5%			LIFE	**			C
		etration, E. : Bulkhead	xtent : Moderate, A ls	Area Affe	cted : 5%			
Plaster	15%	Now	\$15,100	LIFE	* *	5	\$2,500	C
	_	_	Extent: Moderate	-	ffected : 10%			
			oor Administrative		-4-1-100/			
			xtent : Moderate, A de Administrative (55				
SGFT/Glazed Masonry	<u> 5%</u>	. 1101111 510	ic Huminish anve (LIFE	**			C
Ceilings	370							
AcousTileConcealSpLn	10%	Now	\$10,300	2027	* *	5	\$2,800	В
1		ssing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 20%			
		: Locker R						
	_	_	Extent : Moderate	, Area Ą	ffected : 25%			
		: Locker R	cooms					
AcousTileSusp.Lay-In	5%	N	ΦΩ ζΩΩ	2027	* *	5	\$2,200	В
Exposed Concrete	5% Cracking/	Now	\$8,600 Extent : Moderate	LIFE		5	\$400	В
	_	: Male Lo		, лгеи п	gecieu . 1070			
			: Moderate, Area I	Affected	: 25%			
	Location	: Male Lo	cker Room	55				
	Water Pen	etration, E	xtent : Moderate, A	Area Affe	cted : 5%			
	Location	: Male Lo	cker Room					
Exposed Concrete	45%			LIFE	* *	5	\$3,200	В
Exposed Struc: Steel	25%			LIFE	* *			В
Plaster	10%			LIFE	* *	5	\$2,800	В

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 Code

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 #: 2080

α .			Current Repair								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Under 600 Volts											
Service Equipment	1000/			2022	* *	~	Ф200	ъ			
Fused Disc Sw	100%	r	Sarana Madanara	2032		5	\$300	В			
		ervanon, E : Electrica	Extent : Moderate, A	<i>Area А</i> ฏе	естеа : 100%						
			u Koom Service Switch Rai	tod @ 80	M Amnaras						
Transformers	Ехріанан	ion . main	Service Switch Kui	ieu w oc	O Amperes						
Dry Type	100%			2020	\$13,900	5	\$200	В			
Dry Type		100% 2020 \$13,900 5 \$200 B Other Observation, Extent: Moderate, Area Affected: 100%									
		Location : Electrical Room Explanation : 2-75 Kva And 2-45 Kva									
Switchgear / Switchboard											
Fused Disc Sw	30%			2032	* *	5	\$100	В			
Molded Case Bkrs	70%			2022	\$62,300	5	\$1,100	В			
Raceway							·				
Conduit	80%			2022	\$67,800	1		В			
Conduit	20%			2032	* *	1		В			
Panelboards											
Fused Disc Sw	10%			2030	* *	5	\$100	В			
Molded Case Bkrs	20%			2030	* *	5	\$300	В			
Molded Case Bkrs	65%			2021	\$65,700	5	\$1,000	В			
Molded Case Bkrs	5%			2038	* *	5	\$100	В			
Wiring											
Braided Cloth	40%	2-4	\$35,600	2047	* *	1		В			
		-	ent : Moderate, Are	a Affecte	ed : 100%						
	Location	: Through	out The Building								
Thermoplastic	55%			2022	\$49,000	1		В			
Thermoplastic	5%			2042	* *	1		В			
Motor Controllers											
Locally Mounted	100%			2020	\$21,100	5	\$400	В			
Ground											
Grounding Devices											
Not Accessible	100%							D			
Stand-by Power											
Transfer Switches								_			
Automatic	100%			2035	* *	1	\$17,800	В			
Lighting											
Interior Lighting	0.50			2022	\$5.45.50	4.0	Φ.Ψ.Ψ. 0.0.0				
Fluorescent	85%	.· T		2022	\$545,500	10	\$55,800	В			
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building										
		_	_								
		ion : T-8 L	amps								
HID	15%			2022	\$44,600	10	\$300	В			
Egress Lighting	2001			2022	#2.400	1		Б			
Emergency, Service	20%			2022	\$2,400	1		В			
Exit, Service	80%			2022	\$9,400	1		В			
Exterior Lighting	1000			2015	624.00 2	10	#200	Б			
HID	100%			2017	\$24,000	10	\$200	В			

Maintenance \$ are aggregated over a 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	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code	
Alarm					
Fire/Smoke Detection					
Generic	100%	2022 \$678,700	1-3 \$35,700	В	
	Other Observation, Extent : Moderate,	Area Affected : 100%			
	Location: Throughout The Building				
	Explanation: Bells, Smoke Detectors	And Manual Pull Station			

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 Code
Heating								
Energy Source								_
HTHW/HW	100%			2032	**	1		В
			Extent : Light, Area	Affected	: 100%			
		ı : Through		D. il din	_			
Conversion Equipment	Expiana	non : Supp	lied From Adjacent	Builaing	3			
Conversion Equipment Heat Exchanger	100%			2025	* *	1	\$35,500	В
Heat Exchanger		servation E	Extent : Light, Area			1	\$33,300	Б
		ı : Basemen		Пусстеи	. 100/0			
		tion : 2 Uni						
Distribution	_T							
Steam Piping/Pump	100%	0-2	\$56,700	2032	* *	4	\$3,500	В
1 2 1	Corroded,	Extent : M	oderate, Area Affe	cted : 15	%			
	Location	ı : Through	out					
Terminal Devices								
Air Handler	40%			2017	\$175,100	1	\$17,700	В
Convector/Radiator	60%			2020	\$460,000	1	\$13,900	В
Air Conditioning								
Energy Source								
Electricity	100%			2030	* *	1		В
Conversion Equipment	4.007			2025	* *	•	\$400	
Int Pkg Unit - Cooling	10%			2026	* *	2	\$400	В
No Component Ventilation	90%							D
Distribution								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$39,900	В
Exhaust Fans	10070			LII L			Ψ37,700	
Interior	25%			2017	\$22,400	2	\$600	В
Wall Unit	75%			2017	\$92,100	2	\$1,700	В
Plumbing					, , , , , , , , , , , , , , , , , , , ,		, ,,,,,,	
H/C Water Piping								
Brass/Copper	50%	Now	\$6,100	2032	* *	1		В
	Not Insula	ited, Extent	: Moderate, Area	Affected :	40%			
	Location	ı : Basemen	nt					
Galv Iron/Steel	50%			2027	* *	1		В

Maintenance \$ are aggregated over a 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 Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing							
Water Heater							
Electric	100% Now	\$2,500	2020	\$12,600	4	\$400	В
	Corroded, Extent:	Severe, Area Affected	d: 30%				
	Location : The Ho	ot Water Tank - Baser	ment				
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)							
Rigid Piping	100%		2017	\$10,300	4	\$1,300	В
Pool Filter/Treatment							
Diatomaceous Earth	100%		2020	\$2,958,300	4	\$26,600	В
Fixtures							
Generic	100%						В
Fire Suppression							
Standpipe							
Generic	100%		2022	\$289,700	1-5	\$36,200	В

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

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

Page: 26

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

Asset Name : BRONX COMMUNITY COLLEGE BEGRISCH HALL

Address : 2016 SEDGEWICK AVE

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 : 21-Mar-2011 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 3222 Lot : 62 BIN : 2100241

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$61,900	\$101,800
Interior Architecture		\$18,400
Mechanical		\$39,800
Total	\$61,900	\$160,100
Priority A	\$61,900	\$101,800
Priority B		\$39,800
Priority C		\$18,400
Total	\$61,900	\$160,100

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$12,900			
Interior Architecture	\$68,900	\$500		\$400
Electrical	\$500	\$300	\$6,400	\$500
Mechanical	\$2,900	\$800	\$1,200	\$800
Total	\$85,200	\$1,600	\$7,600	\$1,600
Priority A	\$12,900			
Priority B	\$29,000	\$1,100	\$7,600	\$1,200
Priority C	\$43,300	\$500		\$400
Total	\$85,200	\$1,600	\$7,600	\$1,600



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 Re	pair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior							
Exterior Walls							
Cast in Place Concrete	100% Now	\$61,900	LIFE	* *	5	\$44,600	A
	-	acking/Crumbling, Extent: Moderate, Area Affected: 10%					
	Location: Base, Around Windows, Various Others						
	Exposed Reinforcemen	t, Extent : Moder	ate, Area	Affected: 10%			
W. 1	Location : Various						
Windows	1000/ Na	¢12.000	2047	* *	_	¢100	
Aluminum	100% Now Air Infiltration, Extent	\$12,900	2047		5	\$100	A
	Location: Throughout		Ајјестеи	. 100/0			
	Bent/Warped Elements		ite Area	Affected · 50%			
	Location: Throughout		, 111 cu 1	gjeerea : 3070			
	Deteriorated Finish, E		Area Affe	ected : 50%			
	Location : Throughout						
Roof							
Built-Up (BUR)	100%		2022	\$57,300	10	\$9,900	A
1 ,	Other Observation, Ex	tent : Moderate, 1	Area Affec	eted : 100%			
	Location: Throughout	ut					
	Explanation : On Exp	ended Life					
terior							
Floors	100/		LIEE	ale ale	~	Φ2 000	
Cast in Place Concrete	10%		LIFE	* *	5	\$2,000	C
Ceramic Tile	5%		2031	* *	5	\$500	C C
Terrazzo	30% 35% Now	\$32,300	LIFE 2032	* *	5 3	\$2,100	C
Vinyl Tile	Adhesion Failure, Exte				3	\$1,200	C
	Location : Corridors		ca rijjeca				
	Broken/Missing Eleme	•	re. Area A	Affected: 25%			
	Location : Basement,		,	<i>33</i>			
	Worn/Eroded, Extent:	Severe, Area Affa	ected : 10	0%			
	Location : Corridors						
Vinyl Tile	20%		2022	\$18,400	3	\$700	С
Interior Walls				·			
Cast in Place Concrete	20%		LIFE	* *			C
Concrete Masonry Unit	15%		LIFE	* *	5	\$500	C
Plaster	65% Now	\$11,000	LIFE	* *	5	\$1,700	C
	Cracking/Crumbling, I						
	Location : Southwest						
	Water Penetration, Ex		55				
	Location: Southwest	Corner In Basen	ient, Groi	ınd Floor Stair			

Maintenance \$ are aggregated over a 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 #: 2093

Architecture	Current Re	pair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year l FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior							
Ceilings							
AcousTile,Adhered	30% Now Adhesion Failure, Exte		2042 ea Affecte	* * ed : 20%	5	\$1,400	В
	Location: Classroom		1.00	1000/			
	On Extended Life, Exte		Affected :	100%			
	Location : Throughou	ıt					
AcousTileConcealSpLn	10% Now	\$7,600	2042	* *	5	\$600	В
	Broken/Missing Elemen	nts, Extent : Seven	re, Area Aj	ffected : 25%			
	Location: Classroom	ıs					
	Staining/Discoloring, H	Extent : Moderate	, Area Affe	ected : 100%			
	Location : Classroom	u(s)					
	Worn/Eroded, Extent:	Moderate, Area A	Affected : 1	100%			
	Location : Classroom	u(s)	00				
	Other Observation, Ext	ent : Severe, Area	a Affected	: 100%			
	Location : Throughou		33				
	Explanation: On Ext						
Plaster	60%		LIFE	* *	5	\$3,500	В

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Inder 600 Volts	•					
Raceway						
Conduit	100%	2032	* *	1		В
Panelboards						
Fused Disc Sw	5%	2030	* *	5		В
Molded Case Bkrs	95%	2030	* *	5	\$200	В
Wiring						
Thermoplastic	100%	2032	* *	1		В
Motor Controllers						
Locally Mounted	100%	2027	* *	5		В
ighting						
Interior Lighting						
Fluorescent	99%	2027	* *	10	\$5,500	В
	Other Observation, Extent: Modera Location: Throughout The Buildin Explanation: T-8 Lamps	, 33	eted : 100%			
Incandescent	1%	2017	\$600	2		В
Egress Lighting						
Emergency, Service	50%	2027	* *	1		В
Exit, Service	50%	2027	* *	1		В
Exterior Lighting						
Not Accessible	100%					D
Marm						
Fire/Smoke Detection						
Generic	100%	2027	* *	1-3	\$4,000	В

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

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

	Current F	Repair	Futur	e Replacement	M	aintenance	
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
100%			2032	* *	1		В
100%	Now	\$1,000	2032	* *	4	\$300	В
	· ·	*	ffected :	15%			
Location	: 2nd Floo	or @ Air Handler					
100%			2022	\$39,800	1	\$3,700	В
100%			2030	* *	1		В
100%			2022	\$31,300	1	\$3,700	В
100%			LIFE	* *	2-5	\$3,400	В
100%			2022	\$8,200	2	\$200	В
100%	0-2	\$1,100	2027	* *	1		В
Corroded,	Extent: M	oderate, Area Affe	cted : 15	%			
Location	: Through	out					
100%			LIFE	* *	1		В
100%			LIFE	* *	1		В
100%							В
	100% 100% Leak Evid Location 100% 100% 100% 100% 100% 100% 100% 100% 100%	% of Total Fail Date (Years)	Total (Years) 100% 100% Now \$1,000 Leak Evident, Extent: Moderate, Area A Location: 2nd Floor @ Air Handler 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100%	% of Total Fail Date Estimated Cost Year FY	Now \$1,000 2032 ** 100% Now \$1,000 2032 ** Leak Evident, Extent : Moderate, Area Affected : 15% Location : 2nd Floor @ Air Handler 100% 2032 ** Location : 2nd Floor @ Air Handler 100% 2032 \$39,800 100% 2032 \$31,300 100% LIFE ** 100% 0-2 \$1,100 2027 ** Corroded, Extent : Moderate, Area Affected : 15% Location : Throughout 100% LIFE ** 100% LIFE **	Now	Not Fail Date Estimated Cost Year Fail Date Cycle (Yrs)

Page: 30

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 : 17-Mar-2011 Landmark Status : NONE

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

Block : 3222 Lot : 62 BIN : 2100252

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$201,000	
Interior Architecture	\$81,900	\$114,700
Electrical		\$585,300
Mechanical	\$56,900	\$490,900
Total	\$339,800	\$1,190,900
Priority A	\$201,000	
Priority B	\$56,900	\$1,076,200
Priority C	\$81,900	\$114,700
Total	\$339,800	\$1,190,900

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$67,300			
Interior Architecture	\$18,100	\$2,400	\$6,200	
Electrical	\$23,900	\$2,700	\$24,700	\$2,100
Mechanical	\$73,800	\$700	\$12,000	\$700
Total	\$183,100	\$5,800	\$42,800	\$2,800
Priority A	\$67,300			
Priority B	\$106,800	\$3,500	\$41,700	\$2,800
Priority C	\$9,000	\$2,400	\$1,100	
Total	\$183,100	\$5,800	\$42.800	\$2,800



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

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

rchitecture	Current Repair	Future Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code
kterior					
Exterior Walls					
Cast in Place Concrete	5%	LIFE **	5	\$9,800	A
Masonry: Brick	80%	LIFE **	5	\$31,500	A
Masonry: Limestone	5% Now \$24,6 Cracking/Crumbling, Extent : Mod Location : Cornices		5	\$1,500	A
	Jnt Mortar Miss/Erod, Extent : Mo Location : Cornices				
	Staining/Discoloring, Extent: Mod Location: Cornices	lerate, Area Affected : 25%			
Metal Coiling Doors	5% Now \$36,0 Bent/Warped Elements, Extent: M Location: South Facade Broken/Missing Elements, Extent:	oderate, Area Affected : 10%	5	\$3,100	A
	Location : South Facade Deteriorated Finish, Extent : Mode Location : South Facade				
Stucco Cement	5% Now \$12,3 Cracking/Crumbling, Extent: Mod Location: South Facade Diagonal Cracks, Extent: Modera Location: South Facade	lerate, Area Affected : 20%	5	\$2,500	A
Windows					
Aluminum	100% Now \$2,6 Glazing Broken/Cracked, Extent : Location : South Facade		5	\$500	A
Parapets					
Masonry: Brick	95% Now \$20,5 Cracking/Crumbling, Extent: Moderate, Area and Location: Interior Face Spalling, Extent: Moderate, Area and Location: Interior Face Worn/Eroded, Extent: Moderate, And Location: Interior Face	erate, Area Affected : 20% Affected : 25%	5	\$1,500	A
Masonry: Limestone	5% Now \$1,0 Int Mortar Miss/Erod, Extent: Mo Location: Coping Caulking Deteriorated, Extent: Mo Location: Coping	derate, Area Affected : 50%	5	\$100	A

Asset #: 2062

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 Code
xterior							
Roof	700/ N	#106000	2022	ale ale			
Built-Up (BUR)	70% Now Blisters, Extent: Mod Location: Through Miss/Damaged Flash Location: Through Water Penetration, Ex Location: Bulkhead Worn/Eroded, Extent	out ings, Extent : Mode out xtent : Severe, Area ! : Moderate, Area 2	erate, Ara a Affected	d : 20%			A
	Location : Through						
Paver: Asphalt	20% 0-2 Cracking/Crumbling, Location: Over Boi		2037 , Area A <u>j</u>	* * fected : 20%			A
	Water Penetration, E. Location: Boiler Ro Worn/Eroded, Extent Location: Over Boi	oom : Moderate, Area 1					
Roll Roofing	5% Now Water Penetration, E. Location: Bulkhead Worn/Eroded, Extent Location: Bulkhead	! : Severe, Area Affe			5	\$1,200	A
Skylight, Metal/Glass	5%		2032	* *	10	\$4,700	A
terior						Ψ.,,,σσ	
Floors							
Cast in Place Concrete	30% Water Penetration, Ex Location : Boiler Ro		LIFE Area Affe	* * cted : 10%	5	\$22,700	С
Ceramic Tile	5%		2031	* *	5	\$1,700	С
Terrazzo	5%		LIFE	* *	5	\$1,400	Č
Vinyl Tile	25% Other Observation, E. Location : Corridor Explanation : 9x9 T	rs.	2017	\$81,900 cted : 100%	3	\$3,200	С
						Φ.4. # 00	
Vinyl Tile		es	2022	\$114.700	3	\$4.500	C
Vinyl Tile Interior Walls	35%		2022	\$114,700	3	\$4,500	С
Interior Walls	35%			\$114,700 * *	3	\$4,500	
Interior Walls Cast in Place Concrete	35% 15%		LIFE	•			С
Interior Walls	35%			* *	5 5	\$1,000 \$7,400	
Interior Walls Cast in Place Concrete Gypsum Board	35% 15% 5% 75% 5% Now Cracking/Crumbling, Location: Roof Stai	\$9,000 Extent : Severe, A	LIFE LIFE LIFE LIFE rea Affec	** ** ** ** ted:30%	5	\$1,000	C C
Interior Walls Cast in Place Concrete Gypsum Board Plaster	35% 15% 5% 75% 5% Now Cracking/Crumbling,	\$9,000 Extent : Severe, A ir xtent : Severe, Area	LIFE LIFE LIFE LIFE rea Affec	** ** ** ** ted:30%	5 5	\$1,000 \$7,400	C C C

Maintenance \$ are aggregated over a 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 Code
Interior								
Ceilings								
AcousTileConcealSpLn	15%			2027	* *	5	\$6,600	В
AcousTileSusp.Lay-In	10%			2027	* *	5	\$3,500	В
Exposed Concrete	25%			LIFE	* *	5	\$1,400	В
Plaster	45%			LIFE	* *	5	\$9,900	В
Plaster	5%	Now	\$9,100	LIFE	* *	5	\$1,100	В
	Cracking/	Crumbling,	Extent : Moderate	Area A	ffected : 30%			
	Location	: Roof Sta	ir					
	Water Pen	etration, E	xtent : Severe, Ared	ı Affecte	d : 25%			
	Location	: Roof Sta	ir					

ectrical		Current Repair		Futur	e Replacement	Maintenance		
stem Component Type	% of 1 Total	Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
der 600 Volts								
Service Equipment	1000/			2022	* *	~	ф100	ъ
Fused Disc Sw	100%	munica Euto	nt Moderate	2032		5	\$100	В
		rvanon, Exte : Electrical R	nt : Moderate, A Coom	Area Ajje	ciea : 100%			
				ated @ 1	-4000 Amperes, 1-3	3000 Am	peres And 2-1600	
Transformers	*							
Dry Type	100%			2027	* *	5	\$100	В
	Other Obse	rvation, Exte	nt : Moderate, A	Area Affe	ected : 100%			
	Location : Electrical Room							
	Explanati 500 Kva,		nsformers: 75kv	a, 480/20	08/120v And			
Switchgear / Switchboard								
Fused Disc Sw	20%			2032	* *	5		В
Molded Case Bkrs	80%			2022	\$47,400	5	\$500	В
Raceway								
Conduit	90%			2022	\$32,300	1		В
Conduit	10%			2032	* *	1		В
Panelboards								
Fused Disc Sw	10%			2021	\$5,600	5	\$100	В
Molded Case Bkrs	50%			2021	\$28,100	5	\$300	В
Molded Case Bkrs	40%			2030	* *	5	\$300	В
Wiring								
Braided Cloth	60%	2-4	\$20,700	2047	* *	1		В
	Insulation Aged, Extent: Moderate, Area Affected: 100%							
	Location .	: Throughout	The Building					
Thermoplastic	30%			2022	\$10,400	1		В
Thermoplastic	10%			2032	* *	1		В
Motor Controllers								
Locally Mounted	100%			2020	\$12,700	5	\$200	В

Ground

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

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

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

Asset #: 2062

Electrical	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 Code		
Ground								
Grounding Devices								
Generic		900 LIFE	* *	5	\$400	В		
	Other Observation, Extent : Mode	rate, Area Affe	cted : 100%					
	Location : Gas Meter Room							
	Explanation : Corroded							
Stand-by Power								
Transfer Switches								
Automatic	100%	2035	* *	1	\$7,400	В		
Lighting								
Interior Lighting								
Fluorescent	95%	2022	\$196,800	10	\$20,100	В		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation: T-8 Lamps							
HID	5%	2022	\$4,800	10		В		
Egress Lighting								
Exit, Service	50%	2017	\$1,900	1		В		
Exit, Battery	50%	2017	\$9,500	10	\$800	В		
Exterior Lighting								
HID	100%	2017	\$9,900	10	\$100	В		
Alarm								
Fire/Smoke Detection								
Generic	100%	2022	\$280,800	1-3	\$14,800	В		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Throughout The Build	ling						
	Explanation : Manual Pull Station	on, Smoke Dete	ctors, Strobe Ligh	ts And Al	larm Bells			

Mechanical		Current Rep	oair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date E (Years)	Stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
leating								
Energy Source								
HTHW/HW	100%			2022	\$60,500	1		В
	Other Obs	ervation, Ext	ent : Light, Area	Affected	: 100%			
	Location	: This Buildi	ng Used To Be I	Power Pla	ant			
	Explana	tion : Lot Of (Obsolete Equipn	ent Need	ls To Be Removed			
Conversion Equipment								
HTHW/HW Exchanger	100%	0-2	\$7,100	2037	* *	2	\$1,100	В
	Corroded,	Corroded, Extent : Moderate, Area Affected : 100%						
	Location	Location: Heat Exchangers, Basement						
	Leak Evid	Leak Evident, Extent : Severe, Area Affected : 10%						
	Location	Location: Heat Exchanger						
	Other Observation, Extent: Light, Area Affected: 100%							
	Location	: Basement	0 -	55				
		tion : This Bu changer Feed	U	Heat Exc	hangers. One Feed	ls New H	all, And One	

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

Maintenance \$ are aggregated over a 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 Code
Heating								
Distribution Steam Piping/Pump	Location	Extent : Se i : Various			\$182,900	4	\$1,100	В
			: Light, Area Affect	ted : 10%	ó			
	Location	ı : Various	Locations					
Terminal Devices Convector/Radiator	100%			2020	\$247,500	1	\$7,500	В
Air Conditioning								
Energy Source Electricity	100%			2038	* *	1		В
Conversion Equipment Window/Wall Unit No Component	40% 60%			2015	\$21,500	1		B D
Plumbing								
H/C Water Piping Galv Iron/Steel			\$7,800 Toderate, Area Affec out	2027 cted : 209	* *	1		В
HW Heat Exchanger HTHW/HW	100%			2032	* *			В
Sanitary Piping Cast Iron	_	0-2 /Clogged, 1 i : Through	\$56,900 Extent : Moderate, 1	LIFE Area Affe	* * ccted : 100%	1		В
Storm Drain Piping Cast Iron		0-2 /Clogged, 1 i : Through	\$18,300 Extent : Severe, Are out	LIFE a Affecte	* * d : 100%	1		В
Sump Pump(s) Rigid Piping	100%			2017	\$10,300	4	\$1,300	В
Fixtures Generic	100%				·		-	В

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

Page: 36

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

Asset Name : BRONX COMMUNITY COLLEGE BUTLER HALL

Address : 2018 SEDGEWICK AVE

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 : 16-Mar-2011 Landmark Status : NONE

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

Block : 3222 Lot : 62 BIN : 2100242

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$43,700	
Interior Architecture	\$146,700	\$56,900
Mechanical	\$52,900	\$143,200
Total	\$243,300	\$200,100
Priority A	\$43,700	
Priority B	\$52,900	\$143,200
Priority C	\$146,700	\$56,900
Total	\$243,300	\$200,100

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$38,400		\$10,100	\$3,100
Interior Architecture	\$47,500	\$1,100	\$1,300	\$2,400
Electrical	\$2,600	\$1,200	\$19,500	\$1,500
Mechanical	\$23,000	\$1,100	\$1,100	\$1,100
Total	\$111,400	\$3,400	\$31,900	\$8,000
Priority A	\$38,400		\$10,100	\$3,100
Priority B	\$69,200	\$2,300	\$21,900	\$2,600
Priority C	\$3,900	\$1,100		\$2,400
Total	\$111,400	\$3,400	\$31,900	\$8,000



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 #: 2073

			e Replacement		aintenance			
% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
0.50/ 3.7	#21 500	LIDE	ate ate	~	#10.000			
				5	\$18,800	A		
		престей.	. 10/0					
		ed : 10%	Ó					
-								
5%		LIFE	* *	5	\$700	A		
100% Now	\$4,900	2030	* *	5	\$4,000	A		
		ea Affect	ed : 50%					
O								
	ıt : Light, Area Affe	ected : 15	5%					
	kad Extent Made	mata Ana	a Affacted : 20/					
_		гаге, Аге	a Affectea . 276					
		Affected .	: 40%					
		33						
10%		2042	* *	5	\$800	A		
90% Now	\$43,700	2042	* *	5	\$8,600	Α		
_	Extent : Moaerate,	Area Afj	tectea : 15%					
	· Severe Area Affa	ected · 10	00%					
Location : Eaves	. Severe, meaning		,0,0					
70%		2027	* *	10	\$9,700	A		
		Affected .	: 50%					
Location : Through	out							
5% Now	\$600	2018	\$3,100	5	\$600	A		
	. 55	ed : 20%						
			* *			Α		
		ed : 10%						
	95% Now Efflorescence, Extent Location: South Fa Spalling, Extent: Mo Location: Through 5% 100% Now Deteriorated Finish, Location: Through Dry Rot/Decay, Extent Location: Basemen Paint Peeling, Extent Location: Through 10% 90% Now Dry Rot/Decay, Extent Location: Through Insect/Bird Damage, Location: Eaves Paint Peeling, Extent Location: Eaves Paint Peeling, Extent Location: Eaves 70% Worn/Eroded, Extent Location: Through 5% Now Blisters, Extent: Mod Location: Bulkhead 25% Now Loose Units, Extent:	95% Now \$31,500 Efflorescence, Extent: Moderate, Area A Location: South Facade Spalling, Extent: Moderate, Area Affect Location: Throughout 5% 100% Now \$4,900 Deteriorated Finish, Extent: Severe, Area Affe Location: Throughout Dry Rot/Decay, Extent: Light, Area Affe Location: Various Glazing Broken/Cracked, Extent: Moderate, Area A Location: Throughout 10% 90% Now \$43,700 Dry Rot/Decay, Extent: Moderate, Area A Location: Throughout 10% 90% Now \$43,700 Dry Rot/Decay, Extent: Moderate, Area A Location: Throughout, Eaves Insect/Bird Damage, Extent: Moderate, Area Affe Location: Eaves Paint Peeling, Extent: Severe, Area Affe Location: Eaves 70% Worn/Eroded, Extent: Moderate, Area A Location: Throughout 5% Now \$600 Blisters, Extent: Moderate, Area Affecte Location: Bulkhead 25% Now \$1,300	95% Now \$31,500 LIFE Efflorescence, Extent: Moderate, Area Affected: Location: South Facade Spalling, Extent: Moderate, Area Affected: 10% Location: Throughout 5% LIFE 100% Now \$4,900 2030 Deteriorated Finish, Extent: Severe, Area Affected: 15 Location: Throughout Dry Rot/Decay, Extent: Light, Area Affected: 15 Location: Various Glazing Broken/Cracked, Extent: Moderate, Area Location: Basement Paint Peeling, Extent: Moderate, Area Affected: Location: Throughout 10% 2042 90% Now \$43,700 2042 Dry Rot/Decay, Extent: Moderate, Area Affected: Location: Throughout, Eaves Insect/Bird Damage, Extent: Moderate, Area Affected: Location: Eaves Paint Peeling, Extent: Severe, Area Affected: 16 Location: Eaves 70% 2027 Worn/Eroded, Extent: Moderate, Area Affected: 16 Location: Throughout 5% Now \$600 2018 Blisters, Extent: Moderate, Area Affected: 20% Location: Bulkhead 25% Now \$1,300 LIFE Loose Units, Extent: Light, Area Affected: 10%	Total (Years) FY 95% Now \$31,500 LIFE ** Efflorescence, Extent: Moderate, Area Affected: 10% Location: South Facade Spalling, Extent: Moderate, Area Affected: 10% Location: Throughout 5% LIFE ** 100% Now \$4,900 2030 ** Deteriorated Finish, Extent: Severe, Area Affected: 50% Location: Throughout Dry Rot/Decay, Extent: Light, Area Affected: 15% Location: Various Glazing Broken/Cracked, Extent: Moderate, Area Affected: 2% Location: Basement Paint Peeling, Extent: Moderate, Area Affected: 40% Location: Throughout 10% 2042 ** 90% Now \$43,700 2042 ** Dry Rot/Decay, Extent: Moderate, Area Affected: 15% Location: Throughout, Eaves Insect/Bird Damage, Extent: Moderate, Area Affected: 15% Location: Eaves Paint Peeling, Extent: Severe, Area Affected: 100% Location: Eaves 70% 2027 ** Worn/Eroded, Extent: Moderate, Area Affected: 50% Location: Throughout 5% Now \$600 2018 \$3,100 Blisters, Extent: Moderate, Area Affected: 20% Location: Bulkhead 25% Now \$1,300 LIFE **	Total (Years) FY (Yrs) 95% Now \$31,500 LIFE ** 5 Efflorescence, Extent: Moderate, Area Affected: 10% Location: South Facade Spalling, Extent: Moderate, Area Affected: 10% Location: Throughout 5% LIFE ** 5 100% Now \$4,900 2030 ** 5 Deteriorated Finish, Extent: Severe, Area Affected: 50% Location: Throughout Dry Rot/Decay, Extent: Light, Area Affected: 15% Location: Various Glazing Broken/Cracked, Extent: Moderate, Area Affected: 2% Location: Basement Paint Peeling, Extent: Moderate, Area Affected: 40% Location: Throughout 10% 2042 ** 5 90% Now \$43,700 2042 ** 5 Dry Rot/Decay, Extent: Moderate, Area Affected: 15% Location: Throughout, Eaves Insect/Bird Damage, Extent: Moderate, Area Affected: 15% Location: Eaves Paint Peeling, Extent: Severe, Area Affected: 100% Location: Eaves 70% 2027 ** 10 Worn/Eroded, Extent: Moderate, Area Affected: 50% Location: Throughout 5% Now \$600 2018 \$3,100 5 Blisters, Extent: Moderate, Area Affected: 20% Location: Bulkhead 25% Now \$1,300 LIFE ** Loose Units, Extent: Light, Area Affected: 10%	Total (Years) FY (Yrs)		

Interior

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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
Floors						_	4	~
Cast in Place Concrete	12%			LIFE	* *	5	\$5,300	C
Ceramic Tile	3%			2031	**	5	\$600	C
Panel/Paver: Cer/Brk	5% 30%			2038 2022		5 3	\$2,300	C C
Vinyl Tile	Other Obs				\$56,900 ected : 100%	3	\$2,300	C
Vinyl Tile	Location Broken/M Location	Failure, Ex n : Corridon issing Elem n : Corridon	\$94,800 tent : Severe, Area rs, Bathrooms, Cla tents, Extent : Seve rs, Various Other L	ssrooms re, Area ocations	Affected : 100%	3	\$3,800	С
Interior Walls	Location Other Obs	ı : Corridoi		ocations				
	300%			LIFE	* *	5	\$2,300	C
Concrete Masonry Unit Masonry: Brick		Now	\$51,800 d, Extent : Light, An nt, Stair	LIFE	* *	5	\$2,300	C C
	Location Spalling, Location Water Pen	n : Various Extent : Lig n : Basemen	Extent : Light, Area	10%				
Masonry: Fieldstone	Location	servation, E 1 : Basemen	\$3,900 Extent : Moderate, A at ar Joints Eroded	LIFE Area Affe	* * cted : 20%			С
Plaster	20% Deteriora Location Misaligne	ted Finish, 1 : Through	Extent : Light, Ared out Extent : Light, Ared			5	\$1,200	С

Asset #: 2073

Architecture		Current Rep	oair	Futur	e Replacement	M	aintenance			
System Component Type	% of Total	Fail Date E (Years)	Stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Interior										
Ceilings										
AcousTile,Adhered	10%	Now	\$12,000	2042	* *	5	\$1,000	В		
	Broken/Missing Elements, Extent: Severe, Area Affected: 50%									
	Location	: Basement								
	Staining/D	taining/Discoloring, Extent : Moderate, Area Affected : 100%								
	Location	Location: Throughout								
	Worn/Eroa	led, Extent : I	Moderate, Area	Affected	: 50%					
		: Basement								
AcousTileConcealSpLn	10%			2027	* *	5	\$2,500	В		
Exposed Concrete	10%	Now	\$7,700	LIFE	* *	5	\$300	В		
_	Water Penetration, Extent : Moderate, Area Affected : 10%									
	Location	: Basement								
Plaster	70%	Now	\$23,900	LIFE	* *	5	\$8,800	В		
	Cracking/Crumbling, Extent: Moderate, Area Affected: 10%									
	Location: Various									
	Loose/Delam Surface, Extent : Severe, Area Affected : 10%									
	Location: Classrooms									
	Water Penetration, Extent : Moderate, Area Affected : 10%									
		: Classrooms		33						

ectrical	Current Repa	ir Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2032	* *	5	\$100	В
	Other Observation, Exten	t : Moderate, Area Affe	cted : 100%			
	Location : Electrical Ro	om				
	Explanation: One 400 A	Amps Main Disconnect	Switch			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2032	* *	5	\$400	В
Raceway						
Conduit	100%	2022	\$15,100	1		В
Panelboards						
Molded Case Bkrs	20%	2021	\$4,500	5	\$100	В
Molded Case Bkrs	80%	2030	* *	5	\$300	В
Wiring						
Thermoplastic	20%	2022	\$2,600	1		В
Thermoplastic	80%	2032	* *	1		В
Motor Controllers						
Locally Mounted	100%	2020	\$12,700	5	\$100	В

Ground

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

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

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

Asset #: 2073

Electrical	Curre	nt Repair	Futur	e Replacement	Maintenance					
System Component Type	% of Fail Da Total (Year	te Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Ground										
Grounding Devices										
Generic	100% 0-2	\$900	LIFE	* *	5	\$200	В			
	Other Observation, Extent: Moderate, Area Affected: 100%									
	Location: Basen	nent								
	Explanation : Co	orroded								
Stand-by Power										
Transfer Switches										
Automatic	100%		2035	* *	1	\$4,300	В			
Lighting										
Interior Lighting										
Fluorescent	100%		2027	* *	10	\$12,300	В			
	Other Observation, Extent: Moderate, Area Affected: 100%									
	Location : Throu	ighout The Building								
	Explanation: T-	8 Lamps								
Egress Lighting										
Emergency, Service	50%		2027	* *	1		В			
Exit, Service	50%		2027	* *	1		В			
Exterior Lighting										
HID	100%		2017	\$5,800	10		В			
Alarm										
Fire/Smoke Detection										
Generic	100%		2027	* *	1-3	\$8,900	В			

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 Code
Heating								
Energy Source								
HTHW/HW	100%			2032	* *	1		В
Conversion Equipment								
Heat Exchanger	100%	0-2	\$3,200	2037	* *	1	\$6,000	В
	Corroded,	Extent: M	oderate, Area Affe	cted : 10	0%			
	Location	: Heat Exc	changer, Basement					
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: Basemen	nt					
	Explanat	tion : One l	Unit					
Distribution	-							
Steam Piping/Pump	100%	0-2	\$52,900	2032	* *	4	\$700	В
		Extent : M : Through	oderate, Area Affe out	cted : 10	0%			
		ps Faulty, . : Through	Extent : Moderate, out	Area Aff	ected : 50%			
Terminal Devices								
Convector/Radiator	100%			2020	\$143,200	1	\$4,300	В
Air Conditioning								
Energy Source								
Electricity	100%			2030	* *	1		В

Maintenance \$ are aggregated over a 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		Current F	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 Code
r Conditioning								
Conversion Equipment								
Window/Wall Unit	40%			2015	\$12,500	1		В
No Component	60%							D
umbing								
H/C Water Piping								
Galv Iron/Steel	100%	Now	\$4,500	2027	* *	1		В
			: Moderate, Area A	Affected :	15%			
	Location	: Bathroo	ns					
Water Heater								
Electric	100%	Now	\$2,400	2022	\$2,400	4	\$100	В
	Unit Inope	rable, Exte	ent : Severe, Area A	ffected :	100%			
	Location	: Basemen	t					
HW Heat Exchanger								
HTHW/HW	100%			2022	\$35,000			В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Fixtures								
Generic	100%							В
	Obsolete I	Fixtures, Ex	tent : Moderate, A	rea Affec	rted : 75%			
	Location	: Through	out					

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 : 16-Mar-2011 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,7,8,PH

Block : 3222 Lot : 62 BIN : 2100240

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$3,091,100	\$626,800
Interior Architecture	\$790,500	
Electrical	\$201,200	\$239,100
Mechanical		\$1,298,500
Total	\$4,082,700	\$2,164,500
Priority A	\$3,091,100	\$626,800
Priority B	\$495,000	\$1,537,600
Priority C	\$496,600	
Total	\$4.082.700	\$2,164,500

Total	\$125,400	\$69,900	\$111,800	\$68,300
Priority C		\$6,500		\$12,300
Priority B	\$92,300	\$63,400	\$94,500	\$56,000
Priority A	\$33,100		\$17,300	
Total	\$125,400	\$69,900	\$111,800	\$68,300
Elevators/Escalators	\$31,600	\$31,600	\$31,600	\$31,600
Mechanical	\$49,000	\$28,000	\$53,600	\$21,400
Electrical	\$3,600	\$3,900	\$9,400	\$3,000
Interior Architecture	\$8,200	\$6,500		\$12,300
Exterior Architecture	\$33,100		\$17,300	
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 2090

chitecture	Current	Repair	Futur	e Replacement	M	aintenance	
tem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
erior							
Exterior Walls							
Cast in Place Concrete	Location : Stair T Exposed Reinforcer	\$88,800 g, Extent : Moderate owers, Various Facc nent, Extent : Moder owers, Various Othe	ide Locai ate, Area	tions Affected : 5%	5	\$138,300	A
Masonry: Brick		\$369,700 od, Extent : Modera thout Including Pent		* * Affected : 20%	5	\$110,600	A
Masonry: Fieldstone	15%		LIFE	* *	5	\$20,700	A
Metal Panel	5%		2042	* *	5-10	\$63,400	A
Metal Coiling Doors	5%		2035	* *	5	\$28,800	A
Windows						,	
Aluminum	Location : Throug	\$2,318,600 inct, Extent : Modera thout i, Extent : Moderate,		-	5	\$24,200	A
Stool	Location: Throug Other Observation, Location: Throug Explanation: Win	Extent : Severe, Are hout dow Film Cracked A	a Affecte And Worn	d : 100%		¢15.000	
Steel	Location : Bulkhe Thermally Inefficier Location : Bulkhe	nt, Extent : Moderate ads Extent : Severe, Are	e, Area A	d : 25% ffected : 50%	5	\$15,900	A
Parapets							
Cast in Place Concrete	Location : Throug	loderate, Area Affect			5	\$25,900	A
Metal Rail	10%		2035	* *	5-10	\$5,000	A
Roof						. , -	
Modified Bitumen	Location : Throug	vere, Area Affected .		\$331,900 10%			A
Single Ply Membrane	5%		2022	\$8,600	10	\$2,400	A
Single Fly Membrane	J /0		2022	φο,υυυ	10	Ψ2,400	

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 #: 2090

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 Code
terior	•							
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$29,100	C
Ceramic Tile	5%			2031	* *	5	\$6,700	C
Steel Grating	1%		\$53,700	2052	* *	1		C
		_	ients, Extent : Seve ical Penthouse	re, Area	Affected : 50%			
Terrazzo	10%			LIFE	* *	5	\$10,400	С
Vinyl Tile	74%	Now	\$373,400	2027	* *	3	\$36,900	C
	_	Crumbling, 1 : Various	, Extent : Moderate	e, Area A	ffected : 10%			
		Evident, Ex 1 : Corridor	tent : Moderate, Ai rs	rea Affec	ted : 10%			
		urface, Exte 1 : Corridor	ent : Severe, Area A rs	Affected :	25%			
	Worn/Ero		: Moderate, Area	Affected	: 80%			
Interior Walls	<u> Locumo</u> ,							
Cast in Place Concrete	10%			LIFE	* *			C
Ceramic Tile	5%			2031	* *	5	\$6,400	C
Concrete Masonry Unit	3%			LIFE	* *	5	\$1,500	C
Gypsum Board	22%			LIFE	* *	5	\$16,800	C
Masonry: Brick	5%			LIFE	* *			C
Mosaic Tile	5%	Now	\$69,500	LIFE	* *			C
		issing Elem 1 : Stairs	nents, Extent : Seve	re, Area	Affected : 5%			
Plaster	50%			LIFE	* *	5	\$19,100	С
Ceilings								
AcousTile,Adhered	Location	Failure, Ex 1 : 8th Floo	•			5	\$6,800	В
	_	Evident, Ex 1 : 8th Floo	tent : Severe, Area r	Affected	: 20%			
AcousTileSusp.Lay-In		d/Bulging,	\$226,000 Extent : Severe, Ar out Corridors	2042 ea Affect	* * ted : 100%	5	\$17,000	В
			, Extent : Severe, A cout Corridors	rea Affeo	cted : 80%			
Exposed Concrete	Location	Reinforceme n : North St				5	\$13,800	В
		netration, E n : North St	Extent : Moderate, A air Tower	Area Affe	ected : 5%			

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

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

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

Asset #: 2090

Electrical	Cı	rrent Repair	Future	Replacement	M	aintenance			
System Component Type		Date Estimated (ears)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Under 600 Volts									
Service Equipment					_		_		
Fused Disc Sw	60%		2042	**	5	\$200	В		
		ition, Extent : Mode	erate, Area Affe	cted : 100%					
		lectrical Room	0 2000 4	A 11600 A					
T 15: 0		: One 4000 Amps,		* *		Φ200			
Fused Disc Sw	40%	T M. 1	2042		5	\$200	В		
		ttion, Extent : Mode	erate, Area Affe	cted : 100%					
		lectrical Room		uma Main Diassuu	and Could	ole Eon Emano anom			
	Explanation System	: One 1600 Amps A	ina One 1200 Ai	mps Main Disconn	ест Зши	cn For Emergency			
Transformers	System								
Dry Type	100%		2035	* *	5	\$300	В		
J		ution, Extent : Mode		cted : 100%		,			
	Location : Electrical Room								
	Explanation	: One 500 Kva 480	v-208/120v						
Switchgear / Switchboard									
Fused Disc Sw	20%		2022	\$23,700	5	\$100	В		
Fused Disc Sw	80%		2042	* *	5	\$300	В		
Raceway									
Conduit	80%		2022	\$114,300	1		В		
Conduit	20%		2042	* *	1		В		
Panelboards									
Fused Disc Sw	5%		2038	* *	5	\$100	В		
Fused Disc Sw	10%		2021	\$13,500	5	\$200	В		
Molded Case Bkrs	75%		2021	\$101,100	5	\$1,800	В		
Molded Case Bkrs	10%		2038	* *	5	\$200	В		
Wiring							_		
Braided Cloth		2-4 \$122		**	1		В		
	Uther Observe Location : To	ition, Extent : Light	, Area Affected	: 100%					
		e e							
TT1 1		: Insulation Aged	20.12	* *					
Thermoplastic	20%		2042	* *	1		В		
Motor Controllers	500/		2020	Φ1 C 400	~	#200	ъ		
Locally Mounted	50%		2020	\$16,400 * *	5	\$300	В		
Locally Mounted	50%		2035	* *	5	\$300	В		
Grounding Davises									
Grounding Devices Generic	100%		LIFE	* *	5	\$1,400	В		
Stand-by Power	100%		LIFE		3	\$1,400	ם		
Transfer Switches									
Automatic	100%		2035	* *	1	\$28,400	В		
I iohtino	100/0		2033			Ψ20,100			

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.

Asset #: 2090

Electrical	Current Repair	Futur	e Replacement	M	aintenance				
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Lighting									
Interior Lighting									
Fluorescent	97%	2027	* *	10	\$79,100	В			
Other Observation, Extent : Moderate, Area Affected : 100%									
	Location : Throughout The Bi	ıilding							
	Explanation: T-8 Lamps								
HID	3%	2022	\$11,100	10	\$100	В			
Egress Lighting									
Emergency, Service	50%	2027	* *	1		В			
Exit, Service	10%	2027	* *	1		В			
Exit, Service	40%	2017	\$5,900	1		В			
Exterior Lighting									
HID	100%	2027	* *	10	\$300	В			
Lightning Protection									
Arresters/Cabling									
Generic	100%	2025	* *	5	\$500	В			

Mechanical		Current Repair	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source	1000/		2022	¢222.700	1		D
HTHW/HW	100%		2022	\$232,700	1		В
Conversion Equipment Heat Exchanger	100%		2025	* *	1	\$44,100	В
Distribution							
Hot Wtr Piping/Pump	100%	Now \$10,100	2030	* *	4	\$4,400	В
	Corroded,	Extent : Moderate, Area Affe	cted : 10	%			
	Location	ı : Throughout					
	Recent Re	pair Evident, Extent : Light, A	rea Affe	cted : 1%			
	Location	a: Basement, OS & Y Valve					
Terminal Devices							
Convector/Radiator	20%		2027	* *	1	\$5,800	В
No Component	80%						D
-	Other Obs	servation, Extent : Light, Area	Affected	: 0%			
	Location	ı : Throughout					
	Explana	tion : Covered Under A C Ter	minal De	evices			
Air Conditioning							
Energy Source							
Electricity	100%		2030	* *	1		В
Conversion Equipment							
Centrifugal, Elec Chiller	100%		2031	* *	1	\$96,300	В
		servation, Extent : Light, Area		: 100%			
	Location	ı : Chillers - 2 Units In Basem	ent				
	Explana	tion : Refrigerant Type R-11					
Distribution							
Chilled Wtr Pipe/Pump	100%		2032	* *	4	\$6,600	В

Maintenance \$ are aggregated over a 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 Repai	r Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning						
Terminal Devices						
Fan Coil - Cool/Heat	100%	2022	\$776,400	1	\$28,800	В
Heat Rejection						
Water Cool Tower	100%	2023	\$289,400	2	\$89,500	В
Ventilation						
Distribution						
Ductwork/Diffusers	20%	LIFE	* *	2-5	\$9,900	В
No Component	80%					D
Exhaust Fans						
Interior	20%	2022	\$22,300	2	\$600	В
Roof	20%	2022	\$16,000	2	\$600	В
No Component	60%					D
Plumbing						
H/C Water Piping						
Galv Iron/Steel	100%	2035	* *	1		В
HW Heat Exchanger						
Low Temp	100%	2032	* *	4	\$13,200	В
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location: 1-8					
	Explanation: Four Unit.	S				
Fire Suppression						
Standpipe					.	_
Generic	100%	2032	* *	1-5	\$44,900	В
Sprinkler						
No Component	90%					D
Generic	10%	2032	* *	1-2	\$2,500	В
Fire Pump						
Generic	100%	2025	* *	1	\$16,600	В

Maintenance \$ are aggregated over a 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: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 : 16-Mar-2011 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 3222 Lot : 62 BIN : 2100240

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$198,100	
Interior Architecture	\$83,300	
Electrical		\$36,400
Mechanical	\$555,300	\$257,700
Total	\$836,700	\$294,100
Priority A	\$198,100	
Priority B	\$555,300	\$294,100
Priority C	\$83,300	
Total	\$836.700	\$294.100

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$25,400		\$26,200	
Interior Architecture	\$16,900	\$400	\$15,900	\$3,700
Electrical	\$13,700	\$2,700	\$32,800	\$3,400
Mechanical	\$28,000	\$4,500	\$16,800	\$13,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$88,000	\$11,600	\$95,700	\$24,500
Priority A	\$25,400		\$26,200	
Priority B	\$62,500	\$11,200	\$67,900	\$20,800
Priority C		\$400	\$1,600	\$3,700
Total	\$88,000	\$11,600	\$95,700	\$24,500



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 #: 2091

chitecture		Current F	Repair	Futur	e Replacement	M	Maintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
erior								
Exterior Walls						_		
Cast in Place Concrete	Location Exposed I	Crumbling, n : Various Reinforceme	\$13,700 Extent : Moderate ent, Extent : Moder cade Overhang		-	5	\$21,300	A
Masonry: Brick	25%			LIFE	* *	5	\$10,700	A
Masonry: Fieldstone		r Miss/Eroo	d, Extent : Moderat	LIFE e, Area A	* * Affected : 10%	5	\$8,000	A
		n : Various						
Metal Panel	5%		Φ2.200	2042	* *	5-10	\$14,700	A
Stucco Cement		issing Elem	\$3,300 nents, Extent : Mod cade, West Facade			5	\$2,700	A
Window Wall	Location Glazing B Location Glazing C Location Water Per Location Weather S	ation, Exter n: Various roken/Crac n: Upper L Clouded, Exi n: Through netration, E n: Various	xtent : Moderate, A g, Extent : Modera	rate, Ard est Side ffected : Area Affe	ea Affected : 15% 15% cted : 5%	5	\$24,000	A
Windows	1000			2020	ale ale	_	φ4. 3 00	À
Aluminum		roken/Crac	ked, Extent : Mode nd West Facades	2030 rate, Are	* * ea Affected : 5%	5	\$1,200	A
Parapets								
Cast in Place Concrete	75%			LIFE	* *	5	\$21,000	A
Metal Rail	25%			2035	* *	5-10	\$12,200	A
Roof Built-Up (BUR)	Location Ponding,	logged, Exte n : Canopy . Extent : Mo	\$400 ent : Moderate, Are At South Side oderate, Area Affec At South Side					A
Modified Bitumen	47%			2027	* *	10	\$22,200	A
Plaza Roof: Stone Panel	s 50% Other Obs Location	Now servation, E n : Through		2042 a Affecte	* * od : 10% onding On South Si			A

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 #: 2091

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 Code	
Interior									
Floors									
Cast in Place Concrete	20%			LIFE	* *	5	\$18,800	C	
Ceramic Tile	2%			2031	* *	5	\$900	C	
Quarry Tile	5%			2027	* *	5	\$3,200	C	
Terrazzo	5%			LIFE	* *	5	\$1,700	C	
Vinyl Tile	68%	0-2	\$83,300	2027	* *	3	\$11,000	C	
	Cracking/	Crumbling,	Extent: Moderate	, Area A	ffected : 20%				
	Location	ı : Through	out						
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 20%				
	Location	ı : Through	out						
Interior Walls									
Cast in Place Concrete	5%			LIFE	* *			C	
Concrete Masonry Unit	5%			LIFE	* *	5	\$800	C	
Concrete Masonry Unit	5%			LIFE	* *	5	\$800	C	
Gypsum Board	42%			LIFE	* *	5	\$10,400	C	
Masonry: Brick	5%			LIFE	* *			C	
Mosaic Tile	3%			LIFE	* *			C	
Plaster	25%			LIFE	* *	5	\$3,100	C	
SGFT/Glazed Masonry	10%			LIFE	* *		, ,	C	
Ceilings									
AcousTile, Adhered	25%			2027	* *	5	\$11,000	В	
AcousTileSusp.Lay-In	40%			2027	* *	5	\$17,600	В	
The state of the s	Staining/L	Discoloring	, Extent : Moderate	, Area A	ffected : 25%		, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
	_	ı : Through			•				
Exposed Concrete	20%		\$16,900	LIFE	* *	5	\$1,400	В	
Exposed Concrete					Affected: 3%	3	Ψ1,400	ь	
	Exposed Reinforcement, Extent: Moderate, Area Affected: 3% Location: South End Of Mechanical Room								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
			nd Of Mechanical F		cica . 5/0				
Matal Danal		Sount El			* *		¢2 000	D	
Metal Panel	5%			LIFE	* *	5	\$2,800	В	
Plaster	10%			LIFE	* *	5	\$2,800	В	

Electrical	Current Repair	Future Replacement	M					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code			
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%	2042 **	5	\$100	В			
	Other Observation, Extent : Moderate,	Area Affected : 100%						
	Location: Electrical Room							
	Explanation: Two 1600 Amps Main I	Disconnect Switch						
Fused Disc Sw	30%	2022 \$1,500	5		В			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation: One 3000 Amps Main 1	Disconnect Switch						

Maintenance \$ are aggregated over a 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 F	Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts									
Transformers	400-					_	4400	_	
Dry Type	100%			2035	**	5	\$100	В	
		servation, E n : Electrica	Extent : Moderate, A	Area Affe	ected : 100%				
			u Koom 500 Kva And One 4	15 Kva 1	80n 208/120n				
Switchgear / Switchboard	Ехріана	nion . One .	000 Kva Ana One 4	·J Kva 4	507-206/1207				
Fused Disc Sw	60%			2042	* *	5	\$100	В	
Molded Case Bkrs	40%			2022	\$23,700	5	\$300	В	
Raceway	1070			2022	<i>\$25,700</i>		Ψ300		
Conduit	30%			2042	* *	1		В	
Conduit	70%			2022	\$25,100	1		В	
Panelboards					. ,				
Fused Disc Sw	10%			2021	\$5,600	5	\$100	В	
Molded Case Bkrs	20%			2021	\$11,200	5	\$200	В	
Molded Case Bkrs	70%			2038	* *	5	\$600	В	
Wiring									
Braided Cloth	30%	2-4	\$10,400	2047	* *	1		В	
			Extent : Light, Area	Affected	! : 100%				
	Location	n : Through	out						
	Explana	tion : Insul	ation Aged						
Thermoplastic	50%			2042	* *	1		В	
Thermoplastic	20%			2022	\$6,900	1		В	
Motor Controllers									
Locally Mounted	100%			2020	\$12,700	5	\$200	В	
Ground									
Grounding Devices									
Generic	100%			LIFE	* *	5	\$400	В	
Stand-by Power									
Transfer Switches								_	
Automatic	100%			2035	* *	1	\$9,200	В	
Lighting									
Interior Lighting	400/			2027	* *	10	Φ10 c00	ъ	
Fluorescent	40%			2027		10	\$10,600	В	
			Extent : Moderate, A	Area Affe	ectea : 100%				
		n : Through							
771		tion : T-5 L	атрѕ	2027	ale ale	10	Φ1 F 000		
Fluorescent	60%			2027	**	10	\$15,800	В	
			Extent : Moderate, A	Area Affe	ected : 100%				
			out The Building						
Egrass Lighting	Ехріапа	tion : T-8 L	amps						
Egress Lighting	500/			2027	* *	10	¢2 500	D	
Emergency, Battery	50% 50%			2027 2027	* *	10	\$3,500	В	
Exit, Service	30%			2027		1		В	
Exterior Lighting HID	100%			2027	* *	10	\$100	D	
піл	100%			2027		10	\$100	В	

Alarm

Maintenance \$ are aggregated over a 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	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 Code
Alarm							
Fire/Smoke Detection							
Generic	100%		2027	* *	1-3	\$18,900	В

Mechanical		Current Repair	Fut	ure Replacement	M	Maintenance		
System Component Type	% of Total	Fail Date Estima (Years)	ated Cost Year FY	r Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating								
Energy Source HTHW/HW	100%		2022	2 \$75,400) 1		В	
Conversion Equipment Heat Exchanger	100%		201	8 \$7,000) 1	\$14,300	В	
Distribution								
Hot Wtr Piping/Pump		Extent : Moderate a : Thorughout	202 , Area Affected : 1) 4	\$300	В	
Steam Piping/Pump		Extent : Moderate	2022 , Area Affected : I) 4	\$1,100	В	
Terminal Devices								
Air Handler	80%		201	7 \$140,800) 1	\$14,300	В	
Fan Coil Unit/Heat	20%		201	7 \$97,800) 1	\$1,900	В	
Air Conditioning								
Energy Source								
Electricity	100%		2030	0 **	' 1		В	
Terminal Devices Fan Coil - Cooling	100%		201	7 \$251,400) 1	\$9,300	В	
Heat Rejection Air Condenser Unit	100%		201	7 \$65,200) 2	\$20,100	В	
Ventilation								
Distribution								
Ductwork/Diffusers	10%		LIF	E **	2-5	\$1,600	В	
No Component	90%						D	
Exhaust Fans								
Interior	10%		201	7 \$3,600) 2	\$100	В	
No Component	90%						D	
Plumbing								
H/C Water Piping Galv Iron/Steel		Now Extent: Moderate : Throughout	\$19,500 202' , Area Affected : I		· 1		В	
HW Heat Exchanger								
Low Temp	100%		2022	2 \$10,100) 4	\$2,900	В	
Sanitary Piping	100/0		202.	Σ Ψ10,100	, -	Ψ2,700	<u> </u>	
Cast Iron	100%		LIF	E **	' 1		В	
Storm Drain Piping	10070		LIII		•			
Cast Iron	100%		LIF	E **	· 1		В	

Maintenance \$ are aggregated over a 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	cement N	Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estima FY	ted Cost Cycle (Yrs)		Priority Code
Plumbing					
Fixtures					
Generic	100%				В
	Obsolete Fixtures, Extent : Mod	lerate, Area Affected : 10	0%		
	Location: Throughout				
Vertical Transport Elevators					
Hydraulic	100%	LIFE	* *		C
	Other Observation, Extent : Lig	ht, Area Affected : 100%			
	Location: 1-2				
	Explanation : One Unit				
Fire Suppression					
Standpipe					
Generic	100%	2032	* * 1-5	\$14,500	В

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 : 17-Mar-2011 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 3222 Lot : 62 BIN : 2100251

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$267,000	
Interior Architecture		\$70,000
Electrical	\$228,400	\$829,200
Mechanical	\$186,500	
Total	\$681,900	\$899,200
Priority A	\$267,000	
Priority B	\$414,900	\$829,200
Priority C		\$70,000
Total	\$681,900	\$899,200

Total	\$112,100	\$7.800	\$39,100	\$8,000
Priority C	\$14,500	\$200		
Priority B	\$85,000	\$7,500	\$31,800	\$8,000
Priority A	\$12,600		\$7,300	
Total	\$112,100	\$7,800	\$39,100	\$8,000
Mechanical	\$12,800	\$4,100	\$13,100	\$4,700
Electrical	\$49,800	\$3,500	\$18,800	\$3,300
Interior Architecture	\$36,900	\$200		
Exterior Architecture	\$12,600		\$7,300	
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 2083

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance		
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod	
terior									
Exterior Walls	5 0/	3.7	#12 600	LIDE	ale ale	-	фо 000		
Cast in Place Concrete	5%		\$12,600	LIFE	**	5	\$9,800	Α	
	-	ı <i>3nı Fa</i> ııur ı : West Fa	re, Extent : Modera	te, Area	Ајјестеа : 5%				
			caae ed, Extent : Modera	ita Araa	Affected : 15%				
	_	ı : West Fa		ис, 111 си	Agjeciea : 1570				
Masonry: Brick	85%			LIFE	* *	5	\$33,300	A	
Metal Coiling Doors	5%			2027	* *	5	\$6,100	A	
Window Wall	5%			2042	* *	5	\$7,300	A	
Parapets							. ,		
Masonry: Brick	95%	Now	\$35,800	LIFE	* *	5	\$5,400	A	
			d, Extent : Moderat	te, Area A	Affected : 20%				
			ing, Interior Face						
	_		Extent : Moderate,	Area Afj	fected : 5%				
	Location	ı : Corners							
Metal Panel	5%			2042	* *	5	\$1,100	A	
Roof									
Modified Bitumen	100%		\$231,200	2032	* *			Α	
			derate, Area Affecto	ed : 20%					
		i : Through	out ctent : Moderate, A	nog Affa	atad , 150/				
	-	en/spiii, E/ i : Through		геи Ајјес	nea . 1576				
erior									
Floors									
Cast in Place Concrete	80%			LIFE	* *	5	\$58,900	C	
Cast in Place Concrete	15%		\$7,700	LIFE	* *	5	\$11,100	C	
			Extent : Moderate	, Area A	ffected : 10%				
	Location	ı : Second I	Floor						
Vinyl Tile	5%			2022	\$16,000	3	\$600	С	
Interior Walls									
Concrete Masonry Unit	85%			LIFE	* *	5	\$12,300	C	
Concrete Masonry Unit		Now	\$6,800		**	5	\$700	C	
			ent : Moderate, Are	a Affecte	ed: 5%				
		ı : Mezzani	ne 						
Glass: Single Pane	5%			LIFE	* *	5	\$1,400	C	
Metal Panel	5%			LIFE	* *			С	
Ceilings	1.007	0.2	#22.40 2	20.42	. ታ	~	φ1. π 00		
AcousTileSusp.Lay-In	10%	0-2	\$22,400	2042	* *	5	\$1,700	В	
		_	ients, Extent : Mod At Mezzanine	егиге, Ат	еи Ајјестеа : 25%				
			u mezzanine : : Moderate, Area I	Affected	. 25%				
			. Moderale, Area I At Mezzanine	ујестей	. 23/0				
Evnogad Stara Start		Ojjices i		Libb	* *			D	
Exposed Struc: Steel Metal Panel	85% 5%			LIFE LIFE	* *	5	\$2,100	B B	

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

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

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Over 600 Volts						
Service Equipment						
Air Circuit Breaker	100% Now Not in Service, Extent: Mod Location: Mezzanine Other Observation, Extent: Location: Mezzanine	Moderate, Area Affect		3	\$100	В
	Explanation: Abandoned	Equipment				
Transformers Dry Type	100% Now Not in Service, Extent: Mod Location: Mezzanine Other Observation, Extent: Location: Mezzanine Explanation: Abandoned	Light, Area Affected :		3	\$100	В
Feeders						
Cable	100% Not in Service, Extent : Mod Location : Mezzanine	2021 derate, Area Affected :	\$42,800 100%	1		В
Raceway						
Conduit	100% Not in Service, Extent : Mod Location : Mezzanine	2022 derate, Area Affected :	\$27,700 100%	1		В
Under 600 Volts						
Service Equipment						
Air Circuit Breaker	100% Other Observation, Extent: Location: Electrical Room Explanation: 2 - 4000 An	m		5	\$100	В
Transformers						
Dry Type	100% Other Observation, Extent: Location: Electrical Roon Explanation: 2- 25 Kva A	m	\$29,100 red: 100%	5	\$100	В
Switchgear / Switchboard						
Fused Disc Sw	50%	2042	* *	5		В
Molded Case Bkrs Raceway	50%	2022	\$258,900	5	\$300	В
Conduit	80%	2022	\$365,400	1		В
Conduit	20%	2042	* *	1		В
Panelboards						
Molded Case Bkrs	80%	2021	\$43,200	5	\$400	В
Molded Case Bkrs	20%	2038	* *	5	\$100	В

Maintenance \$ are aggregated over a 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	Cı	rrent Re	pair	Futur	e Replacement	M	aintenance	
System Component Type		Date lears)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Wiring Braided Cloth	20% 2	2-4	\$9.200	2047	* *	1		В
Braided Cloth			\$8,300 t : Moderate, Are			1		В
	_		ut The Building	и Пусск	u . 10070			
Thermoplastic	20%			2032	* *	1		В
Thermoplastic	60%			2022	\$25,000	1		В
Motor Controllers								
Locally Mounted	20%			2020	\$1,200	5		В
Motor Control Center	80%			2020	\$23,100	5	\$500	В
Ground								
Grounding Devices Generic	100% 2	2-4	\$900	LIFE	* *	5	\$300	В
Generic			tent : Moderate, 1		cted : 100%	3	Ψ300	ъ
	Location : W			1.00.11,50	. 100,0			
	Explanation		-					
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	* *	1	\$6,400	В
Generators								
Diesel	25%		16 1 .	2031	**	1	\$2,000	В
			tent : Moderate, 1	Area Affe	cted: 100%			
	Location : Re Explanation	-	,,					
Diesel	25%	. 730 KV	<u>v</u>	2018	\$18,200	1	\$2,000	В
Diesei		ition Fr	tent : Moderate, 1			1	\$2,000	D
	Location : Re		ieni : Moderdie, i	rea rijje	ciea . 10070			
	Explanation	-	v					
Steam Driven		ow	\$54,000	2037	* *	1	\$3,600	В
Steam Birten			: Moderate, Area		: 100%	•	Ψ2,000	D
	Location: 1			55				
	Other Observe	tion, Ex	tent : Moderate, 1	Area Affe	cted : 100%			
	Location: 1	t Floor						
	Explanation	: Abando	oned Equipment					
Batteries	#00.			2015	42 00	_	4.6 5	ъ.
Lead/Acid	50%			2016	\$300	5	\$400	В
Nickel Cadmium	50%			2017	\$300	5	\$2,300	В
Fuel Storage Day Tank	50%			2030	* *	5	\$2,100	В
Day Talik		ition Ex	tent : Moderate, 1			3	\$2,100	ь
	Location : Re		1.1.000, 1000, 1					
		-	allons Capacity					
Main Tank	50%		····	2037	* *	5	\$300	В
THE TWEET		tion, Ex	tent : Moderate, 1		cted : 100%	3	Ψ500	ב
	Other Observation, Extent : Moderate, Area Affected : 100% Location : 1st Floor							
	Explanation	: 25,000	Gallons Capacit	y				

Lighting

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

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

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

Asset #: 2083

Electrical		Current Rep	air	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting								
Fluorescent	50%			2022	\$72,300	10	\$10,300	В
		· ·	nt : Moderate, 1	Area Affe	ected : 100%			
		2nd Floor						
	Explanatio	on : T-8 Lam	ps					
HID	50%			2022	\$46,700	10	\$400	В
Egress Lighting								
Exit, Service	100%			2022	\$3,700	1		В
Lightning Protection								
Arresters/Cabling								
Generic	100%	Now	\$3,100	2062	* *	5	\$200	В
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Roof							
	Explanatio	on : Disconne	ected					
Alarm								
Security System								
No Component	80%							D
Generic	20%			2017	\$14,200	1	\$1,500	В
Fire/Smoke Detection								
Generic	100%			2027	* *	1-3	\$13,100	В
	Other Obser	rvation, Exte	nt : Moderate, 1	Area Affe	ected : 100%			
	Location:	Throughout	The Building					
	Explanatio	on : Manual I	Pull Station, Al	arm Bell.	s Smoke Detector A	and Heat	Detector	

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 Code
Heating							
Energy Source							
Interruptible Gas/Dual	100%		2032	* *	1		В
Fuel							
	Other Observation, I	Extent : Light, Area	Affected	: 100%			
	Location : Buried T	Tanks					
	Explanation: 4 Tax	nks Of 100,000 Gal	lons Eac	h			
Conversion Equipment							
Steam Boiler	100%		2027	* *	1	\$22,300	В
	Other Observation, I	Extent : Light, Area	Affected	: 100%			
	Location: 1st Floo	r					
	Explanation: 3 Un	its					
Distribution							
Steam Piping/Pump	100% Now	\$8,900	2032	* *	4	\$1,100	В
	Leak Evident, Extent	: Moderate, Area A	Affected :	5%			
	Location : Through	out					
Terminal Devices							
Air Handler	80%		2017	\$110,100	1	\$11,200	В
Fan Coil Unit/Heat	20%		2017	\$76,400	1	\$1,500	В
Air Conditioning						· · · · · · · · · · · · · · · · · · ·	

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.

Mechanical		Current R	epair	Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Air Conditioning									
Energy Source									
Electricity	100%			2038	* *	1		В	
Conversion Equipment									
Int Pkg Unit - Cooling	5%			2020	\$16,400	2	\$100	В	
No Component	95%							D	
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$12,600	В	
Exhaust Fans									
Interior	40%			2022	\$11,300	2	\$300	В	
Roof	60%			2022	\$12,200	2	\$400	В	
Plumbing									
H/C Water Piping									
Galv Iron/Steel	100%			2035	* *	1		В	
Water Heater									
Electric	100%			2017	\$4,000	4	\$100	В	
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1		В	
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1		В	
Sump Pump(s)									
Rigid Piping	100%			2022	\$10,300	4	\$1,300	В	
Fixtures					•				
Generic	100%							В	
Fire Suppression									
Standpipe									
Generic	100%			2032	* *	1-5	\$11,400	В	

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

Page: 60

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

Asset Name : BRONX COMMUNITY COLLEGE GOULD MEMORIAL LIBRARY

Address : 2060 SEDGEWICK AVE

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

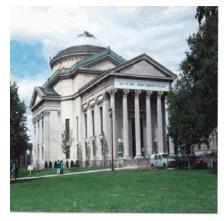
Date of Survey : 15-Mar-2011 Landmark Status : INTERIOR & EXTERIOR LANDMARK

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

Block : 3222 Lot : 62 BIN : 2100243

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$1,479,600	\$95,500
Interior Architecture	\$409,600	\$61,300
Electrical	\$101,400	\$64,500
Mechanical	\$77,800	\$1,241,800
Total	\$2,068,300	\$1,463,000
Priority A	\$1,479,600	\$95,500
Priority B	\$237,200	\$1,367,500
Priority C	\$351,600	
Total	\$2,068,300	\$1,463,000

Total	\$174,700	\$19,900	\$123,700	\$23,300
Priority C	\$44,200	\$400	\$21,200	\$3,400
Priority B	\$130,500	\$19,500	\$83,200	\$19,900
Priority A			\$19,200	
Total	\$174,700	\$19,900	\$123,700	\$23,300
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Mechanical	\$19,900	\$9,300	\$23,800	\$9,200
Electrical	\$59,900	\$2,300	\$50,600	\$2,800
Interior Architecture	\$87,000	\$400	\$22,100	\$3,400
Exterior Architecture			\$19,200	
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

rchitecture	Current	Repair	Futur	Future Replacement Maintenance		Maintenance			
stem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
terior									
Exterior Walls					_				
Cast Stone/Terra Cotta	2%	Φ1.c1. F00	LIFE	* *	5	\$7,000	A		
Masonry: Brick	Jnt Mortar Miss/Ero	66% Now \$161,500 LIFE ** 5 \$29,400 A Int Mortar Miss/Erod, Extent: Light, Area Affected: 100% Location: Throughout							
	Vertical Cracks, Ext Location : At Rotu	nda							
	Water Penetration, Location : Areawa		Area Affe	cted : 15%					
Masonry: Granite	10%		LIFE	* *	5	\$3,300	A		
Masonry: Limestone	20% Now \$66,800 LIFE ** 5 \$6,700 A Cracking/Crumbling, Extent: Severe, Area Affected: 5% Location: Entrance Ceiling								
	Staining/Discoloring Location : Various	-	e, Area A	ffected : 15%					
	Water Penetration, Location: Entranc		a Affecte	d : 5%					
Marble Panels	2%		LIFE	* *	5	\$700	A		
Windows									
Wood	100% Now Air Infiltration, Exte		2047 a Affectea	* * l : 5%	5	\$95,500	A		
	Dry Rot/Decay, Exte Location : Through		a Affected	d : 35%					
	Glazing Broken/Cracked, Extent: Moderate, Area Affected: 25% Location: Throughout								
	Split/Cracked, Exter	nt : Moderate, Area	Affected	: 25%					
	Location : Throug								
Parapets									
Copper/Terne	25%		2042	* *	5	\$4,600	A		
Masonry: Limestone	75%		LIFE	* *	5	\$3,600	A		

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

Page: 62

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

Asset #: 1571

Architecture		Current R	epair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Clay Tile	50%	Now	\$147,000	2032	* *			A
		ssing Elemons: Througho		erate, Ar	rea Affected : 10%			
	Water Pen	etration, Ex	tent : Moderate, A	rea Affe	ected : 5%			
	Location	: At Dome						
Copper/Terne	30%	Now	\$52,700	2037	* *			A
• •	Seams Ope	en/Split, Ext	tent : Moderate, A	rea Affec	cted : 10%			
	Location	: Over Dor	ne					
Single Ply Membrane	15%			2027	* *	10	\$16,900	A
Skylight, Metal/Glass	5%	Now	\$187,800	2032	* *			A
	Glazing Br	oken/Crack	ked, Extent : Mode	rate, Are	ea Affected : 10%			
	Location	: At Dome						
	Miss/Dame	aged Flashi	ings, Extent : Seve	re, Area	Affected : 10%			
	Location	: At Dome						
	Water Pen	etration, Ex	tent : Severe, Are	a Affecte	ed: 20%			
	Location	: Various A	At Uppermost Leve	l				

Interior

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 Code		
nterior										
Floors								_		
Carpet	10%			2021	\$43,200	3	\$13,600	C		
Cast in Place Concrete	10%			LIFE	* *	5	\$14,900	C		
Glass Block	10%		\$47,500	2037	* *	1		C		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Upper Level Around Rotunda									
	Other Observation, Extent: Moderate, Area Affected: 10%									
			evels Around Rotur							
	Explana	ation : Broke	en/cracked							
Mosaic Tile	25%)		2027	* *	5	\$42,500	С		
	_	_	Extent : Moderate	, Area A	ffected : 10%					
	Location	n : In Rotun	da							
Panel/Paver: Cer/Brk	3%		\$9,400	2030	**	5	\$2,300	C		
	Broken/Missing Elements, Extent: Moderate, Area Affected: 10%									
	Location : Basement Mechanical Spaces Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
			: Extent : Moaerate it Mechanical Spac		ffectea : 10%					
Marble Panels	10%	<u> </u>		LIFE	* *	5	\$5,100	С		
Terrazzo	12%			LIFE	* *	5	\$6,400	C		
Vinyl Tile	5%			2022	\$34,800	3	\$1,300	C		
Wood	15%	Now	\$232,500	2062	* *	5	\$9,600	C		
					Affected : 10%		, , , , , , ,			
	Broken/Missing Elements, Extent : Severe, Area Affected : 10% Location : Upper Levels Around Rotunda									
	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 : Severe, Area Affected : 35%									
			evels Around The F							

Asset #: 1571

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 Code
nterior								
Interior Walls Masonry: Brick		ır Miss/Ero	\$31,400 d, Extent : Severe, A	LIFE Area Affe	* * ected : 20%			C
	Spalling,	n : Basemer Extent : Sev n : Basemer	vere, Area Affected	: 20%				
		netration, E n : Basemer	Extent : Severe, Arec it	a Affecte	d : 10%			
Masonry: Limestone	20%			LIFE	* *			С
Marble Panels	20%	1		LIFE	* *			C
	Location	n : Rotunda			! : 30%			
			des Columns In Ro					
Plaster	Broken/M	_	\$71,600 nents, Extent : Mod evel Around Rotun		* * rea Affected : 20%	5	\$3,200	С
	Cracking/	Crumbling.	, Extent : Severe, A evel Walls Around	rea Affec				
Plaster	20%			LIFE	* *	5	\$2,600	С
Wood	5%			LIFE	* *	5	\$8,600	C
Ceilings								
AcousTileConcealSpLn	2%			2027	* *	5	\$1,800	В
Exposed Concrete	20%		\$29,000	LIFE	* *	5	\$2,200	В
		_	Extent : Moderate, A	Area Affe	cted : 5%			
		n : Basemer						
		ling, Exteni n : Basemer	t : Moderate, Area . ıt	Affected	: 20%			
Exposed Struc: Steel	8%			LIFE	* *			В
Masonry: Infill Arch	20%			LIFE	* *			В
Plaster	40%	Now	\$58,000	LIFE	* *	5	\$17,500	В
		lam Surface n : Various	e, Extent : Moderat	e, Area A	Affected : 15%			
Wood	10%	Now	\$13,800	LIFE	* *	5	\$61,300	В
			Extent : Moderate,		fected : 50%		,	
	Location	n : Basemer	ıt					

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 Code

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 #: 1571

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 Code
Under 600 Volts								
Service Equipment						_		_
Fused Disc Sw	100%			2042	* *	5	\$200	В
	Location Other Ob. Location	n : Electrico servation, E n : Electrico	t : Moderate, Area al Room Floor Extent : Moderate, 1 al Room 800 Amps, One 600	Area Affe	ected : 100%	n Discons	nect Switch	
Transformers								
Dry Type	Location	servation, E n : Electrico	Extent : Moderate, 1 al Room 300 Kva 480v-208/		* * ected : 100%	5	\$200	В
Switchgear / Switchboard								
Fused Disc Sw	70%			2042	* *	5	\$100	В
Fused Disc Sw	30%			2022	\$19,200	5	\$100	В
Raceway							,	
Conduit	90%			2022	\$34,300	1		В
Conduit	10%			2042	* *	1		В
Panelboards								
Fused Disc Sw	10%			2021	\$5,500	5	\$100	В
Fused Toggle Switch	5%	2-4	\$2,700	2047	* *	5		В
	Location On Extend	n : Through	tent : Moderate, A					
Molded Case Bkrs	20%			2021	\$10,900	5	\$200	В
Molded Case Bkrs	65%			2038	* *	5	\$800	В
Wiring Braided Cloth			\$25,300 ent : Moderate, Are out	2047 a Affecte	* * ed : 100%	1		В
Thermoplastic	30%			2022	\$12,700	1		В
Thermoplastic	10%			2042	* *	1		В
Motor Controllers								
Locally Mounted			\$29,200 Extent : Moderate	2042 , <i>Area Aj</i>	* * ffected : 100%	5	\$100	В
Locally Mounted	50%			2035	* *	5	\$200	В
Ground Grounding Devices							, ,	
Generic	100%			LIFE	* *	5	\$700	В
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	* *	1	\$13,800	В
Lighting								

0 0

Note: 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 #: 1571

Electrical	Curren	Current Repair Future		e Replacement	Maintenance		
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting							<u></u>
Interior Lighting							
Fluorescent	55%		2027	* *	10	\$22,900	В
		, Extent : Moderate, Ar ghout The Building 8 Lamps	rea Affe	cted : 100%			
HID	10%		2017	\$20,400	10	\$100	В
Incandescent	35%		2017	\$101,400	2	\$400	В
Egress Lighting							_
Emergency, Service	45%		2027	* *	1		В
Emergency, Battery	5%		2017	\$1,000	10	\$500	В
Exit, LED	10%		2050	* *	1		В
Exit, Service	40%		2017	\$3,200	1		В
Exterior Lighting							
HID	100%		2022	\$20,100	10	\$100	В
Alarm							
Fire/Smoke Detection							
No Component	70%						D
Generic	30%		2027	* *	1-3	\$8,500	В

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 Code
Heating								
Energy Source								
HTHW/HW	100%			2022	\$128,500	1		В
Conversion Equipment								
Heat Exchanger	100%	0-2	\$11,900	2037	* *	1	\$20,300	В
	-	_	nt : Severe, Area Aj	ffected :	100%			
		: Heat Exc	O					
	Not Energ	y Efficient,	Extent: Severe, Ar	ea Affec	ted : 100%			
	Location	: Heat Exc	changer					
	Other Obs	ervation, E	xtent : Light, Area	Affected	! : 100%			
	Location	: Basemen	t					
	Explana	tion : One U	Init					
Distribution								
Steam Piping/Pump	100%	Now	\$77,800	2032	* *	4	\$2,200	В
	Corroded,	Extent: M	oderate, Area Affed	cted : 25	%			
	Location	: Through	out					
	Steam Tra	ps Faulty, I	Extent : Moderate,	Area Aff	fected : 30%			
<u> </u>	Location	: Through	out					
Terminal Devices								
Air Handler	20%			2022	\$60,000	1	\$5,600	В
Convector/Radiator	80%			2020	\$420,800	1	\$11,800	В
Air Conditioning		•						
Energy Source								
Electricity	100%			2038	* *	1		В

Maintenance \$ are aggregated over a 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

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 Code
Air Conditioning	•							•
Terminal Devices								
Fan Coil - Cool/Heat	40%			2022	\$421,600	1	\$5,900	В
No Component	60%							D
Heat Rejection								
Air Condenser Unit	40%			2022	\$44,500	2	\$12,700	В
No Component	60%							D
Ventilation								
Distribution	200/			LIDD	* *	2.5	¢£ 100	D
Ductwork/Diffusers	20% 80%			LIFE		2-5	\$5,100	B D
No Component Exhaust Fans	80%							<u> </u>
Exnaust Fans Interior	20%			2022	\$12,300	2	\$300	В
No Component	20% 80%			<i>2</i> 022	\$12,300	2	\$300	В D
Plumbing	00%							ע
H/C Water Piping								
Galv Iron/Steel	100%			2020	\$166,300	1		В
Water Heater	10070			2020	Ψ100,300			
Electric	50%			2020	\$4,300	4	\$200	В
Electric	50%	Now	\$4,300	2022	\$4,300	4	\$100	В
Licette			ere, Area Affected :		Ψ1,500	•	Ψ100	,
			The Hot Water Tan					
HW Heat Exchanger								
HTHW/HW	100%			2042	* *			В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2017	\$11,100	4	\$1,300	В
Fixtures								
Generic	100%							В
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
			Extent : Light, Area	Affected	: 100%			
	Location							
T: 0	Explana	tion : Two	Units - Not In Servi	ce				
Fire Suppression								
Standpipe No Common and	2007							Ъ
No Component	20%			2022	* *	1 5	¢10.200	D
Generic	80%	ale, Matal	Entant , I : alst A	2032		1-5	\$18,300	В
			Extent : Light, Area nt, New Pressure Ta		ı. 10070			
Completer	ьосиног	. Dusemer	u, ivew i ressure 10	III.				
Sprinkler No Component	20%							D
Generic	20% 80%			2032	* *	1-2	\$10,200	B
Generic	80%			2032		1-2	\$10,200	D

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

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

Page: 68

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 : 18-Mar-2011 Landmark Status : NONE

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

Block : 3222 Lot : 62 BIN : 2100248

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$445,100	\$48,200
Interior Architecture	\$200,700	\$299,700
Electrical		\$401,800
Mechanical	\$99,700	\$710,500
Total	\$745,500	\$1,460,200
Priority A	\$445,100	\$48,200
Priority B	\$193,000	\$1,112,300
Priority C	\$107,500	\$299,700
Total	\$745,500	\$1,460,200

Total	\$107,800	\$15,500	\$14,600	\$50,100
Priority C	\$3,200	\$5,100		\$31,900
Priority B	\$61,000	\$10,400	\$11,300	\$18,100
Priority A	\$43,700		\$3,200	
Total	\$107,800	\$15,500	\$14,600	\$50,100
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Mechanical	\$17,300	\$3,300	\$3,700	\$11,100
Electrical	\$30,400	\$2,200	\$2,700	\$2,100
Interior Architecture	\$11,500	\$5,100		\$31,900
Exterior Architecture	\$43,700		\$3,200	
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



Maintenance \$ are aggregated over a 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 F	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 Code
terior							
Exterior Walls							
Masonry: Brick	87% Now Water Penetration, E. Location : Foundate		LIFE a Affected	* * d : 25%	5	\$48,200	A
Masonry: Fieldstone	3% Now Jnt Mortar Miss/Erod Location: East Fac Open Joints, Extent: Location: East Fac Water Penetration, E. Location: Various I Other Observation, E Location: East Fac Explanation: Ceme	ade Base Severe, Area Affec ade Base xtent : Severe, Area Rooms In Basemen xtent : Severe, Area ade Base	ted : 50% a Affected t a Affecte	6 d : 25% d : 20%	5	\$1,200	A
Masonry: Granite	5% Now Cracking/Crumbling, Location: Front Ste Jnt Mortar Miss/Erod Location: Building I Water Penetration, E. Location: Boiler Re	eps At Main Entran l, Extent : Moderat Base xtent : Severe, Area	ce e, Area A a Affected	Affected : 25%	5	\$2,100	A
Masonry: Limestone	5%		LIFE	* *	5	\$2,100	A
Windows							
Wood	100%		2030	* *	5	\$21,400	A
Parapets							
Copper/Terne	50%		2042	* *	5	\$6,500	A
Masonry: Limestone	50%		LIFE	* *	5	\$1,700	A
Roof Slate	100% Now Broken/Missing Elem Location: Through		LIFE erate, Ar	* * ea Affected : 10%			A

Interior

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

Asset #: 2794

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 Code		
nterior	•			•		•		•		
Floors										
Carpet	10%			2018	\$28,600	3	\$9,700	C		
Cast in Place Concrete	5%			LIFE	* *	5	\$5,300	C		
			xtent : Severe, Ared	a Affecte	d : 25%					
	Location	ı : Electrica	al Room							
Ceramic Tile	3%			2025	* *	5	\$1,500	С		
Terrazzo	2%			LIFE	* *	5	\$800	C		
Vinyl Tile	65%			2022	\$299,700	3	\$11,900	C		
Vinyl Tile	15%	Now	\$69,200	2032	* *	3	\$2,700	C		
	Cracking/	Cracking/Crumbling, Extent: Moderate, Area Affected: 50%								
	Location	ı : Basemer	ıt Corridor							
			: Moderate, Area	Affected	: 50%					
		ı : Basemer								
	Other Obs	servation, E	Extent : Moderate, A	Area Affe	ected : 100%					
	Location	ı : Basemer	ıt Corridor							
	Explana	tion : 9x9 T	Files							
Interior Walls										
Ceramic Tile	5%			2031	* *	5	\$2,300	C		
Plaster	80%			LIFE	* *	5	\$11,200	C		
Plaster	15%		\$38,300	LIFE	**	5	\$2,100	C		
	Cracking/Crumbling, Extent: Severe, Area Affected: 30%									
	Location: Rooms 107, 108, 109, 110									
			xtent : Severe, Are							
	Location	ı : Rooms I	01,103, 107, 107b,	108, 110)					
Ceilings	2.50		#02.200	20.42	* *	_	Φ= <00			
AcousTileConcealSpLn			\$93,300	2042		5	\$7,600	В		
	_	_	Extent : Moderate	, Area A	ffectea : 25%					
		ı : Corridoi			CC . 1 500/					
	_		, Extent : Moderate	e, Area A	ffected: 50%					
		ı : Corridoi		A CC . 1	250/					
		aea, Extent 1 : Corridoi	: Moderate, Area I	Affectea	: 25%					
		i . Corridoi	' S				440.5			
Plaster	65%	3.7	40.20 °	LIFE	* *	5	\$19,800	В		
Plaster	10%		\$8,300	LIFE	**	5	\$3,000	В		
			Extent : Moderate	, Area Ą	ffected : 20%					
			01,107b, 110	A CC	1 250/					
			xtent : Severe, Are	a Affecte	a: 25%					
	Location	ı : Rooms I	01, 107b, 110							

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type		il Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

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 #: 2794

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts	•			•				
Service Equipment Molded Case Bkrs			Extent : Moderate, A	2042 Area Affe	* * ected : 100%	5	\$900	В
		ı : Electrico tion : Main	ıl Room Service Switch Ra	tod @ 80	M Amneres			
Switchgear / Switchboard	Ехрини	non . main	Service Swiich Ru	ieu e oc	70 Imperes			
Molded Case Bkrs	100%			2042	* *	5	\$900	В
Raceway								
Conduit	100%			2022	\$47,500	1		В
Panelboards								
Molded Case Bkrs	80%			2021	\$62,900	5	\$700	В
Molded Case Bkrs	20%			2030	* *	5	\$200	В
Wiring Braided Cloth		-	\$28,300 ent : Moderate, Are out The Building	2047 a Affecte	* * ed : 100%	1		В
Thomaslastic	40%	i . Through	oui The Building	2032	* *	1		В
Thermoplastic Ground	40%			2032		1		Б
Grounding Devices Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	* *	1	\$10,500	В
Lighting Interior Lighting Fluorescent			Extent : Moderate, 1 out The Building	2022 Area Affe	\$291,400 ected : 100%	10	\$29,800	В
	Explana	tion : T-8 L	amps					
Egress Lighting Exit, Service	100%			2022	\$5,400	1		В
Exterior Lighting HID	100%			2022	\$14,100	10	\$100	В
Alarm Fire/Smoke Detection								
No Component	60%							D
Generic	40%			2027	* *	1-3	\$8,600	В
	Other Observation, Extent: Moderate, Area Affected: 100% Location: Corridors Explanation: Alarm Bells, Manual Pull Station, Strobe Lights, Smoke Detectors						J	

Mechanical	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 Code

Heating

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

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

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

Asset #: 2794

Mechanical	Current Repa	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 Code
Heating Energy Source HTHW/HW	100% Other Observation, Exter Location : Throughout Explanation : Supplied	-		1		В
Conversion Equipment Heat Exchanger	100% Other Observation, Exter Location: Basement Explanation: 2 Units	2018	\$7,900	1	\$16,100	В
Distribution Hot Wtr Piping/Pump Steam Piping/Pump	20% 80% Now Corroded, Extent : Sever Location : Extensive Ru Leak Evident, Extent : Se Location : East Side Of	isting Throughout vere, Area Affected : 1	\$37,000 **	4 4	\$300 \$1,300	B B
Terminal Devices Convector/Radiator	100%	2020	\$348,200	1	\$10,500	В
Air Conditioning Energy Source Electricity	100%	2030	* *	1		В
Conversion Equipment Window/Wall Unit No Component	50% 50%	2017	\$37,900	1		B D
Ventilation Distribution Ductwork/Diffusers No Component	20% 80%	LIFE	**	2-5	\$3,600	B D
Exhaust Fans Interior	20% Now Not in Service, Extent : S Location : Rest Rooms	\$800 2022 evere, Area Affected :	\$8,200 10%	2	\$200	В
No Component	80%					D
Plumbing H/C Water Piping Brass/Copper	100% 0-2 Corroded, Extent : Sever Location : Water Main	\$5,500 2022 e, Area Affected : 10%	\$110,100	1		В
HW Heat Exchanger Low Temp	100% Now Not in Service, Extent : S Location : Basement	\$1,100 2022 evere, Area Affected : .	\$11,400	4	\$3,200	В
Sanitary Piping Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping Cast Iron	100%	LIFE	* *	1		В

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

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

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

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 Code
Plumbing							
Sump Pump(s)							
Submersible	100%		2015	\$6,200	4	\$2,000	В
Fixtures							
Generic	100%						В
Fire Suppression							
Sprinkler							
No Component	50%						D
Generic	50%		2022	\$215,200	1-2	\$4,600	В

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 : 21-Mar-2011 Landmark Status : NONE

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

Block : 3222 Lot : 62 BIN : 2100253

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$746,800	\$63,000
Interior Architecture	\$73,100	\$177,900
Electrical		\$136,500
Mechanical	\$46,900	\$191,900
Total	\$866,800	\$569,300
Priority A	\$746,800	\$63,000
Priority B	\$46,900	\$328,400
Priority C	\$73,100	\$177,900
Total	\$866,800	\$569,300

\$35,200 \$98,800 \$17,800	\$3,200 \$700	\$19,600	\$2,000 \$4,100 \$2,300
	\$3,200	\$19,600	
\$35,200			\$2,000
\$151,800	\$3,900	\$19,600	\$8,500
\$30,500	\$1,500	\$1,500	\$2,100
\$31,100	\$1,800	\$18,200	\$1,900
\$55,000	\$700		\$2,300
\$35,200			\$2,000
FY 2015	FY 2016	FY 2017	FY 2018
	\$35,200 \$55,000 \$31,100 \$30,500	\$35,200 \$55,000 \$700 \$31,100 \$1,800 \$30,500 \$1,500	\$35,200 \$55,000



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.

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

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
estem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior								
Exterior Walls								
Masonry: Brick	85%	Now	\$220,700	LIFE	* *	5	\$33,000	A
	O	Diagonal Cracks, Extent : Moderate, Area Affected : 5% Location : Building Corners						
		Miss/Erod : Various	l, Extent : Severe, A	Area Affe	ected : 15%			
		s, Extent : : Building	Severe, Area Affec Corners	ted : 2%				
Masonry: Granite	5%			LIFE	* *	5	\$1,500	A
Masonry: Limestone	5%	Now	\$5,400	LIFE	* *	5	\$1,500	A
·			d, Extent : Moderat nd West Facades	e, Area A	Affected : 10%			
Stucco Cement	5%	Now	\$3,000	2027	* *	5	\$2,400	A
	_	Crumbling, : Lower Bi	Extent : Moderate ulkhead	, Area Aj	ffected : 5%			
		acks, Exte : Lower Bi	nt : Moderate, Are ulkhead	a Affecte	d : 5%			
Windows								
Aluminum	95%			2038	* *	5	\$4,100	A
Aluminum	5%	Now	\$1,000	2038	* *	5	\$100	A
	Glazing Br Location		ked, Extent : Mode	rate, Are	ea Affected : 5%			

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 Code
Exterior					
Parapets					
Masonry: Brick	20% Now \$36,100 Diagonal Cracks, Extent: Moderate, A Location: North East Corner Of Low	Roof	5	\$1,800	A
	Jnt Mortar Miss/Erod, Extent: Modera Location: Low Roof				
	Spalling, Extent : Moderate, Area Affec Location : Interior Face	ted : 10%			
Masonry: Brick	70% Now \$420,800 Broken/Missing Elements, Extent : Seve Location : Upper Roof	LIFE ** ere, Area Affected : 20%	5	\$6,300	A
	Cracking/Crumbling, Extent : Severe, A Location : Upper Roof	rea Affected : 10%			
	Jnt Mortar Miss/Erod, Extent : Severe, Location : Upper Roof	Area Affected : 25%			
	Loose Units, Extent : Severe, Area Affect Location : Upper Roof	cted : 5%			
	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 Aff Location : Upper Roof	fected : 20%			
Masonry: Limestone	10% Now \$21,600 Diagonal Cracks, Extent: Moderate, A		5	\$1,100	A
	Location: Decorative Cornice At Nor		tal Band	S	
	Jnt Mortar Miss/Erod, Extent: Modera Location: Coping And Decorative Co				
	Loose Units, Extent : Moderate, Area A				
	Location: Upper And Lower Roof Co	•			
	Water Penetration, Extent: Moderate, A	-			
	Location: Coping And At Decorative		r		

Asset #: 2646

Architecture		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 Code
Exterior								
Roof Built-Up (BUR)	Location	extent : Mod : Lower Ro	\$56,700 derate, Area Affecto oof : Severe, Area Aff		**			A
		: Lower R						
Built-Up (BUR)	Location Grvl/Blst Location	Roof, Exte a: Near Pa Miss/Disp, a: Upper Ro		g Mortar Area Affe	ected : 10%			A
	Location Vegetation	: Various	oderate, Area Affec Extent : Moderate, 2 00f					
	Water Per		Extent : Severe, Are	a Affectea	l : 15%			
Single Ply Membrane	Location Water Pen	on Func/M a: Low Roc aetration, E	\$4,100 iss, Extent : Severe of Bulkhead Extent : Severe, Area usic Practice Room	a Affected				A
nterior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	\$8,800	C
Ceramic Tile	5%			2031	* *	5	\$1,300	C
Terrazzo	10%			LIFE	* *	5	\$2,100	C
Vinyl Tile	Location Worn/Ero	issing Elen : Various ded, Exteni	\$17,800 nents, Extent : Mod :: Light, Area Affec			3	\$7,000	С
	Other Obs Location	e: Through ervation, E e: Through tion: 9x9 T	Extent : Moderate, 1 out	Area Affeo	cted : 80%			
Interior Walls Concrete Masonry Unit	10%			LIFE	* *	5	\$1,900	C
Marble Panels	5%			LIFE	* *			C C
Plaster	85% Now \$73,100 LIFE ** 5 \$12,000 Cracking/Crumbling, Extent: Severe, Area Affected: 10% Location: Various							
	Location	: Stair Bu	e, Extent : Severe, A lkheads, Music Pra	ictice Roo	oms			
	_	_	, Extent : Severe, A ractice Rooms	rea Affec	ted : 5%			
			Extent : Severe, Are ds,Music Practice I			tions		
Note: All component repairs \$ estim	ates are in c	urrent dolla	rs and are not escala	ted for pote	ential future inflatio	n.		

Maintenance \$ are aggregated over a 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

Architecture	С	urrent R	epair	Futur	e Replacement	M	aintenance	
System Component Type		ail Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	62% I	Now	\$22,100	2035	* *	5	\$8,300	В
	Broken/Missi	ing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 10%			
	Location: Throughout							
	Staining/Disc	coloring,	Extent : Moderate	, Area A	ffected : 20%			
	Location : T	_			·			
Exposed Concrete	25% I	Now	\$12,900	LIFE	* *	5	\$1,000	В
1	Water Penetr	ration, Ex	xtent : Severe, Ared	ı Affected	d: 10%		. ,	
	Location : N	Main Sta	irway Bulkhead	55				
Plaster	10%	Now	\$2,300	LIFE	* *	5	\$1,700	В
	Water Penetr	ration, Ex	xtent : Severe, Ared	ı Affected	d: 10%		. ,	
	Location : S	Stairway	s, Music Practice I	Rooms				
Plaster	3%			LIFE	* *	5	\$500	В

ectrical		Current Repa	air	Futur	e Replacement	М	aintenance	
tem Component Type	% of 1 Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
ler 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2042	* *	5		В
		Other Observation, Extent : Moderate, Area Affected : 100%						
		: Electrical Ro						
	Explanati	on : One 600 .	Amps Main Dis	sconnect	Switch			
Fused Knife Sw	50%	2-4	\$1,500	2052	* *	5		В
	On Extende	d Life, Extent	: Moderate, Ar	ea Affec	ted : 100%			
	Location .	: Electrical Ro	oom					
	Other Obse	rvation, Exten	at : Moderate, A	Area Affe	cted : 100%			
	Location .	: Electrical Ro	oom					
	Explanati	on : One 1200	Amps Main D	isconnec	rt Switch			
Switchgear / Switchboard								
Fused Disc Sw	100%			2022	\$59,300	5	\$100	В
Raceway								
Conduit	90%			2022	\$32,300	1		В
Conduit	10%			2042	* *	1		В
Panelboards								
Fused Disc Sw	10%			2021	\$5,600	5		В
Molded Case Bkrs	10%			2038	* *	5		В
Molded Case Bkrs	80%			2021	\$44,900	5	\$400	В
Wiring								
Braided Cloth	80%	2-4	\$27,600	2047	* *	1		В
	Insulation A	Aged, Extent:	Moderate, Are	a Affecte	ed : 100%			
	Location .	Throughout !	The Building					
Thermoplastic	20%			2042	* *	1		В
Motor Controllers								
Locally Mounted	100%			2020	\$12,700	5	\$100	В

Ground

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

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

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

Asset #: 2646

Electrical	Current Repair		eplacement	Maintenance		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground						
Grounding Devices						
Not Accessible	100%					D
Stand-by Power						
Transfer Switches						
Automatic	100%	2035	* *	1	\$5,500	В
Lighting						
Interior Lighting						
Fluorescent	95%	2027	* *	10	\$15,600	В
	Other Observation, Extent : Moder	rate, Area Affected	! : 100%			
	Location: Throughout					
	Explanation: T-8 Lamps					
HID	5%	2022	\$3,700	10		В
Egress Lighting						
Emergency, Service	50%	2027	* *	1		В
Emergency, Service	30%	2017	\$900	1		В
Exit, LED	20%	2050	* *	1		В
Exterior Lighting						
HID	100%	2027	* *	10	\$100	В
Alarm						
Fire/Smoke Detection						
Generic	100%	2027	* *	1-3	\$11,400	В

Mechanical		Current Rep	air	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
HTHW/HW	100%			2032	* *	1		В
Conversion Equipment								
Heat Exchanger	100%	0-2	\$4,300	2037	* *	1	\$8,000	В
	Damaged,	Extent: Mode	erate, Area Affe	cted : 10	0%			
	Location	: Basement						
	Other Obs	ervation, Exte	nt : Light, Area	Affected	: 100%			
	Location	: Basement						
	Explanat	ion : One Uni	t					
Distribution								
Steam Piping/Pump	100%	Now	\$14,200	2032	* *	4	\$900	В
1 0 1	Corroded,	Extent : Seven	re, Area Affecte	d: 25%				
	Location	: Throughout						
	Steam Traj	ps Faulty, Ext	ent : Severe, Ar	ea Affect	ed : 25%			
	Location	: Throughout						
Terminal Devices								
Convector/Radiator	100%			2020	\$191,900	1	\$5,800	В
Air Conditioning					1 - 72 -		, - , - , - , - , - , - , - , - , - , -	
Energy Source								
Electricity	100%			2038	* *	1		В

Maintenance \$ are aggregated over a 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		Current F	Repair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
r Conditioning								
Conversion Equipment								
Window/Wall Unit	20%			2015	\$8,400	1		В
No Component	80%							D
umbing								
H/C Water Piping								
Galv Iron/Steel	100%	Now	\$3,000	2027	* *	1		В
			: Moderate, Area A	Affected :	25%			
	Location	: Basemer	t, Throughout					
HW Heat Exchanger								
HTHW/HW	100%	0-2	\$46,900	2052	* *			В
			Extent : Severe, Are	a Affecte	d : 100%			
		: Basemen						
	Explanat	ion : Need	s Replacement					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2022	\$10,300	4	\$1,300	В
			Extent : Light, Area	Affected	: 100%			
	Location	: Basemen	nt					
	Explanat	ion : No A	ccess					
Fixtures								
Generic	100%							В

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

Asset Name : BRONX COMMUNITY COLLEGE HALL OF FAME

Address : 2060 SEDGWICK AVENUE AUDITORIUM & COLONADE

Borough : BRONX Agency's Number : 21013

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

Date of Survey : 15-Mar-2011 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1

Block : 3222 Lot : 62 BIN : 2100243

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$64,800	\$36,900
Interior Architecture	\$48,100	\$64,700
Electrical		\$37,000
Total	\$112,900	\$138,600
Priority A	\$64,800	\$36,900
Priority B		\$101,700
Priority C	\$48,100	
Total	\$112,900	\$138,600

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$45,200			_
Interior Architecture	\$22,800			
Electrical	\$400	\$400	\$10,000	\$400
Total	\$68,400	\$400	\$10,000	\$400
Priority A	\$45,200			
Priority B	\$400	\$400	\$10,000	\$400
Priority C	\$22,800			
Total	\$68,400	\$400	\$10,000	\$400



 $[\]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 #: 2075

rchitecture	Current Repair	Futur	e Replacement	M						
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code				
terior	•									
Exterior Walls				_	** • • • •					
Masonry: Granite	10%	LIFE	* *	5	\$2,200	Α				
	Other Observation, Extent : Light, Area Location : In Colonnade And Areaway		: 100%							
	Explanation: Polished Granite Blocks									
Masonry: Granite			* *	5	\$13,000	Λ				
wasomy. Grante	60% LIFE ** 5 \$13,000 A Int Mortar Miss/Erod, Extent: Moderate, Area Affected: 40% Location: West Wall									
	Staining/Discoloring, Extent : Moderate Location : Various	, Area A	ffected : 20%							
	Water Penetration, Extent : Moderate, A Location : Basement									
	Other Observation, Extent: Light, Area Location: Lower Level Under Colonn	ade	: 100%							
Manager	Explanation: Rusticated Granite Block		* *		¢c 500					
Masonry: Limestone	30% Now \$64,800 Loose Units, Extent: Severe, Area Affect Location: Colonnade Scuppers / Corr			5	\$6,500	A				
	Staining/Discoloring, Extent: Moderate Location: Throughout		ffected : 15%							
	Worn/Eroded, Extent : Moderate, Area . Location : Throughout Colonnade	Affected	: 10%							
Windows										
Wood	100% Now \$9,100 Air Infiltration, Extent: Moderate, Area Location: Basement	2047 Affected	* * l : 100%	5	\$1,300	A				
	Broken/Missing Elements, Extent : Seve Location : Areaway(s)	re, Area	Affected : 50%							
	Dry Rot/Decay, Extent : Severe, Area Aj Location : Basement	fected :	100%							
Roof										
Clay Tile	30% Now \$28,900 Broken/Missing Elements, Extent: Mod Location: Throughout Colonnade Roo		* * ea Affected : 10%			A				
Copper/Terne	10% Now \$7,200	2037	* *			A				
соррег/тенне	Broken/Missing Elements, Extent: Seve Location: Colonnade Gutters		Affected : 10%			А				
	Deformed/Dented, Extent : Moderate, A Location : Throughout Colonnade Gu		cted : 20%							
Panel/Paver: Cer/Brk	60% Other Observation, Extent : Light, Area	2032 Affected	**	10	\$36,900	A				
	Location: Over Basement And Audito Explanation: Plaza Roof									

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 #: 2075

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 Code
Interior								
Floors								
Cast in Place Concrete	90%	Now	\$22,000	LIFE	* *	5	\$29,400	C
	_	Crumbling, : Basement	Extent : Moderate	, Area Aj	ffected : 10%			
	Water Pen	etration, Ex	tent : Moderate, A	rea Affe	cted : 10%			
	Location	: Electrical	l Room, Basement					
Ceramic Tile	5%			2025	* *	5	\$700	С
Terrazzo	5%			LIFE	* *	5	\$600	C
Interior Walls								
Ceramic Tile	5%			2025	* *	5	\$800	C
Masonry: Brick	20%			LIFE	* *			C
Plaster	75%	Now	\$48,100	LIFE	* *	5	\$3,700	C
	Cracking/C	Crumbling,	Extent : Moderate	, Area Aj	ffected : 30%			
	Location	: Basement	•					
	Water Pen	etration, Ex	tent : Moderate, A	rea Affe	cted : 25%			
	Location	: Basement	•					
Ceilings								
Exposed Struc: Steel	50%			LIFE	* *			В
Masonry: Infill Arch	20%			LIFE	* *			В
Wood	30%			LIFE	* *	5	\$64,700	В

Electrical	Curre	nt Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Year	nte Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Raceway							
Not Accessible	100%						D
Wiring							
Thermoplastic	100%		2022	\$13,900	1		В
Lighting							
Exterior Lighting							
Incandescent	100%		2017	\$9,700	2		В
Alarm							
Security System							
Generic	100%		2022	\$37,000	1	\$3,700	В

Mechanical	Cı	urrent Repair	Futur	e Replacement	Ma	aintenance	
System Component Type		nil Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning							
Energy Source							
Electricity	100%		2038	* *	1		В
Conversion Equipment							
No Component	90%						D
No Component	10%						D

Plumbing

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

Estimates are rounded to the nearest hundred dollars.

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

^{**} 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

Mechanical	Current	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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

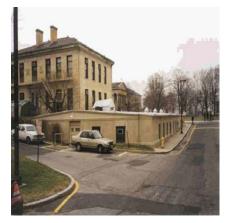
Date of Survey : 16-Mar-2011 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 3222 Lot : 62 BIN : 2100256

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture		\$75,600
Interior Architecture	\$72,200	
Mechanical	\$40,300	\$54,500
Total	\$112,500	\$130,100
Priority A		\$75,600
Priority B	\$40,300	\$54,500
Priority C	\$72,200	
Total	\$112,500	\$130,100

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$22,700			
Interior Architecture	\$4,700			\$1,000
Electrical	\$400	\$400	\$5,000	\$400
Mechanical	\$8,300	\$400	\$5,400	\$400
Total	\$36,100	\$800	\$10,400	\$1,800
Priority A	\$22,700			
Priority B	\$12,200	\$800	\$10,400	\$800
Priority C	\$1,200			\$1,000
Total	\$36,100	\$800	\$10,400	\$1,800



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

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

Architecture	Curren	t Repair	Future	Replacement	Replacement Maintenance				
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Exterior									
Exterior Walls	000/		LIDD	* *	_	\$2,000	A		
Masonry: Limestone	_	ements, Extent : Seve Northeast And Southe		ffected : 5%	5	\$2,800	A		
Slate Panels		ng, Extent : Light, Ard us Areas Of Horizonta		* * d : 5%	5	\$200	A		
	Other Observation Location : Horizon Explanation : Pa	=	Affected .	100%					
Wood	Location : Fascio	\$13,100 h, Extent : Moderate, a Trims Below Roof L tent : Moderate, Area	ine		5	\$500	A		
	Split/Cracked, Exte	ent : Light, Area Affeo a Trims Below Roof L		ó					
Windows Aluminum	100% Now Bent/Warped Elem Location : Throu	\$9,600 ents, Extent : Modera	2047 ate, Area A	* * Affected : 20%	5	\$100	A		
	Misaligned/Bulgin Location: North Caulking Deteriord Location: Aroun Water Penetration,	g, Extent : Severe, Ar	ute, Area A	iffected : 25%					
Roof Modified Bitumen	100%		2022	\$75,600	10	\$10,500	A		
nterior	10070		2022	<i>\$75</i> ,000		ψ10,500			
Floors Vinyl Tile	Location: Room	\$72,200 Extent : Severe, Area 113 ements, Extent : Mod			3	\$2,900	С		
	Location : Varion Patching Evident, Location : Throu	Extent : Moderate, A	rea Affecto	ed : 15%					
	Location: Throu	_							
	Worn/Eroded, Exte Location : Throu	ent : Moderate, Area . ghout	Affected :	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 #: 2067

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 Code
Interior								
Interior Walls								
Cast in Place Concrete	15%			LIFE	* *			C
Concrete Masonry Unit	50%			LIFE	* *	5	\$1,500	C
Gypsum Board	20%			LIFE	* *	5	\$900	C
Masonry: Brick	5%	Now	\$1,200	LIFE	* *			C
		etration, E : West Sid	Extent : Light, Area le	Affected	: 10%			
			Extent : Severe, Are	a Affecte	d: 10%			
			le Party Wall riorated Finish					
Plywood/Hardboard	10%			LIFE	* *			С
Ceilings								
AcousTileSusp.Lay-In	2%	Now	\$1,000	2042	* *	5	\$100	В
1 ,		ssing Elem : Bathroom	nents, Extent : Seve m	re, Area	Affected : 80%			
Exposed Struc: Wood	5%			LIFE	* *			В
•		ing, Extent : Through	t : Moderate, Area . out	Affected	: 10%			
Plaster	93%	Now	\$2,400	LIFE	* *	5	\$4,400	В
		etration, E : Room 11	Extent : Moderate, A 13	Area Affe	cted : 5%			

Electrical	Currer	nt Repair F	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Da Total (Year		ear FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Raceway							
Conduit	100%	2	022	\$9,500	1		В
Panelboards							
Fused Disc Sw	3%	2	021	\$500	5		В
Molded Case Bkrs	77%	2	021	\$13,000	5	\$100	В
Molded Case Bkrs	20%	2	038	* *	5		В
Wiring							
Thermoplastic	80%	2	022	\$7,700	1		В
Thermoplastic	20%	2	042	* *	1		В
Motor Controllers							
Locally Mounted	100%	2	020	\$12,700	5		В
Lighting							
Interior Lighting							
Fluorescent	100%	2	027	* *	10	\$4,700	В
	Other Observation	, Extent : Moderate, Area	a Affe	cted : 100%			
	Location: Throu	ghout The Building					
	Explanation: T-	8 Lamps					
Egress Lighting							
Emergency, Service	50%	2	027	* *	1		В
Exit, Service	50%	2	027	* *	1		В

Maintenance \$ are aggregated over a 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	Curre	nt Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Alarm Fire/Smoke Detection							
Generic	100%		2027	* *	1-3	\$3,400	В

Mechanical		Current F	Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating									
Energy Source HTHW/HW	100%			2022	\$13,300	1		В	
Conversion Equipment Heat Exchanger			\$1,200 Ioderate, Area Affe nt, Heat Exchanger	2037 cted : 10	* *	1	\$2,300	В	
Distribution									
Steam Piping/Pump	Location Leak Evid	: Through ent, Extent	\$40,300 evere, Area Affected out : Moderate, Area A ondensate Line		**	4	\$300	В	
Terminal Devices									
Convector/Radiator	100%			2020	\$54,500	1	\$1,700	В	
Air Conditioning									
Energy Source Electricity	100%			2038	* *	1		В	
Conversion Equipment Window/Wall Unit No Component	10% 90%			2020	\$1,200	1		B D	
Ventilation									
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$2,800	В	
Exhaust Fans							, ,		
Roof	100%			2017	\$4,600	2	\$200	В	
Plumbing H/C Water Piping									
Galv Iron/Steel	100%			2020	\$17,200	1		В	
HW Heat Exchanger HTHW/HW	100%			2022	\$13,300			В	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		В	
Storm Drain Piping	/ ¥								
Cast Iron	100%			LIFE	* *	1		В	
Sump Pump(s) Submersible	100%			2015	\$6,200	4	\$2,000	В	
Fixtures					+ -,	-	, -, · · · ·	В	
Generic	100%							Ď	

Maintenance \$ are aggregated over a 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: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 : 16-Mar-2011 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 3222 Lot : 62 BIN : 2100256

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$161,100	
Interior Architecture		\$142,200
Total	\$161,100	\$142,200
Priority A	\$161,100	
Priority C		\$142,200
Total	\$161,100	\$142,200

Total	\$169,600	\$3,400	\$12,900	\$1,800
Priority C	\$37,800	\$1,900		
Priority B	\$82,700	\$1,500	\$12,900	\$1,600
Priority A	\$49,100			\$300
Total	\$169,600	\$3,400	\$12,900	\$1,800
Mechanical	\$28,100	\$900	\$3,000	\$900
Electrical	\$700	\$600	\$9,800	\$700
Interior Architecture	\$91,700	\$1,900		
Exterior Architecture	\$49,100			\$300
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



Maintenance \$ are aggregated over a 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 Repai	r Fut	ure Replacement	M				
System Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Exterior	<u> </u>	•				•		
Exterior Walls Masonry: Brick	85% Now	\$35,900 LIFI		5	\$10,800	A		
	Corrosion/Rusting, Extent Location: Lintels Throug	ghout						
	Cracking/Crumbling, Exte Location: Throughout							
	Vertical Cracks, Extent : M Location : Throughout		ted : 10%					
Masonry: Limestone	15% Now Jnt Mortar Miss/Erod, Ext Location: Window Sills,	Entrance Stair, Area	ı Affected : 5% ıway	5	\$1,400	A		
	Loose Units, Extent : Severe, Area Affected : 10% Location : Stair And Areaway On North Side							
	Water Penetration, Extent Location : At Stair And A	Areaway On North S	de					
	Worn/Eroded, Extent : Mo Location : Balcony	derate, Area Affecte	d : 5%					
Windows								
Aluminum	100%	2038	* *	5	\$500	Α		
Parapets Copper/Terne	10% Now Bent/Warped Elements, Ex Location: South Side Gu			5	\$400	A		
	Broken/Missing Elements, Location : South Side Gu		a Affected : 10%					
	Seams Open/Split, Extent : Location : Various	· Moderate, Area Aff	ected : 15%					
	Water Penetration, Extent Location : Various	: Moderate, Area A <u>f</u>	fected : 25%					
Masonry: Limestone	90% Now Jnt Mortar Miss/Erod, Ext Location : Eaves And Co			5	\$1,900	A		
	Water Penetration, Extent Location : Eaves And Co		fected : 100%					

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

Asset #: 2066

Architecture	Current Repair Future Replacement		Maint		
ystem Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Cost FY	Cycle Es (Yrs)	timated Cost	Priority Code
xterior					
Roof Clay Tile	90% Now \$71,9	000 2042 **			٨
Clay The	Broken/Missing Elements, Extent : Location : Throughout Miss/Damaged Flashings, Extent : Location : Surrounding Skylight	Moderate, Area Affected : 20% Severe, Area Affected : 10%			A
	Water Penetration, Extent : Moder	ate, Area Affected : 20%			
	Location: Throughout				
Skylight, Metal/Glass	10% Now \$18,5 Miss/Damaged Flashings, Extent: Location: East Roof Face Water Penetration, Extent: Moder Location: Skylight	Severe, Area Affected : 100%			A
terior					
Floors	100-1				~
Vinyl Tile	100% Worn/Eroded, Extent: Light, Area Location: Throughout	2022 \$142,200 Affected: 80%	3	\$5,600	С
Interior Walls					
Gypsum Board Masonry: Brick	10% 20% Now \$19,4 Efflorescence, Extent: Moderate, A Location: Attic		5	\$900	C C
	Water Penetration, Extent : Moder Location : Attic	ate, Area Affected : 10%			
Plaster	70% Now \$18,4 Cracking/Crumbling, Extent: Seve Location: Basement Water Penetration, Extent: Modern Location: Basement	re, Area Affected : 10%	5	\$3,000	С
Ceilings					
Exposed Struc: Wood	20% Now \$33,4 Dry Rot/Decay, Extent: Moderate, Location: Attic Water Penetration, Extent: Severe Location: Attic	Area Affected : 10%			В
Plaster	80% Now \$20,5 Loose/Delam Surface, Extent: Sevent Location: Near Roof Hatch, Class Water Penetration, Extent: Severe Location: Near Roof Hatch, Class	ere, Area Affected : 10% ssrooms, Basement , Area Affected : 100%	5	\$7,500	В

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 Code

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.

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

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

Asset #: 2066

Electrical	Cı	Current Repair		e Replacement	M		
System Component Type		l Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts			•				
Service Equipment							
Fused Disc Sw	100%		2042	* *	5		В
	Other Observe	ation, Extent : Moderate, A	Area Affe	cted : 100%			
	Location : E	lectrical Room					
	Explanation	: One 800 Amps Main Di	sconnect	Switch			
Switchgear / Switchboard							
Fused Disc Sw	100%		2042	* *	5		В
Raceway							
Conduit	90%		2022	\$13,600	1		В
Conduit	10%		2042	* *	1		В
Panelboards							•
Fused Disc Sw	10%		2021	\$2,200	5		В
Fused Disc Sw	5%		2038	* *	5		В
Molded Case Bkrs	55%		2021	\$12,400	5	\$200	В
Molded Case Bkrs	30%		2038	**	5	\$100	В
Wiring						7-55	
Thermoplastic	80%		2022	\$10,300	1		В
Thermoplastic	20%		2042	**	1		В
Motor Controllers	2070		2012				
Locally Mounted	100%		2020	\$12,700	5	\$100	В
Ground				+,		7-55	
Grounding Devices							
Generic	100%		LIFE	* *	5	\$200	В
Stand-by Power	10070					\$200	
Transfer Switches							
Automatic	100%		2035	* *	1	\$3,200	В
Lighting						1-,	
Interior Lighting							
Fluorescent	100%		2027	* *	10	\$9,200	В
	Other Observe	ation, Extent : Moderate, A	Area Affe	cted : 100%		. ,	
		hroughout The Building	55				
		: T-8 Lamps					
Egress Lighting	1	1					
Emergency, Service	50%		2027	* *	1		В
Exit, Service	50%		2027	* *	1		В
Exterior Lighting	20,0						
HID	100%		2027	* *	10		В
Alarm	100/0						
Fire/Smoke Detection							
No Component	60%						D
Generic	40%		2027	* *	1-3	\$2,700	В
	1070		2021		1.5	Ψ2,700	

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 Code

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 #: 2066

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 Code
Heating								
Energy Source	1000/			2022	¢26,200	1		D
HTHW/HW Distribution	100%			2022	\$26,200	1		В
Steam Piping/Pump	100%	Now	\$7,900	2032	* *	4	\$500	В
Steam 1 iping/1 amp			evere, Area Affecte			•	Ψ300	Ъ
		ı : Basemer	==					
	Other Obs	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	ı : Adjacen	t Bldg					
	Explana	tion : Stear	n Supplied From Ai	ınex				
Terminal Devices								
Convector/Radiator	100%			2027	* *	1	\$3,200	В
Air Conditioning								
Energy Source	100%			2030	* *	1		В
Electricity Conversion Equipment	100%			2030		1		D
Window/Wall Unit	20%			2020	\$4,700	1		В
No Component	80%			2020	Ψ+,700	1		D
Ventilation	0070							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,600	В
Exhaust Fans								
Interior	100%		\$12,600	2032	* *	2	\$200	В
	=	_	nt : Moderate, Ared	a Affecte	d : 100%			
		ı : Basemer						
	=	_	ent : Moderate, Are	a Affecte	ed : 100%			
DI 1:	Location	ı : Basemer	nt .					
Plumbing								
H/C Water Piping Galv Iron/Steel	100%			2027	* *	1		В
HW Heat Exchanger	100/0			2021		1		
HTHW/HW	100%			2022	\$26,200			В
Sanitary Piping	10070				\$20,200			
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Submersible	100%			2015	\$6,200	4	\$2,000	В
Fixtures								
Generic	100%							В
Fire Suppression								
Standpipe	1000/			2022	* *	1 5	ΦE 100	D
Generic	100%			2032	~ *	1-5	\$5,100	В
Sprinkler Generic	100%			2032	* *	1-2	\$2,800	В
Gelienc	100%			2032		1-2	φ ∠, δ U U	D

Maintenance \$ are aggregated over a 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: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 : 15-Mar-2011 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Floors 1,2,3

Block : 3222 Lot : 62 BIN : 2096464

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Interior Architecture	\$69,500	\$51,600
Electrical		\$103,100
Mechanical	\$62,100	\$330,200
Total	\$131,600	\$484,900
Priority B	\$62,100	\$433,300
Priority C	\$69,500	\$51,600
Total	\$131,600	\$484,900

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$22,000			\$500
Interior Architecture	\$4,700	\$1,300		\$2,400
Electrical	\$23,600	\$1,100	\$41,600	\$1,100
Mechanical	\$19,400	\$1,400	\$1,300	\$2,000
Total	\$69,700	\$3,800	\$42,900	\$6,000
Priority A	\$22,000			\$500
Priority B	\$43,000	\$2,500	\$42,900	\$3,100
Priority C	\$4,700	\$1,300		\$2,400
Total	\$69,700	\$3,800	\$42,900	\$6,000



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

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

Architecture	Current Rep	pair	Future Replacement		Maintenance			
System Component Type	% of Fail Date E Total (Years)	Sstimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
xterior	•						•	
Exterior Walls								
Masonry: Brick	85%		LIFE	* *	5	\$21,200	A	
	Int Mortar Miss/Erod, I Location : Throughou		, Area A	ffected : 5%				
Masonry: Granite	5%		LIFE	* *	5	\$900	A	
Masonry: Limestone	10% Now	. ,	LIFE	* *	5	\$1,900	A	
	Jnt Mortar Miss/Erod, I Location : South Faca		, Area A	ffected : 10%				
Windows								
Aluminum	100%		2038	* *	5	\$1,000	A	
	Air Infiltration, Extent : Location : Througout	Moderate, Area A	Affected	: 10%				
Parapets								
Copper/Terne	25% Now	\$7,300	2042	* *	5	\$1,300	Α	
	Bent/Warped Elements,		e, Area	Affected : 15%				
	Location : South Faca							
	Deformed/Dented, Exter Location : South Faca		ea Affec	ted : 10%				
Masonry: Limestone	75%		LIFE	* *	5	\$2,000	Α	
	Staining/Discoloring, E. Location : Throughout		Area A <u>f</u>	fected : 10%				
Roof								
Clay Tile	100% Now	\$7,200	2032	* *			A	
	Broken/Missing Elemen Location : South Side	ts, Extent : Moder	rate, Are	га Affected : 2%				
nterior Floors								
Carpet	10%		2021	\$16,000	3	\$5,000	С	
Ceramic Tile	5%		2031	* *	5	\$1,300	C	
Terrazzo	20%		LIFE	* *	5	\$3,900	C	
	Horizontal Cracks, Exte Location : Second Flo		ea Affe	cted : 10%				
Vinyl Tile	35%		2027	* *	3	\$4,400	С	
·ye	Cracking/Crumbling, Ex Location: 23b	xtent : Moderate, A		fected : 10%	J	÷.,.00	Č	
Vinyl Tile	20%		2022	\$51,600	3	\$1,900	С	

Maintenance \$ are aggregated over a 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 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 Code
Interior								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	\$500	C
Gypsum Board	20%			LIFE	* *	5	\$2,900	C
Masonry: Fieldstone	2%			LIFE	* *			C
Plaster	73%	Now	\$69,500	LIFE	* *	5	\$5,300	C
	Misaligned/Bulging, Extent: Moderate, Area Affected: 25%							
	Location	ı : Through	out					
	Paint Pee	ling, Extent	: Moderate, Area	Affected	: 20%			
	Location	ı : Various						
	Patching Evident, Extent: Moderate, Area Affected: 20%							
	Location: Throughout							
	Water Per	netration, E	xtent : Severe, Ared	a Affecte	d : 5%			
	Location	ı : West Sta	ir					
Ceilings								
AcousTileSusp.Lay-In	80%			2039	* *	5	\$20,100	В
	Recent Ins	stallation, E	Extent : Light, Area	Affected	l : 75%			
	Location	ı : Through	out					
Plaster	20%			LIFE	* *	5	\$3,100	В

ectrical	Current Repair	Future	Replacement	Ma				
stem Component Type	% of Fail Date Estimated Total (Years)	Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2042	* *	5	\$100	В		
	Other Observation, Extent : Mod	erate, Area Affect	ed : 100%					
	Location: Electrical Room							
	Explanation: One 1600 Amps	And 800 Amps Ma	in Disconnect Sv	vitch				
Transformers								
Dry Type	100%	2035	* *	5	\$100	В		
	Other Observation, Extent: Light, Area Affected: 100%							
	Location: Electrical Room							
	Explanation: One 500 Kva, 48	0v-208/120v						
Switchgear / Switchboard								
Fused Disc Sw	40%	2022	\$25,600	5		В		
Fused Disc Sw	60%	2042	* *	5		В		
Raceway								
Conduit	90%	2022	\$34,900	1		В		
Conduit	10%	2042	* *	1		В		
Panelboards								
Fused Disc Sw	10%	2021	\$6,100	5		В		
Molded Case Bkrs	70%	2021	\$42,500	5	\$300	В		
Molded Case Bkrs	20%	2038	* *	5	\$100	В		

Maintenance \$ are aggregated over a 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	Cur	Current Repair		e Replacement	Maintenance		
System Component Type		Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Wiring							
Braided Cloth	60% 2-	4 \$22,400	2047	* *	1		В
		, Extent : Moderate, Are	ea Affecte	ed : 100%			
	Location: The	oughout					
Thermoplastic	30%		2022	\$11,200	1		В
Thermoplastic	10%		2042	* *	1		В
Motor Controllers							
Locally Mounted	90%		2020	\$12,300	5	\$100	В
Locally Mounted	10%		2035	* *	5		В
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$300	В
Stand-by Power							
Transfer Switches							
Automatic	100%		2035	* *	1	\$5,400	В
Lighting							
Interior Lighting							
Fluorescent	85%		2027	* *	10	\$13,100	В
		ion, Extent : Moderate, I	Area Affe	ected : 100%			
	Location: The						
	Explanation:	T-8 Lamps					
Incandescent	15%		2017	\$24,500	2	\$100	В
Egress Lighting							
Emergency, Service	50%		2017	\$1,500	1		В
Exit, Service	50%		2017	\$1,500	1		В
Exterior Lighting							
HID	100%		2022	\$7,900	10	\$100	В
Alarm							
Fire/Smoke Detection							
No Component	60%						D
Generic	40%		2027	* *	1-3	\$4,500	В

/lechanical		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
leating								
Energy Source								
HTHW/HW	100%			2048	* *	1		В
Conversion Equipment								
HTHW/HW Exchanger	100%	0-2	\$5,600	2037	* *	2	\$800	В
_	Corroded,	Extent : Mo	derate, Area Affe	cted : 10	0%			
	Location	: Heat Exch	anger, Basement					
	Other Obs	ervation, Ex	tent : Light, Area	Affected	: 100%			
	Location	: Basement						
	Explana	ion : One U	nit					

Maintenance \$ are aggregated over a 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 Repair	Future R	eplacement	Ma		
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
leating						
Distribution Hot Wtr Piping/Pump	100% 0-2 \$ Corroded, Extent : Moderate, Location : Throughout	62,100 2030 Area Affected : 50%	* *	4	\$800	В
Terminal Devices						
Air Handler	5%	2022	\$5,600	1	\$500	В
Convector/Radiator	85%	2020	\$165,500	1	\$4,600	В
Fan Coil Unit/Heat	10%	2022	\$30,900	1	\$500	В
ir Conditioning						
Energy Source						
Electricity	100%	2030	* *	1		В
Conversion Equipment	2004	2015	Φ1 2.7 00	4		ъ
Window/Wall Unit	30%	2015	\$12,700	1		В
No Component	70%					D
Terminal Devices	1000/	2022	¢117 100	1	¢5 400	D
Fan Coil - Cool/Heat	100%	2022	\$117,100	1	\$5,400	В
Heat Rejection Air Condenser Unit	50/	2022	\$600	2	\$600	D
No Component	5% 95%	2022	\$600	2	\$000	B D
Tentilation	93%					ע
Exhaust Fans						
Interior	100%	2022	\$22,800	2	\$500	В
lumbing	100/0	2022	Ψ22,000		Ψ200	
H/C Water Piping						
Galv Iron/Steel	100%	2027	* *	1		В
	Corroded, Extent : Moderate, L Location : Throughout	Area Affected : 20%				
Water Heater						
Electric	100% Other Observation, Extent: Li Location: Basement Explanation: 120 Gallons	2020 ght, Area Affected : I	\$3,200 00%	4	\$200	В
HW Heat Exchanger						
HTHW/HW	100%	2022	\$47,600			В
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s) Rigid Piping	100% Other Observation, Extent : Li Location : Basement Explanation : Single Unit	2022 ght, Area Affected : 1	\$11,100	4	\$1,300	В
Fixtures						
Generic	100%					В
	Obsolete Fixtures, Extent : Lig Location : Through Out	ht, Area Affected : 10	00%			

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

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

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

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 : 18-Mar-2011 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 3222 Lot : 40 BIN : 2097307

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$96,200	
Interior Architecture	\$152,500	
Electrical		\$168,800
Mechanical		\$46,500
Total	\$248,700	\$215,300
Priority A	\$96,200	
Priority B	\$79,100	\$215,300
Priority C	\$73,400	
Total	\$248,700	\$215,300

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$6,100			
Interior Architecture	\$4,200	\$7,000	\$1,000	
Electrical	\$5,700	\$1,000	\$4,400	\$900
Mechanical	\$32,800	\$700	\$10,700	\$700
Total	\$48,800	\$8,700	\$16,200	\$1,500
Priority A	\$6,100			
Priority B	\$38,500	\$1,700	\$15,200	\$1,500
Priority C	\$4,200	\$7,000	\$1,000	
Total	\$48.800	\$8,700	\$16.200	\$1,500



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 #: 2079

Architecture	Current Repair Future Replacement Maintenance									
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
xterior										
Exterior Walls	0.50/		Φ20,000	2027	ماد ماد	_	Φ7.700			
Stucco Cement	95%	Now	\$38,800	2027	**	5	\$7,700	Α		
	_	_	, Extent : Moderate	, Area Aff	ected : 20%					
		: Through		a Affordad	. 100/					
		: Through	ent : Moderate, Are	а Ајјестеа	: 10%					
				2025	ate ate		Φ000			
Wood	5%	Now	\$6,100	2027	**	5	\$800	A		
		Deteriorated Finish, Extent : Severe, Area Affected : 100%								
		Location: Fascias								
	Dry Rot/Decay, Extent: Moderate, Area Affected: 25%									
	Location : Fascias Split/Cracked, Extent : Moderate, Area Affected : 25%									
	Location		t : Moaerate, Area	Ајјестеа :	23%					
Roof	Locuiton	. Pascias								
Built-Up (BUR)	65%	Now	\$57,400	2032	* *			A		
		Gut/DS Non Func/Miss, Extent: Moderate, Area Affected: 50%						А		
		Location: Throughout								
		_	Extent : Moderate, 1	Area Affec	etad : 20%					
	_	: Through		irea rijjec	iea . 2070					
		_	Extent : Moderate, A	rea Affec	ted · 10%					
	Location		sucru : moderate, i	11001199001	. 1070					
			t : Moderate, Area .	Affected:	25%					
		: Through		ijjeerea .	2370					
Single Ply Membrane	35%			2022	\$20,300	10	\$5,800	A		
nterior	3370			2022	Ψ20,300	10	Ψ3,000	71		
Floors										
Ceramic Tile	5%			2031	* *	5	\$600	C		
Raised Access Floor	30%			2031	* *	5	\$13,400	C		
Vinyl Tile	65%			2017	\$73,400	3	\$2,900	Č		
	Other Observation, Extent: Moderate, Area Affected: 100%									
		: Through								
	Explanat	ion : 9x9 T	Tiles							
Interior Walls										
Concrete Masonry Unit	70%			LIFE	* *	5	\$3,200	C		
Glass: Single Pane	5%			LIFE	* *	5	\$400	C		
Gypsum Board	10%			LIFE	* *	5	\$700	C		
Plywood/Hardboard	15%	Now	\$4,200	LIFE	* *			C		
	Broken/Mi.	ssing Elen	ients, Extent : Mod	erate, Are	a Affected : 20%					
	Location	: Receivin	g Area							
Ceilings										
AcousTileSusp.Lay-In	100%	0-2	\$79,100	2042	* *	5	\$6,000	В		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25% Location : Throughout									
	Staining/Discoloring, Extent : Moderate, Area Affected : 50%									
	Location : Throughout									
	Worn/Eroa	led, Extent	t : Moderate, Area	Affected :	50%					
	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 #: 2079

Electrical	Current Repai	r Futur	e Replacement	M		
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts Service Equipment Fused Disc Sw	100% Other Observation, Extent Location : Electrical Roc Explanation : Main Servi	om		5		В
Transformers Dry Type	100% Other Observation, Extent Location : Electrical Roc Explanation : 2- 112 Kva	om	* * cted : 100%	5		В
Switchgear / Switchboard Fused Disc Sw Molded Case Bkrs	60% 40%	2032 2032	* *	5 5	\$100	B B
Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs	100% 1% 99%	2032 2030 2030	**	5 5	\$200	B B B
Wiring Braided Cloth	30% 2-4 Insulation Aged, Extent : N Location : Throughout	\$3,800 2047	* * d : 100%	1	·	В
Thermoplastic	70%	2032	* *	1		В
Ground Grounding Devices Generic	100% 2-4 Other Observation, Extent Location : Water Main Explanation : Corroded	\$900 LIFE : Moderate, Area Affe	* * cted : 100%	5	\$100	В
Stand-by Power Transfer Switches Automatic	100%	2035	**	1	\$2,600	В
Lighting Interior Lighting Fluorescent	100% Other Observation, Extent Location : Throughout To Explanation : T-8 Lamps	he Building	\$71,400 cted : 100%	10	\$7,300	В
Egress Lighting Exit, Service Exterior Lighting	100%	2022	\$1,300	1		В
HID	100%	2017	\$3,400	10		В
Alarm Security System No Component Generic	50% 50%	2022	\$14,200	1	\$1,600	D B

Maintenance \$ are aggregated over a 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	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code	
Alarm					
Fire/Smoke Detection					
Generic	100%	2022 \$97,400	1-3 \$5,100	В	
	Other Observation, Extent: Moderate, A	Area Affected : 100%			
	Location: Throughout				
	Explanation: Smoke Detector And Str	obe Lights			

Mechanical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating									
Energy Source									
Electricity	30%			2032	* *	1		В	
HTHW/HW	70%			2032	* *	1		В	
Conversion Equipment									
Radiant Heater	30%			2022	\$11,900	2	\$1,100	В	
No Component	70%							D	
			Extent : Light, Area	Affected	!: 0%				
	Location	ı : Through	out						
	Explana	tion : Suppl	lied From Adjacent	Building	g				
Distribution									
Hot Wtr Piping/Pump	70%			2021	\$9,500	4	\$300	В	
No Component	30%							D	
Terminal Devices									
Air Handler	70%		\$2,000	2022	\$10,200	1	\$3,100	В	
		vice, Exten 1 : 1st Floor	t : Severe, Area Aff r	ected : 3	70%				
Fan Coil Unit/Heat	30%			2022	\$12,200	1	\$800	В	
Air Conditioning					, ,				
Energy Source									
Electricity	100%			2030	* *	1		В	
Conversion Equipment									
Int Pkg Unit - Cooling	40%	Now	\$13,900	2020	\$46,500	2	\$200	В	
		vice, Exten 1 : 1st Floor	t : Severe, Area Aff	ected : 3			·		
Ext Pkg Unit - Cooling	40%	Now	\$16,700	2032	* *	2	\$200	В	
	-		ent : Severe, Area A	ffected :	40%				
	Location	ı:Roof							
Window/Wall Unit	20%			2017	\$3,700	1		В	
	Other Obs	servation, E	Extent : Light, Area	Affected					
	Location	n : 1st Floor	r Office						
	Explana	tion : 2 Uni	its						
Ventilation	-								
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,400	В	

Maintenance \$ are aggregated over a 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 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 Code
Ventilation								
Exhaust Fans								
Interior	20%			2022	\$2,000	2	\$100	В
Roof	80%			2017	\$5,700	2	\$200	В
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2022	\$27,000	1		В
Water Heater								
Electric	100%			2020	\$1,400	4	\$100	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Fixtures								
Generic	100%							В

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 : 18-Mar-2011 Landmark Status : NONE

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

Block : 3222 Lot : 1 BIN : 2014898

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$420,600	\$81,900
Interior Architecture	\$591,000	
Electrical		\$920,100
Mechanical	\$89,200	\$336,800
Total	\$1,100,800	\$1,338,700
Priority A	\$420,600	\$81,900
Priority B	\$167,300	\$1,256,900
Priority C	\$512,900	
Total	\$1,100,800	\$1,338,700

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$16,400		\$1,900	
Interior Architecture	\$1,600	\$1,600	\$10,800	\$1,600
Electrical	\$21,600	\$3,500	\$3,100	\$2,600
Mechanical	\$8,600	\$3,600	\$11,000	\$17,000
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$53,100	\$13,600	\$31,900	\$26,100
Priority A	\$16,400		\$1,900	
Priority B	\$35,100	\$12,000	\$23,200	\$24,500
Priority C	\$1,600	\$1,600	\$6,800	\$1,600
Total	\$53,100	\$13,600	\$31,900	\$26,100



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

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

Asset #: 2078

rchitecture		Current Repair Future Replacement Maintenance					aintenance	
ystem Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior								
Exterior Walls	4.0		44.			_	40.400	
Masonry: Brick	Location of Horizontal Location of Jnt Mortar Location of Loose Units	: North Bu Cracks, E : North Bu Miss/Eroc : North Bu s, Extent : : North Bu /Bulging,	extent : Moderate, A ulkhead d, Extent : Moderat ulkhead Moderate, Area Aj ulkhead Extent : Severe, Ar	Area Affe e, Area A	cted : 25% Affected : 50% 20%	5	\$8,200	A
	Rusting Ma	sonry Sup	ot, Extent : Severe, A	Area Affa	ected : 50%			
	Location	: North Bu	ilknead 		di di		ф п а п а	
Masonry: Brick Windows	90%			LIFE	* *	5	\$73,700	A
Aluminum	Location . Deteriorate Location .	: Through ed Finish, : Through Inefficient,	Extent : Moderate, out , Extent : Moderate	Area Af	fected : 50%	5	\$1,100	A
Parapets								
Metal Panel	5%			2042	* *	5	\$400	Α
Metal Rail	70%			2035	* *	5-10	\$25,300	A
Metal Rail	Location .	: Lower Ro ed Finish,	Extent : Moderate,			5	\$3,500	A
Roof	0.504	0.0	0170 000	2022	* *			
Built-Up (BUR)	Location Vegetation Location	: Through Growth, E : Through ed, Extent	Extent : Moderate, 1 out : Moderate, Area 1	Area Affe	ected : 30%			A
Modified Ritumen				2027	* *	10	\$1.700	Δ
Modified Bitumen	5%	. Imough	~ · · · ·	2027	* *	10	\$1,700	A

Interior

Asset #: 2078

Architecture		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of l Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Carpet	5%			2021	\$18,700	3	\$6,400	C
Cast in Place Concrete	5%			LIFE	* *	5	\$7,000	C
Ceramic Tile	5%			2031	* *	5	\$3,200	C
Vinyl Tile	85%			2017	\$512,900	3	\$20,300	C
	Other Obse	rvation, E	xtent : Moderate, A	rea Affe	ected : 100%			
	Location .	: Througho	put					
	Explanati	on : 9x9 Ti	iles					
Interior Walls								
Concrete Masonry Unit	95%			LIFE	* *	5	\$23,100	C
Wood	5%			LIFE	* *	5	\$12,200	C
Ceilings								
AcousTile,Adhered	20%	0-2	\$78,100	2042	* *	5	\$6,500	В
	Staining/Di	scoloring,	Extent : Moderate	, Area A	ffected : 25%			
	Location	: Corridor.	S					
	Worn/Erod	ed, Extent	: Moderate, Area A	Affected .	: 25%			
	Location	: Corridor.	s					
AcousTileConcealSpLn	10%			2027	* *	5	\$8,100	В
Exposed Concrete	50%			LIFE	* *	5	\$5,100	В
Plaster	20%			LIFE	* *	5	\$8,100	В

ectrical	Current Repair	Future	Replacement	Maintenance			
tem Component Type	% of Fail Date Estimated (Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
ler 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2032	* *	5	\$200	В	
	Other Observation, Extent: Mode	rate, Area Affec	ted : 100%				
	Location: Electrical Room						
	Explanation : Main Service Swite	ch Rated @ 120	00 Amperes				
Transformers							
Dry Type	100%	2027	* *	5	\$200	В	
	Other Observation, Extent: Mode	rate, Area Affec	ted : 100%				
	Location: Electrical Room						
	Explanation: 300 Kva And 112	Kva					
Switchgear / Switchboard							
Fused Disc Sw	50%	2032	* *	5	\$100	В	
Molded Case Bkrs	50%	2022	\$44,500	5	\$600	В	
Raceway							
Conduit	85%	2022	\$72,100	1		В	
Conduit	15%	2032	* *	1		В	
Panelboards							
Molded Case Bkrs	15%	2030	* *	5	\$200	В	
Molded Case Bkrs	85%	2021	\$66,800	5	\$1,000	В	

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

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

Asset #: 2078

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 Code	
Under 600 Volts									
Wiring	• 0 - 1		*					_	
Braided Cloth	20%	2-4	\$17,800	2047	**	1		В	
		Aged, Exte : Through	ent : Moderate, Are out	a Affecte	ed : 100%				
Thermoplastic	65%			2022	\$57,900	1		В	
Thermoplastic	15%			2032	* *	1		В	
Motor Controllers									
Locally Mounted	100%			2020	\$12,700	5	\$300	В	
Ground									
Grounding Devices									
Generic	100%	2-4	\$900	LIFE	* *	5	\$700	В	
		Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Mechanical Room								
	Explana	ion : Corre	oded						
Stand-by Power									
Transfer Switches								_	
Automatic	100%			2035	* *	1	\$13,600	В	
Lighting									
Interior Lighting	1000/			2022	Φ201 400	10	Ф20 000	ъ	
Fluorescent	100%			2022	\$381,400	10	\$39,000	В	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building								
		: 1 nrougn ion : T-8 L	_						
Egress Lighting	Explanal	10n : 1-8 L	атрѕ						
Exit, Service	100%			2022	\$7,000	1		В	
Exterior Lighting	100%			2022	\$7,000	1		ъ	
HID	100%			2022	\$18,300	10	\$100	В	
	100%			2022	\$10,500	10	\$100	В	
Alarm Fire/Smoke Detection									
No Component	50%							D	
Generic Generic	50%			2022	\$258,400	1-3	\$13,600	В	
Generic		ervation F	Extent : Moderate, A			1-3	Ψ13,000	ט	
		: Corridoi		1. 24 11/16					
			e Detectors, Bells,	And Ma	nual Pull Station				

Mechanical	Current Repair	Future Repla	acement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
HTHW/HW	100%	2032	* *	1		В
	Other Observation, Extent : Lig	ht, Area Affected : 100%	ó			
	Location: Throughout					
	Explanation : Supplied From	Adjacent Building				

 $[\]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.

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

Asset #: 2078

Mechanical		Current Repair			Future Replacement		Maintenance	
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	-							
Conversion Equipment								
Heat Exchanger	100%	Now	\$1,000	2018	\$10,300	1	\$19,000	В
			vere, Area Affected	1:20%				
	Location :		•	A CC . 1	1000/			
			tent : Light, Area Steam Room	Ајјестеа	: 100%			
		on : 1 Unit						
Distribution	Explanalie	on . 1 Onu						
Steam Piping/Pump	100%			2022	\$336,800	4	\$2,100	В
Terminal Devices	10070			2022	Ψ330,000	•	Ψ2,100	
Convector/Radiator	100%			2027	* *	1	\$13,800	В
ir Conditioning						-	, ==,==0	
Energy Source								
Electricity	100%			2030	* *	1		В
Conversion Equipment								
Window/Wall Unit	90%			2017	\$89,200	1		В
No Component	10%							D
entilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	\$9,500	В
No Component	60%							D
Exhaust Fans	1.007			2027	* *	2	#100	ъ
Interior	10%			2027		2	\$100	В
Roof No Component	30%			2022	\$11,500	2	\$400	B D
No Component	60%							υ U
lumbing H/C Water Piping								
Brass/Copper	100%			2032	* *	1		В
Brass, copper		Extent : Sev	vere, Area Affected			•		D
	Location :							
HW Heat Exchanger								
Low Temp	100%			2022	\$15,000	4	\$4,200	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)		·						
Submersible	100%	0-2	\$6,200	2017	\$6,200	4	\$1,300	В
			vere, Area Affected	d: 100%				
	Location :	Basement						
Fixtures	1000/							Б
Generic	100%							В
ertical 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.

Page: 110

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

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 Code
Vertical Transport				
Elevators				
Hydraulic	100%	LIFE **	•	C
	Other Observation, Extent : Light, Area	Affected : 100%		
	Location : 1-4 Fl			
	Explanation: 1 Unit			

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

Asset Name : BRONX COMMUNITY COLLEGE MACCRAKEN 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 : 22-Mar-2011 Landmark Status : NONE

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

Block : 3223 Lot : 50 BIN : 2090982

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$295,100	\$16,200
Interior Architecture	\$397,200	
Electrical		\$327,800
Mechanical		\$250,900
Total	\$692,300	\$594,900
Priority A	\$295,100	\$16,200
Priority B	\$193,900	\$578,700
Priority C	\$203,300	
Total	\$692.300	\$594,900

Total	\$141,900	\$3,000	\$28,800	\$9,000
Priority C	\$61,600			\$1,600
Priority B	\$31,100	\$3,000	\$28,800	\$2,900
Priority A	\$49,200			\$4,500
Total	\$141,900	\$3,000	\$28,800	\$9,000
Mechanical	\$26,800	\$1,800	\$19,600	\$2,100
Electrical	\$4,300	\$1,200	\$7,200	\$800
Interior Architecture	\$61,600		\$2,100	\$1,600
Exterior Architecture	\$49,200			\$4,500
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



Maintenance \$ are aggregated over a 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		
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior								
Exterior Walls								
Masonry: Brick	Location	: Around				5	\$700	A
		: Around	l, Extent : Moderat Windows	e, Area A	Affected : 20%			
Masonry: Fieldstone		Now Miss/Erod : Through	\$85,400 l, Extent : Moderat out	LIFE e, Area A	* * Affected : 10%	5	\$12,900	A
Stucco Cement		Now Crumbling, : Through	\$2,900 Extent : Moderate out	2027 , Area Aj	* * ffected : 15%	5	\$600	A
Wood	Location Dry Rot/D Location Paint Peel	: Dormers ecay, Exter : Eaves, P ing, Extent	\$144,300 eents, Extent : Mode s, Fascia, Eaves, Co nt : Moderate, Area forch, Fascia, Colu : Moderate, Area	olumns Affected mns Affected	1 : 20% : 40%	5	\$5,700	A
	Split/Crack	U	out Porch, Eaves A : Moderate, Area I out					
Wood			\$43,300 Extent : Moderate, Porch, Eaves	2035 Area Aff	* * fected : 50%	5	\$5,700	A
Windows								
Aluminum	100%			2038	* *	5	\$600	A

Page: 113

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

Asset #: 2069

Architecture	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 Code				
Exterior											
Roof	420/ NI	45.700	2025	* *							
Asphalt Shingle	43% Now	\$5,700	2025				A				
		Loose Units, Extent: Moderate, Area Affected: 20%									
	Location : Throughout Water Penetration, Extent : Moderate, Area Affected : 10%										
		xtent : Moaerate, A	Area Affe	ctea : 10%							
	Location : Various										
Roll Roofing	22% Now	\$16,200	2024	\$16,200	5	\$3,000	Α				
	Seams Open/Split, Ex		Affected	25%							
	Location: Flat Roo										
	Split/Cracked, Extent: Severe, Area Affected: 25%										
	Location: Flat Roof										
	Water Penetration, Extent : Severe, Area Affected : 100% Location : Flat Roof										
	Worn/Eroded, Extent : Severe, Area Affected : 100%										
	Location: Flat Roo	f									
Roll Roofing	30%		2018	\$22,100	5	\$8,300	Α				
Skylight, Metal/Glass	5% Now	\$22,200	2042	* *		, - ,	Α				
<i>3 & 7</i>	Water Penetration, Extent: Moderate, Area Affected: 20%										
	Location : Over Stair										
	Other Observation, Extent : Moderate, Area Affected : 20%										
	Location: Over Stair										
	Explanation : Dry I	Rot									

Interior

^{**} 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 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
nterior			•					
Floors	100/ 37	Φ 100	LIDE	* *	-	# 4 400	a	
Cast in Place Concrete	10% Now Cracking/Crumbling, Location: Basement Uneven Surface, Exter Location: Basement	nt : Moderate, Are		ted : 45%	5	\$4,400	С	
Slate	10% Now Uneven Substrate, Ext Location: Basement		LIFE rea Affect	* * ted : 100%	5	\$2,100	С	
Vinyl Tile	65% Now Deflection Evident, Ex Location: Througho Poor Subfloor Evident Location: Througho Water Penetration, Ex Location: Various C Other Observation, Ex Location: Througho Explanation: 9x9 Ti	ut t, Extent : Modera ut tent : Severe, Are Offices ctent : Severe, Are ut	te, Area A a Affectea	Affected : 50% 1 : 25%	3	\$4,900	С	
Wood	15% Now Broken/Missing Eleme Location: Througho Deflection Evident, Ex Location: Stair(s), A Worn/Eroded, Extent: Location: Througho	\$31,900 ents, Extent : Seve ut etent : Moderate, A and Lobby Moderate, Area	Area Affec	cted : 25%	5	\$2,800	С	
Interior Walls								
Gypsum Board Masonry: Brick	5% 15% Now Jnt Mortar Miss/Erod, Location: Columns Water Penetration, Ex Location: Basement	In Basement tent : Moderate, A			5	\$600	C C	
Plaster	75% Now Broken/Missing Eleme Location: Third Flo Cracking/Crumbling, Location: Third Flo Water Penetration, Ex Location: Third Flo	or, Basement Extent : Severe, A or, Basement tent : Severe, Are	rea Affeci	ted : 35%	5	\$4,300	С	
Wood	5%	, 2000	LIFE	* *	5	\$3,900	C	

Maintenance \$ are aggregated over a 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 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 Code	
Interior									
Ceilings						_		_	
AcousTile, Adhered	5%			2027	* *	5	\$1,000	В	
AcousTileSusp.Lay-In	15%			2027	* *	5	\$3,100	В	
Exposed Struc: Wood	10%	Now	\$45,900	LIFE	* *			В	
	-	Dry Rot/Decay, Extent : Moderate, Area Affected : 35% Location : Basement Under Porch							
	Split/Cracked, Extent : Moderate, Area Affected : 45% Location : Basement Under Porch								
			: Moderate, Area A nt Under Porch	Affected	: 50%				
Plaster	70%	Now	\$148,000	LIFE	* *	5	\$9,000	В	
	Broken/Missing Elements, Extent : Severe, Area Affected : 10% Location : Third Floor, Basement, First Floor Office								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 35% Location : Third Floor, Basement, First Floor Office								
	Water Penetration, Extent : Severe, Area Affected : 20% Location : Third Floor, Basement, First Floor Office								
	Location : Thira Floor, Basement, First Floor Office Worn/Eroded, Extent : Moderate, Area Affected : 35%								
		иеа, Ехіені i : Through		престеи	. 33/0				

Electrical	Curr	ent Repair	Futur	Future Replacement		Maintenance		
System Component Type	% of Fail I Total (Yes	Date Estimated Cosars)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Inder 600 Volts	•							
Service Equipment								
Molded Case Bkrs	100%		2022	\$3,000	5	\$400	В	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Ele	ctrical Room						
	Explanation:	One 400 Amps Main I	Disconnect	Switch				
Switchgear / Switchboard								
Molded Case Bkrs	100%		2022	\$49,400	5	\$400	В	
Raceway								
Conduit	100%		2022	\$15,100	1		В	
Panelboards								
Molded Case Bkrs	100%		2021	\$22,500	5	\$400	В	
Wiring								
Braided Cloth	20% 2-4	4 \$2,600	2047	* *	1		В	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Thr	oughout						
	Explanation:	Insulation Aged						
Thermoplastic	80%		2022	\$10,300	1		В	

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 #: 2069

Electrical	Current Repair	Future	Replacement	Maintenance			
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Ground							
Grounding Devices							
Generic	100% 2-4 Other Observation, Extent : I Location : Basement Explanation : Corroded	\$900 LIFE Moderate, Area Affec	* * ted : 100%	5	\$200	В	
Lighting							
Interior Lighting							
Fluorescent	95%	2022	\$114,700	10	\$11,700	В	
	Other Observation, Extent: I Location: Throughout The Explanation: T-8 Lamps	. 55	ted : 100%				
Incandescent	5%	2017	\$6,000	2		В	
Exterior Lighting							
HID	100%	2022	\$5,800	10		В	
Alarm							
Fire/Smoke Detection						_	
Generic	100%	2022	\$163,700	1-3	\$8,600	В	

Mechanical	(Current Repa	ir	Future	Replacement	Maintenance		
System Component Type		ail Date Est (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Fuel Oil No 2	100%			2032	* *	5	\$4,200	В
Conversion Equipment								
Steam Boiler	100%	0-2	\$14,900	2027	* *	1	\$12,000	В
	Corroded, E	xtent : Moder	ate, Area Affe	cted : 209	%			
	Location:	Boiler, Basen	ient					
	Other Obser	vation, Extent	: Light, Area	Affected	: 100%			
	Location:	Basement						
	Explanatio	n : One Unit						
Distribution								
Steam Piping/Pump	100%			2022	\$106,600	4	\$700	В
Terminal Devices								
Convector/Radiator	100%			2020	\$144,300	1	\$4,400	В
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		В
Conversion Equipment								
Window/Wall Unit	50%			2017	\$15,700	1		В
No Component	50%							D
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	0-2	\$9,100	2027	* *	1		В
	Corroded, E	xtent : Moder	ate, Area Affe	cted : 30%	%			
	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.

Page: 117

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

Mechanical		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of I Total	Fail Date I (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
Water Heater								
Electric	100%	0-2	\$2,400	2022	\$2,400	4	\$100	В
	Not Energy	Efficient, E	xtent : Moderate,	Area Af	fected : 100%			
	Location .	: Basement						
Sanitary Piping								_
Cast Iron	100%			LIFE	* *	1		В
Fixtures								
Generic	100%							В

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 : 14-Mar-2011 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,4,6,7,8,9

Block : 3222 Lot : 62 BIN : 2014900

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$1,582,000	\$881,700
Interior Architecture	\$1,884,300	\$223,600
Electrical	\$447,000	\$1,480,000
Mechanical	\$2,384,600	\$541,000
Total	\$6,297,900	\$3,126,300
Priority A	\$1,582,000	\$881,700
Priority B	\$3,749,800	\$2,102,300
Priority C	\$966,100	\$142,400
Total	\$6.297.900	\$3,126,300

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$700		\$900	
Interior Architecture	\$199,000	\$13,300		\$47,400
Electrical	\$19,900	\$9,500	\$21,900	\$10,200
Mechanical	\$146,700	\$105,200	\$94,900	\$100,300
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Total	\$401,900	\$163,500	\$153,100	\$193,400
Priority A	\$700		\$900	
Priority B	\$231,700	\$150,200	\$152,300	\$146,000
Priority C	\$169,400	\$13,300		\$47,400
Total	\$401,900	\$163,500	\$153,100	\$193,400



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

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

Asset #: 2063

rchitecture	Current	Repair	Future I	Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year E FY	Sstimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior							
Exterior Walls Cast in Place Concrete	25% Now Cracking/Crumbling Location: North A	nd West Facades, I	Pilotis		5	\$425,900	A
	Exposed Reinforcem Location: Northwe Spalling, Extent: Mo Location: Through	est Corner Of Base . oderate, Area Affec	And At Mec	,,,			
Concrete Masonry Unit	2%		LIFE	* *	5	\$4,300	A
Masonry: Brick	20% Now Broken/Missing Elen Location: At Hori: Diagonal Cracks, Ex	zontal Expansion Jo	oints Throug	ghout Facade	5	\$68,100	A
	Location: East Fa Expansion Int Failu Location: Horizon	cade In Parking Ar re, Extent : Modera	ea				
	Jnt Mortar Miss/Ero Location: Through	iout					
	Loose/Delam Surfac Location : Various			ectea : 5%			
Masonry: Fieldstone	13% Now Jnt Mortar Miss/Ero Location : West Fa Open Joints, Extent	cade : Moderate, Area Ą			5	\$33,200	A
Pre-Cast Concrete	Location: Through 35% Now	\$426,100	LIFE	* *	5	\$387,600	A
rie-Cast Concrete	Open Joints, Extent . Location: Near Po Caulking Deteriorate Location: Through	: Severe, Area Affeo arking Area, Variou ed, Extent : Severe,	cted : 5% s Other Loc	cations	3	\$387,000	A
Window Wall	5% Now Air Infiltration, Exte Location: North F	\$186,400 nt : Moderate, Area	2032 a Affected :	* *	5	\$31,900	A
	Corrosion/Rusting, I Location : North F		Area Affecte	ed : 20%			
Windows Aluminum	97% Now Condensation Preser Location : Through		2038 te, Area Aff	* * ected : 10%	5	\$6,200	A
	Caulking Deteriorated, Extent : Severe, Area Affected : 100% Location : Throughout						
	Water Penetration, I Location : Stair To						
Metal Louvers	3%		2031	* *	10	\$2,400	A

Maintenance \$ are aggregated over a 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

Architecture		Current Re	pair	Futur	e Replacement	Ma	aintenance	
System Component Type		ail Date E (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Parapets								
Cast in Place Concrete	10%			LIFE	* *	5	\$9,300	A
	Cracking/C	rumbling, E	xtent : Light, Are	ea Affecte	ed : 5%			
	Location:	Throughou	t					
Masonry: Brick	15%			LIFE	* *	5	\$1,300	A
Masonry: Fieldstone	30%			LIFE	* *	5	\$3,400	A
Metal Panel	5%			2042	* *	5	\$1,700	A
Pre-Cast Concrete	39%			LIFE	* *	5	\$22,000	A
	Vertical Cra	icks, Extent	: Light, Area Aff	ected : 5	2%			
	Location:	Various						
Pre-Cast Concrete	1%	Now	\$700	LIFE	* *	5	\$600	A
	Jnt Mortar	Miss/Erod, I	Extent : Moderat	e, Area A	Affected : 35%			
		Low Mecha						
	Open Joints	, Extent : M	oderate, Area Af	fected : 2	25%			
	Location :	Low Mecha	ınical Roof					
Roof			-					
Built-Up (BUR)	50%	Now	\$201,000	2032	* *			A
1 \	Embed. Gra	vel Surface	, Extent : Light, A	Area Affe	ected : 100%			
	Location:	Throughou	t					
	Worn/Erode	ed, Extent : .	Severe, Area Affe	ected : 10	00%			
	Location :	Throughou	t					
Plaza Roof: Stone Pane	ls 45%			2042	* *			A
		rvation, Ext	ent : Moderate, A	Area Affe	cted : 100%			
		Ground Le						
	Explanation	on : Recent l	Replacement					
Skylight, Metal/Glass	5%			2042	* *	10	\$12,500	A

Interior

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

rchitecture	Current Repair			Futur	e Replacement	M	Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
terior										
Floors	2001		4.50.200	2021	#210 500		404.200	~		
Carpet	Location	: Offices,	•		-	3	\$81,300	С		
			xtent : Severe, Area		d: 20%					
			Offices, Library, T : Moderate, Area		. 1000/					
		iea, Exieni : Through		Ајјестеа	: 100%					
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	ected : 10%					
	Location	: Various	Offices, Library, T	Studio (
	Explanat	ion : Mold	/ Mildew							
Cast in Place Concrete	10%			LIFE	* *	5	\$59,300	С		
Ceramic Tile	5%			2031	* *	5	\$13,500	C		
Terrazzo	5%			LIFE	* *	5	\$10,600	C		
Vinyl Tile	30%	2-4	\$770,500	2032	* *	3	\$30,500	C		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Various									
	Worn/Eroded, Extent : Moderate, Area Affected : 100%									
	Location : Various									
	Other Obs	ervation, E	Extent : Severe, Are	a Affecte	ed : 100%					
	Location	: Various								
	Explanat	ion : 9x9 T	iles -							
Vinyl Tile	30%			2027	* *	3	\$40,600	С		
Interior Walls										
Cast in Place Concrete	15%			LIFE	* *			C		
Ceramic Tile	5%			2031	* *	5	\$13,000	C		
Concrete Masonry Unit	80%	Now	\$195,600	LIFE	* *	5	\$83,100	C		
-	Staining/D	iscoloring,	Extent : Severe, A	rea Affe	cted : 100%					
	Location	: Through	out							
	Other Obs	ervation, E	Extent : Severe, Are	a Affecte	ed : 100%					
			out Corridors							
	Explanat	ion : Dirt l	Build-up On Textur	ed Surfa	ice					

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 Code
nterior								
Ceilings						_		_
AcousTileConcealSpLn			\$270,200	2042	**	5	\$22,000	В
		_	ents, Extent : Mod ories And Corridor.					
			Extent : Moderate					
	_	n : Through		, Areu A	jjeciea . 5070			
		_	: Moderate, Area I	Affected	: 100%			
		n : Through		2,5,000000	. 10070			
AcousTileSusp.Lay-In	60%		\$648,000	2035	* *	5	\$81,300	В
riedus riiedusp. Zuy iii			ents, Extent : Mod		ea Affected : 25%	J	ψο1,500	2
		n : Classroc			55			
	Staining/I	Discoloring,	Extent : Moderate	, Area A	ffected : 50%			
	Location	n : Classroc	om(s)					
	Water Per	netration, E	xtent : Severe, Area	a Affecte	d: 10%			
			r, Various Other L					
			: Moderate, Area	Affected	: 100%			
	Location	n : Classroc	om(s)					
Exposed Concrete	23%			LIFE	* *	5	\$9,700	В
Exposed Concrete	2%		\$20,800	LIFE	**	5	\$800	В
			Extent : Moderate	, Area A	ffected : 10%			
		n : Entrance	•	. 4	ACC4-1.100/			
		iam surjace n : Entrance	e, Extent : Moderat e Lobby	e, Area A	Ajjeciea : 10%			
			Extent : Moderate, A	Area Affa	ected : 100%			
		n : Entrance		170011990	. 10070			
		tion : Stucc	•					
Metal Panel	2%		\$8,800	LIFE	* *	5	\$6,800	В
			ts, Extent : Modera		Affected : 5%	2	¥ 0 , 0 0 0	_
	Location	n : Observa	tion Penthouse					

Electrical	Current Repair	Future Repla	acement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	70%	2032	* *	5	\$600	В
	Other Observation, Extent: Moderate, A	Area Affected : 1	100%			
	Location: Electrical Room					
	Explanation: Two 2000 Amps Main L	Disconnect Switch	h			
Fused Disc Sw	30%	2042	* *	5	\$300	В
	Other Observation, Extent: Moderate, A	Area Affected : 1	00%			
	Location: Electrical Room					
	Explanation: One 800 Amps Main Di	sconnect Switch				

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

Maintenance \$ are aggregated over a 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	Cur	rent Repair	Futur	e Replacement	M		
System Component Type		Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Transformers	1,000/		2020	¢12 000	5	¢700	D
Dry Type	100%	ion, Extent : Moderate, .	2020	\$13,900	5	\$700	В
		ectrical Room Basement					
		One1000 Kva And Two					
Switchgear / Switchboard	2.1	0.001000 11.0011.00	20 11,00 7	30, 200, 120,			
Fused Disc Sw	70%		2022	\$207,500	5	\$600	В
Fused Disc Sw	30%		2042	* *	5	\$300	В
Raceway							
Conduit	90%		2022	\$355,800	1		В
Conduit	10%		2042	* *	1		В
Panelboards							
Fused Disc Sw	5%		2038	* *	5	\$200	В
Fused Disc Sw	10%		2021	\$35,900	5	\$400	В
Molded Case Bkrs	10%		2021	\$35,900	5	\$500	В
Molded Case Bkrs	75%		2044	* *	5	\$3,800	В
Wiring							
Braided Cloth	70% 2-	4 \$280,900	2047	* *	1		В
	_	l, Extent : Moderate, Arc	ea Affecte	d: 100%			
	Location : Thi	roughout The Building					
Thermoplastic	20%		2022	\$80,300	1		В
Thermoplastic	10%		2048	* *	1		В
Motor Controllers							
Locally Mounted	10%		2027	* *	5	\$100	В
Locally Mounted	10% 2-	4 \$6,600	2042	* *	5	\$100	В
	-	fe, Extent : Moderate, A	rea Affec	ted : 100%			
	Location : Thi	roughout					
Motor Control Center	80%		2020	\$686,200	5	\$4,100	В
Ground							
Grounding Devices							
Generic	100% 2-		LIFE	* *	5	\$2,800	В
		ion, Extent : Moderate,	Area Affe	cted : 100%			
	Location : Wa						
	Explanation:	Corroded					
Stand-by Power							
Transfer Switches							_
Automatic	100%		2039	* *	1	\$58,200	В
Lighting							
Interior Lighting	000/		2027	* *	10	¢1.60.700	D
Fluorescent	98%	ion Entered M 1	2027		10	\$162,700	В
		ion, Extent : Moderate, .	Area Affe	ctea : 100%			
		roughout The Building					
T-1	Explanation:	1-8 Lamps	• • • •			*	
Fluorescent	2%		2027	* *	10	\$3,300	В
		ion, Extent : Moderate,	Area Affe	cted : 100%			
		bby And Various Areas					
	Explanation :	1-3 Lamps					

Maintenance \$ are aggregated over a 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 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 Code
Lighting								
Egress Lighting								
Emergency, Service	50%			2027	* *	1		В
Exit, Service	40%			2017	\$11,900	1		В
Exit, Service	10%			2027	* *	1		В
Exterior Lighting								
HID	100%			2022	\$78,300	10	\$600	В
Alarm								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2027	* *	1-3	\$36,000	В

Mechanical		Current Repa	nir	Futur	e Replacement	M	aintenance	
system Component Type		Cail Date Est (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
eating								
Energy Source	1000/			2022	* *			-
HTHW/HW	100%			2032		1		В
			t : Light, Area	Affected	: 100%			
		Throughout	T. 41.	D 11.11				
	Explanatio	on: Supplied	From Adjacen	Building	3			
Conversion Equipment	1,000/			2010	¢ 42, 900	1	¢00.700	ъ
Heat Exchanger	100%		- A A CC 4 -	2018	\$43,800	1	\$89,700	В
	Location :		e, Area Affecte	a: 00%				
			4 . T:-1.4 A	A CC 4 - J	. 1000/			
		rvation, Exten Sub Basemen	t : Light, Area	Аဌјестеа	: 100%			
				D - D1	1 I., 6 M			
Distribution	Ехріапапа	on: 2 Units -	Scneautea 10 I	зе керіа	ced In 6 Months			
Distribution Hot Wtr Piping/Pump	80%	Now	\$165,000	2030	* *	4	\$7,200	В
Hot wil Fiping/Fump			3105,000 e, Area Affecte			4	\$7,200	Ь
			r, Area Ajjecie Rusted, Inside T		Throughout			
G. D /D					**	4	Φ1 000	D
Steam Piping/Pump	20%	0-2	\$28,700	2032		4	\$1,800	В
	Location :		rate, Area Affe	ctea : 10	% 0			
m : 15 :	Location :	Баѕетепі						
Terminal Devices	C00/	0.2	ф 22.20 0	2017	Φεει 200	1	\$60.500	ъ
Air Handler	60%	0-2	\$33,200	2017	\$664,200	1	\$60,500	В
		xieni : severe 9th Floor Me	e, Area Affecte	a : 20%				
				·	00/			
		ce, Extent : Se 9th Floor Me	evere, Area Afj	естеа : 1	0%			
		zin Fioor Me	cen Koom				***	
Convector/Radiator	30%			2027	**	1	\$17,600	В
Fan Coil Unit/Heat	10%			2022	\$307,400	1	\$5,900	В
ir Conditioning								
Energy Source	1000			2020	ale ale			ъ
Electricity	100%			2038	* *	1		В

Maintenance \$ are aggregated over a 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

Mechanical		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 Code
Air Conditioning	-							
Conversion Equipment	1,000/			2025	ታ ታ	4	Φ10 < 100	ъ
Centrifugal, Elec Chille			4 4 - T !- I-4 - A A	2025	**	1	\$196,100	В
		gerant, Ex : A C Roo	tent : Light, Area A m	<i></i> уестеа :	100%			
Distribution								
Chilled Wtr Pipe/Pump	Other Obs	0-2 ervation, E : Sub Base	\$50,200 Extent : Moderate, A ement	2042 Area Affe	* * ected : 20%	4	\$8,900	В
	Explana	ion : Chill	er Water Valve Cor	roded				
Terminal Devices								
Air Handler/Cool/Ht	100%			2017	\$872,100	1	\$112,100	В
Heat Rejection								_
Water Cool Tower	100%	. =		2016	\$589,400	2	\$182,200	В
			Extent : Light, Area	Affected	: 100%			
	Location							
Ventilation	Explanai	ion : 3 Un	its					
Distribution								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$101,000	В
Exhaust Fans	100/0			ыны		2-3	Ψ101,000	ט
Interior	40%			2022	\$90,800	2	\$2,200	В
Roof	60%			2022	\$98,000	2	\$3,400	В
Plumbing					. ,		. ,	
H/C Water Piping								
Brass/Copper	100%			2032	* *	1		В
HW Heat Exchanger								·
Low Temp	100%			2032	* *	4	\$26,900	В
Sanitary Piping								
Cast Iron	100%	Now	\$8,900	LIFE	**	1		В
			: Moderate, Area A	Affected :	- 5%			
g	Location	: 9th Floo	r Mech Room					
Storm Drain Piping	1000/			LIDD	* *	1		D
Cast Iron	100%			LIFE	~ *	1		В
Sump Pump(s) Rigid Piping	100%	0-2	\$10,300	2032	* *	4	\$1,300	В
Kigiu riping			\$10,300 evere, Area Affected			4	\$1,500	D
			sing Is Extensively		•			
Sewage Ejector(s)								
Electric	100%			2022	\$10,300	4	\$1,300	В
Vertical Transport							. ,	
Elevators								
Geared Traction	100%			LIFE	* *			C
			Extent : Light, Area	Affected	! : 100%			
		: (2) Sb-8,						
	Explana	ion : 4 Un	its					
Fire Suppression								

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.

Page: 126

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

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 Code
Fire Suppression								
Standpipe								
Generic	100%			2042	* *	1-5	\$94,800	В
Sprinkler								
No Component	55%							D
Generic	45%			2032	* *	1-2	\$22,900	В
Fire Pump								
Generic	100%	Now	\$15,200	2025	* *	1	\$30,500	В
	Corroded,	Extent : Se	evere, Area Affected	d: 10%				
	Location	: Basemen	t					

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

Page: 127

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 : 17-Mar-2011 Landmark Status : NONE

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

Block : 3222 Lot : 62 BIN : 2100250

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$303,300	\$127,000
Interior Architecture		\$200,000
Electrical		\$690,700
Mechanical	\$80,900	\$551,300
Total	\$384,100	\$1,569,000
Priority A	\$303,300	\$127,000
Priority B	\$80,900	\$1,242,000
Priority C		\$200,000
Total	\$384,100	\$1,569,000

Ψ1,=00	1)		. ,
\$1.200	\$4.900		\$1,200
\$60,800	\$6,700	\$23,400	\$6,000
\$114,000		\$200	
\$175,900	\$11,700	\$23,600	\$7,100
\$36,800	\$2,900	\$20,300	\$2,900
\$23,900	\$3,900	\$3,100	\$3,100
\$1,200	\$4,900		\$1,200
\$114,000		\$200	
FY 2015	FY 2016	FY 2017	FY 2018
	\$114,000 \$1,200 \$23,900 \$36,800 \$175,900 \$114,000 \$60,800	\$114,000 \$1,200 \$23,900 \$36,800 \$175,900 \$114,000	\$114,000 \$200 \$1,200 \$4,900 \$23,900 \$3,900 \$3,100 \$36,800 \$2,900 \$20,300 \$175,900 \$11,700 \$23,600 \$114,000 \$200 \$60,800 \$6,700 \$23,400



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 #: 2082

rchitecture	Current Repair	Future Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code
terior					
Exterior Walls Cast in Place Concrete	5% Now \$34,3 Diagonal Cracks, Extent : Severe, Location : East Facade, North A	Area Affected : 10%	5	\$13,300	A
Masonry: Brick	85% Now \$303,3 Misaligned/Bulging, Extent: Mode Location: North And East Facad Water Penetration, Extent: Severe	800 LIFE ** erate, Area Affected : 15% des	5	\$45,400	A
	Location: Bulkhead	, mea nyjeciea . 2070			
Metal Panel	5% Now \$2,1 Broken/Missing Elements, Extent: Location: Window Sills At South	Severe, Area Affected : 10%	5	\$5,000	A
Metal Coiling Doors	5%	2035 **	5	\$8,300	A
Windows					
Aluminum Steel	95% 5% Now \$4,3 Corrosion/Rusting, Extent: Moder Location: Bulkheads		5 5	\$1,400 \$500	A A
	Location: Bulkheads Thermally Inefficient, Extent: Mod Location: Bulkheads Water Penetration, Extent: Severe Location: Bulkhead				
Parapets Masonry: Brick	25% Now \$3,7 Misaligned/Bulging, Extent : Mode Location : North And East Facaa	erate, Area Affected : 20%	5	\$600	A
Metal Panel	5%	2042 **	5	\$400	A
Metal Rail	70%	2035 **	5-10	\$27,900	A
Roof Paver: Asphalt	40% Now \$31,5 Gut/DS Non Func/Miss, Extent : M Location : Over First Floor				A
	Water Penetration, Extent: Moder Location: Over Paint Shops Other Observation, Extent: Moder Location: Over First Floor Explanation: The Roof Material	rate, Area Affected : 100%			
Single Ply Membrane	60% Now \$16,3 Blisters, Extent: Moderate, Area A Location: Over Third Floor Miss/Damaged Flashings, Extent:	300 2022 \$81,600 Affected : 15%			A
	Location : North Side Water Penetration, Extent : Moder Location : Stairs	rate, Area Affected : 10%			

Maintenance \$ are aggregated over a 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

Architecture	С	urrent Repair	Futur	e Replacement	Ma	aintenance	
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior							
Floors							
Cast in Place Concrete	30%		LIFE	* *	5	\$30,800	C
Ceramic Tile	5%		2031	* *	5	\$2,300	C
Vinyl Tile	20%		2030	* *	3	\$4,700	C
	_	ce Evident, Extent : Light, A First And Second Floor Co		ected : 100%			
Vinyl Tile	45%		2022	\$200,000	3	\$7,900	С
Interior Walls							
Ceramic Tile	5%		2031	* *	5	\$2,200	C
Concrete Masonry Unit	85%		LIFE	* *	5	\$15,200	C
Gypsum Board	10%		LIFE	* *	5	\$2,700	C
Ceilings							
Exposed Concrete	70%		LIFE	* *	5	\$5,200	В
Plaster	30%		LIFE	* *	5	\$9,000	В

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 Code
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2032	* *	5	\$100	В
Raceway								
Conduit	50%			2022	\$17,900	1		В
Conduit	40%			2032	* *	1		В
Conduit	10%			2042	* *	1		В
Panelboards								
Fused Disc Sw	5%			2021	\$2,800	5		В
Molded Case Bkrs	45%			2021	\$25,300	5	\$400	В
Molded Case Bkrs	40%			2030	* *	5	\$300	В
Molded Case Bkrs	10%			2038	* *	5	\$100	В
Wiring								
Braided Cloth	60%	2-4	\$20,700	2047	* *	1		В
		Aged, Exte	nt : Moderate, Are out	a Affecte	ed : 100%			
Thermoplastic	25%			2032	* *	1		В
Thermoplastic	10%			2022	\$3,500	1		В
Thermoplastic	5%			2042	* *	1		В
Stand-by Power								
Transfer Switches	4.00			2025			440.000	-
Automatic Lighting	100%			2027	* *	1	\$10,000	В

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 #: 2082

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting						
Interior Lighting						
Fluorescent	95%	2022	\$266,800	10	\$27,300	В
	Other Observation, Extent: Moder	ate, Area Affeo	cted : 100%			
	Location : Throughout The Buildi	ing				
	Explanation: T-8 Lamps					
HID	5%	2022	\$6,500	10	\$100	В
Egress Lighting						
Exit, Service	100%	2022	\$5,200	1		В
Exterior Lighting						
HID	100%	2022	\$13,500	10	\$100	В
Alarm						
Security System						
No Component	80%					D
Generic	20%	2022	\$22,200	1	\$2,400	В
Fire/Smoke Detection						
Generic	100%	2022	\$380,700	1-3	\$20,000	В

	Current Re	epair	Futur	e Replacement	M	aintenance	
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
100%			2032	* *	1		В
100%	Now	\$24,800	2032	* *	4	\$1,500	В
Corroded,	Extent : Sev	vere, Area Affecte	1:20%				
Location	: Basement						
20%			2017	\$38,300	1	\$3,900	В
80%	Now	\$42,600	2022	\$425,500	1	\$7,300	В
Broken, Ex	tent : Mode	rate, Area Affecte	d: 100%	ó			
Location	: Various L	ocations					
100%			2038	* *	1		В
60%			2020	\$43,800	1		В
40%							D
100%			LIFE	* *	2-5	\$17,500	В
20%			2022	\$7,900	2	\$200	В
80%			2022	\$22,600	2	\$800	В
	100% 100% Corroded, Location 20% 80% Broken, Ex Location 100% 40% 100%	% of Total Pate (Years) 100% 100% Now Corroded, Extent: Sev Location: Basement 20% 80% Now Broken, Extent: Mode Location: Various L 100% 60% 40%	Total (Years) 100% 100% Now \$24,800 Corroded, Extent: Severe, Area Affected Location: Basement 20% 80% Now \$42,600 Broken, Extent: Moderate, Area Affected Location: Various Locations 100% 60% 40%	Now \$24,800 2032	Now \$24,800 2032 **	% of Total Fail Date (Years) Estimated Cost FY Year FY Estimated Cost (Yrs) Cycle (Yrs) 100% 2032 ** 1 100% Now \$24,800 2032 ** 4 Corroded, Extent : Severe, Area Affected : 20% Location : Basement \$38,300 1 20% 2017 \$38,300 1 80% Now \$42,600 2022 \$425,500 1 Broken, Extent : Moderate, Area Affected : 100% Location : Various Locations ** 1 60% 2038 ** 1 60% 2020 \$43,800 1 40% LIFE ** 2-5 20% \$7,900 2	Now S24,800 2032 ** 1 100% Now \$24,800 2032 ** 4 \$1,500

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.

Mechanical	Currer	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100% Now	\$10,600	2027	* *	1		В
	Corroded, Extent .	: Moderate, Area Affe	cted: 209	%			
	Location: Throu	ghout					
HW Heat Exchanger							
HTHW/HW	100%		2022	\$82,000			В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)							
Rigid Piping	100%		2017	\$10,300	4	\$1,300	В
Fixtures							
Generic	100%						В
Fire Suppression							
Standpipe							
Generic	100%		2032	* *	1-5	\$15,800	В
Sprinkler	_	_		_		_	
No Component	25%						D
Generic	75%		2032	* *	1-2	\$6,600	В

Page: 132

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

Asset Name : BRONX COMMUNITY COLLEGE NICHOLS HALL

Address : 125 WEST 180th ST

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

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

Date of Survey : 17-Mar-2011 Landmark Status : NONE

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

Block : 3222 Lot : 62 BIN : 2100249

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$601,700	\$198,500
Interior Architecture	\$316,900	\$328,500
Electrical	\$284,800	\$925,800
Mechanical	\$216,000	\$919,400
Total	\$1,419,500	\$2,372,200
Priority A	\$601,700	\$198,500
Priority B	\$696,000	\$1,845,100
Priority C	\$121,800	\$328,500
Total	\$1,419,500	\$2,372,200

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$10,600		\$200	\$1,400
Interior Architecture	\$55,100	\$5,800	\$3,000	\$5,400
Electrical	\$11,800	\$2,200	\$2,400	\$1,900
Mechanical	\$104,700	\$7,400	\$16,800	\$10,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$186,100	\$19,300	\$26,300	\$23,000
Priority A	\$10,600		\$200	\$1,400
Priority B	\$120,400	\$13,600	\$23,100	\$16,100
Priority C	\$55,100	\$5,800	\$3,000	\$5,400
Total	\$186,100	\$19,300	\$26,300	\$23,000



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

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

Asset #: 2081

rchitecture	Current Re	pair	Future	Replacement	M	aintenance	
stem Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior							
Exterior Walls	50/ NI	¢175 100	20.42	* *			
Copper/Terne	5% Now Broken/Missing Elemen Location: Bulkhead a Deformed/Dented, Exte Location: Bulkhead a Staining/Discoloring, E Location: Bulkhead a	And Dormer At S ent : Moderate, A And Dormer At S Extent : Moderate	outh Faca rea Affecto outh Faca , Area Affa	ffected : 25% de ed : 25% de ected : 20%			A
Masonry: Brick	90% Now Vertical Cracks, Extent Location : North Fact		LIFE ected : 5%	* *	5	\$95,900	A
Masonry: Limestone	5% Now Cracking/Crumbling, E Location: Building B Jnt Mortar Miss/Erod,	ase			5	\$4,000	A
	Location : At Cornice	es.					
Windows							
Aluminum	100%		2038	* *	5	\$2,900	A
Parapets Copper/Terne	75% Now Bent/Warped Elements Location: South Face		2042 Area Affe	* * cted : 25%	5	\$5,900	A
	Deformed/Dented, Exte Location : South Fact Staining/Discoloring, E	ade					
	Location : South Face	ade					
Masonry: Limestone	12% Now Jnt Mortar Miss/Erod, Location: Cornices	\$7,000 Extent : Moderat	LIFE e, Area A <u>f</u>	* * fected : 25%	5	\$500	A
Metal Panel	3%		2042	* *	5	\$400	A
Metal Rail	10%		2035	* *	5-10	\$5,900	A
Roof Copper/Terne	75% Now Gut/DS Non Func/Miss Location: South Side		2037 ate, Area A	* * Affected : 25%			A
	Water Penetration, Ext Location : Over Unfin		rea Affect	ted : 10%			
Modified Bitumen	25%		2022	\$102,600	10	\$14,300	A

Interior

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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
Floors								
Carpet	10%			2021	\$51,000	3	\$17,400	C
Carpet	7%			2023	\$35,700	3	\$9,100	C
		place Evide 1 : Auditori	ent, Extent : Light, . um	Area Aff	ected : 100%			
Cast in Place Concrete	30%	Now	\$39,500	LIFE	* *	5	\$57,000	С
	U	O.	, Extent : Moderate urth Floor Corrido		ffected : 25%			
Ceramic Tile	5%			2031	* *	5	\$4,300	С
Terrazzo	5%			LIFE	* *	5	\$3,400	C
Vinyl Tile	33%			2022	\$271,600	3	\$10,700	C
Vinyl Tile	10%	0-2	\$82,300	2032	* *	3	\$3,300	C
Interior Walls	Other Ob.	servation, E	evator On Fourth F Extent : Moderate, A out, Room 312 Files			s Throug	hout	
Concrete Masonry Unit	30%			LIFE	* *	5	\$10,000	С
Concrete Masoniy Onit	Water Per	netration, E 1 : Library	Extent : Light, Area			3	\$10,000	C
Gypsum Board	5%			LIFE	* *	5	\$2,500	С
		place Evido n : Auditori	ent, Extent : Light, . um	Area Aff	ected : 100%			
Masonry: Brick	5%	Now	\$28,000	LIFE	* *			С
·		issing Elen n : Attic At	nents, Extent : Seve South Side	re, Area	Affected : 20%			
Marble Panels	5%			LIFE	* *			С
Plaster	50%			LIFE	* *	5	\$12,400	C
Plaster	5%	Now	\$22,700	LIFE	* *	5	\$1,200	C
		issing Elen 1 : Room 3 I	nents, Extent : Seve	re, Area	Affected : 50%			
		netration, E n : Room 31	Extent : Severe, Area 12	a Affecte	d : 25%			

Maintenance \$ are aggregated over a 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	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 Code	
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%		2039	* *	5	\$4,400	В	
	Recent Replace Evider	nt, Extent : Light, 1	Area Aff	ected : 100%				
	Location : Auditoriu	m						
AcousTileSusp.Lay-In	10% Now	\$59,000	2042	* *	5	\$4,400	В	
1	Staining/Discoloring,	Extent : Moderate	, Area A	ffected : 50%				
	Location : Rooms 10	01, 102, 103						
	Worn/Eroded, Extent .	Moderate, Area	Affected	: 25%				
	Location : Rooms 10							
Exposed Concrete	20% Now	\$136,200	LIFE	* *	5	\$2,800	В	
1	Cracking/Crumbling,	Extent : Severe, A	rea Affec	cted : 10%		. ,		
	Location : Attic, Fourth Floor							
	Exposed Reinforcement, Extent: Severe, Area Affected: 10%							
	Location : Attic							
	Paint Peeling, Extent : Severe, Area Affected : 50%							
	Location : Room 312	. 55						
	Water Penetration, Ex	=		d: 10%				
	Location : Room 312		35					
Exposed Concrete	45%		LIFE	* *	5	\$6,200	В	
Plaster	20%		LIFE	* *	5	\$11,100	В	

ectrical	Current Repair	Future Replace	ement	М	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimat FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority Code
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2032	* *	5	\$300	В
	Other Observation, Extent : Moderate,	Area Affected: 100	0%			
	Location : Electrical Room					
	Explanation: 2 High Pressure Conta	ect Switches Rated 1	200 Amp	eres Eac	h	
Transformers			-			
Dry Type	100%	2027	* *	5	\$200	В
	Other Observation, Extent: Moderate,	Area Affected: 100	0%			
	Location : Electrical Room					
	Explanation: 1-500 Kva, 1-225 Kva	And 1-75 Kva				
Switchgear / Switchboard						
Fused Disc Sw	100%	2032	* *	5	\$300	В
Raceway						
Conduit	85%	2032	* *	1		В
Conduit	15%	2042	* *	1		В

Maintenance \$ are aggregated over a 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 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 Code
Under 600 Volts	•							•
Panelboards								
Fused Knife Sw	Location	: Upper F	\$10,100 Extent : Moderate, A loor lete Equipment	2047 Area Affe	* * ected : 100%	5	\$100	В
Fused Toggle Switch	60%	2-4	\$60,700	2047	* *	5	\$400	В
	On Extend	led Life, Ex	tent : Moderate, Ai out The Building		eted : 100%		7.00	_
Molded Case Bkrs	30%			2038	* *	5	\$500	В
Wiring Braided Cloth		2-4 Aged, Exte	\$62,400 ent : Moderate, Are out	2047 a Affecte	* * ed : 100%	1		В
Thermoplastic	30%			2042	* *	1		В
Motor Controllers								
Locally Mounted	20%			2027	* *	5	\$100	В
Motor Control Center	Location	-	\$161,800 tent : Moderate, Ai		* * cted : 100%	5	\$400	В
Motor Control Center	30%			2027	* *	5	\$500	В
Ground Grounding Devices Not Accessible	100%							D
Lighting	10070							- Б
Interior Lighting Fluorescent	Location	: Through	extent : Moderate, A out The Building	2022 Area Affe	\$514,900 ected: 100%	10	\$52,700	В
		tion : T-8 L	amps	2022	Φ. 7. 200	10	Φ.5.0.0	D.
Fluorescent	Location		extent : Moderate, A camps	2022 Area Affe	\$5,200 ected : 100%	10	\$500	В
Egress Lighting	<u> </u>							
Exit, Service	100%			2022	\$9,600	1		В
Exterior Lighting HID	100%			2022	\$24,900	10	\$200	В
Alarm Fire/Smoke Detection								
No Component Generic	50% 50% Other Obs	ervation. F	Extent : Moderate, A	2022 Area Affe	\$352,500 ected: 100%	1-3	\$18,500	D B
	Location	: Corridoi						

Maintenance \$ are aggregated over a 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	t 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 Code
Heating							
Energy Source HTHW/HW	100% 0-2 Corroded, Extent : Location : Hthw S	\$30,400 Moderate, Area Affe Supply Line	2032 cted : 10	**	1		В
Conversion Equipment Heat Exchanger	Location : Heat E	Extent : Light, Area ent			1	\$25,900	В
Distribution Steam Piping/Pump	100% Now Corroded, Extent : Location : Basem Leak Evident, Exter	\$91,900 Severe, Area Affecte ent nt : Severe, Area Affe	ected : 20	\$459,300 %	4	\$2,900	В
Terminal Devices	Location : Botter	Room, Condensate I	лпе				
Air Handler	35% 0-2 Obsolete Equipmen Location: Pentho	\$124,100 at, Extent : Severe, Am	2032 rea Affect	* * ted : 100%	1	\$11,300	В
Convector/Radiator No Component	55% 10%		2020	\$341,800	1	\$10,300	B D
Air Conditioning							
Energy Source Electricity	100%		2038	* *	1		В
Conversion Equipment Window/Wall Unit No Component	50% 50%		2020	\$67,600	1		B D
Terminal Devices Fan Coil - Cool/Heat No Component	20% 80%		2022	\$50,700	1	\$3,800	B D
Heat Rejection Air Condenser Unit No Component	20% 80%		2022	\$13,100	2	\$8,100	B D
Ventilation							
Distribution Ductwork/Diffusers No Component	15% 85%		LIFE	* *	2-5	\$4,900	B D
Exhaust Fans Interior		\$10,900 at, Extent : Severe, An	2032 rea Affect	* * ted : 100%	2	\$200	В
No Comment	Location : In Attio						
No Component	85%						D

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 I	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 Code
Plumbing							
H/C Water Piping							_
Brass/Copper	50%		2032	* *	1		В
Galv Iron/Steel	50% Now	\$29,500	2027	* *	1		В
	Corroded, Extent : S		d : 30%				
	Location : Through						
	Not Insulated, Extent		Affected	: 20%			
	Location : Through	out					
Water Heater							
Electric	100%		2017	\$10,200	4	\$300	В
HW Heat Exchanger							
Low Temp	100%		2022	\$20,400	4	\$5,800	В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100% Now	\$18,400	LIFE	* *	1		В
	Cracked, Extent: Se	vere, Area Affected	: 25%				
	Location : Basemen	ıt					
Fixtures							
Generic	100%						В
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			C
	Other Observation, I	Extent : Light, Area	Affected	: 100%			
	Location: B-4 Fl						
	Explanation: 1 Un	it					
Fire Suppression Sprinkler							
No Component	90%						D
Generic	10%		2032	* *	1-2	\$1,600	В

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

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

Asset Name : BRONX COMMUNITY COLLEGE PATTERSON GARAGE

Address : 2195 LORING PLACE NORTH

Borough : BRONX Agency's Number : N/A
Program / Asset # : CUN0007.380 / 13563 Yr Built/Renovated : 1953 /

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

Date of Survey : 22-Mar-2011 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 3223 Lot : 50 BIN : 2096013

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture		\$76,400
Interior Architecture	\$84,300	
Mechanical		\$126,000
Total	\$84,300	\$202,400
Priority A		\$76,400
Priority B	\$84,300	\$126,000
Total	\$84,300	\$202,400

Total	\$76,500	\$700	\$1,500	\$800
Priority C				
Priority B	\$29,800	\$700	\$1,500	\$800
Priority A	\$46,700			
Total	\$76,500	\$700	\$1,500	\$800
Mechanical	\$28,100	\$700	\$1,500	\$800
Electrical	\$1,700	\$100		
Interior Architecture				
Exterior Architecture	\$46,700			
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

^{**} 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

Architecture		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 Code
Exterior								
Exterior Walls						_		
Masonry: Brick	55%		φ1 2 000	LIFE	* *	5	\$7,100	A
Masonry: Brick	Location Water Per	Cracks, Ex n : Over We netration, E	\$12,900 tent : Severe, Area st Entrance xtent : Severe, Area		: 20%	5	\$1,300	A
		i : Over We	st Entrance					
Metal Coiling Doors	30%		***	2035	* *	5	\$12,000	A
Wood	Location Split/Crac	ecay, Exter i : Fascia	\$20,200 nt : Severe, Area A <u>j</u> : Severe, Area Affa	,	25%	5	\$1,600	A
Windows								
Aluminum	100%			2030	* *	5		A
Roof Built-Up (BUR)	Location Water Per	ı : Northwe ıetration, E	\$7,600 ss, Extent: Severe, st Side Of Building xtent: Severe, Area st Corner Of Buildi	a Affecte				A
nterior	Locuitor	i. Ivorinwe	si Corner Of Buildi	ng				
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	\$16,600	C
Interior Walls							·	
Concrete Masonry Unit	100%			LIFE	* *	5	\$500	C
Ceilings Exposed Struc: Wood	100%	Now	\$84,300	LIFE	* *			В
	Location Split/Crac Location Water Pen	n: Northwe ked, Extent n: Wood Be netration, E	nt : Severe, Area Af st Corner Of Garas : Moderate, Area ams Throughout xtent : Severe, Area st Corner Of Garas	ge And Ir Affected a Affecte	n Storage Closet : 10%			

Electrical	Curre	t Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Raceway							
Conduit	100%		2022	\$9,500	1		В

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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 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 Code
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2021	\$800	5		В
Fused Disc Sw	5%	2-4	\$800	2047	* *	5		В
			Extent : Moderate, Entrance Door	Area Aj	fected : 100%			
Molded Case Bkrs	85%			2021	\$14,300	5	\$100	В
Molded Case Bkrs	5%	2-4	\$800	2047	* *	5		В
			Extent : Moderate, Entrance Door	Area Aj	fected : 100%			
Wiring								
Thermoplastic	100%			2022	\$9,600	1		В
Lighting								
Interior Lighting								
Fluorescent	70%			2022	\$31,800	10	\$3,200	В
	Other Obs	servation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	ı: Through	out The Building					
	Explana	tion : T-8 L	amps					
HID	30%			2022	\$6,300	10		В
Exterior Lighting								
HID	100%			2022	\$2,100	10		В

Mechanical	Cur	rent Repair		Future	e Replacement	M	aintenance	
System Component Type		Date Estir ears)	nated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Fuel Oil No 2	100%			2032	* *	5	\$1,600	В
	Other Observat	ion, Extent .	: Light, Area	Affected	: 100%			
	Location: Th	roughout						
	Explanation:	This Buildin	ng Is Unoccu	pied				
Conversion Equipment								
Steam Boiler	100% No)W	\$27,900	2042	* *	1	\$4,500	В
	Not in Service,	Extent : Mod	derate, Area	Affected	: 100%			
	Location: Bo	iler Room						
	Other Observat	ion, Extent .	: Light, Area	Affected	: 100%			
	Location: Fin	st Floor Bo	iler Room					
	Explanation:	One Boiler						
Distribution								
Steam Piping/Pump	100%			2022	\$40,100	4	\$300	В
Terminal Devices								
Fan Coil Unit/Heat	100%			2022	\$85,900	1	\$1,600	В
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В

 $[\]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.

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

Asset Name : BRONX COMMUNITY COLLEGE PHILOSOPHY HALL

Address : 2070 SEDGEWICK 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 : 15-Mar-2011 Landmark Status : EXTERIOR LANDMARK

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

Block : 3222 Lot : 62 BIN : 2100244

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$240,300	
Electrical		\$67,500
Mechanical		\$132,900
Total	\$240,300	\$200,400
Priority A	\$240,300	
Priority B		\$200,400
Total	\$240,300	\$200,400

\$59,300	\$300		\$2,100
\$63,500	\$1,700	\$32,700	\$1,500
\$28,600			
\$151,500	\$2,000	\$32,700	\$3,600
\$49,100	\$800	\$1,400	\$800
\$12,900	\$900	\$31,300	\$700
\$60,900	\$300		\$2,100
\$28,600			
FY 2015	FY 2016	FY 2017	FY 2018
	\$28,600 \$60,900 \$12,900 \$49,100 \$151,500 \$28,600 \$63,500	\$28,600 \$60,900 \$300 \$12,900 \$900 \$49,100 \$800 \$151,500 \$2,000 \$28,600 \$63,500 \$1,700	\$28,600 \$60,900 \$300 \$12,900 \$900 \$31,300 \$49,100 \$800 \$1,400 \$151,500 \$2,000 \$32,700 \$28,600 \$63,500 \$1,700 \$32,700



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

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

Asset #: 2076

rchitecture	Current	Repair	Futur	e Replacement	M	aintenance		
stem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod	
terior								
Exterior Walls	90% Now	\$197,000	LIFE	* *	5	\$17,000	٨	
Masonry: Brick		\$187,000 a Frient: Moderate			3	\$17,000	Α	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Throughout Facade							
	_	od, Extent : Moderat	e, Area A	Affected : 20%				
	Location: North Facade, South Facade							
Masonry: Granite	5%		LIFE	* *	5	\$700	A	
Masonry: Limestone	5% Now	\$7,100	LIFE	* *	5	\$700	A	
•		od, Extent : Moderat	e, Area A	Affected : 25%				
	Location : Horizo	ntal Bands						
Windows								
Aluminum	100% Now	\$3,900	2038	* *	5	\$400	A	
	Bent/Warped Elements, Extent : Severe, Area Affected : 10% Location : Entry Hall And Various Other							
D	Location : Entry I	iaii Ana various Oti	ier					
Parapets Copper/Terne	25% Now	\$11,100	2042	* *	5	\$1,000	Α	
Copper/Terne		ents, Extent : Modera		Affected: 20%	3	Ψ1,000	Λ	
	Location: Throughout							
	Deteriorated Finish, Extent : Moderate, Area Affected : 20%							
	Location : Throug	hout						
Masonry: Limestone	75%		LIFE	* *	5	\$1,500	A	
•	Staining/Discolorin	g, Extent : Moderate	, Area A	ffected : 10%				
	Location : Cornic	e						
Roof								
Clay Tile	97% Now	\$53,300	2032	**			A	
	_	ments, Extent : Ligh	t, Area A	ffected : 10%				
	Location: Through		A CC-	-4-1-100/				
	Water Penetration, Extent : Moderate, Area Affected : 10% Location : Stair And Third Floor Classrooms							
Clark Matal/Clara			2042	* *			Λ	
Skylight, Metal/Glass	3% Now	\$6,600 Extent : Moderate, A					A	
	Location : Skyligh		пеи Аује	иси . 100/0				

Interior

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

Asset #: 2076

Type	Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
Carpet	Component			Estimated Cost		Estimated Cost	-	Estimated Cost	Priority Code
Carpet		•							
Cast in Place Concrete 5%	Floors								
Ceramic Tile	Carpet	15%			2021	\$18,200	3	\$5,700	C
Marble Panels	Cast in Place Concrete	5%			LIFE	* *	5	\$2,100	C
Terrazzo	Ceramic Tile	3%			2031	* *	5	\$600	C
Vinyl Tile	Marble Panels	2%			LIFE	* *	5	\$300	C
Location : Corridors	Terrazzo	15%			LIFE	* *	5	\$2,200	C
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%		Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
Location : Room 34	Vinyl Tile	5%	Now	\$9,800	2032	* *	3	\$400	С
Cracking/Crumbling, Extent: Moderate, Area Affected: 100% Location: Room 34 Explanation: 9x9 Tile	·		_		erate, Ar	rea Affected : 10%			
Location : Room 34					AreaA	facted : 100%			
Vinyl Tile		_	_		, лгеи д	<i>песіей</i> . 10070			
Location : Room 34					Aroa Affa	octod : 100%			
Vinyl Tile					тей Аује	cieu . 100/0			
Vinyl Tile									
Cracking/Crumbling, Extent: Light, Area Affected: 10% Location: Various	Vinyl Tile				2027	* *	2	¢1 900	
Nood 5% 2050 ** 5 \$1,800 C	villyi Tile						3	\$1,800	C
Wood Recent Repair Evident, Extent: Light, Area Affected: 100% Location: Room 35 25% Now \$21,800 2037 ** 5 \$4,500 C Deteriorated Finish, Extent: Moderate, Area Affected: 50% Location: Second And Third Floor Classrooms Worn/Eroded, Extent: Moderate, Area Affected: 50% Location: Second And Third Floor Classrooms Interior Walls Cast in Place Concrete 5% Now \$3,200 LIFE ** Concrete Masonry Unit Gypsum Board 10% Now \$3,200 LIFE ** 5 \$400 C Broken/Missing Elements, Extent: Severe, Area Affected: 10% Location: Women's Toilet In Basement Plaster 15% Now \$16,200 LIFE ** 5 \$800 C Cracking/Crumbling, Extent: Moderate, Area Affected: 35% Location: Basement Water Penetration, Extent: Moderate, Area Affected: 25% Location: Basement		_	_	Extent : Lignt, Are	еа Ајјеси	ea : 10%			
Wood 25% Now \$21,800 2037 ** 5 \$4,500 C Deteriorated Finish, Extent: Moderate, Area Affected: 50% Location: Second And Third Floor Classrooms Worn/Eroded, Extent: Moderate, Area Affected: 50% Location: Second And Third Floor Classrooms Interior Walls Cast in Place Concrete 5% Now \$3,200 LIFE ** Water Penetration, Extent: Moderate, Area Affected: 10% Location: Mechanical Room Concrete Masonry Unit Gypsum Board 10% Now \$3,600 LIFE ** 5 \$400 C Broken/Missing Elements, Extent: Severe, Area Affected: 10% Location: Women's Toilet In Basement Plaster 15% Now \$16,200 LIFE ** 5 \$800 C Cracking/Crumbling, Extent: Moderate, Area Affected: 35% Location: Basement Water Penetration, Extent: Moderate, Area Affected: 25% Location: Basement	Wood	- , -					5	\$1,800	С
Deteriorated Finish, Extent: Moderate, Area Affected: 50% Location: Second And Third Floor Classrooms Worn/Eroded, Extent: Moderate, Area Affected: 50% Location: Second And Third Floor Classrooms Interior Walls Cast in Place Concrete S% Now \$3,200 LIFE ** Water Penetration, Extent: Moderate, Area Affected: 10% Location: Mechanical Room Concrete Masonry Unit Gypsum Board 10% Now \$3,600 LIFE ** 5 \$400 C Broken/Missing Elements, Extent: Severe, Area Affected: 10% Location: Women's Toilet In Basement Plaster 15% Now \$16,200 LIFE ** 5 \$800 C Cracking/Crumbling, Extent: Moderate, Area Affected: 35% Location: Basement Water Penetration, Extent: Moderate, Area Affected: 25% Location: Basement			-	_	rea Affe	cted : 100%			
Deteriorated Finish, Extent: Moderate, Area Affected: 50% Location: Second And Third Floor Classrooms Worn/Eroded, Extent: Moderate, Area Affected: 50% Location: Second And Third Floor Classrooms Interior Walls Cast in Place Concrete 5% Now \$3,200 LIFE ** CONCRETE ** CONCRETE ** SOME ** SOM	Wood	25%	Now	\$21,800	2037	* *	5	\$4,500	C
Worn/Eroded, Extent: Moderate, Area Affected: 50% Location: Second And Third Floor Classrooms Interior Walls Cast in Place Concrete 5% Now \$3,200 LIFE ** Water Penetration, Extent: Moderate, Area Affected: 10% Location: Mechanical Room Concrete Masonry Unit Gypsum Board 10% Now \$3,600 LIFE ** 5 \$400 C Broken/Missing Elements, Extent: Severe, Area Affected: 10% Location: Women's Toilet In Basement Plaster 15% Now \$16,200 LIFE ** 5 \$800 C Cracking/Crumbling, Extent: Moderate, Area Affected: 35% Location: Basement Water Penetration, Extent: Moderate, Area Affected: 25% Location: Basement									
Interior Walls Cast in Place Concrete S% Now \$3,200 LIFE * * * Concrete									
Interior Walls Cast in Place Concrete S		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
Cast in Place Concrete 5% Now \$3,200 LIFE ** Water Penetration, Extent: Moderate, Area Affected: 10% Location: Mechanical Room Concrete Masonry Unit 5% LIFE ** 5 \$400 C Gypsum Board 10% Now \$3,600 LIFE ** 5 \$1,100 C Broken/Missing Elements, Extent: Severe, Area Affected: 10% Location: Women's Toilet In Basement Plaster 15% Now \$16,200 LIFE ** 5 \$800 C Cracking/Crumbling, Extent: Moderate, Area Affected: 35% Location: Basement Water Penetration, Extent: Moderate, Area Affected: 25% Location: Basement									
Water Penetration, Extent: Moderate, Area Affected: 10% Location: Mechanical Room Concrete Masonry Unit Gypsum Board 10% Now \$3,600 LIFE ** 5 \$1,100 C Broken/Missing Elements, Extent: Severe, Area Affected: 10% Location: Women's Toilet In Basement Plaster 15% Now \$16,200 LIFE ** 5 \$800 C Cracking/Crumbling, Extent: Moderate, Area Affected: 35% Location: Basement Water Penetration, Extent: Moderate, Area Affected: 25% Location: Basement	Interior Walls								
Concrete Masonry Unit Gypsum Board 5% LIFE ** 5 \$400 C 10% Now \$3,600 LIFE ** 5 \$1,100 C Broken/Missing Elements, Extent: Severe, Area Affected: 10% Location: Women's Toilet In Basement Plaster 15% Now \$16,200 LIFE ** 5 \$800 C Cracking/Crumbling, Extent: Moderate, Area Affected: 35% Location: Basement Water Penetration, Extent: Moderate, Area Affected: 25% Location: Basement		5%	Now	\$3,200	LIFE	* *			C
Concrete Masonry Unit Gypsum Board 10% Now \$3,600 LIFE ** 5 \$1,100 C Broken/Missing Elements, Extent: Severe, Area Affected: 10% Location: Women's Toilet In Basement Plaster 15% Now \$16,200 LIFE ** 5 \$800 C Cracking/Crumbling, Extent: Moderate, Area Affected: 35% Location: Basement Water Penetration, Extent: Moderate, Area Affected: 25% Location: Basement		Water Per	netration, E	xtent : Moderate, A	Area Affe	cted : 10%			
Gypsum Board 10% Now \$3,600 LIFE ** 5 \$1,100 C Broken/Missing Elements, Extent: Severe, Area Affected: 10% Location: Women's Toilet In Basement Plaster 15% Now \$16,200 LIFE ** 5 \$800 C Cracking/Crumbling, Extent: Moderate, Area Affected: 35% Location: Basement Water Penetration, Extent: Moderate, Area Affected: 25% Location: Basement		Location: Mechanical Room							
Gypsum Board 10% Now \$3,600 LIFE ** 5 \$1,100 C Broken/Missing Elements, Extent: Severe, Area Affected: 10% Location: Women's Toilet In Basement Plaster 15% Now \$16,200 LIFE ** 5 \$800 C Cracking/Crumbling, Extent: Moderate, Area Affected: 35% Location: Basement Water Penetration, Extent: Moderate, Area Affected: 25% Location: Basement	Concrete Masonry Unit	5%			LIFE	* *	5	\$400	С
Broken/Missing Elements, Extent: Severe, Area Affected: 10% Location: Women's Toilet In Basement Plaster 15% Now \$16,200 LIFE ** 5 \$800 C Cracking/Crumbling, Extent: Moderate, Area Affected: 35% Location: Basement Water Penetration, Extent: Moderate, Area Affected: 25% Location: Basement	•		Now	\$3,600		* *			Č
Plaster 15% Now \$16,200 LIFE ** 5 \$800 C Cracking/Crumbling, Extent: Moderate, Area Affected: 35% Location: Basement Water Penetration, Extent: Moderate, Area Affected: 25% Location: Basement						Affected : 10%		Ψ1,100	Ü
Cracking/Crumbling, Extent: Moderate, Area Affected: 35% Location: Basement Water Penetration, Extent: Moderate, Area Affected: 25% Location: Basement			_						
Cracking/Crumbling, Extent: Moderate, Area Affected: 35% Location: Basement Water Penetration, Extent: Moderate, Area Affected: 25% Location: Basement	Plaster	15%	Now	\$16,200	LIFE	* *	5	\$800	С
Water Penetration, Extent : Moderate, Area Affected : 25% Location : Basement		Cracking/	Crumbling,	Extent : Moderate		ffected : 35%		7000	
		Water Per	netration, E	xtent : Moderate, A	Area Affe	cted : 25%			
Worn/Eroded, Extent : Moderate, Area Affected : 25% Location : Basement					Affected	: 25%			
	Plaster				LIFE	* *	5	\$3.600	С

Maintenance \$ are aggregated over a 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 Repair	r Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estima FY	ited Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior							
Ceilings							
AcousTileConcealSpLn	5%	2035	* *	5	\$1,200	В	
	Recent Installation, Extent: Light, A	Area Affected : 100%					
	Location : First Floor						
AcousTileSusp.Lay-In	10%	2035	* *	5	\$1,900	В	
	Recent Installation, Extent: Light, A	Area Affected : 100%					
	Location: Various						
Plaster	85%	LIFE	* *	5	\$10,100	В	
	Water Penetration, Extent: Moderate, Area Affected: 10%						
	Location : Stair And Third Floor I	Rooms					

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 Code	
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2032	* *	5	\$100	В	
			xtent : Moderate, A	Area Affe	ected : 100%				
	Location	: Electrica	l Room						
	Explanat	ion : One 4	400 Amps Main Dis	sconnect	Switch				
Switchgear / Switchboard									
Fused Disc Sw	100%			2032	* *	5	\$100	В	
Raceway									
Conduit	90%			2022	\$14,700	1		В	
Conduit	10%			2032	* *	1		В	
Panelboards									
Fused Disc Sw	10%			2021	\$2,400	5		В	
Molded Case Bkrs	70%			2021	\$17,000	5	\$200	В	
Molded Case Bkrs	20%			2030	* *	5	\$100	В	
Wiring									
Braided Cloth	80%	2-4	\$11,100	2047	* *	1		В	
	Other Obse	ervation, E.	xtent : Light, Area	Affected	l : 100%				
	Location	: Through	out						
	Explanat	ion : Insula	ation Aged						
Thermoplastic	20%			2032	* *	1		В	
Motor Controllers									
Locally Mounted	100%			2020	\$13,700	5	\$100	В	
Ground					7-2,		7-00		
Grounding Devices									
Generic	100%	2-4	\$1,000	LIFE	* *	5	\$200	В	
			xtent : Moderate, A		ected : 100%		, , , ,		
		: Water M		33					
	Explanat	ion : Corro	oded						
Stand-by Power									
Transfer Switches									
Automatic	100%			2035	* *	1	\$4,100	В	

Maintenance \$ are aggregated over a 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 F	Replacement	Maintenance			
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Lighting							
Interior Lighting							
Fluorescent	95%	2027	* *	10	\$11,100	В	
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: Throughout						
	Explanation: T-8 Lamps						
Incandescent	5%	2017	\$6,200	2		В	
Egress Lighting							
Emergency, Service	50%	2017	\$1,100	1		В	
Exit, Battery	50%	2017	\$5,700	10	\$400	В	
Exterior Lighting							
HID	100%	2017	\$6,000	10		В	
Alarm							
Fire/Smoke Detection							
No Component	60%					D	
Generic	40%	2022	\$67,500	1-3	\$3,300	В	

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 Code
Heating								
Energy Source	1000/			20.42	* *			D
HTHW/HW	100%			2042	* *	1		В
Conversion Equipment	1.000/	0.2	Φ.4. 2 00	2027	* *	2	Φ	ъ.
HTHW/HW Exchanger	100%	0-2	\$4,200	2037		2	\$600	В
			oderate, Area Affe	cted : 10	0%			
		: Heat Exc	O	A CC . 1	1000/			
			xtent : Light, Area	Affected	: 100%			
		: Basemen		<i>m</i> 1	D G.			
	Explana	tion : One U	Init, Converts Hth	w To Lov	v Pressure Steam			
Distribution	1.000/	3.7	Ф10 000	2022	* *	4	Φ	ъ.
Steam Piping/Pump	100%		\$10,900	2032	* *	4	\$600	В
			vere, Area Affected	1:25%				
		: Through		1.00	1 250/			
			Extent : Severe, Are	ea Affect	ed : 25%			
	Location	: Througho	out					
Terminal Devices					* 4.** 0.00			_
Convector/Radiator	90%			2020	\$132,900	1	\$3,700	В
No Component	10%							D
Air Conditioning								
Energy Source	405							_
Electricity	100%			2038	* *	1		В
Conversion Equipment	45.				440.5			_
Window/Wall Unit	60%			2015	\$19,300	1		В
No Component	40%							D

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

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

ele Estimated Cost	
	Code
\$2,500	В
	D
\$1,200	В
	D
\$1,300	В
	D
5 \$700	В
	D
	В
	D
	В
\$1,300	В
	В
	В
	В
	\$1,200 \$1,300 5 \$700

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

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

Asset Name : BRONX COMMUNITY COLLEGE POLOWCZYK HALL

Address : 2016 SEDGEWICK AVE

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 : 21-Mar-2011 Landmark Status : NONE

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

Block : 3222 Lot : 62 BIN : 2100241

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$503,200	\$98,300
Interior Architecture	\$589,500	\$276,100
Electrical	\$105,700	\$732,200
Mechanical	\$603,100	\$1,216,100
Total	\$1,801,400	\$2,322,700
Priority A	\$503,200	\$98,300
Priority B	\$876,300	\$1,948,300
Priority C	\$421,900	\$276,100
Total	\$1,801,400	\$2,322,700

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$26,400		\$7,400	
Interior Architecture	\$700	\$5,800	\$20,500	\$5,100
Electrical	\$6,500	\$8,400	\$18,100	\$7,800
Mechanical	\$102,100	\$8,500	\$19,500	\$9,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$139,700	\$26,500	\$69,400	\$26,600
Priority A	\$26,400		\$7,400	
Priority B	\$112,500	\$20,800	\$62,000	\$21,500
Priority C	\$700	\$5,800		\$5,100
Total	\$139,700	\$26,500	\$69,400	\$26,600



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

rchitecture		Current F	Repair	Futu	re Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Exterior Walls								
Cast in Place Concrete	Location Exposed I Location Water Pen	Crumbling, 1 : Through Reinforceme 1 : East Fac	\$101,000 Extent: Severe, A out, Spandrels And ent, Extent: Severe cade, West Facade Extent: Moderate, A	l Column , Area A	ns ffected : 5%	5	\$39,300	A
Masonry: Brick	75%			LIFE	* *	5	\$59,000	A
Masonry: Fieldstone	5%		\$39,000	LIFE	* *	5	\$2,900	A
Masoniy. Floridatoric	Int Morta		d, Extent : Modera	te, Area I	Affected : 10%		Ψ2,700	71
Metal Panel	5%			2042	* *	5-10	\$27,000	A
Stucco Cement	5%			2035	* *	5	\$9,800	A
Windows Aluminum			\$147,100 ct, Extent : Moderc out	2047 ate, Area	* * Affected : 25%	5	\$1,500	A
Description	Thermally	i : Various Inefficient i : Through	, Extent : Moderate out	e, Area A	ffected : 100%			
Parapets Cast in Place Concrete			\$21,000 Extent : Light, Ard out	LIFE ea Affect	* * ed : 10%	5	\$34,800	A
	-	Reinforceme 1 : Through	ent, Extent : Moder out	ate, Ared	a Affected : 10%			
Masonry: Brick	20%			LIFE	* *	5	\$1,000	A
Metal Rail			\$500 nents, Extent : Seve nthouse	2035 re, Area	* * Affected : 5%	5	\$3,400	A
Roof Built-Up (BUR)	Location	ad/Misposn 1 : Through	\$216,100 s, Extent : Severe, A out nings, Extent : Mod					A
	Ponding, Location Water Pen Location	n : West Sid netration, E n : North Si	vere, Area Affected le Extent : Moderate, A de	Area Affe				
		aea, Exieni 1 : Through	: Severe, Area Affo out	гиви . 10	OO / 0			

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 #: 2094

Architecture	Current	Repair	Future Replacement		M		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior							
Floors	20/		2021	ΦΩ σΩΩ	2	Φ2.000	a
Carpet	2%		2021	\$8,600	3	\$2,900	C
Cast in Place Concrete	5%		LIFE	* *	5	\$8,000	C
Ceramic Tile	3%		2031	**	5	\$2,200	C
Terrazzo	2%		LIFE 2022		5	\$1,100 \$10,900	C C
Vinyl Tile	40% Misaligned/Bulging Location: Corrido			\$276,100 fected : 40%	3	\$10,900	C
	Patching Evident, E Location: Various	Extent : Moderate, Ai	rea Affec	ted : 10%			
	Uneven Surface, Ex. Location : Throug	tent : Severe, Area A hout	ffected :	60%			
Vinyl Tile	10% Now Cracking/Crumbling Location: Baseme	_	2032 rea Affec	* * * * ted : 25%	3	\$2,700	С
	Location : Baseme	: Severe, Area Affec	rted : 25%	6			
Vinyl Tile	38% Now Broken/Missing Ele. Location: Various		2017 erate, Ar	\$262,300 ea Affected : 10%	3	\$10,400	С
	Location : Throug						
	Other Observation, Location: Various Explanation: 9x9	s	a Affecte	d : 100%			
Interior Walls	Explanation . 9x9	Tues					
Cast in Place Concrete	5%		LIFE	* *			C
Ceramic Tile	3%		2031	* *	5	\$2,100	
Concrete Masonry Unit				* *			
Gypsum Board	10%		LIFE	* *	5		C
			LIFE	**	5 5	\$19,500	C C
Masonry: Brick	2%						C
* *		\$38,100	LIFE	* *		\$19,500	C C C
Masonry: Brick	2% 10% Now	\$38,100 tent : Severe, Area A	LIFE LIFE LIFE	* * * *		\$19,500	C C C
Masonry: Brick	2% 10% Now Vertical Cracks, Ex		LIFE LIFE LIFE ffected:	* * * * * *		\$19,500	C C C
Masonry: Brick	2% 10% Now Vertical Cracks, Ext Location : In Stain	tent : Severe, Area A r Near Perforated Co Extent : Moderate, A	LIFE LIFE LIFE ffected: oncrete V	** ** ** 10% Vall		\$19,500	C C C
Masonry: Brick Mosaic Tile	2% 10% Now Vertical Cracks, Exi Location : In Stain Other Observation,	tent : Severe, Area A r Near Perforated Co Extent : Moderate, A levators	LIFE LIFE LIFE ffected: oncrete V	** ** ** 10% Vall		\$19,500	C C C
Masonry: Brick Mosaic Tile Ceilings	2% 10% Now Vertical Cracks, Exi Location: In Stair Other Observation, Location: Near E Explanation: Stair	tent : Severe, Area A r Near Perforated Co Extent : Moderate, A levators	LIFE LIFE LIFE ffected: oncrete V	** ** ** 10% Vall		\$19,500 \$4,200	C C C
Masonry: Brick Mosaic Tile	2% 10% Now Vertical Cracks, Ext Location: In Stain Other Observation, Location: Near E Explanation: Stain 30% Now Broken/Missing Ele	tent: Severe, Area A r Near Perforated Co Extent: Moderate, A levators ning / Discolored \$167,600	LIFE LIFE LIFE ffected: oncrete V Area Affe 2042 erate, Ar	** ** 10% Vall vcted: 10% **		\$19,500	C C C
Masonry: Brick Mosaic Tile Ceilings	2% 10% Now Vertical Cracks, Ext Location: In Stain Other Observation, Location: Near E Explanation: Stain 30% Now Broken/Missing Ele Location: Baseme	tent : Severe, Area A r Near Perforated Co Extent : Moderate, A levators ning / Discolored \$167,600 ments, Extent : Mod ent, Fourth Floor, Vo g, Extent : Severe, A	LIFE LIFE LIFE ffected: oncrete V Area Affe 2042 erate, Ar	** 10% Vall vcted: 10% ** ea Affected: 25%	5	\$19,500 \$4,200	C C C C
Masonry: Brick Mosaic Tile Ceilings	2% 10% Now Vertical Cracks, Ext Location: In Stain Other Observation, Location: Near E Explanation: Stain 30% Now Broken/Missing Ele Location: Baseme Cracking/Crumbling Location: Baseme	tent : Severe, Area A r Near Perforated Co Extent : Moderate, A levators ning / Discolored \$167,600 ments, Extent : Mod ent, Fourth Floor, Vo g, Extent : Severe, A	LIFE LIFE LIFE ffected: oncrete V Area Affe 2042 erate, Ar	** 10% Vall vcted: 10% ** ea Affected: 25%	5	\$19,500 \$4,200	C C C C
Masonry: Brick Mosaic Tile Ceilings AcousTileConcealSpLn	2% 10% Now Vertical Cracks, Ext Location: In Stain Other Observation, Location: Near E Explanation: Stain 30% Now Broken/Missing Ele Location: Baseme Cracking/Crumbling Location: Baseme	tent : Severe, Area A r Near Perforated Co Extent : Moderate, A levators ning / Discolored \$167,600 ments, Extent : Mod ent, Fourth Floor, Vo g, Extent : Severe, A	LIFE LIFE LIFE effected: concrete V Area Affe 2042 erate, Ar	** ** ** ** ** ** ** ** ** ** ** ** **	5	\$19,500 \$4,200 \$13,700	C C C C

Maintenance \$ are aggregated over a 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 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 Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2042	* *	5	\$200	В
			xtent : Moderate, 1	Area Affe	ected : 100%			
		: Electrica		00.4	14 1 D1			
		on : One 3	000 Amps And 12		Main Disconnect S			
Fused Disc Sw	30%			2022	\$8,600	5	\$100	В
			xtent : Moderate, 1	Area Affe	ected : 100%			
		: Electrica			G 1 1			
The Control of the Co	Explanati	on : One 1	600 Amps Main D	<i>Oisconnec</i>	ct Switch			
Transformers	1000/			2025	* *	~	Φ200	D
Dry Type	100%	mustian E	utant . Madanata	2035		5	\$200	В
		rvaпon, Ел : Electrica	xtent : Moderate, 1	Агеа Ајје	естеа : 100%			
			i Koom 50 Kva 480v-208/	/120				
Switchgear / Switchboard	Expianaii	on : One 1	30 Kva 400v-200/	1200				
Fused Disc Sw	30%			2042	* *	5	\$100	В
Molded Case Bkrs	70%			2042	\$62,300	5	\$900	В
Raceway	7070			2022	\$02,300		\$300	ъ
Conduit	80%			2022	\$67,800	1		В
Conduit	20%			2042	**	1		В
Panelboards	2070			2012		1		
Fused Disc Sw	10%			2021	\$10,100	5	\$100	В
Molded Case Bkrs	80%			2021	\$80,900	5	\$1,100	В
Molded Case Bkrs	10%			2038	* *	5	\$100	В
Wiring								
Braided Cloth	70%	2-4	\$62,400	2047	* *	1		В
	Other Observation, Extent : Moderate, Area Affected : 100%							
			out The Building					
	Explanati	on : Insula	tion Aged					
Thermoplastic	10%			2042	* *	1		В
Thermoplastic	20%			2022	\$17,800	1		В
Motor Controllers					•			
Locally Mounted	30%			2020	\$6,300	5	\$100	В
Locally Mounted	10%			2035	* *	5		В
Motor Control Center	60%			2020	\$104,300	5	\$800	В
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$700	В
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	* *	1	\$15,700	В
Generators								_
Diesel	100%			2031	* *	1	\$19,600	В
	Other Observation, Extent: Moderate, Area Affected: 100%							
			The Building					
	Explanati	on : One 7	50 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.

Electrical	Current Repair	Future	Replacement	M				
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Stand-by Power								
Batteries								
Lead/Acid	100%	2016	\$600	5	\$1,900	В		
Fuel Storage								
Day Tank	50%	2038	* *	5	\$4,500	В		
	Other Observation, Extent : Mod Location : Generator Room Explanation : One 250 Gals	lerate, Area Affect	ted : 100%					
Main Tank	50%	2025	* *	5	\$700	В		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Basement							
	Explanation: One 10,000 Gals	r						
Lighting								
Interior Lighting								
Fluorescent	97%	2027	* *	10	\$43,300	В		
	Other Observation, Extent : Mod	lerate, Area Affect	ted : 100%					
	Location: Throughout The Bui	lding						
	Explanation: T-8 Lamps							
HID	1%	2022	\$2,000	10		В		
Incandescent	2%	2017	\$8,700	2		В		
Egress Lighting								
Emergency, Service	50%	2027	* *	1		В		
Exit, Service	40%	2017	\$3,200	1		В		
Exit, Service	10%	2027	* *	1		В		
Exterior Lighting								
HID	100%	2022	\$21,000	10	\$200	В		
Alarm								
Fire/Smoke Detection								
No Component	30%					D		
Generic	70%	2022	\$416,900	1-3	\$21,900	В		

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 Code
Heating								
Energy Source								
HTHW/HW	100%			2022	\$127,300	1		В
Conversion Equipment								
Heat Exchanger	100%	Now	\$1,200	2025	* *	1	\$21,700	В
	Leak Evide	nt, Extent	: Moderate, Area A	ffected :	20%			
	Location	: Heat Exc	hanger, Basement					
	Other Obse	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: Basemen	t					
	Explanat	ion : One l	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 F	Repair	Future Replacement		Maintenance			
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
leating									
Distribution									
Hot Wtr Piping/Pump	20%		** **********************************	2021	\$55,400	4	\$500	В	
Steam Piping/Pump	80%	Now	\$30,800	2022	\$308,200	4	\$1,900	В	
			: Severe, Area Affe at And Throughout	ctea : 20	%				
Terminal Devices	Locuiton .	. basemen	i Ana Inroughoui						
Air Handler	60%	Now	\$8,900	2017	\$178,500	1	\$16,300	В	
7 III Handiei			: Moderate, Area A			1	Ψ10,300	Ь	
			ller Coil, Penthous		2,0				
Convector/Radiator	40%	Now	\$20,800	2020	\$208,500	1	\$5,700	В	
2011 (20 02) 2 tubius 1			oderate, Area Affe			-	φε,,,οο	-	
	Location .								
ir Conditioning									
Energy Source									
Electricity	100%			2021	\$156,200	1		В	
Conversion Equipment	200/		427.5 00	2022	de de		4.100		
Reciprocating	20%	Now	\$37,500	2032	* *	1	\$4,100	В	
Compr/Chiller	Not in Com	ica Exten	t : Moderate, Area	Affactad	. 200%				
	Location .			Ајјестеи	. 20/0				
			ent : Moderate, Ar	ea Affect	ed : 100%				
	Location .			2001199	. 100,0				
Window/Wall Unit	80%			2020	\$90,700	1		В	
Distribution					•				
Chilled Wtr Pipe/Pump	100%			2022	\$269,700	4	\$2,400	В	
			t : Moderate, Area	Affected	: 20%				
	Location .	: Various	Locations						
Terminal Devices	1000/		4.5.000	2015	#224 400		427.1 00		
Air Handler/Cool/Ht	100%	Now	\$46,900	2017	\$234,400	1	\$27,100	В	
	Location .		t : Severe, Area Aff	eciea : 20	0%				
Heat Dejection	Locuiton .	Aiii							
Heat Rejection Evap Condenser	100%	Now	\$44,900	2032	* *	2	\$27,100	В	
Evap Condenser			t : Moderate, Area		: 20%	2	Ψ27,100	Ь	
	Location :			33					
entilation entile		-							
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$27,100	В	
Exhaust Fans				2015	¢<1 000	2	\$1,500	В	
Interior	100%			2017	\$61,000	2	\$1,500	<u> </u>	
Interior lumbing	100%			2017	\$61,000	<u> </u>	\$1,500		
Interior lumbing H/C Water Piping		Norr	¢0 200				\$1,500		
Interior lumbing	100%	Now Extent : M	\$8,200 Joderate, Area Affe	2027	* *	1	φ1,500 <u> </u>	В	

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

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

Mechanical	Currer	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 Code			
Plumbing										
HW Heat Exchanger							_			
Low Temp	100% 0-2	\$17,100	2052	**	4	\$4,800	В			
	Obsolete Equipme Location : Basen	nt, Extent : Severe, Ai ient	ea Affec	ted : 100%						
Sanitary Piping										
Cast Iron	100%		LIFE	* *	1		В			
Storm Drain Piping										
Cast Iron	100% Now	\$7,700	LIFE	* *	1		В			
	Leak Evident, Exte	ent : Moderate, Area A	Affected :	20%						
	Location: 4th Fl	oor								
Sump Pump(s)										
Submersible	100%		2015	\$6,200	4	\$2,000	В			
Backflow Preventer										
No Component	80%						D			
Generic	20%		2022	\$1,100	1	\$600	В			
	Other Observation, Extent : Light, Area Affected : 10%									
	Location: Basement									
	Explanation: Fo	r Sprinkler System O	ıly							
Fixtures										
Generic	100%						В			
Vertical Transport										
Elevators										
Geared Traction	100%		LIFE	* *			C			
	Other Observation	, Extent : Moderate, A	Area Affe	ected : 100%						
	Location: B-4									
	Explanation: Or	ne Unit								
Fire Suppression Sprinkler										
No Component	95%						D			
Generic	5%		2032	* *	1-2	\$700	В			

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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

Address : 160 HALL OF FAME TERRACE

Borough : BRONX Agency's Number : 21017

Program / Asset # : CUN0007.170 / 2077 Yr Built/Renovated : 1954 / 2009

Area Sq Ft : 58,794 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 23-Mar-2011 Landmark Status : NONE

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

Block : 3222 Lot : 62 BIN : 2100247

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$1,249,900	\$67,300
Interior Architecture		\$158,300
Electrical		\$75,900
Mechanical	\$318,500	\$548,200
Total	\$1,568,400	\$849,800
Priority A	\$1,249,900	\$67,300
Priority B	\$318,500	\$624,100
Priority C		\$158,300
Total	\$1,568,400	\$849,800

Total	\$280,400	\$21,900	\$82,800	\$22,200
Priority C	\$61,700	\$3,400	\$4,300	\$3,100
Priority B	\$130,200	\$18,500	\$74,000	\$19,100
Priority A	\$88,500		\$4,500	
Total	\$280,400	\$21,900	\$82,800	\$22,200
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Mechanical	\$44,700	\$6,800	\$29,000	\$6,800
Electrical	\$31,100	\$3,700	\$16,500	\$4,400
Interior Architecture	\$108,300	\$3,400	\$25,000	\$3,100
Exterior Architecture	\$88,500		\$4,500	
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



Maintenance \$ are aggregated over a 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 R	eplacement	M	aintenance						
ystem Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Code					
terior	•	•	•								
Exterior Walls											
Masonry: Brick	Broken/Missing Elements, External Location: Various On Annex Diagonal Cracks, Extent: Seven Location: Throughout Theath Expansion Jnt Failure, Extent: Location: Whole East Facad Jnt Mortar Miss/Erod, Extent: Location: Throughout	, Theater And Main B ere, Area Affected : 10 er, East Side Of Rosco Severe, Area Affecte e Of Theater, Various Moderate, Area Affe	Building 19% 0e, Southeast C d : 20% s Other Location		\$67,300 mex	A					
	Split/Cracked, Extent: Severe, Area Affected: 20% Location: Throughout - Especially At Corners And Building Transistions										
Masonry: Limestone	10% Int Mortar Miss/Erod, Extent: Location: Along First And Se			5	\$5,900	A					
Metal Panel	3%	2032	* *	5-10	\$16,300	A					
Granite Panels	2% Now \$2 Jnt Mortar Miss/Erod, Extent: Location: Main Entrance Loose Units, Extent: Severe, A Location: Main Entrance To Water Penetration, Extent: Main Location: Main Entrance	rea Affected : 50% Main Building		5	\$1,200	A					
Windows											
Aluminum	95% Now \$. Ctrwt/Balnc Not Funct, Extent Location: Throughout Deteriorated Finish, Extent: M. Location: Annex And Portion Glazing Broken/Cracked, Exten Location: Various Rooms Caulking Deteriorated, Extent Location: Throughout	loderate, Area Affecto ns Of Main Building nt : Moderate, Area A	ed : 30% ffected : 5%	5	\$1,000	A					
Metal Louvers	5%	2031	* *	10	\$700	A					

CITY UNIVERSITY OF NEW YORK - 042 BRONX COMMUNITY COLLEGE ROSCOE C. BROWN STUDENT CENTER

Architecture	Current Repair	Future Rep	olacement	M						
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority Code				
Exterior										
Parapets										
Masonry: Brick	Cracking/Crumbling, Extent Location : Various On Ever	ry Roof		5	\$2,500	A				
	Diagonal Cracks, Extent : Severe, Area Affected : 15% Location : Various At Every Roof On Exterior Face									
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25% Location : Interior Face									
	Spalling, Extent : Moderate, Location : Interior Face	Area Affected : 25%								
Masonry: Limestone	5% Now	\$2,000 LIFE	* *	5	\$200	A				
,	Jnt Mortar Miss/Erod, Exten Location : Coping		ed : 25%							
Metal Rail	10% Now	\$700 2027	* *	5	\$2,300	A				
	Corrosion/Rusting, Extent: I Location: Main Roof	•	20%		7-,000					
	Deteriorated Finish, Extent : Severe, Area Affected : 20% Location : Main Roof									
Metal Rail	10%	2035	* *	5-10	\$5,900	A				

Asset #: 2077

Architecture	Current R	epair	Futur	e Replacement	M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior							
Roof							
Cast in Place Concrete	13% Now	\$5,900	LIFE	**			A
	Caulking Deteriorated Location: Terraces	l, Extent : Severe,	Area Aff	ected : 100%			
			A CC-	-4-1-100/			
	Water Penetration, Ex Location : Terrace O		rea А ∏е	стеа : 10%			
16 116 15		-	2022	* *			
Modified Bitumen	15% Now	\$61,700	2032	* *			A
	Blisters, Extent: Seve		25%				
	Location : Annex Roo Seams Open/Split, Ext		maa Affaa	stad : 100/			
	Location : Annex Ro		ей Ајјес	tea . 1070			
	Worn/Eroded, Extent.		Affected	· 100%			
	Location : Annex Ro		ijjeerea .	. 10070			
Modified Bitumen	10% Now	\$41,100	2032	* *			A
Woomed Bramen	Blisters, Extent : Seve						11
	Location : Theater R						
	Seams Open/Split, Ext	ent : Moderate, A	rea Affec	ted : 10%			
	Location : Theater R	oof					
	Worn/Eroded, Extent.	Moderate, Area	Affected .	: 100%			
	Location : Theater R	oof					
Modified Bitumen	60% Now	\$246,700	2032	* *			A
	Blisters, Extent: Seve	re, Area Affected :	75%				
	Location : Main Roo	f					
	Seams Open/Split, Ext		rea Affec	eted : 25%			
	Location : Main Roc						
	Worn/Eroded, Extent		Affected .	: 100%			
	Location: Main Roo	f, Throughout					
Skylight, Metal/Glass	2%		2042	* *	10	\$3,800	A
Interior							

Interior

rchitecture		Current F	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 Code
terior								
Floors								
Carpet	3%			2024	\$12,300	3	\$4,200	C
			Extent : Light, Area	Affected	! : 100%			
	Location	: Compute	er Labs					
Cast in Place Concrete	15%	Now	\$3,200	LIFE	* *	5	\$22,800	C
	Water Penetration, Extent: Moderate, Area Affected: 5%							
	Location	Location: North End Of Mechanical Room						
Ceramic Tile	5%			2031	* *	5	\$3,500	С
Quarry Tile	3%			2035	* *	5	\$3,100	C
Vinyl Tile	50%			2032	* *	3	\$13,000	C
•	Recent Ins	tallation, E	Extent : Light, Area	Affected	! : 100%			
	Location	: Theater	And Most Of Main	Building				
Vinyl Tile	24%	Now	\$31,700	2022	\$158,300	3	\$6,300	С
•	Broken/Mi	ssing Elem	ents, Extent : Seve	re, Area .	Affected : 15%			
	Location	: South W	ing Of Main Buildi	ng (Rose	coe)			
	Cracking/Crumbling, Extent: Moderate, Area Affected: 25%							
	Location: South Wing Of Main Building, And Annex							
	Worn/Eroded, Extent : Severe, Area Affected : 100%							
	Location: South Wing Main Building And Throughout Annex							
Interior Walls								
Ceramic Tile	5%			2031	* *	5	\$3,300	C
Concrete Masonry Unit	35%			LIFE	* *	5	\$9,300	C
Gypsum Board	15%			LIFE	* *	5	\$6,000	C
	Recent Rep	place Evide	ent, Extent : Light, I	Area Aff	ected : 100%			
	Location	: Main Blo	dg - Bookstore, Lou	ınge, Me	eting Rooms			
Masonry: Brick	5%			LIFE	* *			С
Plaster	40%	Now	\$24,300	LIFE	* *	5	\$8,000	C
	Cracking/0	Crumbling,	Extent : Severe, A	rea Affec	rted : 10%			
	Location: South Wing Of Main Building							
	Water Pen	etration, E	xtent : Severe, Ared	a Affecte	d: 10%			
	Location	: South W	ing Of Main Buildi	ng (rosce	oe)			

Asset #: 2077

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 Code
Interior								
Ceilings								
AcousTileConcealSpLn	2%		\$10,900	2042	* *	5	\$900	В
	_	/Crumbling, n : Lobby	Extent : Moderate	, Area Ą	ffected : 100%			
	Punct/Ted	ar/Impact D	amage, Extent : M	oderate,	Area Affected : 10	0%		
	Location	n : Lobby						
		netration, E n : Lobby	xtent : Moderate, A	Area Affe	ected : 100%			
AcousTileSusp.Lay-In	58%)		2042	* *	5	\$41,300	В
	Recent In	stallation, E	Extent : Light, Area	Affected	l : 100%			
	Locatio	n : Main Bu	ilding And Theater					
Exposed Concrete	15%	Now	\$20,500	LIFE	* *	5	\$1,700	В
-	Cracking	Crumbling,	Extent : Severe, A	rea Affec	cted : 2%			
	Location	n : Concrete	e Beam In Basemer	at Crawl	Space Under Main	Building	3	
	Exposed I	Reinforceme	ent, Extent : Severe	, Area Aj	ffected : 2%			
	Locatio	n : Basemer	nt Crawl Space Bea	ıms Unde	er Main Building			
	Spalling,	Extent : Mo	derate, Area Affec	ted : 10%	6			
	Location	n : Various	Areas In Basement	S				
Plaster	25%	Now	\$15,200	LIFE	* *	5	\$11,100	В
	Loose/De	lam Surface	e, Extent : Moderat	e, Area A	Affected : 5%			
	Locatio	n : Third Fl	oor In Annex And S	South Wi	ng Of Main Buildir	ıg		
	Water Pe	netration, E	xtent : Severe, Are	a Affecte	d:5%			
	Locatio	n : Third Fl	oor In Annex And S	South Wi	ng Of Main Buildir	ıg		

Electrical	Current Repair	Current Repair Future Replacem		Maintenance					
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Est	imated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
nder 600 Volts									
Service Equipment									
Fused Disc Sw	100%	2048	* *	5	\$200	В			
	Other Observation, Extent: Moderate	e, Area Affected	: 100%						
	Location: Electrical Room								
	Explanation: One 800 Amps And To	wo 400 Amps M	ain Disconnec	ct Switch					
Transformers									
Dry Type	100%	2039	* *	5	\$200	В			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Electrical Room								
	Explanation: One 500 Kva And One	e 15 Kva 480v-2	208/120v						
Switchgear / Switchboard									
Fused Disc Sw	100%	2048	* *	5	\$200	В			
Raceway									
Conduit	50%	2022	\$42,400	1		В			
Conduit	50%	2048	* *	1		В			

Maintenance \$ are aggregated over a 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 #: 2077

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 Code		
Under 600 Volts	•			•				•		
Panelboards										
Fused Disc Sw	5%			2044	* *	5	\$100	В		
Fused Disc Sw	10%			2021	\$7,900	5	\$100	В		
Molded Case Bkrs	20%			2021	\$15,700	5	\$300	В		
Molded Case Bkrs	65%			2044	* *	5	\$800	В		
Wiring										
Braided Cloth	30%	2-4	\$26,700	2047	* *	1		В		
		Aged, Exte	ent : Moderate, Are out	a Affecte	ed : 100%					
Thermoplastic	20%			2022	\$17,800	1		В		
Thermoplastic	50%			2048	* *	1		В		
Motor Controllers										
Locally Mounted	50%			2035	* *	5	\$200	В		
Locally Mounted	50%			2020	\$6,300	5	\$200	В		
Ground										
Grounding Devices										
Not Accessible	100%							D		
Stand-by Power										
Transfer Switches										
Automatic	100%			2039	* *	1	\$14,900	В		
Lighting										
Interior Lighting										
Fluorescent	20%			2030	* *	10	\$8,500	В		
	Other Obs	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location	: Through	out							
	Explana	tion : T-5 L	amps							
Fluorescent	30%			2027	* *	10	\$12,800	В		
Fluorescent	50%			2030	* *	10	\$21,300	В		
Egress Lighting							· · · · · · · · · · · · · · · · · · ·			
Emergency, Service	50%			2030	* *	1		В		
Exit, Service	50%			2030	* *	1		В		
Exterior Lighting										
HID	100%			2027	* *	10	\$200	В		
Alarm							, , , ,			
Security System										
No Component	90%							D		
Generic	10%			2030	* *	1	\$1,800	В		
Fire/Smoke Detection							, ,			
No Component	30%							D		
Generic	70%			2030	* *	1-3	\$21,400	В		
	7.070			_333			Ψ21,100			

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

Heating

Maintenance \$ are aggregated over a 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 #: 2077

Mechanical	Current Rep	air F	uture	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Es Total (Years)		ear I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating Energy Source HTHW/HW	100%	2 (022	\$121,700	1		В
Conversion Equipment	100/0	20		Ψ121,700	1		<u> </u>
Heat Exchanger	100% 0-2 Corroded, Extent: Light, Location: Basement Other Observation, Exten Location: Basement Explanation: 3 Units	, Area Affected : 10		**	1	\$20,700	В
Distribution Steam Piping/Pump	100% Now Leak Evident, Extent : Se Location : Throughout Steam Traps Faulty, Exte Location : Throughout	evere, Area Affected			4	\$2,300	В
Terminal Devices							
Air Handler	80%		017	\$227,500	1	\$23,000	В
Convector/Radiator	20%	20)27	* *	1	\$3,000	В
Air Conditioning							
Energy Source	1000/	20	038	* *	1		В
Electricity	100%	20	J38	4. 4.	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	30%	20	027	* *	2	\$900	В
Window/Wall Unit No Component	50% 20%	20	017	\$54,200	1		B D
Distribution							
Ductwork/Diffusers	30%	LI	IFE	* *	2	\$18,100	В
No Component	70%						D
Ventilation							
Distribution							
Ductwork/Diffusers	100%	LI	IFE	* *	2-5	\$25,900	В
Exhaust Fans Interior	100% Now Broken, Extent : Modera Location : Penthouse		022 10%	\$58,300	2	\$1,100	В
Plumbing							
H/C Water Piping Galv Iron/Steel	100% Now Corroded, Extent : Sever Location : Throughout		027 25%	* *	1		В
Water Heater Electric	100% Now Damaged, Extent : Sever Location : Basement	' '	022	\$8,200	4	\$300	В
Sanitary Piping							
Cast Iron	100%	LI	IFE	* *	1		В

Maintenance \$ are aggregated over a 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 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 Code
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)						
Rigid Piping	65%	2017	\$6,700	4	\$900	В
Submersible	35%	2015	\$2,200	4	\$700	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			C
	Other Observation, Extend	t : Light, Area Affected	: 100%			
	Location : 1-3 Fl, 1-4 Fl					
	Explanation: 2 Units - I	Freight And 1 Passen	ger			
Fire Suppression						
Standpipe						
Generic	100%	2032	* *	1-5	\$23,500	В
Sprinkler						
No Component	40%					D
Generic	60%	2032	* *	1-2	\$7,800	В

Maintenance \$ are aggregated over a 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: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 : 14-Mar-2011 Landmark Status : NONE

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

Block : 3222 Lot : 62 BIN : 2100254

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$40,700	
Electrical		\$328,900
Mechanical		\$399,700
Total	\$40,700	\$728,600
Priority A	\$40,700	
Priority B		\$728,600
Total	\$40,700	\$728,600

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$27,800		\$400	\$600
Interior Architecture	\$35,500			\$3,000
Electrical	\$1,400	\$1,400	\$1,300	\$1,300
Mechanical	\$3,200	\$1,900	\$32,300	\$8,300
Total	\$67,900	\$3,300	\$33,900	\$13,100
Priority A	\$27,800		\$400	\$600
Priority B	\$26,600	\$3,300	\$33,500	\$9,600
Priority C	\$13,400			\$3,000
Total	\$67,900	\$3,300	\$33,900	\$13,100



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.

Architecture	C	urrent Repai	r	Futur	e Replacement	M	aintenance	
System Component Type		nil Date Esti Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete		Now	\$8,700	LIFE	* *	5	\$6,800	A
	_	_	nt : Moderate	, Area Aj	ffected : 10%			
		South Facade			ACC . 1 100/			
		iforcement, E South Facade		ate, Area	a Affected : 10%			
Masonry: Brick	90%	Now	\$40,700	LIFE	* *	5	\$24,400	A
	Jnt Mortar M	liss/Erod, Ext	ent : Moderai	te, Area A	Affected : 10%			
	Location : '	Throughout						
			re, Area Affec	ted : 5%				
	Location : I	East Facade A	At Doorway					
			Aoderate, Are	a Affecte	ed:5%			
	Location : I	North Facade	!					
Masonry: Limestone		Now	\$8,500	LIFE	* *	5	\$1,000	A
					Affected : 25%			
	Location : '	Third Floor H	Iorizontal Ban	nd				
Windows	1.000/			2020	* *	~	ф1 100	
Aluminum	100%			2038	* *	5	\$1,100	A
Parapets Copper/Torne	50/			2057	* *	5	\$900	٨
Copper/Terne Masonry: Brick	5% 90%			LIFE	* *	3	\$3,200	A A
Pre-Cast Concrete	5%			LIFE	* *	5	\$1,100	A
Roof	370			LIII			φ1,100	Λ
Modified Bitumen	100%	Now	\$10,600	2027	* *			A
Wodined Brainen			e, Area Affecto					11
	Location : '		, 33					
nterior								
Floors								
Cast in Place Concrete		Now	\$3,600	LIFE	* *	5	\$10,500	C
	Cracking/Cri	ımbling, Exte	nt : Moderate	, Area Aj	ffected : 5%			
	Location : S	Steps In Sub E	Basement					
Ceramic Tile	5%			2025	* *	5	\$1,600	С
Terrazzo	5%			LIFE	* *	5	\$1,300	C
	Horizontal C Location : (: Moderate, A	Area Affe	cted : 10%			
Vinyl Tile	75%			2030	* *	3	\$12,000	С
<i>y</i>		ce Evident, E	xtent : Light,		ected : 100%	Z.	÷1 = ,000	-
	Location : '							

Maintenance \$ are aggregated over a 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 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 Code
Interior								
Interior Walls								
Cast in Place Concrete	15%	Now	\$6,000	LIFE	* *			C
	Paint Peel	ing, Extent	: Moderate, Area	Affected	: 10%			
	Location	: Basemen	nt .					
	Water Pen	etration, E	xtent : Moderate, A	Area Affe	cted : 5%			
	Location	: Mechani	cal Area - Baseme	nt				
Concrete Masonry Unit	20%			LIFE	* *	5	\$2,500	С
Gypsum Board	10%			LIFE	* *	5	\$1,800	C
Masonry: Brick	10%			LIFE	* *			C
Plaster	45%			LIFE	* *	5	\$4,200	C
Ceilings								
AcousTileSusp.Lay-In	60%	Now	\$12,800	2035	* *	5	\$9,600	В
		issing Elem : Various	ents, Extent : Mod	erate, Ar	rea Affected : 10%			
	Misaligne	d/Bulging,	Extent : Moderate,	Area Afj	fected : 10%			
	Location	: Various						
Exposed Concrete	15%	Now	\$9,200	LIFE	* *	5	\$800	В
	Cracking/	Crumbling,	Extent: Severe, A	rea Affec	cted : 5%			
	Location	: Beams In	ı Basement					
Plaster	25%			LIFE	* *	5	\$5,000	В

ectrical	Current Repair	Futur	e Replacement	M	aintenance		
stem Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
der 600 Volts		•					
Service Equipment							
Fused Disc Sw	100%	2022	\$3,000	5	\$100	В	
	Other Observation, Extent : I	Moderate, Area Affe	ected : 100%				
	Location : Electrical Room						
	Explanation: One 1600 An	ips Main Disconnec	et Switch				
Transformers							
Dry Type	100%	2020	\$13,900	5	\$100	В	
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location : Electrical Room						
	Explanation : One 30 Kva 4	408v-208/120v					
Switchgear / Switchboard							
Fused Disc Sw	100%	2022	\$59,300	5	\$100	В	
Raceway							
Conduit	90%	2022	\$32,300	1		В	
Conduit	10%	2042	* *	1		В	
Panelboards		·	·				
Fused Disc Sw	10%	2021	\$5,600	5	\$100	В	
Molded Case Bkrs	10%	2038	* *	5	\$100	В	
Molded Case Bkrs	80%	2021	\$44,900	5	\$500	В	

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

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

Asset #: 2064

Electrical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Wiring						
Thermoplastic	90%	2022	\$31,100	1		В
Thermoplastic	10%	2042	* *	1		В
Motor Controllers						
Locally Mounted	100%	2020	\$12,700	5	\$200	В
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$300	В
Stand-by Power						
Transfer Switches						
Automatic	100%	2035	* *	1	\$6,900	В
Lighting						
Interior Lighting						
Fluorescent	100%	2022	\$192,400	10	\$19,700	В
	Other Observation, Extent : M		cted : 100%			
	Location : Throughout The I	Building				
	Explanation: T-8 Lamps					
Egress Lighting						
Emergency, Service	50%	2022	\$1,800	1		В
Exit, Service	50%	2022	\$1,800	1		В
Exterior Lighting						
HID	100%	2022	\$9,300	10	\$100	В
Alarm						
Security System						
No Component	90%					D
Generic	10%	2022	\$7,700	1	\$800	В
Fire/Smoke Detection						
No Component	70%					D
Generic	30%	2027	* *	1-3	\$4,300	В

/lechanical	Current Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
eating						
Energy Source						
HTHW/HW	100%	2032	* *	1		В
	Other Observation, Extent: Light, Are	a Affected	: 100%			
	Location: Throughout					
	Explanation : Supplied From Adjace	nt Building	g			
Conversion Equipment						
Heat Exchanger	100%	2018	\$5,200	1	\$10,600	В
C	Corroded, Extent : Severe, Area Affec	ted : 40%				
	Location : Valve And Connection Pi	pes				
	Other Observation, Extent : Light, Are	a Affected	: 100%			
	Location : Basement	55				
	Explanation: 1 Unit - Scheduled To	Be Replac	ed In 6 Months			

Maintenance \$ are aggregated over a 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 Rep	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution								
Steam Piping/Pump	100%			2022	\$169,900	4	\$1,100	В
Terminal Devices								
Convector/Radiator	100%			2020	\$229,800	1	\$6,900	В
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		В
Conversion Equipment								
Ext Pkg Unit - Cooling	30%			2022	\$33,700	2	\$400	В
Window/Wall Unit	60%			2017	\$30,000	1		В
No Component	10%							D
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	\$3,600	В
No Component	70%							D
Exhaust Fans								
Roof	30%			2022	\$5,800	2	\$200	В
No Component	70%							D
Plumbing H/C Water Piping								
Brass/Copper	100%	Now	\$1,500	2032	* *	1		В
	Corroded,	Extent : Seve	re, Area Affected	d: 10%				
	Location	ı : Street Supp	ly Line					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2022	\$10,300	4	\$1,300	В
Fixtures					. , , , , , , , , , , , , , , , , , , ,		. ,	
Generic	100%							В

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 : 22-Mar-2011 Landmark Status : NONE

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

Block : 3224 Lot : 1 BIN : 2014903

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$160,300	
Interior Architecture	\$65,800	
Mechanical		\$82,800
Total	\$226,100	\$82,800
Priority A	\$160,300	
Priority B		\$82,800
Priority C	\$65,800	
Total	\$226,100	\$82,800

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$15,000			
Interior Architecture	\$51,800			\$23,000
Electrical	\$11,400	\$100	\$3,300	
Mechanical	\$1,000	\$700	\$16,300	\$900
Total	\$79,200	\$800	\$19,600	\$23,900
Priority A	\$15,000			
Priority B	\$24,900	\$800	\$19,600	\$900
Priority C	\$39,300			\$23,000
Total	\$79,200	\$800	\$19,600	\$23,900



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 SNOW HALL

Asset #: 2068

chitecture	Current Repair	Future Replacement	M	Maintenance		
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos FY	t Cycle (Yrs)	Estimated Cost	Priority Code	
erior						
Exterior Walls				***		
Masonry: Brick	90% Now \$39,600	LIFE *	* 5	\$11,900	A	
	Jnt Mortar Miss/Erod, Extent : Modera Location : Various	e, Area Affectea : 15%				
	Location : various Loose Units, Extent : Severe, Area Affec	stad · 50/				
	Location: Chimney And Southeast Co					
	Rusting Masonry Supt, Extent : Modera					
	Location: Throughout	ic, in cariffeetea : 1370				
Wood	10% Now \$82.900	2042 *	* 5	\$3,300	A	
11 00 u	Broken/Missing Elements, Extent : Seve		3	Ψ3,500	11	
	Location : Facia	, 33				
	Deteriorated Finish, Extent : Severe, Ar	ea Affected : 50%				
	Location : Fascia					
	Dry Rot/Decay, Extent : Severe, Area A	ffected : 15%				
	Location: Facia And Bay Window					
Windows						
Wood	100% Now \$11,200	2047 *	* 5	\$1,800	A	
	Air Infiltration, Extent : Moderate, Area Location : Throughout	Affected : 50%				
	Deteriorated Finish, Extent : Severe, Ar	ea Affected : 100%				
	Location: Throughout					
	Dry Rot/Decay, Extent : Severe, Area A	ffected : 100%				
	Location: Throughout	ACC . 1 500/				
	Split/Cracked, Extent : Moderate, Area Location : Throughout	Affectea : 50%				
Roof	Locuion : Imougnoui					
Asphalt Shingle	100% Now \$3,800	2018 \$37,80	0		A	
Tispitati Simigle	Gut/DS Non Func/Miss, Extent : Severe				11	
	Location : Throughout	JJ				

Interior

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

rchitecture	Current F	Repair	Futur	Future Replacement Maintenance				
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
terior								
Floors	200/		2010	¢20,400	2	¢< 000	C	
Carpet	30% Staining/Discoloring, Location: Offices	Extent : Moderate	2018 e, Area Aj	\$20,400 ffected : 10%	3	\$6,900	С	
Cast in Place Concrete	5%		LIFE	* *	5	\$1,300	С	
Ceramic Tile	5% Now Broken/Missing Elem Location : Bathroom		2031 ere, Area	* * Affected : 15%	5	\$300	С	
Vinyl Tile	60% Now Adhesion Failure, Ex Location: Through Broken/Missing Elem Location: Various Cracking/Crumbling, Location: Various Poor Subfloor Evider Location: Various Worn/Eroded, Extent Location: Through	out nents, Extent : Mod Extent : Moderate nt, Extent : Modera : Moderate, Area	lerate, Ard 2, Area A <u>j</u> ate, Area A	ea Affected : 10% ffected : 10% Affected : 20%	3	\$2,600	С	
Interior Walls								
Concrete Masonry Unit	5%		LIFE	* *	5	\$200	C	
Gypsum Board	10% Now Water Penetration, E Location: Various	\$2,000 Extent : Moderate, A	LIFE Area Affe	* * cted : 10%	5	\$700	С	
Plaster	85% Now Misaligned/Bulging, Location: Through Paint Peeling, Extent Location: Through Water Penetration, E Location: Basemen	out : Severe, Area Aff out kxtent : Moderate, A	fected : 30	9%	5	\$2,800	С	
Ceilings								
AcousTile,Adhered	30% Now Adhesion Failure, Ex Location: Through Other Observation, E Location: Through Explanation: On E.	out Extent : Moderate, 1 out			5	\$1,800	В	
Exposed Concrete	20% Now Paint Peeling, Extent Location: Stair	\$1,800	LIFE fected : 10	**	5	\$400	В	
Plaster	50%		LIFE	* *	5	\$3,700	В	
						ΨΕ,σο		

Maintenance \$ are aggregated over a 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 Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%		2022	\$1,000	5		В	
	Other Observation, Location : Electric		Area Affe	cted : 100%				
	Explanation: One	400 Amps Main Dis	sconnect	Switch				
Raceway								
Conduit	100%		2022	\$21,500	1		В	
Panelboards								
Fused Disc Sw	5%		2021	\$600	5		В	
Molded Case Bkrs	95%		2021	\$10,700	5	\$200	В	
Wiring								
Braided Cloth	70% 2-4 Insulation Aged, Ex Location : Throug		2047 a Affecte	* * ed : 100%	1		В	
Thermoplastic	30%		2022	\$4,500	1		В	
Ground								
Grounding Devices								
Generic	100% 2-4 Other Observation, Location: Baseme Explanation: Cor.	ent	LIFE Area Affe	* * ected : 100%	5	\$100	В	
Lighting	•							
Interior Lighting								
Fluorescent	95%		2022	\$16,200	10	\$6,700	В	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building							
	Explanation: T-8	Lamps						
Incandescent	5%		2017	\$900	2		В	
Egress Lighting								
Emergency, Battery	50%		2022	\$1,600	10	\$900	В	
Exit, Service	50%		2017	\$600	1		В	
Exterior Lighting								
Incandescent	100%		2017	\$1,800	2		В	

Mechanical	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 Code
Heating						
Energy Source						
Fuel Oil No 2	100%	2032	* *	5	\$2,400	В
Conversion Equipment						
Hot Water Boiler	100%	2035	* *	1	\$3,800	В
	Other Observation, Extent : Light, Area	Affected	! : 100%			
	Location: Basement					
	Explanation : One Unit					

 $[\]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.

Mechanical		Current Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estima (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Distribution							
Hot Wtr Piping/Pump	100%		2030	* *	4	\$400	В
Terminal Devices							
Convector/Radiator	100%		2020	\$82,800	1	\$2,500	В
Air Conditioning							
Energy Source							
Electricity	100%		2038	* *	1		В
Conversion Equipment							
Window/Wall Unit	80%		2017	\$14,400	1		В
No Component	20%						D
Plumbing							
H/C Water Piping							
Brass/Copper	10%		2032		1		В
Galv Iron/Steel	90%		2027	* *	1		В
HW Heat Exchanger							
Low Temp	100%	Now	\$300 2032		4	\$800	В
		ent, Extent : Moder		: 5%			
	Location	: Basement, Heat I	Exchanger				
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Backflow Preventer							
No Component	50%						D
Generic	50%		2022	\$400	1	\$200	В
Fixtures							
Generic	100%						В
Fire Suppression							
Sprinkler							
No Component	75%						D
Generic	25%		2032	* *	1-2	\$500	В

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 : 15-Mar-2011 Landmark Status : NONE

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

Block : 3222 Lot : 62 BIN : 2100255

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$207,500	
Interior Architecture	\$264,600	\$42,600
Electrical	\$54,700	
Mechanical		\$320,300
Total	\$526,800	\$362,900
Priority A	\$207,500	
Priority B	\$180,400	\$320,300
Priority C	\$139,000	\$42,600
Total	\$526,800	\$362,900

Total	\$256,800	\$3,200	\$42,400	\$74,900
Priority A	\$79,100			\$300
Priority B	\$46,300	\$2,600	\$42,400	\$2,700
Priority C	\$131,400	\$600	÷ .2,100	\$71,900



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 SOUTH HALL

Asset #: 2065

rchitecture	Current Repair	Future Replacement	M	aintenance	
rstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code
terior Exterior Walls Masonry: Brick	85% Now \$145,300 Int Mortar Miss/Erod, Extent: Modern		5	\$21,700	A
	Location: Thoughout Loose Units, Extent: Moderate, Area Location: Various Sidewalk Shed in Use, Extent: Modera	Affected: 5%			
	Location: Throughout Other Observation, Extent: Moderate, Location: Throughout Explanation: Repairs In Progress	Area Affected : 100%			
Masonry: Brownstone	5% Now \$13,900 Cracking/Crumbling, Extent: Modera Location: At Window Trims Worn/Eroded, Extent: Moderate, Area Location: Window Trims	te, Area Affected : 15%	5	\$1,000	A
Masonry: Fieldstone	10% Now \$29,200 Int Mortar Miss/Erod, Extent: Moderate, Location: South Facade Water Penetration, Extent: Moderate, Location: Basement Other Observation, Extent: Moderate, Location: Various Areas On East Side	ate, Area Affected : 50% Area Affected : 10% Area Affected : 15%	5	\$1,900	A
-	Explanation : Loose Units				
Windows Aluminum Steel	95% 5% Now \$2,000 Air Infiltration, Extent : Moderate, Are Location : Basement		5 5	\$700 \$200	A A
	Broken/Missing Elements, Extent: Mo Location: Basement Corrosion/Rusting, Extent: Moderate, Location: Basement				
Parapets Wood Cornice	100% Now \$62,200 Broken/Missing Elements, Extent: Sev Location: Eaves And Fascia Dry Rot/Decay, Extent: Severe, Area A Location: Eaves And Fascia	vere, Area Affected : 100%	5	\$6,100	A
Roof Plaza Roof: Stone Pane	els 15% Now \$34,000 Miss/Damaged Flashings, Extent : Mo Location : Over Basement				A
	Water Penetration, Extent: Moderate, Location: Over Basement	Area Affected : 25%			
Under Construction	85%				D

Interior

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

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

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

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

Architecture	Cur	ent Repa	t Repair Fu		Future Replacement		Maintenance		
System Component Type	% of Fail Total (Ye		timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
nterior									
Floors									
Carpet	50%			2018	\$66,000	3	\$22,500	C	
		orn/Eroded, Extent : Moderate, Area Affected : 100%							
	Location : Thr	oughout							
Cast in Place Concrete	10% No	w	\$6,800	LIFE	* *	5	\$4,900	C	
	Uneven Surface	Extent:	Severe, Area A	Affected :	50%				
	Location: Bas	ement							
Ceramic Tile	5% No	W	\$12,400	2031	* *	5	\$600	С	
	Broken/Missing	Elements	, Extent : Seve	re, Area	Affected : 10%				
	Location : Me	n's Restro	oom						
	Poor Subfloor E	vident, E.	xtent : Severe,	Area Aff	ected : 50%				
	Location: Me	n's Restro	oom						
Vinyl Tile	10% No	W	\$21,300	2032	* *	3	\$800	С	
,	Broken/Missing	Elements		re, Area	Affected : 75%				
	Location : Thi	rd Floor							
	Poor Subfloor Evident, Extent : Severe, Area Affected : 75%								
	Location : Thi	rd Floor							
	Water Penetrati	on, Exten	t : Severe, Are	a Affecte	d : 25%				
	Location : Thi	rd Floor							
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Thi	rd Floor							
	Explanation:	9x9 Tile							
Vinyl Tile	20%			2022	\$42,600	3	\$1,700	С	
Wood	5% No	W	\$23,700	2062	* *	5	\$1,100	C	
	Loose Units, Ex	tent : Sev	ere, Area Affec	ted : 100	9%				
	Location: Bas	ement							
	Uneven Surface	Extent:	Severe, Area A	Affected :	100%				
	Location: Bas	ement							

Asset #: 2065

rchitecture		Current F	Repair	Future Replacement Maintenance				
ystem Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior								
Interior Walls	1.00/	N	\$20,000	LIDD	* *	_	¢1 200	C
Gypsum Board		Now	\$39,000 amage, Extent : Se	LIFE		5	\$1,300	С
	Location:			evere, Are	га Ајјества . 10%			
			xtent : Moderate, 1	Area Affe	cted · 20%			
	Location :			17 ca 11,5 c	cica : 2070			
			xtent : Moderate, .	Area Affe	ected : 50%			
	Location:			33				
	Explanatio	on : Mold	/ Mildew					
Masonry: Brick	10%	Now	\$29,000	LIFE	* *			С
•	Broken/Mis.	sing Elem	ents, Extent : Mod	lerate, Ar	ea Affected : 5%			
	Location:	Basemen	t					
	Int Mortar I	Miss/Eroc	l, Extent : Modera	te, Area 1	Affected : 10%			
	Location:							
			derate, Area Affec	ted : 15%	ó			
	Location:							
Masonry: Fieldstone		Now	\$32,600	LIFE	* *			C
			Extent : Moderate, .	Area Affe	ected : 75%			
	Location:			1.6.	14 . 7			
DI.			r Penetration And				φ1.200	
Plaster		Now	\$78,400	LIFE	* *	5	\$1,300	C
		_	ents, Extent : Seve et, Men's Toilet, Va		Affectea . 00%			
			xtent : Severe, Are		d · 25%			
	Location :			a rijjecie	u . 2370			
Plaster	55%	Now	\$21,600	LIFE	* *	5	\$3,500	C
1 laster			Extent : Moderate,		fected : 20%	3	ψ3,500	C
	Location :			33				
	Patching Ev	ident, Ex	tent : Severe, Area	Affected	: 100%			
	Location:	Through	out					
Ceilings								
AcousTile,Adhered		Now	\$2,800	2035	* *	5	\$2,300	В
			ents, Extent : Mod		ea Affected : 10%			
			2 And Other Area					
Plaster		Now	\$78,500	LIFE	* *	5	\$2,900	В
			ents, Extent : Seve	ere, Area	Affected: 50%			
			t, Men's Toilet	a Affaata	1.250/			
			xtent : Severe, Are t, Men's Toilet	а Ајјесте	a : 25%			
Plaster		Now	\$47,100	LIFE	* *	5	\$8,600	В
Flastel	Patching Ev	rident, Ex	tent : Moderate, A			3	\$6,000	Б
	Location:							
	Punct/Tear/ Location :		amage, Extent : M	oderate,	Area Affected : 10	%		
			xtent : Moderate, 1	Area Affe	cted : 10%			
	Location :		,	33				

Maintenance \$ are aggregated over a 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	lepair	Future Replacement		M	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts									
Service Equipment									
Molded Case Bkrs	100%			2042	* *	5	\$400	В	
Switchgear / Switchboard									
Molded Case Bkrs	100%			2042	* *	5	\$400	<u>B</u>	
Raceway	0.0							_	
Conduit	80%			2042	**	1		В	
Conduit	20%			2022	\$3,000	1		В	
Panelboards	4.0					_		_	
Fused Disc Sw	10%			2021	\$2,200	5	# 100	В	
Molded Case Bkrs	20%			2021	\$4,500	5	\$100	В	
Molded Case Bkrs	70%			2038	* *	5	\$300	В	
Wiring Braided Cloth		2-4 Aged, Exte : Upper Le	\$2,600 nt : Moderate, Are evels	2047 a Affecte	** ed : 100%	1		В	
Thermoplastic	80%			2042	* *	1		В	
Motor Controllers									
Locally Mounted	100%			2020	\$12,700	5	\$100	В	
Ground									
Grounding Devices									
Generic	100%			LIFE	* *	5	\$200	В	
Stand-by Power Transfer Switches									
Automatic	100%			2035	* *	1	\$4,800	В	
Lighting									
Interior Lighting	400-			2025		4.0	4.2 0.7 -		
Fluorescent	100%		36.7	2027	**	10	\$13,800	В	
	Location	: Through	xtent : Moderate, A out The Building	Area Affe	cted : 100%				
Egress Lighting	Елрина	ion : T-8 L	итрѕ					-	
Emergency, Service	50%			2027	* *	1		В	
Exit, Service	50%			2027	* *	1		В	
Exterior Lighting	3070			2021					
HID	100%			2027	* *	10		В	
Alarm	100/0			2021		10			
Fire/Smoke Detection									
No Component	70%							D	
Generic	30%			2017	\$54,700	1-3	\$2,900	В	
	20,0				<i>+2 .,. 00</i>		¥ - ,> 00		

Mechanical	Current Rep	air Futu	Future Replacement Maintenance		е
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle Estimate (Yrs)	ed Cost Priority Code
Heating					
Energy Source HTHW/HW	100%	2022	\$39.300	1	D

Note: 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 Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	•			•				•
Conversion Equipment Heat Exchanger	Location	: Heat Exc	\$3,600 oderate, Area Affec changer, Basement xtent : Light, Area			1	\$6,700	В
	Location: Basement							
	Explanat	ion : One U	Init					
Distribution								
Hot Wtr Piping/Pump	100%			2021	\$85,500	4	\$700	В
Terminal Devices	0.004			2020	444.50 0		4.400	
Convector/Radiator	90%			2020	\$144,700	1	\$4,400	В
Fan Coil Unit/Heat	10%			2017	\$25,500	1	\$500	В
Air Conditioning								
Energy Source	1000/			2029	* *	1		В
Electricity Conversion Equipment	100%			2038		1		D
Conversion Equipment Window/Wall Unit	80%			2015	\$28,000	1		В
No Component	20%			2013	\$20,000	1		D
Plumbing	2070							
H/C Water Piping								
Galv Iron/Steel	100%	Now	\$5,100	2020	\$50,800	1		В
	Corroded, Extent : Moderate, Area Affected : 20% Location : Throughout							
Water Heater								
Electric	100%			2015	\$2,600	4	\$100	В
	Location	: Basemen		Affected	: 100%			
	Explanati	on : 50 Go	ıl Tank					
Sanitary Piping	1000/				de de			
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping	1000/				ماد ماد			
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s) Not Accessible	100%							D
Fixtures								
Generic	100%							В
Fire Suppression								
Sprinkler	1000/			2022	ماد ماد	1.2	#4.202	D
Generic	100%			2032	* *	1-2	\$4,200	В

Maintenance \$ are aggregated over a 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: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$119,400	\$209,500
Mechanical		\$58,700
Total	\$119,400	\$268,200
Priority A	\$119,400	\$209,500
Priority B		\$58,700
Total	\$119,400	\$268,200

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$31,900	\$1,600	\$5,200	
Interior Architecture	\$35,200		\$8,900	\$1,100
Electrical	\$300	\$100	\$300	\$100
Mechanical	\$2,200	\$800	\$1,200	\$800
Total	\$69,600	\$2,600	\$15,500	\$2,000
Priority A	\$31,900	\$1,600	\$5,200	
Priority B	\$15,700	\$900	\$6,800	\$900
Priority C	\$21,900		\$3,500	\$1,100
Total	\$69,600	\$2,600	\$15,500	\$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.

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

Asset #: 14556

rchitecture		Current F	Repair	Futur	e Replacement	М	Maintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
kterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	\$59,700	Α
Metal Coiling Doors	10%			2037	* *	5	\$10,400	A
Windows								
Aluminum	50%			2046	* *	5	\$3,300	Α
		place Evide i : Through	ent, Extent : Light, . out	Area Affo	ected : 100%			
Glass Block	50%			LIFE	* *	5	\$4,100	A
		place Evido i : Through	ent, Extent : Light, . out	Area Affa	ected : 100%			
Parapets								
Masonry: Brick	95%			LIFE	* *	5-10	\$66,300	A
Metal Panel	5%			2044	* *	5	\$2,000	A
Roof								
Modified Bitumen	Location Seams Op	n : Over Ga en/Split, Ex	\$62,800 derate, Area Affecto rage stent : Moderate, A rage And Upper Ro	rea Affec				A
Skylight, Metal/Glass	2%			2034	* *	10	\$2,000	A
terior								
Floors								
Carpet	20%			2023	\$22,900	3	\$5,800	C
Cast in Place Concrete	10%			LIFE	* *	5	\$8,500	C
Ceramic Tile	5%			2033	* *	5	\$1,000	C
Vinyl Tile	65%			2029	* *	3	\$4,700	C
Interior Walls								
Ceramic Tile	5%			2033	* *	5	\$1,200	C
Concrete Masonry Unit	45%			LIFE	* *	5	\$8,700	C
Gypsum Board	50%			LIFE	* *	5-10	\$20,600	C
Ceilings								
AcousTileSusp.Lay-In	55%			2037	* *	5	\$10,700	В
Exposed Concrete	20%			LIFE	* *	5-10	\$4,900	В
Exposed Struc: Steel	15%			LIFE	* *	10	\$5,800	В
Gypsum Board	5%			LIFE	* *	5-10	\$3,300	В
Plaster	5%			LIFE	* *	5-10	\$1,700	В

Electrical	Current Repair	Future Replaceme	nt N	laintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estimated (FY	Cost Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts					
Service Equipment					
Fused Disc Sw	100%	2024 \$3,	000 5		В
	Other Observation, Extent: Modera	ate, Area Affected : 100%			
	Location: Electrical Room				
	Explanation : No Available Name	plate Rating			

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

Electrical	Current Repair	Future Re	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Jnder 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%	2034	* *	5		В		
Raceway								
Conduit	100%	2034	* *	1		В		
Panelboards								
Molded Case Bkrs	100%	2032	* *	5	\$300	В		
Wiring								
Thermoplastic	100%	2034	* *	1		В		
Ground								
Grounding Devices								
Generic	100%	LIFE	* *	5	\$300	В		
ighting								
Interior Lighting								
Fluorescent	98%	2029	* *	10	\$11,700	В		
	T-8 Lamps, Extent: Moder							
	Location: Throughout Th	e Building						
Fluorescent	2%	2029	* *	10	\$200	В		
	T-5 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Storage Area							
Egress Lighting								
Emergency, Battery	50%	2029	* *	10	\$1,600	В		
Exit, Service	50%	2029	* *	1		В		
Exterior Lighting								
HID	100%	2024	\$4,500	10		В		
Alarm								
Security System								
No Component	70%					D		
Generic	30%	2032	* *	1	\$1,200	В		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
	Explanation: CCTV Si	ırveillance Cameras						

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 Code
Heating							
Energy Source							
Electricity	30%		2034	* *	1		В
Natural Gas	70%		2034	* *	1		В

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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 Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Conversion Equipment	700/	2024	Φ1 2 c00		Φ.4. 7 00	ъ
Furnace	70%	2024	\$12,600	1	\$4,500	В
	Other Observation, Extent: Light, Location: 3 Units In Garage, 2 F					
	Explanation: 5 Units	ackage Oniis In C	уусе Агеа			
Hard Danie		2022	¢10.200		ΦΩΩΩ	
Heat Pump	20% Other Observation, Extent: Light, A	2022	\$18,300	2	\$800	В
	Location : Offices	Атеа Ајјества . 20	1/0			
	Explanation : 4 Window Units					
Dadiant Hastan		2020	* *		\$600	D
Radiant Heater	10%	2029		2	\$600	В
	Other Observation, Extent : Light, Location : Hallways	Агеа Ајјестеа : 10	1%0			
	Explanation : 3 Units					
Air Conditioning	Explanation . 5 Ontis					
Energy Source						
Electricity	100%	2032	* *	1		В
Conversion Equipment	100/0	2002				
Int Pkg Unit -	20%	2022	\$58,700	2	\$200	В
Heating/Cooling	20,0	_0	400,700	_	4200	2
<i>& &</i>	R-22 Refrigerant, Extent : Light, A	rea Affected : 20%	ó			
	Location : 2 Package Units In Of					
Split Unit	10%	2029	* *			В
Window/Wall Unit	30%	2019	\$9,100	1		В
No Component	40%		, , , , , ,			D
Terminal Devices						
Fan Coil - Cooling	10%	2029	* *	1	\$400	В
No Component	90%					D
Heat Rejection						
Remote Air Cond	10%	2029	* *	2	\$900	В
No Component	90%					D
Ventilation						·
Distribution						
Ductwork/Diffusers	30%	LIFE	* *	2-5	\$3,400	В
No Component	70%					D
Exhaust Fans	2004	2621	42.2 2-	_	***	-
Interior	20%	2024	\$3,300	2	\$100	В
Roof	10%	2019	\$1,200	2		В
No Component	70%					D
Plumbing						
H/C Water Piping	1000/	2024	* *	1		В
Brass/Copper	100%	2034	-44-	1		В
Water Heater Electric	100%	2019	\$2.200	1	\$100	В
	10070	2019	\$2,300	4	\$100	D
Sanitary Piping Cast Iron	100%	LIFE	* *	1		В
	100%	LIFE	4- 4	1		D
Storm Drain Piping Cast Iron	100%	LIFE	* *	1		В
Cast HUII	10070	LIFE		1		ט

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

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

Page: 184

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

Asset #: 14556

Mechanical	Current R	lepair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing							
Backflow Preventer							
Generic	100%		2019	\$1,400	1	\$800	В
Fixtures							
Generic	100%						В

Page: 185

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$499,900	\$209,700
Interior Architecture	\$801,300	\$203,700
Electrical	\$40,100	\$688,800
Mechanical	\$540,500	\$2,290,700
Total	\$1,881,700	\$3,392,900
Priority A	\$499,900	\$209,700
Priority B	\$903,500	\$3,053,600
Priority C	\$478,400	\$129,500
Total	\$1,881,700	\$3,392,900

Total	\$292,900	\$100,100	\$196,600	\$105,100
Priority C	\$70,300		\$23,700	\$7,400
Priority B	\$180,700	\$100,100	\$128,300	\$97,700
Priority A	\$41,900		\$44,600	
Total	\$292,900	\$100,100	\$196,600	\$105,100
Elevators/Escalators	\$34,500	\$34,500	\$34,500	\$34,500
Mechanical	\$70,900	\$52,700	\$71,600	\$49,000
Electrical	\$25,500	\$12,800	\$22,100	\$14,200
Interior Architecture	\$119,900		\$23,700	\$7,400
Exterior Architecture	\$41,900		\$44,600	
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



 $[\]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 #: 2120

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 Code
Exterior	•			•				•
Exterior Walls								
Masonry: Brick	25%			LIFE	* *	5	\$75,800	A
Masonry: Brick	30%			LIFE	* *	5	\$90,900	A
Metal Panel	10%			2044	* *	5-10	\$104,200	A
Stucco Cement	10%			2029	* *	5	\$37,900	A
		pair Evider 1 : South Wo	nt, Extent : Light, A all	rea Affe	cted : 20%			
Stucco Cement	15%			2037	* *	5	\$56,800	A
Window Wall	10%			2044	* *	5	\$56,800	A
Windows								
Aluminum	57%			2040	* *	5	\$23,900	A
Aluminum	38%	Now	\$228,700	2032	* *	5	\$8,000	A
	Location Unit Inope	ı : Old Wing	ent : Moderate, Are					
Metal Louvers	5%		,	2033	* *	10	\$13,100	A
Parapets							Ψ10,100	
Concrete Masonry Unit	15%			LIFE	* *	5-10	\$6,900	A
Masonry: Brick	20%			LIFE	* *	5-10	\$11,500	A
Masonry: Brick	30%			LIFE	* *	5-10	\$17,200	A
Metal Panel	10%			2044	* *	5	\$3,200	A
Metal Rail	15%			2037	* *	5-10	\$22,700	A
Metal: Cage/Fence	5%			2037	* *	5-10	\$3,200	A
Stucco Cement	5%			2037	* *	5	\$1,100	A
Roof								
Built-Up (BUR)	Location Water Pen	Extent : Mod n : Old Wing netration, E	xtent : Moderate, A					A
	Worn/Ero	ı : Old Wing ded, Extent ı : Old Wing	: Moderate, Area	Affected	: 25%			
Modified Bitumen	53%			2029	* *	10	\$46,300	A
Modified Bitumen	Location	ı : Children			* * ected : 100%	10	\$4,400	A
al Para Product			red With Rubber P		do do	1		
Skylight, Plastic	2%			2037	* *	1		A

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 #: 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 Code
nterior								
Floors	1.00/			2022	Φ120 400	2	Φ25 C00	C
Carpet	10%			2023	\$139,400 * *	3	\$35,600	C
Cast in Place Concrete Ceramic Tile	5% 5%			LIFE 2039	* *	5 5	\$51,900 \$11,900	C C
Ceramic The	Recent Re		ent, Extent : Light, . ns			3	\$11,900	C
Terrazzo	15%	1		LIFE	* *	5	\$55,600	С
Vinyl Tile	40%			2029	* *	3	\$35,600	C
Vinyl Tile	25%	Now	\$281,000	2029	* *	3	\$22,200	C
	Location Worn/Ero	n : Old Win	: Moderate, Area					
Interior Walls								
Ceramic Tile	5%			2039	* *	5	\$15,100	C
		eplace Evide n : Restroor	ent, Extent : Light, . ns	Area Aff	ected : 100%			
Concrete Masonry Unit	40%	ı		LIFE	* *	5	\$96,400	С
Gypsum Board	45%			LIFE	* *	5-10	\$230,500	C
Plaster	10%	ı		LIFE	* *	5-10	\$25,600	C
Ceilings								
AcousTileConcealSpLn				2037	* *	5	\$148,200	В
AcousTileSusp.Lay-In	Location	Crumbling, n : Old Win	5		-	5	\$29,600	В
	_	Discoloring, n : Old Win	, Extent : Moderate g	, Area A	ffected : 50%			
		oded, Extent n : Old Win	: Moderate, Area A g	Affected	: 25%			
Exposed Concrete	10%	ı		LIFE	* *	5-10	\$29,600	В
Exposed Struc: Steel	5%			LIFE	* *	10	\$23,700	В
Gypsum Board	10%			LIFE	* *	5-10	\$81,500	В

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 Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2024	\$32,400	5	\$700	В
	Other Observation, Extent: Moderate, A	Area Affe	ected : 100%			
	Location: Electrical Room					
	Explanation : 3- Main Service Switche Amperes	es Rated	@ 4000 Amperes, 3	3000 Amp	peres And 2000	

Maintenance \$ are aggregated over a 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 Futu		e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Transformers	400				4.2.000	_	4.00	_
Dry Type	100%			2022	\$13,900	5	\$600	В
			Extent : Moderate, A	Area Affe	ected : 100%			
		: Electrica		100/075	(200 II I			
G : 1	Explana	tion : 1000	Kva And 750 Kva,	480/277	/208 Volts			
Switchgear / Switchboard Fused Disc Sw	50%			2034	* *	5	\$400	D
Fused Disc Sw Fused Disc Sw	50%			2034		5 5	\$400 \$400	B B
	30%			2024	\$74,100	3	\$400	D
Raceway Conduit	90%			2024	\$177,900	1		В
Conduit	10%			2024	\$177,900 **	1		В
Panelboards	10%			2034		1		Б
Fused Disc Sw	5%			2032	* *	5	\$200	В
Fused Knife Sw	5%	2-4	\$9,500	2032	* *	5 5	\$200 \$100	В
rused Killie Sw			\$9,500 Extent : Moderate, A			3	\$100	Ь
		ervanon, L 1 : Upper F		1, 00 /1//6				
			lete Equipment					
Molded Case Bkrs	40%		иете Еципритент	2032	* *	5	\$1,700	В
Molded Case Bkrs	50%			2032		5	\$2,100	В
	30%			2023	\$95,500		\$2,100	Б
Wiring Braided Cloth	20%	2-4	\$40,100	2049	* *	1		В
Braided Cloth			ent : Moderate, Are		ed · 100%	1		ъ
		_	ıt, Upper Floors					
Thermoplastic	80%			2034	* *	1		В
Motor Controllers	80%			2034		1		Б
Locally Mounted	75%			2022	\$24,600	5	\$800	В
Locally Mounted	20%			2022	\$24,000 * *	5	\$200	В
Locally Mounted	5%			2029	* *	5	\$100	В
Ground	370			2037			Ψ100	
Grounding Devices								
Not Accessible	100%							D
Tvot recessione		ervation. F	Extent : Light, Area	Affected	: 100%			D
	Location		20,000, 11, 00	11,500,000	. 10070			
			red With Insulation	ı				
Stand-by Power	T	. , , , ,						
Transfer Switches								
Automatic	100%			2029	* *	1	\$48,900	В
Generators								
Diesel	50%			2033	* *	1	\$30,700	В
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	: Penthou	se					
	Explana	tion : Emer	rgency Generator 1	Rated @	0 150 Kw			
Diesel	50%			2027	* *	1	\$30,700	В
		ervation, E	Extent : Moderate, A		ected : 100%	-	÷= 5,7 5 0	_
		: Penthou		33 -				
	Explana	tion : Eme	rgency Generator 2	Rated @	2 300 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	Futur	e Replacement	M				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Stand-by Power	•					•		
Batteries								
Lead/Acid	50%	2018	\$300	5	\$2,900	В		
Lead/Acid	50%	2017	\$300	5	\$2,900	В		
Fuel Storage								
Day Tank	50%	2032	* *	5	\$14,700	В		
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%					
	Location: Penthouse							
	Explanation: 275 Gallons Capacity							
Main Tank	50%	2039	* *	5	\$2,300	В		
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%					
	Location : Basement							
	Explanation: 275 Gallons Capacity							
Lighting								
Interior Lighting						_		
Fluorescent	90%	2029	* *	10	\$130,800	В		
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%					
	Location: Throughout The Building							
	Explanation: T-8 Lamps							
Fluorescent	10%	2029	* *	10	\$14,500	В		
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%					
	Location: Lobby And Hallways							
	Explanation: Compact Fluorescent L	amps						
Egress Lighting	7 00/	2020	de de			-		
Emergency, Service	50%	2029	* *	1		В		
Exit, LED	10%	2052	* *	1		В		
Exit, Service	40%	2029	* *	1		В		
Exterior Lighting	500/	2020	* *	10	Ф200	D		
HID	50%	2029		10	\$300	В		
HID	50%	2019	\$32,900	10	\$300	В		
Lightning Protection								
Arresters/Cabling	500/					D		
No Component	50%	2020	* *	5	\$2.200	D D		
Generic	50% Other Observation Extent : Moderate	2039		5	\$2,300	В		
	Other Observation, Extent: Moderate, Location: New Addition Building Roo		ciea : 100%					
	Explanation: Copper Lightning Rods							
Alarm	Explanation . Copper Lightning Roas							
Security System								
No Component	70%					D		
Generic	30%	2024	\$163,100	1	\$17,800	В		
Generic				1	Ψ17,600	ע		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Corridors							
	Explanation: Internet Protocol Digital	al Video S	Surveillance Systen	n				
Fire/Smoke Detection	T			-				
Under Construction	100%					D		
	20070							

Maintenance \$ are aggregated over a 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 l	Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating								
Energy Source								
Natural Gas	10%		2044	* *	1		В	
Interruptible Gas/Dual Fuel	90%		2044	* *	1		В	
1 001	Other Observation, E	Extent : Light, Area	Affected	: 100%				
	Location: Basemer	ıt Vault						
	Explanation : #4 Fi	uel Oil						
Conversion Equipment								
Furnace	10%		2032	* *	1	\$7,900	В	
	Other Observation, Extent : Light, Area Affected : 10% Location : Roof							
	Explanation: 3 Ga	s Fired Roof Top P		Inits				
Steam Boiler	90%		2037	* *	1	\$141,400	В	
	Other Observation, E	· ·		: 90%				
	Location: Penthou		m					
	Explanation: 2 Ste	am Boilers						
Distribution	40-1		• 0.40			*= 000	_	
Hot Wtr Piping/Pump	60%		2040	* *	4	\$7,000	В	
Steam Piping/Pump	40%		2034	* *	4	\$3,100	В	
Terminal Devices				de de		** *	_	
Air Handler	30%		2029	**	1	\$29,400	В	
Convector/Radiator	40%		2022	\$679,000 * *	1	\$20,500	В	
Fan Coil Unit/Heat	30%		2029	* *	1	\$15,400	В	
Air Conditioning Energy Source								
Electricity	100%		2040	* *	1		В	
Conversion Equipment								
Centrifugal,Compressor Turbine	50%		2027	* *	1	\$85,800	В	
	Other Observation, E	· ·		: 100%				
	Location : Penthou							
	Explanation: 2 Cer	ntrifugal Chillers R	efrigerar	ıt - 134a				
Int Pkg Unit - Heating/Cooling	35% Now	\$501,200	2025	* *	2	\$2,700	В	
	Damaged, Extent : Severe, Area Affected : 35% Location : 2 Units Per Floor - Basement Thru 4, Multiple Mechanical Defects							
	R-22 Refrigerant, Ex Location: Various	tent : Light, Area A		-	v			
Ext Pkg Unit -	15%		2024	\$177,800	2	\$1,500	В	
Heating/Cooling	13/0		202 1	Ψ177,000	2	Ψ1,500	D	
	R-22 Refrigerant, Ex Location: 2 Units,	_	ffected :	15%				
Terminal Devices								
Air Handler/Cool/Ht	30%		2024	\$229,000	1	\$29,400	В	
Fan Coil - Cool/Heat	20%		2024	\$680,400	1	\$10,300	В	
No Component	50%			. ,			D	

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

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

Asset #: 2120

Mechanical	Curre	nt Repair	Future	Replacement	Ma	Maintenance		
System Component Type	% of Fail D Total (Year	ate Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Air Conditioning Heat Rejection Water Cool Tower	50% 0-2 Corroded, Extent Location : Roof	\$12,900 : Moderate, Area Affe	2022 cted : 10%	\$257,900	2	\$63,800	В	
	Location: Penth	n, Extent : Light, Area nouse Roof Cooling Towers	Affected .	: 100%				
No Component	50%						D	
Ventilation	2070							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$139,900	В	
Exhaust Fans								
Interior	30%		2024	\$59,600	2	\$1,500	В	
Roof	50%		2024	\$71,500	2	\$2,400	В	
Wall Unit	20%		2024	\$54,400	2	\$1,000	В	
Plumbing								
H/C Water Piping								
Brass/Copper	100%		2034	* *	1		В	
Water Heater								
Gas Fired	100%		2022	\$41,800	2	\$2,400	В	
Sanitary Piping								
Cast Iron	100%		LIFE	* *	1		В	
Storm Drain Piping							_	
Cast Iron	100%		LIFE	* *	1		В	
Sump Pump(s) Rigid Piping		\$3,100 : Severe, Area Affected Housing, Basement	2024 d : 50%	\$10,300	4	\$1,300	В	
Backflow Preventer								
Generic	100%		2029	* *	1	\$9,800	В	
Fixtures								
Generic	100%						В	
Vertical Transport								
Elevators Geared Traction		n, Extent : Light, Area it 1-6, 1 Unit 1 - 5, 2 U					C	
	Explanation: 4							
Hydraulic	10%	n, Extent : Light, Area ary 2-3	LIFE Affected	* *			С	
Fire Suppression	Елрининон . 1	····						
Standpipe Generic	100%		2034	* *	1-5	\$80,000	В	
	100/0		2031		1.0	Ψ00,000		
Sprinkler								

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

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

Page: 192

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

Asset #: 2120

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 Code
Fire Suppression Fire Pump							
No Component	40%						D
Generic	60%		2033	* *	1	\$17,800	В

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$381,300	\$533,600
Interior Architecture	\$62,200	\$869,000
Electrical		\$1,816,300
Mechanical		\$189,800
Total	\$443,500	\$3,408,700
Priority A	\$381,300	\$533,600
Priority B		\$2,104,400
Priority C	\$62,200	\$770,700
Total	\$443,500	\$3,408,700

Total	\$270,700	\$52,600	\$65,200	\$55,400
Priority C	\$105,200		\$12,800	\$13,900
Priority B	\$142,800	\$52,500	\$47,700	\$41,600
Priority A	\$22,700	\$100	\$4,800	
Total	\$270,700	\$52,600	\$65,200	\$55,400
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Mechanical	\$58,300	\$21,600	\$25,400	\$21,200
Electrical	\$36,600	\$4,700	\$7,400	\$5,500
Interior Architecture	\$138,200	\$11,300	\$12,800	\$13,900
Exterior Architecture	\$22,700	\$100	\$4,800	
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



Maintenance \$ are aggregated over a 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	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior						
Exterior Walls	00/		de de	_	Φ20.400	
Masonry: Brick	8% Recent Repair Evident, Exter	LIFE nt : Light, Area Affec	* * cted : 30%	5	\$30,400	A
	Location: Penthouse					
Masonry: Brick	30%	LIFE	* *	5	\$114,100	A
Pre-Cast Concrete	40%	LIFE	* *	5	\$494,500	A
Pre-Cast Concrete	10%	LIFE	* *	5	\$123,600	A
	Repairs in Progress, Extent : Location : Northeast Corne	-	d : 25%			
Stucco Cement	2%	2037	* *	5	\$9,500	A
	Recent Repair Evident, Exter Location : Interior Face O		cted : 50%		. ,	
Window Wall	10%	2044	* *	5	\$71,300	A
Windows	1070				Ψ/1,800	
Aluminum	90%	2040	* *	5	\$4,600	A
Aluminum	5%	2046	* *	5	\$300	A
	Recent Replace Evident, Exte Location: Stairs, Penthous	ent : Light, Area Affe	ected : 100%		Ψ2 00	
Metal Louvers	5%	2033	* *	10	\$1,600	A
Parapets					. ,	
Masonry: Brick	25%	LIFE	* *	5-10	\$7,900	A
·	Recent Repair Evident, Exter Location : Interior Face	ıt : Light, Area Affec	eted : 25%			
Metal Panel	5%	2050	* *	5	\$900	A
Metal Rail	25%	2029	* *	5-10	\$21,000	A
Pre-Cast Concrete	45%	LIFE	* *	5	\$26,300	A
Roof					+,	
Modified Bitumen	100%	2032	* *	10	\$80,900	A
	Recent Replace Evident, Exte Location: Throughout		ected : 100%		7.0,200	
Interior						
Floors	100/	2022	001000	2	#22.2 55	~
Carpet	10%	2023	\$86,900	3	\$22,200	C
Cast in Place Concrete	10%	LIFE	* *	5	\$64,700	C
	Water Penetration, Extent : I Location : Boiler Room	Moderate, Area Affe	cted : 10%			
Ceramic Tile	5%	2033	* *	5	\$7,400	С
Panel/Paver: Cer/Brk	5%	2040	* *	5	\$16,600	C
Terrazzo	5%	LIFE	* *	5	\$11,500	C
Vinyl Tile	55%	2024	\$770,700	3	\$40,600	C
Vinyl Tile	10%	2032	* *	3	\$5,500	C
-	Recent Replace Evident, Exte Location : Fifth Floor	ent : Light, Area Affe	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 #: 2121

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 Code
Interior								
Interior Walls								
Ceramic Tile	5%			2027	* *	5	\$7,100	C
Concrete Masonry Unit	10%			LIFE	* *	5	\$11,300	C
Gypsum Board	8%			LIFE	* *	5-10	\$19,200	C
	Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Fifth Floor							
		i : Fijin Fio	or					
Gypsum Board	27%			LIFE	* *	5-10	\$64,900	C
Gypsum Board	5%			LIFE	* *	5-10	\$12,000	C
Marble Panels	5%			LIFE	* *	10	\$2,800	C
Plaster	5%	Now	\$12,900	LIFE	* *	5	\$2,100	C
	_		Extent : Moderate cal Penthouse	, Area Aj	ffected : 15%			
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location	: Mechani	cal Penthouse	55				
Plaster	35%			LIFE	* *	5-10	\$42,000	С
Ceilings								
AcousTileSusp.Lay-In	65%			2029	* *	5	\$98,300	В
AcousTileSusp.Lay-In	5%			2041	* *	5	\$7,600	В
AcousTileSusp.Lay-In	10%			2041	* *	5	\$15,100	В
	•	Progress, I : Fifth Flo	Extent : Light, Ared or	a Affecte	d : 100%			
Exposed Concrete	10%			LIFE	* *	5-10	\$18,900	В
Plaster	10%			LIFE	* *	5-10	\$26,000	В

Electrical		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$32,400	5	\$500	В
	Other Ob	servation, Ext	ent : Moderate, A	rea Affe	ected : 100%			
	Locatio	ı : Electrical	Room					
	Explana	tion : Main S	ervice Disconnec	t Switch	Rated @ 2500 Am	peres		
Transformers								
Dry Type	100%			2022	\$13,900	5	\$400	В
	Other Ob	servation, Ext	ent : Moderate, A	rea Affe	ected : 100%			
	Locatio	ı : Electrical	Room					
	Explana	tion: 2-400	Kva, 480/277v					
Switchgear / Switchboard								
Fused Disc Sw	100%			2024	\$118,600	5	\$500	В
Raceway								
Conduit	80%			2024	\$114,300	1		В
Conduit	10%			2034	* *	1		В
Conduit	10%			2050	* *	1		В

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

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

Asset #: 2121

Electrical		Current F	Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts	•							•
Panelboards								
Fused Disc Sw	10%			2023	\$16,800	5	\$200	В
Molded Case Bkrs	10%			2046	* *	5	\$300	В
Molded Case Bkrs	60%			2023	\$101,100	5	\$1,600	В
Molded Case Bkrs	20%			2032	* *	5	\$500	В
Wiring								
Braided Cloth	20%	2-4	\$30,500	2049	* *	1		В
		_	nt : Moderate, Are	a Affecte	ed : 100%			
	Location	ı : Upper F	loors					
Thermoplastic	60%			2024	\$91,500	1		В
Thermoplastic	10%			2034	* *	1		В
Thermoplastic	10%			2050	* *	1		В
Motor Controllers								
Locally Mounted	10%			2022	\$3,300	5	\$100	В
Locally Mounted	5%			2037	* *	5		В
Motor Control Center	85%			2022	\$364,600	5	\$2,400	В
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$3,000	В
Lighting								
Interior Lighting								
Fluorescent	50%			2024	\$442,800	10	\$45,300	В
			Extent : Moderate, A	Area Affe	ected : 100%			
			out The Building					
		tion : T-12	Lamps					
Fluorescent	35%			2024	\$310,000	10	\$31,700	В
			xtent : Moderate, A	Area Affe	ected : 100%			
			om And Basement					
		tion : T-8 L	amps					
Fluorescent	10%			2032	* *	10	\$9,100	В
	_		Aoderate, Area Aff	ected : 1	00%			
	Location	ı : 5th Floo	r					
Fluorescent	5%			2024	\$44,300	10	\$4,500	В
	Other Obs	servation, E	xtent : Moderate, A	Area Affe	ected : 100%			
		ı : Mechani						
	Explana	tion : Comp	oact Fluorescent Li	ght Fixti	ures			
Egress Lighting						_		
Emergency, Battery	40%			2024	\$16,300	10	\$9,500	В
Emergency, Battery	10%			2032	* *	10	\$2,400	В
Exit, LED	10%			2059	* *	1		В
Exit, Service	40%			2024	\$6,500	1		В
Exterior Lighting								
HID	100%			2024	\$42,400	10	\$300	В

Alarm

Maintenance \$ are aggregated over a 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	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year 1 FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Alarm						
Security System						
No Component	70%					D
Generic	30%	2024	\$105,200	1	\$11,500	В
	Other Observation, Extent: Moder	ate, Area Affect	ted : 100%			
	Location: Corridors And Outside	2				
	Explanation : Internet Protocol L	Digital Video Su	ırveillance Systen	ı		
Fire/Smoke Detection						
No Component	40%					D
Generic	60%	2032	* *	1-3	\$37,900	В
	Other Observation, Extent : Moderate, Area Affected : 100%					
	Location: Hallways And Lobby					
	Explanation: Strobe Lights, Man	ual Pull Station	n, Alarm Bells An	d Smoke	Detectors	

Mechanical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Natural Gas	10%	2044	* *	1		В
No Component	90%					D
	Other Observation, Extent:	Light, Area Affected	: 0%			
	Location: Building C					
	Explanation: Hot And Ch	illed Water Sourced I	From Building C			
Conversion Equipment	100/	2025	de de		фо. 000	
Steam Boiler	10%	2037	* *	1	\$9,800	В
No Component	90%	T. 1 . 1 . 1 . CC . 1	00/			D
	Other Observation, Extent:	Light, Area Affected	: 0%			
	Location: Building C					
D:	Explanation: Hot And Ch	illed Water Sourced I	rom Building C			
Distribution	000/	2022	* *	4	\$6,600	D
Hot Wtr Piping/Pump	90%	2032		4	\$6,600	В
	Other Observation, Extent : Location : From East Con	-	: 100%			
	Explanation: Heating Ho	•	mmlar			
G. D /D			* *		Φ700	
Steam Piping/Pump	10%	2044	* *	4	\$700	В
Terminal Devices	C00/	2024	Φ2< 2 00		Φ2.6. 7 00	ъ
Air Handler	60%	2024	\$36,200	1	\$36,700	В
Convector/Radiator	20%	2037	* *	1	\$6,400	В
Fan Coil Unit/Heat	20%	2029	* *	1	\$6,400	В
Air Conditioning						
Energy Source	1.50/	2040	* *	1		D
Electricity No Component	15%	2040	de de	1		B D
No Component	85%					ע

Maintenance \$ are aggregated over a 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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning Conversion Equipment Ext Pkg Unit - Heating/Cooling	15%			2032	* *	2	\$900	В
	R-134a Re Location	-	Extent : Light, Ared	a Affected	d : 15%			
	Location	: Roof	Extent : Light, Area	Affected	: 15%			
No Component	85% Other Obs		w Package Units Extent : Light, Area C	Affected	: 0%			D
	Explana	tion : Hot A	And Chilled Water	Sourced .	From Building C			
Distribution Chilled Wtr Pipe/Pump No Component	85% 15%			2034	* *	4	\$4,100	B D
Terminal Devices Air Handler/Cool/Ht No Component	85% 15%			2024	\$60,700	1	\$52,000	B D
Heat Rejection Air Condenser Unit No Component	15% 85%			2032	* *	2	\$10,300	B D
Ventilation Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$87,200	В
Exhaust Fans Interior Roof	75% 25%			2024 2029	\$92,900 * *	2 2	\$2,300 \$800	B B
Plumbing H/C Water Piping	1000/			2024	* *			ъ.
Brass/Copper Water Heater	100%			2034		1	¢1 500	В
Gas Fired Sanitary Piping Cast Iron	100%			2022 LIFE	\$26,100	2 1	\$1,500	B B
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s) Rigid Piping	100% Malfunctio	_	\$10,300 nt : Severe, Area A ement, Multiple Me	2034 ffected :		4	\$1,300	В
Backflow Preventer Generic	100%	Swo Busi	nzampie inte	2029	**	1	\$6,100	В
Fixtures Generic	100%							В

Vertical Transport

Maintenance \$ are aggregated over a 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 Rep	placement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Extent : 1	Light, Area Affected : 100	0%			
	Location: 2 Unit Sub Base	ment - 5th Floor, 1 Unit 1	Basement - 5th	Floor		
	Explanation: 3 Units					
Fire Suppression						
Standpipe						
Generic	100%	2044	* *	1-5	\$49,900	В
Sprinkler						
No Component	80%					D
Generic	20%	2034	* *	1-2	\$5,600	В
Fire Pump						
Generic	100%	2037	* *	1	\$18,500	В

Page: 200

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$637,700	\$213,100
Interior Architecture	\$1,081,300	\$564,400
Electrical		\$4,357,200
Mechanical	\$78,900	\$2,769,400
Total	\$1,797,900	\$7,904,000
Priority A	\$637,700	\$213,100
Priority B	\$615,200	\$7,297,300
Priority C	\$545,100	\$393,700
Total	\$1,797,900	\$7,904,000

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$21,100		\$8,200	
Interior Architecture	\$36,900		\$56,600	\$8,200
Electrical	\$64,700	\$27,300	\$40,900	\$30,100
Mechanical	\$166,200	\$88,900	\$166,600	\$78,000
Elevators/Escalators	\$20,700	\$20,700	\$20,700	\$20,700
Total	\$309,700	\$136,900	\$293,000	\$137,100
Priority A	\$21,100		\$8,200	
Priority B	\$268,400	\$136,900	\$228,200	\$128,900
Priority C	\$20,200		\$56,600	\$8,200
Total	\$309,700	\$136,900	\$293,000	\$137,100



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 #: 4130

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 Code			
Exterior							•			
Exterior Walls										
Masonry: Brick	75%		LIFE	* *	5	\$157,400	A			
Masonry: Brick	5%	F	LIFE	**	5	\$10,500	A			
	Repairs in Progress Location: North V	_	a Affecte	d : 25%						
Metal Panel	5% Now	\$8,300	2044	* *	5	\$9,800	A			
	_	Broken/Missing Elements, Extent : Severe, Area Affected : 15% Location : Underside Of Connecting Bridge To Building A								
Metal Coiling Doors	5%		2037	* *	5	\$16,400	A			
Window Wall	10%		2044	* *	5	\$39,400	A			
Windows										
Aluminum	93% Now	\$212,400	2040	**	5	\$22,200	A			
	Hardware Missing,		Area Affe	ected : 25%						
	Location: Through		A CC .	1 250/						
	Unit Inoperable, Ex		ea Affecte	ed: 25%						
	Location : Through	noui 				***				
Metal Louvers	5%		2033	* *	10	\$14,900	A			
Under Construction	2% Other Observation,	Extent : Light Ange	Affaatad	. 00/			D			
	Location : North V		Ајјестеи	. 0%						
		ss Block Is Being Re	nlaced							
Parapets	Emplementon: Greek	ss Block is Being Re	praeca							
Masonry: Brick	95%		LIFE	* *	5-10	\$50,400	A			
Metal Panel	5%		2044	* *	5	\$1,500	A			
Roof										
IRMA/Protected Membrane	5% Now	\$12,800	2029	* *			A			
	_	Insul Miss/Displaced, Extent : Moderate, Area Affected : 15% Location : Over Connecting Bridge								
	Water Penetration, Location: Over C	Extent : Moderate, A onnecting Bridge To								
Modified Bitumen	85% Now	\$169,200	2029	* *			A			
	Blisters, Extent : Mo									
	Location : Near Cooling Tower, North Side									
	Recent Repair Evident, Extent : Light, Area Affected : 50%									
	Location: Throughout									
	Vegetation Growth,		Area Affe	ected : 10%						
	Location : At Drai	ins								
Skylight, Plastic	3%		2037	* *	1		A			
Sloped Glazing	7%		LIFE	* *	5	\$258,200	A			

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 #: 4130

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 Code
Interior								
Floors								
Carpet	15%			2023	\$290,500	3	\$74,100	C
Cast in Place Concrete	10%			LIFE	* *	5	\$144,100	C
Ceramic Tile	5%			2033	* *	5	\$16,500	C
Terrazzo	25%			LIFE	* *	5	\$128,700	C
Vinyl Tile	40%			2029	* *	3	\$49,400	C
Wood	5%			2052	* *	5	\$30,900	C
Interior Walls								
Ceramic Tile	30%			2033	* *	5	\$151,400	C
Concrete Masonry Unit	10%			LIFE	* *	5	\$40,400	C
Gypsum Board	60%			LIFE	* *	5-10	\$514,600	C
Ceilings								
AcousTileSusp.Lay-In	65%			2037	* *	5	\$174,000	В
Exposed Struc: Steel	5%	Now	\$302,800	LIFE	* *			В
-		0.	xtent : Moderate, A um In Basement	rea Affe	cted : 10%			
			xtent : Moderate, A	rea Affe	cted : 10%			
		: Веюж М	ain Entrance					
Gypsum Board	25%			LIFE	* *	5-10	\$230,100	В
Metal Panel	5%			LIFE	* *	5	\$33,500	В

ectrical	Current Repair	Future Repla	acement	M				
tem Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
ler 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2034	* *	5	\$1,000	В		
	Other Observation, Extent : M	Ioderate, Area Affected : 1	00%					
	Location : Electrical Room							
	Explanation: 2- Bolted Pres	sure Contact Swicthes Ra	ted @ 4000	Ampere	s Each			
Transformers								
Dry Type	100%	2029	* *	5	\$800	В		
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Electrical Room							
	Explanation: 225 Kva And	150 Kva, 460/277/120v						
Switchgear / Switchboard								
Fused Disc Sw	90%	2034	* *	5	\$900	В		
Molded Case Bkrs	10%	2034	* *	5	\$600	В		
Raceway								
Conduit	100%	2034	* *	1		В		
Panelboards								
Fused Disc Sw	30%	2032	* *	5	\$1,500	В		
Molded Case Bkrs	70%	2032	* *	5	\$4,100	В		
Wiring								
Thermoplastic	100%	2034	* *	1		В		

Maintenance \$ are aggregated over a 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 I	Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts		<u> </u>					
Motor Controllers							
Locally Mounted	10%	2029	* *	5	\$100	В	
Motor Control Center	90%	2029	* *	5	\$5,400	В	
Ground							
Grounding Devices	1000/	LIEE	* *	_	¢	D	
Generic	100% Other Observation, Extent : Moa	LIFE		5	\$6,500	В	
	Location : Fire Pump Room	вегате, Агеа Ајјест	ea : 100%				
	Explanation: Connected To M	otal Water Pine					
Stand-by Power	Explanation . Connected 10 M	eiai waier ripe					
Transfer Switches							
Automatic	100%	2029	* *	1	\$67,900	В	
Generators	100,0	2027			Ψ07,200		
Diesel	100%	2027	* *	1	\$85,200	В	
	Other Observation, Extent : Mod		ed : 100%		, ,		
	Location: Generator Room						
	Explanation: 700 Kw, Detroit	Diesel Generator					
Batteries							
Nickel Cadmium	100%	2017	\$600	5	\$49,100	В	
Fuel Storage							
Day Tank	50%	2032	* *	5	\$20,400	В	
	Other Observation, Extent: Mod	lerate, Area Affecto	ed : 100%				
	Location : Generator Room						
	Explanation: 275 Gallons Cap	acity					
Underground Storage	50%	LIFE	* *	5	\$13,600	В	
	Other Observation, Extent: Mod	lerate, Area Affecto	ed : 100%				
	Location : Outside						
	Explanation : 2500 Gallons Ca	pacity					
Lighting							
Interior Lighting	0.407		44.077.5 77	4.0	4. 22.22.	-	
Fluorescent	94%	2024	\$1,855,300	10	\$189,800	В	
	Other Observation, Extent: Mod		ea : 100%				
	Location: Throughout The Bui	ıaıng					
T71	Explanation: T-8 Lamps	2024	Φ00.700	10	# 40.400	ъ	
Fluorescent	5%	2024	\$98,700	10	\$10,100	В	
	Other Observation, Extent: Mod		ea : 100%				
	Location: Lobby And Hallway		ng.				
IIID	Explanation : Compact Fluore.			10	φ1.00	D	
HID	1%	2024	\$9,100	10	\$100	В	
Egress Lighting	500/	2024	¢10.200	1		D	
Emergency, Service	50%	2024	\$18,200 * *	1		В	
Exit, LED	25%	2039		1		В	
Exit, Service	25%	2024	\$9,100	1		В	
Exterior Lighting	1000/	2024	¢01 400	10	¢700	D	
HID	100%	2024	\$91,400	10	\$700	В	

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	Replacement	M			
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
ightning Protection							
Arresters/Cabling							
Generic	100%	2039	* *	5	\$6,500	В	
larm							
Security System							
No Component	60%					D	
Generic	40%	2024	\$302,100	1	\$32,900	В	
	Other Observation, Extent : Moderate	e, Area Affec	cted : 100%				
	Location: Coridors And Outside						
	Explanation: Internet Protocol Digital	ital Video S	urveillance Systen	ı			
Fire/Smoke Detection							
No Component	30%					D	
Generic	70%	2024	\$1,809,900	1-3	\$98,000	В	
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Hallways						
	Explanation: Manual Pull Station, A	Alarm Bells,	, Strobe Lights, Sn	noke Det	ectors		

	Current R	Repair	Futur	e Replacement	Maintenance		
% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
100%			2044	* *	1		В
Other Obse	ervation, E	xtent : Light, Area	Affected	: 100%			
Location	: Undergro	ound					
Explanati	ion : #4 Oi	l - One 20,000 Gal	lon Tank	į.			
					1	\$109,100	В
		· ·	Affected	: 100%			
		•					
Explanati	ion : 2 Hot	Water Boilers					
100%	Now	\$25,100	2040	* *	4	\$10,900	В
••							
		_		Koom			
Location	. Delow M	ain Entrance in Ba	semeni				
600/			2024	\$907.600	1	¢01 000	В
	Now	\$22,600					В
		,			1	\$12,800	Б
_							
					1	\$14 300	В
				Ψ111,000		Ψ11,300	
1000/			20.40	ata ata			В
	Total 100% Other Obselection Explanation 100% Other Obselection Explanation Explanation 100% Broken, Ext.elcoation Corroded, Location 60% 20% Damaged, Location 20%	% of Total (Years) 100% Other Observation, E. Location: Undergree Explanation: #4 Oi 100% Other Observation, E. Location: Basemen Explanation: 2 Hot 100% Now Broken, Extent: Seve Location: Isolation Corroded, Extent: Seve Location: Below Model Below Mo	Total (Years) 100% Other Observation, Extent: Light, Area Location: Underground Explanation: #4 Oil - One 20,000 Gal 100% Other Observation, Extent: Light, Area Location: Basement Explanation: 2 Hot Water Boilers 100% Now \$25,100 Broken, Extent: Severe, Area Affected: Location: Isolation Valve Not Holding Corroded, Extent: Severe, Area Affected: Location: Below Main Entrance In Base 60% 20% Now \$23,600 Damaged, Extent: Moderate, Area Affected Location: Fins Are Severly Damaged 20%	% of TotalFail Date (Years)Estimated Cost FY100%2044Other Observation, Extent: Light, Area Affected Location: Underground Explanation: #4 Oil - One 20,000 Gallon Tank100%2029Other Observation, Extent: Light, Area Affected Location: Basement Explanation: 2 Hot Water Boilers100%Now\$25,1002040Broken, Extent: Severe, Area Affected: 3% Location: Isolation Valve Not Holding, Boiler Corroded, Extent: Severe, Area Affected: 10% Location: Below Main Entrance In Basement60%2024 20%Now\$23,600 2029Damaged, Extent: Moderate, Area Affected: 50 Location: Fins Are Severly Damaged On Perin20%2024	Wo of Total Estimated Cost Year Estimated Cost Total Years	Year Estimated Cost Year Estimated Cost Cycle Total Years Estimated Cost (Years)	Not Fail Date Estimated Cost FY Estimated Cost Cycle (Yrs)

Maintenance \$ are aggregated over a 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	Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning Conversion Equipment Centrifugal, Elec Chiller	Malfuncti Location Other Obs	oning, Exte n : Penthou. servation, E	\$33,700 nt : Severe, Area A se, Defective Comp Extent : Moderate, A se Mechanical Equ	oressor Area Affec	ted : 100%	1	\$214,600	В
District.	Explana	tion : Refri	gerant R11					
Distribution Chilled Wtr Pipe/Pump	Location Insul. Det Location	Extent: M : Penthou. eriorating, : Roof	\$24,400 Joderate, Area Affe se Extent : Moderate, Extent : Light, Area	Area Affe		4	\$10,900	В
		ı : Through						
m : 1D :	Explana	tion : Dual	Temp Loop					
Terminal Devices Air Handler/Cool/Ht	100%			2024	\$1,060,400	1	\$136,300	В
Heat Rejection Water Cool Tower	_	, Extent : M	\$35,800 Ioderate, Area Affe se Roof, Deteriora		* *	2	\$177,200	В
Ventilation			37					
Distribution Ductwork/Diffusers	Location Malfuncti	xtent : Seve n : Basemer oning, Exte	\$43,100 ere, Area Affected : at File Room nt : Moderate, Area Duct In East Stairy	a Affected		2-5	\$122,700	В
Exhaust Fans								
Interior	50%			2029	* *	2	\$3,400	В
Roof	50%			2024	\$99,300	2	\$3,400	В
Plumbing H/C Water Piping Brass/Copper	100%			2034	**	1		В
HW Heat Exchanger	10070			2034				ь
Low Temp	100%			2044	* *	4	\$32,700	В
Sanitary Piping Cast Iron		lent, Extent	\$10,800 : Severe, Area Affe at, Leaky House Tra		* *	1	_	В
Storm Drain Piping			, <u>,</u>	1				
Cast Iron	100%			LIFE	* *	1		В

Maintenance \$ are aggregated over a 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	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Plumbing								
Pool Filter/Treatment								
Sand	100%	2029	* *	4	\$54,500	В		
	Damaged, Extent : Light, A							
	Location : Pool Equipmen	nt Room, Valves Need	To Be Replaced, L	D efective	Chemical			
	Controller Other Observation, Extent	· Light Area Affected	. 80%					
	Location : Pool Mechanic		. 00/0					
	Explanation : Plastic Pip							
Backflow Preventer	Explanation . I tustic I tp	ing						
Generic	100%	2029	* *	1	\$13,600	В		
Fixtures	100/0	2027		1	Ψ13,000			
Generic	100%					В		
Vertical Transport	100/0							
Elevators								
Hydraulic	100%	LIFE	* *			C		
,	Other Observation, Extent Location: (3) B-5	-	: 100%					
	Explanation : Two Passer	iger, One Freight						
Fire Suppression								
Standpipe	1000/	2044	* *	1 5	¢111 200	D		
Generic	100%	2044	7- 7-	1-5	\$111,200	В		
Sprinkler Generic	500/	2044	* *	1.0	¢20,000	D		
Generic	50% No Realflow Preventor Fr			1-2	\$30,900	В		
	No Backflow Preventer, Ex Location : Basement	ieni : Moderaie, Area	Affeciea : 100%					
Generic	50%	2044	* *	1-2	\$30,900	В		
	No Backflow Preventer, Extent: Light, Area Affected: 50% Location: Basement							
Fire Pump								
Generic	100%	2033	* *	1	\$41,200	В		
Chemical System		<u></u>						
No Component	98%					D		
Generic	2%	2019	\$500	1-3	\$900	В		

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

Page: 207

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$306,400	
Interior Architecture	\$78,400	\$42,700
Electrical		\$800,200
Mechanical		\$192,700
Total	\$384,700	\$1,035,600
Priority A	\$306,400	
Priority B		\$992,800
Priority C	\$78,400	\$42,700
Total	\$384,700	\$1,035,600

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$53,300		\$15,100	
Interior Architecture	\$14,700		\$38,200	\$2,500
Electrical	\$6,400	\$5,000	\$6,200	\$5,700
Mechanical	\$18,600	\$5,800	\$6,900	\$4,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$96,900	\$14,700	\$70,300	\$17,000
Priority A	\$53,300		\$15,100	
Priority B	\$37,100	\$14,700	\$42,600	\$14,500
Priority C	\$6,500		\$12,600	\$2,500
Total	\$96,900	\$14,700	\$70,300	\$17,000



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

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

Asset #: 13556

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 Code
xterior								
Exterior Walls	C = 0.4			LIDE	ماد ماد	-	Φ.4. 7 .000	
Masonry: Brick		nce, Extent : Northeas	: Light, Area Affec st Corner	LIFE eted : 10%	**	5	\$45,800	A
Metal Coiling Doors	5%			2037	* *	5	\$5,500	A
Stucco Cement	28%			2037	* *	5	\$24,700	A
Window Wall	2%			2044	* *	5	\$2,600	A
Windows							+-,	
Aluminum	75%	Now	\$37,600	2040	**	5	\$2,000	A
	-	eraвie, Ехте i : Through	ent : Moderate, Are out	а Ајјесте	ea : 25%			
Fiberglass Panel	5%			2040	* *	5	\$1,000	A
Glass Block	20%			LIFE	* *	5	\$1,300	A
Parapets	2070			- LII L			Ψ1,500	71
Masonry: Brick	10%			LIFE	* *	5-10	\$3,800	A
Wasoniy. Brick		nce. Extent	: Moderate, Area		: 20%	5 10	Ψ3,000	
		: East Fac		33				
Metal Rail	85%	Now	\$20,400	2037	* *	5	\$33,700	A
Wetai Raii	Deteriora		Extent : Moderate,		fected : 25%	3	Ψ33,700	A
Pre-Cast Concrete	2%	Now	\$4,500	LIFE	* *	5	\$700	A
The cust concrete	Cracking/	Crumbling,	Extent : Severe, A		rted : 100%	5	Ψ700	
	Location	: Coping A	At East Parapet					
			: Severe, Area Affe	ected : 50	0%			
	Location	: Coping A	At East Parapet					
Pre-Cast Concrete	3%			LIFE	* *	5	\$2,100	A
Roof								
Modified Bitumen	95%	Now	\$268,700	2034	* *			A
			lerate, Area Affecte	ed : 30%				
		: Through						
	Vegetation	ı Growth, E	Extent : Moderate, A	Area Affe	ected : 15%			
		: At Drain						
			xtent : Moderate, A	Area Affe	cted : 15%			
			ltipurpose Room					
			: Moderate, Area	Affected .	: 50%			
	Location	: Through	out					
Skylight, Plastic	5%			2037	* *	1		A
terior								
Floors								
Carpet	30%			2023	\$97,100	3	\$24,800	C
Cast in Place Concrete	5%			LIFE	* *	5	\$12,000	C
Ceramic Tile	2%			2033	* *	5	\$1,100	C
Vinyl Tile	63%			2029	* *	3	\$13,000	C

Maintenance \$ are aggregated over a 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		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 Code
Interior								
Interior Walls								
Ceramic Tile	5%			2033	* *	5	\$3,800	C
Gypsum Board	93%			LIFE	* *	5-10	\$121,100	C
Masonry: Brick	2%			LIFE	* *	10	\$500	C
Ceilings								
AcousTileSusp.Lay-In	93%			2037	* *	5	\$51,200	В
	Staining/L	Discoloring,	Extent: Light, Are	ea Affect	ed : 15%			
	Location	: Multipur	pose Room					
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	ı : Multipur	pose Room					
Exposed Struc: Steel	2%			LIFE	* *	10	\$2,200	В
Gypsum Board	5%			LIFE	* *	5-10	\$9,500	В

Electrical	Current Repair	Future R	eplacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2034	* *	5	\$200	В
	Other Observation, Extent: Mode	rate, Area Affecte	d : 100%			
	Location : Electrical Room					
	Explanation: Bolted Pressure C	ontact Switch Rate	ed @ 2500 Amp	eres		
Switchgear / Switchboard						
Fused Disc Sw	100%	2034	* *	5	\$200	В
Raceway						
Conduit	100%	2034	* *	1		В
Panelboards						
Fused Disc Sw	10%	2032	* *	5	\$100	В
Molded Case Bkrs	90%	2032	* *	5	\$900	В
Wiring						
Thermoplastic	100%	2034	* *	1		В
Motor Controllers						
Locally Mounted	100%	2029	* *	5	\$200	В
Ground						
Grounding Devices						
Not Accessible	100%					D
tand-by Power						
Transfer Switches						
Automatic	100%	2029	* *	1	\$11,400	В
Generators						
Natural Gas	100%	2027	* *	1	\$14,300	В
	Other Observation, Extent : Mode Location : Roof	rate, Area Affecte	d : 100%			
	Explanation: 65 Kw Katolight C	Generator				
Batteries						
Lead/Acid	100%	2017	\$600	5	\$1,400	В

Maintenance \$ are aggregated over a 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	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting						
Interior Lighting						
Fluorescent	90%	2024	\$297,000	10	\$30,400	В
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%			
	Location: Throughout The Building					
	Explanation: T-8 Lamps					
Fluorescent	10%	2024	\$33,000	10	\$3,400	В
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%			
	Location: Lobby					
	Explanation: Compact Fluorescent L	ight Fixt	ures			
Egress Lighting						
Emergency, Service	50%	2024	\$3,000	1		В
Exit, Service	50%	2024	\$3,000	1		В
Exterior Lighting						
HID	100%	2024	\$15,300	10	\$100	В
Alarm						
Security System						
No Component	70%					D
Generic	30%	2024	\$37,900	1	\$4,100	В
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%			
	Location : Corridors					
	Explanation: Internet Protocol Digit	al Video .	Surveillance Syster	n		
Fire/Smoke Detection						
Generic	100%	2024	\$432,300	1-3	\$23,400	В
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%			
	Location: Throughout The Building					
	Explanation : Alarm Bells, Manual P	ull Statio	n, Strobe Lights An	d Smoke	Detectors	

% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cvcle	Estimated Cost	Dwionity
			F I		(Yrs)	Estimated Cost	Code
100%			2044	* *	1		В
100%	Now	\$1,900	2029	* *	1	\$16,400	В
eak Evide	ent, Extent .	: Severe, Area Affe	cted : 5%	ó			
Location	:#1 Boiler	•					
ther Obs	ervation, E.	xtent : Light, Area	Affected	: 100%			
Location	: Boiler Ro	oom					
Explanat	ion : 2 Trip	ole Stage Sectional	Hot Wat	er Boilers			
100%			2040	* *	4	\$2,700	В
100%			2029	* *	1	\$11,900	В
	100% eak Evide Location ther Obs Location Explanat	100% Now eak Evident, Extent Location: #1 Boiler ther Observation, E. Location: Boiler Ro Explanation: 2 Trip	100% Now \$1,900 eak Evident, Extent: Severe, Area Affe Location: #1 Boiler ther Observation, Extent: Light, Area Location: Boiler Room Explanation: 2 Triple Stage Sectional	100% Now \$1,900 2029 eak Evident, Extent: Severe, Area Affected: 5% Location: #1 Boiler ther Observation, Extent: Light, Area Affected Location: Boiler Room Explanation: 2 Triple Stage Sectional Hot Wat	100% Now \$1,900 2029 ** eak Evident, Extent: Severe, Area Affected: 5% Location: #1 Boiler ther Observation, Extent: Light, Area Affected: 100% Location: Boiler Room Explanation: 2 Triple Stage Sectional Hot Water Boilers 100% 2040 **	100% Now \$1,900 2029 ** 1 eak Evident, Extent: Severe, Area Affected: 5% Location: #1 Boiler ther Observation, Extent: Light, Area Affected: 100% Location: Boiler Room Explanation: 2 Triple Stage Sectional Hot Water Boilers 100% 2040 ** 4	100% Now \$1,900 2029 ** 1 \$16,400 eak Evident, Extent: Severe, Area Affected: 5% Location: #1 Boiler ther Observation, Extent: Light, Area Affected: 100% Location: Boiler Room Explanation: 2 Triple Stage Sectional Hot Water Boilers 100% 2040 ** 4 \$2,700

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	Currer	t Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning							
Energy Source							
Electricity	100%		2040	* *	1		В
Conversion Equipment							
Ext Pkg Unit - Cooling	100%		2024	\$192,700	2	\$2,300	В
	R-22 Refrigerant, Location: Roof	Extent : Light, Area A	ffected :	80%			
	Other Observation	, Extent : Light, Area	Affected	: 80%			
	Location: Roof						
	Explanation: 4 I	Roof Top Units					
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$32,500	В
Exhaust Fans							
Roof	100%		2029	* *	2	\$1,100	В
Plumbing							
H/C Water Piping							
Brass/Copper	100% Now	\$2,500	2044	* *	1		В
		oning, Extent : Sever					
	Location : 1 Out	Of 2 Booster Pump, I	Basemeni	<u>. </u>			
Water Heater							
Gas Fired	100%		2023	\$9,700	2	\$600	В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Fixtures							
Generic	100%						В
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			C
		, Extent : Light, Area	Affected	: 100%			
	Location: B-2						
	Explanation : On	e Unit					
Fire Suppression							
Sprinkler	1000/		2024	alo -l-	1.2	#10.20 2	Б
Generic	100%		2034	* *	1-2	\$10,300	В

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

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

Page: 212

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 : 06-Jun-2012 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2,ph

Block : 8760 Lot : 60 BIN : 3326936

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$49,300	\$43,100
Interior Architecture		\$52,300
Electrical	\$37,900	
Total	\$87,200	\$95,400
Priority A	\$49,300	\$43,100
Priority B	\$37,900	
Priority C		\$52,300
Total	\$87,200	\$95,400

Total	\$23,300	\$88,200	\$16,900	\$30,600
Priority C	\$7,700	\$6,900		\$7,700
Priority B	\$15,600	\$45,000	\$16,900	\$22,900
Priority A		\$36,300		
Total	\$23,300	\$88,200	\$16,900	\$30,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$9,200	\$7,900	\$10,500	\$12,600
Electrical	\$2,400	\$2,900	\$2,400	\$6,400
Interior Architecture	\$7,700	\$37,100		\$7,700
Exterior Architecture		\$36,300		
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE ACADEMIC VILLAGE

Asset #: 13594

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 Code
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	* *	5	\$43,100	A
Metal Panel	10%			2049	* *	5-10	\$42,300	A
Pre-Cast Concrete	5%			LIFE	* *	5	\$10,000	A
Stucco Cement	10%			2036	* *	5	\$15,400	A
Window Wall	5%			2049	* *	5	\$11,500	A
Windows								
Aluminum	95%			2039	* *	5	\$9,700	A
Metal Louvers	5%			2032	* *	10	\$3,200	A
Parapets								
Masonry: Brick	60%			LIFE	* *	5	\$5,200	A
Metal Rail	30%			2036	* *	5-10	\$47,100	A
Pre-Cast Concrete	10%			LIFE	* *	5	\$5,500	A
Roof								
Copper/Terne	5%			2051	* *	10	\$6,500	A
Modified Bitumen	90%			2028	* *	10	\$46,700	A
Modified Bitumen	5%			2028	* *	10	\$2,600	A
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	cted : 100%			
	Location	a : Small Ro	oof Section					
	Explana	tion : Block	. Pavers Over Mem	brane				
Interior								
Floors								
Carpet	25%			2024	\$90,800	3	\$30,900	C
Cast in Place Concrete	5%			LIFE	* *	5	\$6,800	C
Ceramic Tile	3%			2036	* *	5	\$1,900	C
Slate	7%			LIFE	* *	5	\$4,600	C
Vinyl Tile	60%			2028	* *	3	\$13,900	C
Interior Walls								
Ceramic Tile	3%			2036	* *	5	\$2,800	C
Glass: Single Pane	2%			LIFE	* *	5	\$1,400	C
Gypsum Board	95%			LIFE	* *	5	\$52,300	C
Ceilings							•	
Acous Tile Susp. Lay-In	85%			2036	* *	5	\$60,400	В
Exposed Struc: Steel	10%			LIFE	* *		•	В
Gypsum Board	5%			LIFE	* *	5	\$4,400	В

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 Code
Under 600 Volts				
Service Equipment				
Fused Disc Sw	100%	2043 **	5 \$200	В
	Other Observation, Extent: Moderate	, Area Affected : 100%		
	Location: Electrical Room			
	Explanation: One 1600 Amps Main	Disconnect Switch		

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

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

CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE ACADEMIC VILLAGE

Asset #: 13594

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 Code		
Under 600 Volts								
Transformers	400-			_	**	_		
Dry Type	100%	2036	* *	5	\$200	В		
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Electrical Room Explanation : 2- 150 Kva, 480hv/208-120 Lv							
Switchgear / Switchboard	Explanation . 2- 130 Kva,	40011V/200-120 LV						
Fused Disc Sw	100%	2043	* *	5	\$200	В		
Raceway	100/0	2013			Ψ200			
Conduit	100%	2043	* *	1		В		
Panelboards	10070	20.0						
Fused Disc Sw	5%	2039	* *	5		В		
Molded Case Bkrs	95%	2039	* *	5	\$1,000	В		
Wiring					. , -			
Thermoplastic	100%	2043	* *	1		В		
Motor Controllers								
Locally Mounted	100%	2036	* *	5	\$300	В		
Ground								
Grounding Devices								
Generic	100%	LIFE	* *	5	\$600	В		
Stand-by Power								
Transfer Switches	4.0.007	2025	* *		442.7 00	-		
Automatic	100%	2036	* *	1	\$12,700	В		
Lighting								
Interior Lighting Fluorescent	95%	2028	* *	10	\$36,000	В		
Puolescent				10	\$30,000	Б		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building							
	Explanation: Using T-8 1							
Fluorescent	5%	2028	* *	10	\$1,900	В		
Tuorescent	Other Observation, Extent .		ected : 100%	10	Ψ1,500	D		
	Location : Hallways	, 33						
	Explanation : Cfl Fixtures	S						
Egress Lighting								
Emergency, Service	50%	2028	* *	1		В		
Exit, Service	50%	2028	* *	1		В		
Exterior Lighting								
Fluorescent	100%	2028	* *	10	\$3,800	В		
	Other Observation, Extent .	Moderate, Area Affe	cted : 100%					
	Location: Roof							
	Explanation : Cfl Fixtures	3						
Alarm								
Security System	700/					D		
No Component	70%	2020	* *	1	¢4 600	D D		
Generic	30% Other Observation, Extent .	2028 Moderate Area Affe		1	\$4,600	В		
	Location : Hallways	moueruie, Area Affe	ciea . 10070					
	Explanation : CCTV Cam	eras						
-	Explanation . CC1 v Cam	c i us						

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

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

Page: 215

CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE ACADEMIC VILLAGE

Asset #: 13594

Electrical	Current Repair	Future Replacement	Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code		
Alarm							
Fire/Smoke Detection							
No Component	70%				D		
Generic	30%	2028 **	1-3	\$7,600	В		
Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways						
Explanation: Strobe Lights, Manual Pull Station, Smoke Detectors							

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 Code
Heating								
Energy Source								
HTHW/HW	100%			2033	* *	1		В
			Extent : Light, Area	Affected	: 100%			
		ı : Mech Ro		D 11.1	· D			
Comment Francisco	Explana	tion : Hot \	Water Provided Fro	m Buildi	ing P			
Conversion Equipment HTHW/HW Exchanger	100%			2032	* *	2	\$2,600	В
H1HW/HW Exchanger			Extent : Light Anga			2	\$2,000	В
			Extent : Light, Area r Mech Equip Roon	55	: 100%			
		tion : 5 Un		rı				
Distribution	Ехрійни	uon . 5 On	ııs					
Hot Wtr Piping/Pump	100%			2039	* *	4	\$3,100	В
Terminal Devices	10070			2037			Ψ3,100	ъ
Air Handler	80%			2028	* *	1	\$20,400	В
Convector/Radiator	20%			2036	* *	1	\$2,700	В
Air Conditioning	2070			2030			Ψ2,700	В
Energy Source								
District C.W.	100%			2043	* *	1		В
2134144 3		servation, E	Extent : Light, Area		: 100%	-		
		ı : Mech Ro	-	55				
	Explana	tion : Chill	ed Water Provided	From Bi	iilding P			
Distribution								
Chilled Wtr Pipe/Pump	100%			2043	* *	4	\$3,100	В
Terminal Devices								
Air Handler/Cool/Ht	100%			2028	* *	1	\$25,600	В
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$23,000	В
Exhaust Fans								
Interior	90%			2028	* *	2	\$1,100	В
Roof	10%			2028	* *	2	\$100	В
Plumbing				_				
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		В
Water Heater								
Electric	100%			2021	\$7,300	4	\$200	В
Note: All component repairs \$ estim	ates are in c	urrent dolla	rs and are not escalat	ed for pot	tential future inflatio	n.		

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

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

CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE ACADEMIC VILLAGE

Asset #: 13594

Mechanical	Current Repair	Current Repair Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estima FY	nted Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			C
	Other Observation, Extent : Lig	ht, Area Affected : 100%				
	Location: 1-2					
	Explanation: 1 Unit					
Fire Suppression						_
Standpipe	1000/	20.42	ale ale	1.5	Φ20.000	D
Generic	100%	2043	* *	1-5	\$20,800	В
Sprinkler	4.00-1	-0.40				_
Generic	100%	2043	* *	1-2	\$11,600	В

Page: 217

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE ADMINISTRATION BLDG

Address : 2001 ORIENTAL BLVD.

 Borough
 : BROOKLYN
 Agency's Number
 : 00A-230A

 Program / Asset #
 : CUN0003.0A0 / 2795
 Yr Built/Renovated
 : 1977 / 2000

Area Sq Ft : 32,126 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 04-Jun-2012 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 8760 Lot : 60 BIN : 3326937

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$674,100	\$141,200
Interior Architecture		\$202,200
Electrical		\$468,800
Mechanical	\$307,500	\$35,700
Total	\$981,600	\$847,900
Priority A	\$674,100	\$141,200
Priority B	\$307,500	\$504,500
Priority C		\$202,200
Total	\$981,600	\$847,900

Total	\$71,500	\$23,400	\$23,200	\$69,200
Priority C	\$3,600	\$10,700	\$5,300	
Priority B	\$46,000	\$12,700	\$17,900	\$46,400
Priority A	\$21,900			\$22,800
Total	\$71,500	\$23,400	\$23,200	\$69,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$5,500	\$5,000	\$9,600	\$8,600
Electrical	\$6,700	\$3,700	\$4,400	\$18,500
Interior Architecture	\$33,400	\$10,700	\$5,300	\$15,400
Exterior Architecture	\$21,900			\$22,800
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



Maintenance \$ are aggregated over a 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	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls	0.50/	N	ф 22 0,000	LIEE	ታ ታ	~	Φ<0.000	
Masonry: Brick	Location Rusting Mo	: Mechani asonry Sup	\$229,900 tent : Moderate, Ar cal Room On First t, Extent : Moderat e Connecting G Bu	Floor te, Area		5	\$68,800	A
XV' - 4 XV - 11		. At Briag	e Connecting G Bu		* *		¢45.500	
Window Wall Windows	15%			2043		5	\$45,500	A
Aluminum	Location	: Through etration, E	\$146,200 d, Extent : Modera out xtent : Moderate, A			5	\$7,600	A
Metal Louvers	5%	33		2032	* *	10	\$5,000	A
Parapets							++,	
Metal Rail		Now ed Finish, : Through	\$21,900 Extent : Moderate, out	2028 Area Afj	* * fected : 25%	5	\$72,400	A
Roof								
Single Ply Membrane	Location Other Obso Location	: Various ervation, E : Through	\$49,700 xtent : Moderate, A Offices And Corria xtent : Moderate, A out ng Drain Covers	lors				A
Skylight, Plastic	3%			2036	* *	1		A
Interior								
Floors	4.50/			2010	Φ1 27 , 400	2	Ф22 000	
Carpet	45%	N	\$2,600	2019	\$125,400	3	\$32,000	C
Cast in Place Concrete		Now Crumbling, : Mechani	\$3,600 Extent : Moderate cal Room	LIFE , Area Aj		5	\$5,200	С
Ceramic Tile	5%			2032	* *	5	\$2,400	С
Vinyl Tile	45%			2023	\$202,200	3	\$8,000	C
Interior Walls								
Ceramic Tile	5%			2032	* *	5	\$3,000	C
Concrete Masonry Unit	10%			LIFE	* *	5	\$2,400	C
Glass: Single Pane	5%			LIFE	* *	5	\$2,200	C
Gypsum Board	80%			LIFE	* *	5	\$28,400	С

Maintenance \$ are aggregated over a 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 F		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Esti (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	65%			2028	* *	5	\$30,800	В
	U	iscoloring, Exte : Corridors	nt : Moderate	, Area A	ffected : 10%			
	Water Pene	etration, Extent	: Moderate, A	rea Affe	ected : 15%			
		: Various Office						
Exposed Concrete	5%			LIFE	* *	5	\$400	В
Exposed Struc: Steel	5%			LIFE	* *			В
Gypsum Board	15%			LIFE	* *	5	\$8,900	В
Gypsum Board	5%	Now	\$29,800	LIFE	* *	5	\$3,000	В
71	Cracking/Crumbling, Extent: Moderate, Area Affected: 25%							
	Location : Exterior Ceiling At North Side Near Connecting Bridge							
	Worn/Eroded, Extent : Moderate, Area Affected : 50%							
	Location	: Exterior Ceili	ng At North S	ide Near	Connecting Bridg	e		
Plaster	5%			LIFE	* *	5	\$1,500	В

ectrical	Current Repair	Future	Replacement	M	aintenance			
tem Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod		
ler 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2023	\$15,900	5	\$100	В		
	Other Observation, Extent : Mo Location : Electrical Room	derate, Area Affect	red : 100%					
	Explanation : Main Service D Amperes And 2- 1200 Ampere		Rated @ 1- 3000) Ampere	es, 1- 2000			
Transformers	-							
Dry Type	100%	2021	\$13,900	5	\$100	В		
3 31	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Electrical Room							
	Explanation: 750 Kva, 480/20	08/120 Volts						
Switchgear / Switchboard	-							
Fused Disc Sw	100%	2023	\$74,100	5	\$100	В		
Raceway								
Conduit	95%	2023	\$38,500	1		В		
Conduit	5%	2033	* *	1		В		
Panelboards								
Fused Disc Sw	5%	2022	\$2,200	5		В		
Molded Case Bkrs	95%	2022	\$42,700	5	\$700	В		
Wiring			. ,					
Thermoplastic	95%	2023	\$39,700	1		В		
Thermoplastic	5%	2033	* *	1		В		
Motor Controllers								
Locally Mounted	5%	2021	\$2,700	5		В		
Motor Control Center	95%	2021	\$52,200	5	\$700	В		

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 Estimated (Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground Grounding Devices Generic	Other Observation, Extent : Mode Location : Sprinkler Room		* * d : 100%	5	\$400	В
tand-by Power	Explanation : Covered With Pair	nt				
Transfer Switches						
Automatic	100%	2021	\$10,500	1	\$8,100	В
Generators	100,0		\$10 , 200		Ψ0,100	
Diesel	100% Other Observation, Extent : Mode Location : Generator Room	2019 rate, Area Affecte	\$67,300 d:100%	1	\$10,200	В
	Explanation: One 205 Kw					
Batteries Nickel Cadmium	100%	2015	\$600	5	\$5,900	В
Fuel Storage Day Tank	50%	2022	\$1,300	5	\$2,900	В
	Other Observation, Extent : Mode Location : Generator Room Explanation : 50 Gallons Capac		d : 100%			
Main Tank	50% Other Observation, Extent: Mode Location: Underground Explanation: 600 Gallons Capa		* * d : 100%	5	\$500	В
ighting	Experiment . 300 Ganons Capa	city				
Interior Lighting Fluorescent	97% Other Observation, Extent : Mode Location : Throughout The Build Explanation : Using T-8 Lamps		\$154,200 d:100%	10	\$28,200	В
Incandescent	3%	2018	\$4,800	2		В
Egress Lighting	J /U	2010	φ4,000			ע
Emergency, Service	50%	2023	\$2,600	1		В
Exit, Service	50%	2023	\$2,600	1		В
Exterior Lighting			. ,			•
HID	100%	2018	\$10,900	10	\$100	В
ightning Protection Arresters/Cabling						
Generic	100%	2026	* *	5	\$800	В
Alarm						
Security System	-0					-
No Component	70%	2021			AC 00 =	D
Generic	30% Other Observation, Extent : Mode Location : Hallways		* * d : 100%	1	\$3,000	В
	Explanation: CCTV Surveillanc	e System				

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

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

Asset #: 2795

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Alarm				
Fire/Smoke Detection				
No Component	70%			D
Generic	30%	2031 **	1-3 \$4,900	В
	Other Observation, Extent: Moderate,	Area Affected : 100%		
	Location : Hallways			
	Explanation: Strobe Lights, Manual	Pull Station And Smoke Det	tector	

Mechanical	Current Repa	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 Code
Heating						
Energy Source						
HTHW/HW	100%	2033	* *	1		В
	Other Observation, Exter		: 100%			
	Location: 1st Floor Me	ech Room				
	Explanation: Hot Wate	r Provided From Buildi	ng P			
Distribution						
Hot Wtr Piping/Pump	100%	2031	* *	4	\$2,300	В
Terminal Devices						
Air Handler	80%	2018	\$154,900	1	\$15,700	В
Convector/Radiator	20%	2028	* *	1	\$2,100	В
Air Conditioning						
Energy Source						
District C.W.	100%	2033	* *	1		В
	Other Observation, Exter	ıt : Light, Area Affected	: 100%			
	Location: Mech Room					
	Explanation: Chilled V	Vater Provided From Bi	iilding P			
Distribution						
Chilled Wtr Pipe/Pump	100%	2033	* *	4	\$1,600	В
Terminal Devices						
Air Handler/Cool/Ht	100%	2018	\$152,600	1	\$19,600	В
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$17,700	В
Exhaust Fans						
Interior	90%	2023	\$35,700	2	\$900	В
Roof	10%	2023	\$2,900	2	\$100	В
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2033	* *	1		В
HW Heat Exchanger						
Low Temp	100%	2033	* *	4	\$3,100	В
	Other Observation, Exter	it : Light, Area Affected	: 100%			
	Location: Mech Room					
	Explanation: 2 Units					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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 Repl	acement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Estim	ated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			C
	Other Observation, Extent:	Light, Area Affected: 100%	ó			
	Location: 1-2					
	Explanation: 1 Unit					
Fire Suppression						
Standpipe						
Generic	100%	2043	* *	1-5	\$16,000	В
Sprinkler	·					
No Component	80%					D
Generic	20%	2033	* *	1-2	\$1,800	В

Page: 223

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE ART & 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 : 06-Jun-2012 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2,3

Block : 8760 Lot : 60 BIN : 3326934

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$689,200	\$603,100
Interior Architecture	\$469,400	\$667,700
Electrical	\$138,200	\$1,787,500
Mechanical	\$688,500	\$388,800
Total	\$1,985,300	\$3,447,000
Priority A	\$689,200	\$603,100
Priority B	\$826,700	\$2,749,200
Priority C	\$469,400	\$94,800
Total	\$1,985,300	\$3,447,000

Total	\$131,100	\$26,400	\$62,500	\$73,600
Priority C	\$22,300		\$26,900	\$15,000
Priority B	\$73,300	\$26,400	\$35,600	\$58,600
Priority A	\$35,500			
Total	\$131,100	\$26,400	\$62,500	\$73,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$22,500	\$12,300	\$18,700	\$24,900
Electrical	\$18,200	\$10,200	\$13,000	\$29,800
Interior Architecture	\$50,900		\$26,900	\$15,000
Exterior Architecture	\$35,500			
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



 $[\]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 #: 2106

Architecture	Current Repair		Future Replacement		Maintenance		
ystem Component Type	% of Fail Date Es Total (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior							
Exterior Walls							
Masonry: Brick	88% Now	\$228,300	LIFE	* *	5	\$136,600	A
	Jnt Mortar Miss/Erod, E	xtent : Moderai	te, Area A	ffected : 15%			
	Location : At Lintels	. T. I. A	A CC . 1	100/			
	Water Penetration, Exter Location: Throughout	it : Light, Area	Affectea .	: 10%			
D G G			* ****	ale ale		\$10.100	
Pre-Cast Concrete	2%	\$25.4 000	LIFE	* *	5	\$10,100	A
Window Wall	10% Now	\$254,800	2043	**	5	\$29,100	Α
	Caulking Deteriorated, I		ite, Area A	Affectea : 25%			
	Location: Clearstories		Affected.	. 100/			
	Water Penetration, Exter Location : Classrooms		Ајјестеа .	10%			
Windows	Location . Classrooms	At West Wing					
Aluminum	90% Now	\$19,800	2031	* *	5	\$2,100	A
Aummum	Caulking Deteriorated, I			Affected: 25%	3	Ψ2,100	А
	Location : Throughout		, 11. 00. 1	<i>19900000</i> 1 20 7 0			
	Water Penetration, Exten	nt : Moderate. A	Area Affe	eted : 10%			
	Location : Classrooms	, .					
Metal Louvers	10%		2032	* *	10	\$2,900	A
Parapets							
Masonry: Brick	95% Now	\$77,400	LIFE	* *	5	\$11,700	A
	Vertical Cracks, Extent:		a Affected	d : 2%			
	Location : East Parape						
	Water Penetration, Exten	ıt : Light, Area	Affected .	: 10%			
	Location: Throughout						
Pre-Cast Concrete	5% Now	\$2,500	LIFE	* *	5	\$3,900	Α
	Jnt Mortar Miss/Erod, E	xtent : Light, A	rea Affect	ed : 25%			
-	Location: Coping						
Roof							
Copper/Terne	25%		2051	**	10	\$58,500	A
Modified Bitumen	45%	φ1 2.2 00	2023	\$303,300	10	\$42,100	A
Single Ply Membrane	20% Now	\$13,200	2018	\$66,200			A
	Ponding, Extent: Moder	ate, Area Affec	ted : 10%				
	Location: West Wing		A CC 4 - 1	. 100/			
	Water Penetration, Exter Location: Room 162	и . Ligni, Area	лујестеа .	10/0			
01-1'-1- DI			2026	* *	1		
Skylight, Plastic	5%	¢60 400	2036	* *	1	0.00 400	A
Sloped Glazing	5% Now Water Penetration, Exter	\$62,400	LIFE		5	\$62,400	A
	Location : Greenhouse	_	лујества .	1070			
terior	Location : Greennouse						

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 #: 2106

Architecture		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 Code
nterior								
Floors						_		_
Carpet	15%		\$22,300	2019	\$111,600	3	\$28,500	C
			, Extent : Moderate	, Area A	ffected : 25%			
		n : Through			2/			
		aea, Extent n : Through	: Light, Area Affec	rtea : 25)	∕ ′0			
			Оиі		* *		Φ.Σ. 100	
Cast in Place Concrete	20%			LIFE	* *	5	\$55,400	C
Ceramic Tile	5%			2032	**	5 5	\$6,300 \$47,500	C C
Paver: Asphalt	25% 35%		\$419,900	2032 2033	**	3	\$47,500 \$16,600	C
Vinyl Tile			5419,900 Extent : Light, Are			3	\$10,000	C
	_	r : Corrido	_	u rijjeci	ea . 2570			
			: Moderate, Area	Affected	: 25%			
		n : Corridoi		2550000	. 2070			
Interior Walls								
Concrete Masonry Unit	20%	Now	\$49,500	LIFE	* *	5	\$10,500	C
			nt : Moderate, Are					
	Location	n : Second I	Floor Corridor Of A	Art Wing				
Fiberglass Panel	25%			LIFE	* *			С
Gypsum Board	50%			LIFE	* *	5	\$39,500	C
Masonry: Brick	5%			LIFE	* *			С
Ceilings								
Exposed Concrete	25%			LIFE	* *	5	\$4,900	В
Exposed Struc: Steel	5%		\$28,600	LIFE	* *			В
	Corrosion/Rusting, Extent: Moderate, Area Affected: 5% Location: Room S159							
		ling, Extent n : Studios	: Moderate, Area	Affected	: 10%			
Exposed Struc: Steel	15%			LIFE	* *			В
Fiber Board	50%			2023	\$572,900			В
	Staining/I		, Extent : Moderate out					
Gypsum Board	5%			LIFE	* *	5	\$7,900	В
Gypsuin Board			xtent : Light, Area		: 10%	3	Ψ1,500	D
		n : Room 16		JJ - 272W				

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Over 600 Volts				
Service Equipment				
Fused Disc Sw	100%	2023 \$33,400	3 \$300	В
	Enclosure Corroded, Extent : Moder Location : Outside	rate, Area Affected : 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 #: 2106

Electrical	Current Repair	Future I	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year E	Sstimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Over 600 Volts		•				•		
Transformers								
Dry Type	100%	2021	\$33,300	3	\$600	В		
	Other Observation, Extent : M	oderate, Area Affecte	ed : 100%					
	Location : Outside							
	Explanation: 2000 Kva, 416	0/480/277 Volts						
Feeders	1000/	2022	Ф1 000			ъ		
Cable	100%	2022	\$1,000	1		В		
Raceway	1000/	2022	Φ2. 5 00			ъ		
Conduit	100%	2023	\$3,500	1		В		
Under 600 Volts								
Service Equipment Fused Disc Sw	100%	2023	\$22,400	5	\$400	В		
Fused Disc Sw			\$32,400	5	\$400	В		
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room						
		Explanation: Three 3000 Amps Main Disconnect Switch						
Transformers	Explanation: Three 3000 An	ips main Disconneci	Swiich					
	100%	2021	\$13,900	5	\$300	В		
Dry Type	Other Observation, Extent: M			3	\$300	Ь		
	Location: Electrical And Me		ea . 10070					
	Explanation: 1-300 Kva, 1-							
Switchgear / Switchboard	Explanation : 1- 300 Kva, 1-	112 Kva, 1- /3 Kva						
Fused Disc Sw	100%	2023	\$118,600	5	\$400	В		
Raceway	10070	2023	Ψ110,000		Ψ100	ь		
Conduit	100%	2023	\$142,900	1		В		
Panelboards	10070	2023	Ψ1 12,500			ь		
Fused Disc Sw	10%	2022	\$13,500	5	\$200	В		
Molded Case Bkrs	90%	2022	\$121,300	5	\$2,100	В		
Wiring	7070	2022	Ψ121,300		Ψ2,100			
Thermoplastic	100%	2023	\$152,600	1		В		
Motor Controllers	10070	2023	Ψ132,000			ь		
Locally Mounted	10%	2021	\$3,300	5	\$100	В		
Motor Control Center	90%	2021	\$386,000	5	\$2,100	В		
Ground	3070	2021	Ψ300,000		Ψ2,100	ь		
Grounding Devices								
Generic	100%	LIFE	* *	5	\$1,300	В		
Stand-by Power	2070	211 2			Ψ1,200			
Transfer Switches								
Automatic	100%	2021	\$22,900	1	\$26,700	В		
Generators	- * * , *		÷==,> 50		÷==;,,			
Diesel	100%	2019	\$114,000	1	\$33,500	В		
	Other Observation, Extent : M			-	,,	-		
	Location : Outside	. 33						
	Explanation : Generator Rate	ed @ 150 Kw						
Batteries								
Nickel Cadmium	100%	2015	\$600	5	\$19,300	В		
			+		, , 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 #: 2106

Electrical	Current Repair	Future	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Stand-by Power	•								
Fuel Storage									
Day Tank	50%	2022	\$3,500	5	\$7,800	В			
	Other Observation, Extent	: Moderate, Area Affec	eted : 100%						
	Location : Outside	a							
	Explanation: 8 Gallons (
Main Tank	50%	2026	**	5	\$1,300	В			
	Other Observation, Extent	: Moderate, Area Affec	eted : 100%						
	Location: Underground	a Camacitu							
liabtina	Explanation: 600 Gallon	s Сарасну							
Lighting Interior Lighting									
Fluorescent	8%	2018	\$60,700	10	\$6,200	В			
Tuorescent	Other Observation, Extent			10	ψ0,200	Ъ			
	Location : Lobby								
	Explanation: Using Com	pact Lamps							
Fluorescent	90%	2023	\$682,400	10	\$69,800	В			
	Other Observation, Extent				+ 02 ,000	_			
	Location : Throughout Th								
	Explanation: Using T-8	Lamps							
Incandescent	2%	2018	\$15,200	2		В			
Egress Lighting									
Emergency, Service	50%	2023	\$7,000	1		В			
Exit, Service	50%	2023	\$7,000	1		В			
Exterior Lighting									
Incandescent	100%	2018	\$77,600	2	\$200	В			
Alarm									
Security System	0.007					_			
No Component	90%	2021	* *		Ф2 200	D			
Generic	10%	2031		1	\$3,200	В			
	Other Observation, Extent Location : Outside	: моаетаге, Агеа Ајјес	rea : 100%						
		ana Sumaillanaa							
Fire/Smoke Detection	Explanation: CCTV Can	ета зигченитсе							
No Component	70%					D			
Generic Generic	30%	2031	* *	1-3	\$16,000	В			
Generic			ted : 100%	1-5	Ψ10,000	ט			
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Hallways And Mechanical Rooms								
	Explanation : Strobe Ligh		ns, Smoke Detecto	ors And F	Horns				

Mechanical	Current Repair			Futur	e Replacement	M		
System Component Type	% of Fail I Total (Yea		Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

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 #: 2106

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 Cod
eating	•							
Energy Source HTHW/HW	100% Other Obs	servation, I	Extent : Light, Area	2033 Affected	* * : 100%	1		В
		ı : Mech Ro	_	33				
	Explana	tion : Hot	Water Provided Fro	m Build	ing P			
Conversion Equipment HTHW/HW Exchanger	100%			2026	* *	2	\$5,200	В
Distribution Hot Wtr Piping/Pump	100%		\$48,200	2031	* *	4	\$4,200	В
			evere, Area Affecte or Mech Room And		Other Locations			
Terminal Devices								
Air Handler		Extent: S	\$186,100 evere, Area Affected he Rtus On The Roo		* *	1	\$28,300	В
	Location Leak Evid	a : Coils Of	evere, Area Affecte Rtus Rotted Out - L : Severe, Area Affe 1	Rtus Are	-	ir		
Convector/Radiator	35%			2021	\$317,000	1	\$9,600	В
Fan Coil Unit/Heat	5%			2023	\$71,800	1	\$1,400	В
ir Conditioning								
Energy Source								_
District C.W.	Location	a: 2nd Floo	Extent : Light, Area or Mech Room ed Water Provided			1		В
Distribution	1				- U			
Chilled Wtr Pipe/Pump	100%		\$46,900	2033	* *	4	\$4,200	В
			evere, Area Affecte					
	Location	: 2nd Floo	or Mech Room And	Various	Other Locations			
Terminal Devices Air Handler/Cool/Ht	100%			2018	\$407,300	1	\$52.400	В
entilation	100%			2018	\$407,300	1	\$52,400	ь
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$47,100	В
Exhaust Fans								
Interior	10%			2023	\$10,600	2	\$300	В
Roof	90% Unit Inope Location	erable, Ext	\$6,900 ent : Light, Area Af	2028 fected : 6	* *	2	\$1,900	В
lumbing		-						
H/C Water Piping								
Brass/Copper		Extent: N	\$5,700 Toderate, Area Affe ixing Valve And He			1		В

Maintenance \$ are aggregated over a 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	echanical Current Repair		Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Water Heater						
Electric	100%	2021	\$14,900	4	\$500	В
HW Heat Exchanger						
HTHW/HW	100%	2033	* *			В
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			C
	Other Observation, Extent : Light	t, Area Affected : 1	00%			
	Location: 1-3 & Roof					
	Explanation: 1 Unit					
Fire Suppression						
Standpipe						
Generic	100%	2033	* *	1-5	\$44,300	В
Sprinkler	_					
No Component	90%					D
Generic	10%	2033	* *	1-2	\$2,400	В

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

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

Page: 230

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 : 04-Jun-2012 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 8760 Lot : 60 BIN : 3326939

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$853,000	\$229,800
Interior Architecture		\$292,800
Electrical	\$227,700	\$1,579,300
Mechanical	\$278,700	\$3,117,000
Total	\$1,359,400	\$5,219,000
Priority A	\$853,000	\$229,800
Priority B	\$506,400	\$4,696,300
Priority C		\$292,800
Total	\$1,359,400	\$5,219,000

Total	\$177,300	\$33,400	\$51,200	\$130,600
Priority C	\$54,800	\$1,600	\$1,700	\$12,500
Priority B	\$89,200	\$26,100	\$49,500	\$88,000
Priority A	\$33,400	\$5,700		\$30,200
Total	\$177,300	\$33,400	\$51,200	\$130,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$71,400	\$15,200	\$36,000	\$25,700
Electrical	\$13,800	\$7,000	\$9,600	\$42,500
Interior Architecture	\$54,800	\$1,600	\$1,700	\$28,300
Exterior Architecture	\$33,400	\$5,700		\$30,200
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 2105

Architecture		Current F	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Exterior Walls	20/	NT.	¢22.600	LIEE	* *	_	¢0.200	A
Cast in Place Concrete	2%		\$23,600 Extent : Moderate	LIFE		5	\$9,200	A
	-	_	, Extent . Moderate rd Wall, Loading D	_	jjeciea . 1070			
			derate, Area Affec		ó			
			rd, Loading Dock					
Concrete Masonry Unit	8%			LIFE	* *	5	\$4,600	A
Masonry: Brick	75%	Now	\$230,500	LIFE	* *	5	\$69,000	A
	Expansion	ı Jnt Failur	e, Extent : Modera	te, Area	Affected : 20%			
		a : West Fa						
	_	_	, Extent : Moderate	e, Area Ą	ffected : 25%			
		ı : South Fa						
Metal Coiling Doors	10%		\$56,100	2028	* *	5	\$14,400	A
			Extent : Moderate,	Area Af	fected : 25%			
		i : Loading	Dock Area					
Stucco Cement	5%			2036	* *	5	\$11,500	A
Windows	Q 5 0/	Now	00.900	2021	* *	5	¢1 000	
Aluminum	85%		\$9,800 ed, Extent : Modera	2031		5	\$1,000	A
	_	i : Through		ие, лгеи	Affected . 2570			
		_	Extent : Moderate, A	Area Affe	cted : 25%			
		ı : Offices	,					
Metal Louvers	15%			2032	* *	10	\$2,300	A
Parapets								
Concrete Masonry Unit	15%			LIFE	* *	5	\$4,500	A
Metal Rail	85%	Now	\$48,700	2028	* *	5	\$160,800	A
			Extent : Moderate,	Area Af	fected : 25%			
Roof	Location	: Through	out					
Cast in Place Concrete	10%			LIFE	* *			A
IRMA/Protected	5%			2018	\$69,800	10	\$7,500	A
Membrane	- 7				702,000		7.,000	
			Extent : Moderate,		fected : 100%			
			ction Over First F					
	_		Extent : Moderate, . ection Over First F		ected : 20%			
Modified Bitumen	15%			2028	* *	10	\$22,600	A
Single Ply Membrane	70%	Now	\$74,700	2018	\$373,300			A
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 30% Location : Throughout							
	Patching Evident, Extent: Moderate, Area Affected: 5%							
	Location: Over Second Floor							
	Other Observation, Extent : Moderate, Area Affected : 100%							
		: Through						
	Explana	tion : Missi	ing Drain Covers					

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 #: 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 Code	
Interior									
Floors									
Carpet	20%	Now	\$24,800	2019	\$123,900	3	\$31,600	C	
		r/Impact D 1 : Offices	amage, Extent : Mo	oderate,	Area Affected : 10	%			
		Discoloring, 1 : Offices	Extent : Moderate	, Area Ą	ffected : 25%				
Cast in Place Concrete	62%			LIFE	* *	5	\$142,900	С	
Ceramic Tile	3%			2026	* *	5	\$3,200	C	
Vinyl Tile	15%	Now	\$30,000	2023	\$149,900	3	\$5,900	C	
·	U	Crumbling, 1 : Corridor	Extent : Moderate rs	, Area A	ffected : 15%				
Interior Walls									
Cast in Place Concrete	7%			LIFE	* *			C	
Ceramic Tile	3%			2032	* *	5	\$3,400	C	
Concrete Masonry Unit	65%			LIFE	* *	5	\$29,500	C	
Gypsum Board	25%			LIFE	* *	5	\$17,000	C	
Ceilings									
AcousTileSusp.Lay-In	30%			2028	* *	5	\$31,600	В	
1 ,	Water Per	etration, E	xtent : Light, Area	Affected	: 10%				
	Location	ı : Offices A	And Corridors						
Exposed Struc: Steel	70%			LIFE	* *			В	

lectrical	Current Repair	Future R	eplacement	M					
ystem Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
nder 600 Volts									
Service Equipment									
Fused Disc Sw	75%	2023	\$2,300	5	\$200	В			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Main Service Di Amperes	sconnect Switches R	Rated @ 2- 4000	Ampere	es And 1- 3000				
Fused Disc Sw	25%	2033	* *	5	\$100	В			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Electrical Room								
	Explanation: 1-1200 Amps M	ain Disconnect Swit	tch						
Transformers									
Dry Type	100%	2021	\$29,100	5	\$200	В			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room, C	hiller Room							
	Explanation : 1- 112 kva, 2- 73	5 kva, 2- 30 Kva							
Switchgear / Switchboard									
Fused Disc Sw	30%	2033	* *	5	\$100	В			
Fused Disc Sw	70%	2023	\$362,400	5	\$200	В			

 $[\]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 #: 2105

Current Repair	Future	Future Replacement		Maintenance	
% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
	•				-
		\$411,000	1		В
10%	2033	* *	1		В
10%		\$5,400	5	\$200	В
80%					В
10%	2031	* *	5	\$200	В
			1		В
10%	2033	* *	1		В
10%	2021	\$2,100	5		В
20%		* *		\$400	В
70%	2021	\$121,700	5	\$1,200	В
100%					D
100%	2021	\$10,800	1	\$19,900	В
			1	\$25,000	В
	Moderate, Area Affe	cted : 100%			
Explanation : Diesel Gene	erator Rated @ 575 K	.w			
100%	2015	\$600	5	\$14,400	В
			5	\$6,500	В
	Moderate, Area Affe	cted : 100%			
Explanation: 50 Gallons	Capacity				
50%	2026	* *	5	\$1,000	В
Other Observation, Extent:	Moderate, Area Affe	cted : 100%			
Location: Underground					
Explanation: 3000 Gallor	rs Capacity				
96%	2023	\$434,400	10	\$62,000	В
		cted : 100%			
Location : Throughout Th	e Building				
Explanation: Using T-8 I	amps				
2%	2022	\$5,800	10		В
∠ /0	2023	Ψ5,000	10		D
	90% 10% 10% 90% 10% 10% 90% 10% 10% 10% 10% 10% 10% 10% 100% 10	Work Total Vears Vear FY	March Fail Date Estimated Cost FY	No of Total Fail Date Estimated Cost FY Estimated Cost Cycle (Yrs)	Wo of Total Pail Date Estimated Cost Pail Estimated Cost Pail Pai

Maintenance \$ are aggregated over a 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 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 Code
Lighting								
Egress Lighting								
Emergency, Service	45%			2023	\$5,200	1		В
Emergency, Battery	5%			2023	\$1,500	10	\$900	В
Exit, Service	50%			2023	\$5,800	1		В
Exterior Lighting								
HID	100%			2018	\$26,800	10	\$200	В
Alarm								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2018	\$227,700	1-3	\$12,300	В
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	: Hallway	S					
	Explana	tion : Alarn	n Bells And Manua	l Pull Sta	ation			

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 Code
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2033	* *	1		В
Conversion Equipment Under Construction	100%							D
	Location	: Outside l	xtent : Light, Area In The Backyard 1p Boilers Being U		: 0%			
Distribution	•							
Hot Wtr Piping/Pump	100% Corroded,	Now Extent : M	\$40,100 Toderate, Area Affec	2031 cted : 20	**	4	\$3,500	В
	Location	: Various	Locations					
			Extent : Severe, Ar oom Piping	ea Affect	ed : 30%			
Terminal Devices								
Air Handler	80%			2023	\$344,500	1	\$34,900	В
Fan Coil Unit/Heat	20%			2023	\$239,200	1	\$4,600	В
Air Conditioning								
Energy Source	1000/			2021	* *			ъ
Electricity	100%			2031	* *	1		В
Conversion Equipment	1000/			2026	* *	1	\$76.200	D
Centrifugal, Elec Chille		rvation F	Extent : Light, Area	2026		1	\$76,300	В
		: A C Rooi	· ·	луестеи	. 100/0			
			n ts - #2 Undergoing	Leak Te	stino - Maior A C	Source F	or The Entire	
			For This Building	Lean 16	major n C	Source I	o. The Binne	

Maintenance \$ are aggregated over a 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 I	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 Code
Air Conditioning							
Distribution	400-1					4	_
Chilled Wtr Pipe/Pump	100% Now Corroded, Extent: M.	\$19,500	2033	* *	4	\$3,500	В
	Location : Various		ciea . 20,	×0			
Heat Rejection							
Water Cool Tower	100% Now	\$238,600	2021	\$2,385,800	2	\$56,700	В
	Leak Evident, Extent	: Severe, Area Affe	cted : 10	%			
	Location: Roof						
	Other Observation, I	Extent : Severe, Are	a Affecte	d: 60%			
	Location: Roof		, ,				
Ventilation	Explanation : Supp	ort Columns Corro	aea				
Distribution							
Ductwork/Diffusers	100% Now	\$34,500	LIFE	* *	2-5	\$39,300	В
	Leak Evident, Extent	: Moderate, Area A	Affected :	15%		,	
	Location : Air Leak	ks At Varies Locatio	ons				
Exhaust Fans							
Interior	100%		2023	\$88,300	2	\$2,200	В
Plumbing							
H/C Water Piping	1000/		2022	* *	1		D
Brass/Copper Water Heater	100%		2033	4. 4.	1		В
Electric	100%		2021	\$12,400	4	\$400	В
HW Heat Exchanger	10070		2021	Ψ12,400		ψτου	
Under Construction	100%						D
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Backflow Preventer							_
Generic	100%		2023	\$7,700	1	\$4,400	В
	Other Observation, E Location: Campus						
	Explanation : Othe			-		was	
Fixtures	Ехрининоп . Оте	T Buildings Are Eqi	прреи и	iin i ressure Kegu	iaior vai	ves	
Generic	100%						В
Vertical Transport	10070						
Elevators							
Hydraulic	100%		LIFE	* *			C
•	Other Observation, I	Extent : Light, Area	Affected	: 100%			
	Location: 1-2						
	Explanation : One	Unit					
Fire Suppression							
Standpipe	1000/		2022	* *	1 5	\$26,000	D
Generic	100%		2033	-1- 4-	1-5	\$36,900	В

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

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

Page: 236

CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE CENTRAL SERVICES - P

Asset #: 2105

Mechanical	Current Repair	Future I	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression						
Sprinkler						
No Component	60%					D
Generic	40%	2033	* *	1-2	\$7,900	В
Fire Pump						
Generic	100%	2019	\$59,200	1	\$13,200	В
	Other Observation, Extent : Light, Area	Affected:	100%			
	Location: 1st Floor					
	Explanation: Covers Most Of The Bu	ildings On (Campus			

Page: 237

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE COLLEGE CENTER - U

Address : 1824 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : 230U

Area Sq Ft : 98,604 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 04-Jun-2012 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 8760 Lot : 60 BIN : 3347727

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$581,800	\$274,200
Interior Architecture	\$81,400	\$87,100
Electrical	\$284,300	\$1,435,900
Mechanical	\$801,600	
Total	\$1,749,000	\$1,797,200
Priority A	\$581,800	\$274,200
Priority B	\$1,167,300	\$1,478,200
Priority C		\$44,800
Total	\$1.749.000	\$1,797,200

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$44,900			\$29,600
Interior Architecture	\$17,500	\$20,200		\$2,900
Electrical	\$5,200	\$5,900	\$5,800	\$39,300
Mechanical	\$14,700	\$11,200	\$23,100	\$23,000
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$90,200	\$45,200	\$36,700	\$102,600
Priority A	\$44,900			\$29,600
Priority B	\$27,800	\$25,000	\$36,700	\$70,200
Priority C	\$17,500	\$20,200		\$2,900
Total	\$90,200	\$45,200	\$36,700	\$102,600



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

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

Asset #: 2108

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 Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%		\$67,500	LIFE	* *	5	\$26,300	A
			Extent : Moderate		ffected : 15%			
			Stairs On South Fo					
	_	-	ent, Extent : Moder		ı Affected : 15%			
		ı : Exterior	Stairs On South Fo					
Concrete Masonry Unit				LIFE	* *	5	\$3,300	A
Masonry: Brick	75%			LIFE	* *	5	\$78,800	A
Window Wall	15%			2043	* *	5	\$59,100	A
Windows								
Aluminum	95%		\$11,800	2031	* *	5	\$1,200	A
			tent : Moderate, Ar	ea Affect	ted : 10%			
		ı : Through						
	_		ed, Extent : Modera	te, Area	Affected : 25%			
	Location	ı : Through	out					
Metal Louvers	5%			2032	* *	10	\$800	A
Parapets								
Metal Rail	100%		\$33,100	2028	* *	5	\$109,500	A
			Extent : Moderate,	Area Afj	fected : 25%			
	Location	ı : Through	out					
Roof								
Cast in Place Concrete	15%		\$164,700	LIFE	* *			Α
	_	_	Extent : Moderate	, Area A	ffected : 25%			
			nding Area					
		_	ings, Extent : Mod					
	Location	ı : At Junct	ion Of West Wall A	nd Terra	ice			
Copper/Terne	25%			2051	* *	10	\$85,800	A
Single Ply Membrane	60%	Now	\$58,300	2018	\$291,300			A
			Extent : Moderate, A	rea Affe	cted : 10%			
		ı : Over Ca	·					
			Extent : Moderate, A	Area Affe	ected : 100%			
		ı : Through						
	Explana	tion : Miss	ing Drain Covers					

Interior

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

Asset #: 2108

Architecture		Current F	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 Code
terior								
Floors								
Carpet	20%			2022	\$135,600	3	\$34,600	C
Cast in Place Concrete	10%		\$17,500	LIFE	* *	5	\$25,200	C
	_	_	, Extent : Moderate nical Room	, Area Aj	ffected : 10%			
Ceramic Tile	5%			2038	* *	5	\$5,800	С
		place Evido 1 : Restrooi	ent, Extent : Light, . ns	Area Aff	ected : 100%			
Panel/Paver: Cer/Brk	10%			2039	* *	5	\$25,900	С
Marble Panels	5%			LIFE	* *	5	\$4,300	C
Vinyl Tile	25%			2028	* *	3	\$10,800	C
Vinyl Tile	25%			2031	* *	3	\$10,800	C
			ent, Extent : Light, . rpose Room	Area Aff	ected : 100%			
Interior Walls						_	** • • • •	~
Ceramic Tile	3%			2036	**	5	\$3,000	C
		place Evido 1 : Restroor	ent, Extent : Light, . ns	Area Aff	ected : 100%			
Concrete Masonry Unit	13%			LIFE	* *	5	\$5,200	С
Glass: Single Pane	2%			LIFE	* *	5	\$1,500	C
Gypsum Board	75%			LIFE	* *	5	\$44,800	C
Masonry: Brick	7%			LIFE	* *			C
Ceilings								
AcousTileSusp.Lay-In	70%			2036	* *	5	\$84,600	В
	Water Per	netration, E	Extent : Light, Area	Affected	: 10%			
	Location	ı : Cafeteri	a					
Exposed Concrete	10%			LIFE	* *	5	\$1,900	В
Exposed Concrete	5%			LIFE	* *	5	\$900	В
Gypsum Board	5%			LIFE	* *	5	\$7,600	В
Metal Panel	10%	Now	\$39,100	LIFE	* *	5	\$15,100	В
		/Dented, E. ı : Near Ro	xtent : Moderate, A om U216	rea Affeo	cted : 20%			

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 Code
Under 600 Volts				
Service Equipment				
Fused Disc Sw	100%	2023 \$28,500	5 \$400	В
	Other Observation, Extent: Moderate, A	Area Affected : 100%		
	Location: Electrical Room			
	Explanation: One 3000 Amps Main L	Disconnect Switch		

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

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

Asset #: 2108

Electrical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Transformers							
Dry Type	100%		2021	\$13,900	5	\$300	В
		n, Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Elec						
	Explanation: 1	- 500 Kva					
Switchgear / Switchboard	1000/		2022	Ф102 000	-	Φ.400	ъ
Fused Disc Sw	100%		2023	\$103,800	5	\$400	В
Raceway	0.504		2022	4112 100			
Conduit	95%		2023	\$112,400	1		В
Conduit	5%		2033	* *	1		В
Panelboards					_	4400	_
Fused Disc Sw	5%		2022	\$6,700	5	\$100	В
Molded Case Bkrs	90%		2022	\$121,300	5	\$1,900	В
Molded Case Bkrs	5%		2031	* *	5	\$100	В
Wiring							_
Thermoplastic	95%		2023	\$123,600	1		В
Thermoplastic	5%		2033	* *	1		В
Motor Controllers							
Locally Mounted	25%		2021	\$5,300	5	\$100	В
Motor Control Center	75%		2021	\$130,400	5	\$1,700	В
Ground							
Grounding Devices							
Not Accessible	100%						D
		n, Extent : Light, Area	Affected	l : 0%			
	Location : Sprinkler Room						
	Explanation: Connected To Water Pipe. Point Of Contact Not Visible; Covered With						
G. 11 B	Insulation						
Stand-by Power							
Transfer Switches	1000/		2021	¢22.000	1	¢24.000	D
Automatic	100%		2021	\$22,900	1	\$24,900	В
Lighting							
Interior Lighting	20/		2022	¢12 000	10	¢1 400	D
Fluorescent	2%	u Entant Madanata	2023	\$13,800	10	\$1,400	В
		n, Extent : Moderate, 1 	Area А <u></u>	ectea : 2%			
	Location : Lobb	-	• ,				
		Compact Fluorescent F					
Fluorescent	98%		2023	\$676,900	10	\$69,200	В
		n, Extent : Moderate, A	Area Affe	ected : 100%			
		ughout The Building					
	Explanation : U	sing T-8 Lamps					
Egress Lighting							
Emergency, Service	50%		2023	\$6,400	1		В
Exit, Service	50%		2023	\$6,400	1		В
Exterior Lighting							
HID	100%		2018	\$33,500	10	\$300	В
Alarm							

Alarm

Maintenance \$ are aggregated over a 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	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Alarm						
Security System						
No Component	70%					D
Generic	30%	2023	\$83,100	1	\$9,100	В
	Other Observation, Extent : N	Moderate, Area Affe	cted : 100%			
	Location : Hallways					
	Explanation: CCTV Survei	llance Sytem				
Fire/Smoke Detection						
No Component	70%					D
Generic	30%	2018	\$284,300	1-3	\$15,400	В
	Other Observation, Extent : M	Moderate, Area Affe	cted : 100%			
	Location : Hallways					
	Explanation: Manual Pull	Station, Alarm Bells	, Smoke Detectors			

Mechanical	Curre	ent Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating								
Energy Source								
HTHW/HW	100%		2033	* *	1		В	
		n, Extent : Light, Area	Affected	: 100%				
		loor Mech Room						
	Explanation : H	ot Water Provided Fro	om Build	ing P				
Distribution	4000						_	
Hot Wtr Piping/Pump	100%		2031	* *	4	\$5,700	В	
Terminal Devices			•010	****		** ** ** **	_	
Air Handler	75%		2018	\$353,300	1	\$35,800	В	
Convector/Radiator	25%		2028	* *	1	\$6,200	В	
Air Conditioning								
Energy Source	1000/		2022	de de				
District C.W.	100%	T	2033	**	1		В	
		n, Extent : Light, Area	Affected	: 100%				
		loor Mech Room		11.11 D				
	Explanation : C	hilled Water Provided	From Bi	ulding P				
Distribution Cliff AWA Discours	1000/		2022	* *	4	Ф2 000	ъ	
Chilled Wtr Pipe/Pump	100%		2033	* *	4	\$3,800	В	
Terminal Devices	1000/		2010	Φ 271 100		Φ.4 7.7 00	ъ	
Air Handler/Cool/Ht	100%		2018	\$371,100	1	\$47,700	В	
Ventilation								
Distribution	1000/		T TEE	* *	2.5	ф. 12 .000	ъ	
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$43,000	В	
Exhaust Fans	000/		2010	ф яя соо	2	Ф1.000	ъ	
Interior	80%		2018	\$77,300	2	\$1,900	В	
Roof	20%		2023	\$13,900	2	\$500	В	
Plumbing								
H/C Water Piping	1000/		2022	de de			ъ	
Brass/Copper	100%		2033	* *	1		В	

Maintenance \$ are aggregated over a 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

Mechanical Current Repair		Future	Replacement	M		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Water Heater	1000/	2022	412 500		Φ	-
Electric	100%	2022	\$13,600	4	\$500	В
	Other Observation, Extent: Ligh		100%			
	Location: 1st Floor Mech Equa	-				
	Explanation: 2 Units, For Eme	ergency Use Only	,			
HW Heat Exchanger	100-					_
Low Temp	100%	2033	**	4	\$7,600	В
	Other Observation, Extent: Ligh		100%			
	Location : 1st Floor Mech Equ	ip Room				
	Explanation : 2 Units					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			C
	Other Observation, Extent : Ligh	t, Area Affected :	100%			
	Location: 1-2					
	Explanation: 2 Units					
Fire Suppression						
Standpipe						
Generic	100%	2033	* *	1-5	\$40,300	В
Sprinkler						
No Component	70%					D
Generic	30%	2033	* *	1-2	\$6,500	В

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE HEALTH & PHYSICAL EDUCATION CTR.

Address : 1925 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : 230G

 $Program \, / \, Asset \, \# \quad : \quad CUN0003.0G0 \, / \, 2126 \qquad \qquad Yr \, Built/Renovated \quad : \, 1976 \, / \, 2000$

Area Sq Ft : 72,282 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 06-Jun-2012 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2,3

Block : 8760 Lot : 60 BIN : 3347725

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$1,054,100	\$537,000
Electrical	\$32,800	\$1,340,000
Mechanical	\$479,700	\$3,028,100
Total	\$1,566,600	\$4,905,100
Priority A	\$1,054,100	\$537,000
Priority B	\$512,500	\$4,368,100
Total	\$1,566,600	\$4,905,100

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$26,200			
Interior Architecture	\$26,600	\$35,300	\$4,200	\$12,800
Electrical	\$14,000	\$8,200	\$9,900	\$9,500
Mechanical	\$18,900	\$16,200	\$17,000	\$32,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$89,700	\$63,600	\$35,100	\$58,300
Priority A	\$26,200			
Priority B	\$36,900	\$28,400	\$30,900	\$50,000
Priority C	\$26,600	\$35,300	\$4,200	\$8,200
Total	\$89,700	\$63,600	\$35,100	\$58,300



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

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

CITY UNIVERSITY OF NEW YORK - 042

KINGSBOROUGH COMMUNITY COLLEGE HEALTH & PHYSICAL EDUCATION CTR.

Asset #: 2126

chitecture		Current F	Repair	Future Replacement Ma		aintenance		
stem Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$63,500	LIFE	**	5	\$49,500	A
	_	_	Extent: Moderate	, Area Ą	ffected : 15%			
	Location			ata 1 ma	Affected 150/			
	Location .		ent, Extent : Moder Stairs	aie, Arec	i Ajjeciea . 1576			
Maganus Duigle	80%	Now	\$264,600	LIDE	* *	5	\$159.200	A
Masonry: Brick			3204,000 : Moderate, Area	LIFE		3	\$158,300	А
	Location			ijjecica	. 1070			
			xtent : Moderate, A	rea Affe	cted: 5%			
	Location							
	Vertical Cr	acks, Exte	nt : Moderate, Are	a Affecte	ed : 5%			
	Location							
Window Wall	15%	Now	\$162,400	2043	* *	5	\$55,700	Α
	Water Pene	etration, E	xtent : Moderate, A	rea Affe	cted : 15%			
	Location	: East Fac	ade, West Facade					
	Other Obse	rvation, E	xtent : Moderate, A	Area Affe	ected : 25%			
	Location	: East Fac	ade, West Facade					
	Explanati	on : Soft J	oints Are Deterior	ated				
Windows	0.50/	3.7	Φο 100	2021	ماد ماد	_	Φ.500	
Aluminum		Now	\$9,100	2031	**	5	\$500	Α
	Location .		d, Extent : Modera out	te, Area	Affectea : 25%			
		_	xtent : Moderate, A	rea Affe	cted : 10%			
			ade, West Facade	33				
Metal Louvers	5%			2032	* *	10	\$300	A
Parapets								
Masonry: Brick	70%			LIFE	* *	5	\$22,300	Α
Metal Rail	25%	Now	\$17,100	2028	* *	5	\$56,400	A
			Extent : Moderate,	Area Af	fected : 25%			
	Location	: Through						
Pre-Cast Concrete		Now	\$63,500	LIFE	**	5	\$10,000	Α
		_	ents, Extent : Seve	re, Area	Affected : 50%			
	Location .		1 Entant Com	1 a A CC	ootod . 500/			
	Int Mortar Location		l, Extent : Severe, A	area Affe	eciea : 50%			
			d, Extent : Modera	to Aron	Affected : 25%			
	Location .		и, влини . точети	ıc, 111eu	1111естей . 25/0			

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

CITY UNIVERSITY OF NEW YORK - 042

KINGSBOROUGH COMMUNITY COLLEGE HEALTH & PHYSICAL EDUCATION CTR.

Asset #: 2126

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of I Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof	0.50/	N T	φ. ς	2010	Ф22 с 200			
Single Ply Membrane	Location .	: Through						A
	Location .		xtent : Moderate, A ium	Area Affe	cted : 10%			
Sloped Glazing	Location .	: Over Po				5	\$217,100	A
	Water Pene Location .		xtent : Moderate, A	Area Affe	cted: 10%			
Interior	Bocuiton .	. 1 0017170	u .					
Floors								
Carpet	10%			2019	\$64,500	3	\$16,400	С
Cast in Place Concrete	5%	Now	\$8,300	LIFE	**	5	\$12,000	С
	Cracking/C Location		Extent : Moderate		ffected : 20%		, ,,,,,,	
Ceramic Tile	5%			2032	* *	5	\$5,500	С
Panel/Paver: Cer/Brk	15%			2039	* *	5	\$37,000	C
Sheet Vinyl/Rubber	10%			2028	* *	5	\$16,400	C
Vinyl Tile	30%			2028	* *	3	\$12,300	C
Wood	25%			2051	* *	5	\$51,400	C
Interior Walls								
Cast in Place Concrete	5% Cracking/C Location .	_	\$18,300 Extent : Moderate	LIFE , Area A	* * ffected : 15%			С
		etration, E	xtent : Moderate, A	Area Affe	cted : 15%			
Ceramic Tile	5%			2032	* *	5	\$2,800	С
Concrete Masonry Unit	65%			LIFE	* *	5	\$14,700	Č
		etration, E	xtent : Moderate, A		cted : 10%	-	, - ·,· · ·	
	Location .	: East Exit	<u> </u>					
Glass: Single Pane	5%			LIFE	* *	5	\$2,100	С
Gypsum Board	15%			LIFE	* *	5	\$5,100	C
Metal Panel	5%			LIFE	* *	3	φ3,100	C
Ceilings	270							
AcousTileSusp.Lay-In	20%			2028	* *	5	\$9,200	В
Exposed Concrete	20%			LIFE	* *	5	\$1,400	В
Emposed Concrete	Water Pene		xtent : Light, Area · Near Room G207		: 5%	3	Ψ1,100	D
Exposed Struc: Steel	45%			LIFE	* *			В
Exposed Struc. Sieci			xtent : Moderate, A ium					D
Metal Panel	15%			LIFE	* *	5	\$8,600	В
Tricum i unici	13/0			LHL			Ψ0,000	ע

Maintenance \$ are aggregated over a 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 Repa	ir Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
ver 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2023	\$33,400	3	\$200	В
	Other Observation, Exten		ected : 100%			
	Location : Electrical Re		D 11.11			
T	Explanation : 4160 V St	ipplying Marine Devel	opment Building			
Transformers	1,000/	2021	¢22.200	2	¢400	D
Dry Type	100%	2021	\$33,300	3	\$400	В
	Other Observation, Exten		естеа : 100%			
			4 a			
Feeders	Explanation: 225 Kva,	4100/400/220/120 VOII	lS .			
Cable	100%	2022	\$1,000	1		В
Raceway	10070	2022	\$1,000	1		В
Conduit	100%	2023	\$3,500	1		В
Inder 600 Volts	10070	2023	Ψ3,300	1		
Service Equipment						
Fused Disc Sw	70%	2023	\$20,000	5	\$200	В
T doed Bloc SW	Other Observation, Exten		. ,	5	Ψ200	D
	Location : Electrical Ro					
	Explanation : Main Ser	vice Switches Rated @	3000 Amperes And	! 2000 Ar	nperes	
Fused Disc Sw	30%	2033	* *	5	\$100	В
Tused Disc SW	Other Observation, Exten		ected : 100%	5	Ψ100	Ь
	Location : Electrical Ro					
	Explanation : Main Ser	vice Switch Rated @ 40	000 Amperes Suppl	ving The	High School	
	Building		T · · · · · · · · · · · · · · · · · · ·	,	.8	
Transformers						
Dry Type	100%	2021	\$13,900	5	\$200	В
	Other Observation, Exten	t : Moderate, Area Affe	ected : 100%			
	Location : Electrical, M	lechanical Rooms				
	Explanation: 45 Kva, 3	0 Kva				
Switchgear / Switchboard						
Fused Disc Sw	100%	2023	\$88,900	5	\$300	В
Raceway						
Conduit	95%	2023	\$80,500	1		В
Conduit	5%	2033	* *	1		В
Panelboards						
Fused Disc Sw	5%	2022	\$5,100	5	\$100	В
Molded Case Bkrs	85%	2022	\$85,900	5	\$1,300	В
Molded Case Bkrs	10%	2031	* *	5	\$200	В
Wiring						
Thermoplastic	95%	2023	\$84,600	1		В
Thermoplastic	5%	2033	* *	1		В
Motor Controllers						
Locally Mounted	10%	2021	\$2,100	5		В
Motor Control Center	90%	2021	\$156,500	5	\$1,500	В

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 #: 2126

Electrical	Current Repair	Future	Replacement	M	aintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Ground Grounding Devices Generic	100% 2-4 \$900 Other Observation, Extent : Moderat Location : Water Main Room Explanation : Corroded		* * cted : 100%	5	\$900	В	
Stand-by Power							
Transfer Switches	1000/	2021	\$22,000	1	¢19 200	D	
Automatic	100%	2021	\$22,900	1	\$18,300	В	
Generators Diesel	100% Other Observation, Extent: Moderat Location: Generator Room Explanation: One 130 Kw	2019 e, Area Affed	\$114,000 cted : 100%	1	\$22,900	В	
Batteries Nickel Cadmium	100%	2015	\$600	5	\$13,200	В	
Fuel Storage Day Tank	50% Other Observation, Extent: Moderat Location: Generator Room	2022 e, Area Affec	\$3,000 cted: 100%	5	\$6,800	В	
Main Tank	Explanation: One 10 Gallon Tank 50% Other Observation, Extent: Moderat Location: Underground Explanation: One 600 Gallon Tank		* * cted : 100%	5	\$1,100	В	
Lighting	7	•					
Interior Lighting Fluorescent	85% Other Observation, Extent: Moderat Location: Throughout The Building Explanation: Using T-8 Lamps		\$558,400 sted: 100%	10	\$57,100	В	
Fluorescent	5% Other Observation, Extent: Moderat Location: Lobby Explanation: Cfl Fixtures	2018 e, Area Affec	\$32,800 cted : 100%	10	\$3,400	В	
HID	10%	2023	\$30,400	10	\$200	В	
Egress Lighting							
Emergency, Service	50%	2023	\$6,000	1		В	
Exit, Service	50%	2023	\$6,000	1		В	
Exterior Lighting Fluorescent	100% Other Observation, Extent: Moderat Location: Outside Explanation: Cfl Fixtures	2023 e, Area Affec	\$53,000 cted: 100%	10	\$5,400	В	
Lightning Protection	-						
Arresters/Cabling Generic Alarm	100%	2026	* *	5	\$1,100	В	

Note: 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 #: 2126

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Marm						
Security System						
No Component	70%					D
Generic	30%	2023	\$60,900	1	\$6,600	В
	Other Observation, Extent : Moderate	, Area Affect	ted : 100%			
	Location : Hallways, Gym					
	Explanation : CCTV Cameras					
Fire/Smoke Detection						
No Component	70%					D
Generic	30%	2031	* *	1-3	\$11,000	В
	Other Observation, Extent : Moderate	, Area Affect	ted : 100%			
	Location : Hallways					
	Explanation : Strobe Lights, Manua	Pull Station	η			

Mechanical		Current Repair		Futur	e Replacement	M			
System Component Type	% of Total	Fail Date I (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
leating									
Energy Source									
HTHW/HW	100%			2033	* *	1		В	
			ent : Light, Area	Affected	: 100%				
	Location	: 1st Floor N	Mech Room						
	Explana	tion : Hot Wa	ter Provided Fra	m Build	ing P				
Distribution									
Hot Wtr Piping/Pump	100%			2031	* *	4	\$5,400	В	
Terminal Devices									
Air Handler	80%	Now	\$71,700	2018	\$358,400	1	\$32,700	В	
	Corroded, Extent: Severe, Area Affected: 30%								
	Location	: Inside The	Rtus, Roof						
	Leak Evident, Extent : Severe, Area Affected : 30%								
	Location	: From The	Top Of The Units	5					
Convector/Radiator	20%			2028	* *	1	\$4,700	В	
Air Conditioning									
Energy Source									
District C.W.	95%			2043	* *	1		В	
	Other Obs	ervation, Ext	ent : Light, Area	Affected	: 100%				
	Location	: 1st Floor I	Mech Room						
	Explana	tion : Chilled	Water Provided	From Bi	iilding P				
Electricity	5%			2031	* *	1		В	
Conversion Equipment									
Window/Wall Unit	5%			2018	\$8,500	1		В	
No Component	95%							D	
-	Other Obs	ervation, Ext	ent : Light, Area	Affected	: 0%				
	Location	::							
	Explana	tion : Buildin	g Needs Addition	al Air C	onditioning				

Maintenance \$ are aggregated over a 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		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 Code
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pump	30%			2033	* *	4	\$1,100	В
No Component	70%							D
Terminal Devices	• 0 - 1			•0.40			*1* 100	_
Air Handler/Cool/Ht	30%			2018	\$5,300	1	\$13,600	В
No Component	70%							D
Ventilation								
Distribution	1,000/			LIEE	* *	2.5	¢40,000	D
Ductwork/Diffusers	100%			LIFE		2-5	\$40,900	В
Exhaust Fans	250/			2022	\$22,000	2	\$600	D
Interior Roof	25%			2023	\$23,000	2	\$600	В
	75%			2018	\$49,600	2	\$1,700	В
Plumbing H/C Water Pining								
H/C Water Piping Brass/Copper	100%	Now	\$12,400	2033	* *	1		В
Brass/Copper			\$12,400 Ioderate, Area Affe			1		Ь
			lain Corroded, Pun		70			
Water Heater								
Electric	100%			2021	\$12,900	4	\$400	В
HW Heat Exchanger								
Low Temp	100%			2033	* *	4	\$7,300	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Pool Filter/Treatment								
Diatomaceous Earth	100%			2024	\$3,028,100	4	\$27,200	В
Fixtures								
Generic	100%							В
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
			Extent : Light, Area	Affected	: 100%			
	Location							
	Explana	tion : One	Unit					
Fire Suppression								
Standpipe								
Generic	100%			2033	* *	1-5	\$38,400	В

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

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

Page: 250

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 : 04-Jun-2012 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 8760 Lot : 60 BIN : 3326937

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture		\$115,600
Electrical	\$56,800	\$382,300
Mechanical	\$307,500	\$37,700
Total	\$364,300	\$535,600
Priority A		\$115,600
Priority B	\$364,300	\$420,000
Total	\$364,300	\$535,600

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture				\$74,000
Interior Architecture		\$16,900	\$1,200	\$3,600
Electrical	\$2,300	\$3,000	\$2,800	\$30,600
Mechanical	\$6,000	\$5,200	\$8,400	\$8,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$12,200	\$29,000	\$16,300	\$120,900
Priority A				\$74,000
Priority B	\$12,200	\$12,200	\$15,200	\$46,900
Priority C		\$16,900	\$1,200	
Total	\$12,200	\$29,000	\$16,300	\$120,900



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 KINGSBOROUGH COMMUNITY COLLEGE LEON M. GOLDSTEIN PERF. ARTS CTR

Asset #: 2107

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	* *	5	\$51,500	A
		pair Evidei 1 : Through	nt, Extent : Light, A out	rea Affe	cted : 10%			
Window Wall	15%			2043	* *	5	\$34,100	A
Windows								
Metal Louvers	100%			2032	* *	10		A
Parapets								
Metal Rail	100%			2028	* *	5-10	\$30,000	A
Roof								
Copper/Terne	60%			2051	* *	10	\$64,100	A
Modified Bitumen	20%			2031	* *	10	\$8,500	A
		place Evide 1 : Over Sta	ent, Extent : Light, 1 1ge	Area Aff	ected : 100%			
Single Ply Membrane	20%			2018	\$30,200	10	\$8,500	A
nterior								
Floors								
Carpet	50%			2022	\$139,300	3	\$35,500	C
Cast in Place Concrete	10%			LIFE	* *	5	\$10,400	C
Ceramic Tile	5%			2032	* *	5	\$2,400	C
Sheet Vinyl/Rubber	10%			2031	* *	5	\$7,100	C
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	: Stage						
	Explana	tion : Recei	nt Replacement Evi	dent				
Vinyl Tile	25%			2028	* *	3	\$4,400	С
Interior Walls								
Concrete Masonry Unit	70%			LIFE	* *	5	\$16,500	C
Folding Partition	10%			2039	* *	5	\$14,800	C
Gypsum Board	10%			LIFE	* *	5	\$3,500	C
Masonry: Brick	10%			LIFE	* *			C
Ceilings								
AcousTileSusp.Lay-In	15%			2028	* *	5	\$7,100	В
Exposed Struc: Steel	70%			LIFE	* *		•	В
Gypsum Board	15%			LIFE	* *	5	\$8,900	В

Electrical	C	urrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts	•						
Raceway							
Conduit	100%		2023	\$47,500	1		В
Panelboards							
Fused Disc Sw	5%		2022	\$3,900	5		В
Molded Case Bkrs	95%		2022	\$74,700	5	\$1,000	В
Wiring							
Thermoplastic	100%		2023	\$47,200	1		В

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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	Futur	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts							
Motor Controllers							
Locally Mounted	100%	2021	\$12,700	5	\$300	В	
Lighting							
Interior Lighting							
Fluorescent	20%	2018	\$56,800	10	\$5,800	В	
	Other Observation, Extent : Moder Location : Workshops And Office		cted : 100%				
	Explanation: Using T-12 Lamps						
HID	5%	2018	\$6,600	10	\$100	В	
Incandescent	75%	2023	\$213,000	2	\$500	В	
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: Main Stage						
	Explanation: Stage Lights						
Egress Lighting							
Emergency, Service	50%	2023	\$2,600	1		В	
Exit, Service	50%	2023	\$2,600	1		В	
Exterior Lighting							
HID	100%	2018	\$15,900	10	\$100	В	
Alarm							
Fire/Smoke Detection							
Generic	100%	2031	* *	1-3	\$23,600	В	
	Other Observation, Extent: Moder	rate, Area Affe	cted : 100%				
	Location : Stage And Hallways						
	Explanation: Manual Pull Station	n And Strobe	Lights				

Mechanical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
HTHW/HW	100%	2033	* *	1		В
	Other Observation, Extent: Light, A	Area Affected :	100%			
	Location: Mech Room					
	Explanation : Hot Water Providea	l From Buildin	ıg P			
Distribution						
Hot Wtr Piping/Pump	100%	2031	* *	4	\$2,300	В
Terminal Devices						
Air Handler	80%	2018	\$154,900	1	\$15,700	В
Convector/Radiator	15%	2028	* *	1	\$1,500	В
Induction Unit	5%	2026	* *	1	\$500	В
Air Conditioning						
Energy Source						
District C.W.	100%	2033	* *	1		В
	Other Observation, Extent : Light, A	Area Affected :	100%			
	Location : Mech Room					
	Explanation: Chilled Water Provi	ided From Bui	ilding P			

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

	Current F	Repair	Futur	e Replacement	M	aintenance	
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
100%			2033	* *	4	\$1,600	В
100%			2018	\$152,600	1	\$19,600	В
100%			LIFE	* *	2-5	\$17,700	В
95%			2023	\$37,700	2	\$900	В
5%	Now	\$100		\$1,400	2		В
Not in Ser	vice, Exten	t : Severe, Area Aff	ected : 5	%			
Location	: Roof						
100%			2033	* *	1		В
100%			2021	\$5,600	4	\$200	В
100%			LIFE	* *	1		В
100%			LIFE	* *	1		В
100%							В
100%			2043	* *	1-5	\$16,000	В
50%							D
50%			2033	* *	1-2	\$4,400	В
	100% 100% 100% 100% 95% 5% Not in Ser Location 100% 100% 100% 100% 50%	% of Total Fail Date (Years)	Total (Years) 100% 100% 100% 95% 5% Now \$100 Not in Service, Extent: Severe, Area Aff. Location: Roof 100% 100% 100% 100% 100% 50%	% of Total Fail Date (Years) Estimated Cost FY Year FY 100% 2033 100% 2018 100% LIFE 95% 2023 5% Now \$100 2023 Not in Service, Extent: Severe, Area Affected: 5 Location: Roof 100% 2033 100% LIFE 100% LIFE 100% LIFE 100% 2043 50% 2043	Not in Service, Extent: Severe, Area Affected: 5% LIFE **	Not Fail Date Estimated Cost Year Estimated Cost (Yrs)	Note Fail Date Estimated Cost FY Estimated Cost Cycle (Yrs)

Maintenance \$ are aggregated over a 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: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE MARINE & 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 : 05-Jun-2012 Landmark Status : NONE

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

Block : 8760 Lot : 60 BIN : 3326935

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$470,100	\$415,700
Interior Architecture	\$91,600	\$369,100
Electrical	\$149,600	
Mechanical		\$40,400
Total	\$711,300	\$825,200
Priority A	\$470,100	\$415,700
Priority B	\$241,200	\$132,000
Priority C		\$277,500
Total	\$711,300	\$825,200

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$6,100	\$56,600		\$45,000
Interior Architecture	\$24,000	\$58,000	\$6,100	
Electrical	\$16,900	\$22,300	\$23,700	\$39,900
Mechanical	\$41,100	\$33,600	\$42,700	\$51,900
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$103,900	\$186,300	\$88,300	\$152,600
Priority A	\$6,100	\$56,600		\$45,000
Priority B	\$81,900	\$79,300	\$82,200	\$107,600
Priority C	\$15,900	\$50,400	\$6,100	
	7-0,500	1 7		



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

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

Asset #: 4376

Architecture	Curre	nt Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Da Total (Year	te Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior							
Exterior Walls							
Masonry: Brick	10% Now	\$54,500	LIFE	**	5	\$32,600	A
	Diagonal Cracks, Location: Penth	Extent : Moderate, Ai ouse	rea Affect	ed : 5%			
Masonry: Brick	55%		LIFE	* *	5	\$179,300	A
Metal Panel	5%		2043	* *	5-10	\$112,100	A
Metal Coiling Doors	5%		2036	* *	5	\$50,900	Α
Stucco Cement	15%		2036	* *	5	\$122,300	A
Window Wall	10% Now	\$89,200	2043	* *	5	\$61,100	Α
	Caulking Deterior Location: Rotur	rated, Extent : Modera ada	ate, Area I	Affected : 15%			
	Water Penetration	, Extent : Moderate, A	Area Affe	cted : 10%			
	Location: Rotur	nda					
Windows							
Aluminum	90%		2039	* *	5	\$8,500	A
Metal Louvers	10%		2032	* *	10	\$5,900	A
Parapets							
Masonry: Brick	80%		LIFE	* *	5	\$15,200	A
Metal Rail	15%		2036	* *	5-10	\$51,300	A
Pre-Cast Concrete	5% Now	\$3,800	LIFE	* *	5	\$6,000	A
	Jnt Mortar Miss/E	Grod, Extent : Modera	te, Area A	ffected : 25%			
	Location: Copin	ig					
	Caulking Deterior Location : Copir	rated, Extent : Modera 18	ite, Area I	Affected : 25%			
Roof							
Cast in Place Concrete	2% Now	\$2,300	LIFE	* *			A
	Water Penetration	, Extent : Moderate, A	Area Affe	cted : 10%			
	Location: Over	Room 130 C					
IRMA/Protected	10%		2028	* *	10	\$14,500	A
Membrane	10,0				10	Ψ1.,000	
	Paver Block Balla	st, Extent : Moderate,	Area Aff	ected : 100%			
	Location : Lowe	r Terrace					
Modified Bitumen	85% Now	\$265,300	2028	* *			A
Wodified Bitumen		ashings, Extent : Mod		ea Affected : 25%			А
	Location : Over		, 11.	20.11jj e e red (2 2 / 0			
		, Extent : Moderate, A	Area Affe	cted · 5%			
	Location : Over		11 cu 11,5 c	.ica . 570			
Skylight, Metal/Glass	3%		2043	* *	10	\$14,500	A
	370		2073		10	Ψ14,500	А
terior							
terior Floors	25%		2022	\$358 900	3	\$91 600	C
terior Floors Carpet	25% 10%		2022 LIFE	\$358,900 * *	3 5	\$91,600 \$53,400	C C
terior Floors Carpet Cast in Place Concrete	10%		LIFE		5	\$53,400	C
terior Floors Carpet Cast in Place Concrete Ceramic Tile	10% 5%		LIFE 2032	* *	5 5	\$53,400 \$12,200	C C
terior Floors Carpet Cast in Place Concrete	10%		LIFE	* *	5	\$53,400	C

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

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

Asset #: 4376

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 Code
Interior								
Interior Walls								
Concrete Masonry Unit	15%			LIFE	* *	5	\$15,200	C
Folding Partition	5%			2045	* *	5	\$31,700	C
Glass: Single Pane	5%			LIFE	* *	5	\$9,500	C
Gypsum Board	75%			LIFE	* *	5	\$114,200	C
Ceilings								
AcousTileConcealSpLn	5%			2036	* *	5	\$15,300	В
AcousTileSusp.Lay-In	5%	Now	\$8,100	2036	* *	5	\$6,100	В
	Location Water Pen	: Corridor etration, E	nents, Extent : Mode r Near Room 226 Extent : Severe, Arec r Near Room 226		50			
AcousTileSusp.Lay-In	75%			2036	* *	5	\$183,100	В
		etration, E : Room M	xtent : Moderate, A 402	rea Affe	cted : 5%			
Exposed Struc: Steel	10%			LIFE	* *			В
Gypsum Board	5%			LIFE	* *	5	\$15,300	В

ectrical	Current Repair	Future Repla	cement	Maintenance			
tem Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estima FY	nted Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
ler 600 Volts							
Service Equipment							
Fuel Cell(s)	5%	2032	* *	1-5	\$19,900	В	
	Other Observation, Extent: Moder	ate, Area Affected : 10	00%				
	Location : 4th Floor						
	Explanation: 6 Kw, For Comput	ter Support System					
Molded Case Bkrs	45%	2043	* *	5	\$2,000	В	
	Other Observation, Extent : Moder	ate, Area Affected : 10	00%				
	Location : Electrical Room						
	Explanation : Main Service Switc	ch Rated @ 1600 Amp	eres For E	mergenc	y Distribution.		
No Component	50%					D	
•	Other Observation, Extent: Light,	Area Affected : 0%					
	Location:	55					
	Explanation : Fed From Other Bi	uilding					
Transformers	-						
Dry Type	100%	2036	* *	5	\$600	В	
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Electrical Room						
	Explanation : 1-500 Kva, 1-150 K	Kva					
Switchgear / Switchboard							
Molded Case Bkrs	100%	2043	* *	5	\$4,400	В	
Raceway							

Maintenance \$ are aggregated over a 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 #: 4376

Electrical	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 Code
Under 600 Volts							
Panelboards							
Fused Disc Sw	5%		2039	* *	5	\$200	В
Molded Case Bkrs	95%		2039	* *	5	\$4,200	В
Wiring							
Thermoplastic	100%		2043	* *	1		В
Motor Controllers							
Locally Mounted	10%		2036	* *	5	\$100	В
Motor Control Center	90%		2036	* *	5	\$4,100	В
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$2,500	В
Stand-by Power							
Transfer Switches	400-1			_	_		-
Automatic	100%		2036	* *	1	\$51,500	В
Generators							_
Diesel	100%		2032	* *	1	\$64,600	В
	Other Observation, E.		Area Affe	cted : 100%			
	Location : Generato						
	Explanation : Gener	ator Rated @ 350	Kw				
Batteries	1,000/		2010	¢<00	_	¢27.200	ъ
Nickel Cadmium	100%		2018	\$600	5	\$37,200	В
Fuel Storage	50%		2039	* *	5	¢15 100	В
Day Tank	0ther Observation, E	rtant : Modarata I			3	\$15,100	D
	Location : Generato		пеи лује	ciea . 100/0			
	Explanation: 60 Ga						
Main Tank	50%	пона Сириспу	2051	* *	5	\$2,400	В
Main Tank	0ther Observation, E	rtant : Modarata I			3	\$2,400	D
	Location : Undergra		пеи лује	cieu . 100/0			
	Explanation: 1000						
Lighting	Елрининоп . 1000	занонь сирисну					
Interior Lighting							
Fluorescent	2%		2028	* *	10	\$3,000	В
1 Idologoont	Other Observation, E.	xtent : Moderate. A		cted : 100%	10	Ψ5,000	ם
	Location : Lobby						
	Explanation : Comp	act Fluorescent Fi	ixtures				
Fluorescent	98%		2028	* *	10	\$146,600	В
1 Iuorescent	Other Observation, E.	xtent · Moderate 1			10	φ140,000	ט
	Location : Through		170071990	cica : 10070			
	Explanation : Using						
Egress Lighting	zaprananon . Osmg						
Emergency, Service	50%		2028	* *	1		В
Exit, Service	50%		2028	* *	1		В
Exterior Lighting	2070						
HID	100%		2028	* *	10	\$500	В
The state of the s	10070				-0	Ψ200	

Lightning Protection

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

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

Asset #: 4376

Electrical	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 Code
ightning Protection						
Arresters/Cabling						
Generic	100%	2051	* *	5	\$1,500	В
larm						
Security System						
No Component	70%					D
Generic	30%	2028	* *	1	\$18,700	В
	Other Observation, Extent: Mod	lerate, Area Affected : 10	00%			
	Location: Hallways					
	Explanation: CCTV Surveillan	ace System				
Fire/Smoke Detection						
No Component	70%					D
Generic	30%	2028	* *	1-3	\$30,900	В
	Other Observation, Extent : Mod	lerate, Area Affected : 10	00%			
	Location: Hallways					
	Explanation: Manual Pull Stat	tion, Strobe Lights And A	larm Bell	S		

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 Code
Heating							
Energy Source							
HTHW/HW	100%		2033	* *	1		В
	Other Observation, I	Extent : Light, Area	Affected	: 100%			
	Location: Mech Re	oom					
	Explanation: Hot	Water Provided Fro	m Build	ing P			
Conversion Equipment							
HTHW/HW Exchanger	100%		2032	* *	2	\$10,100	В
	Other Observation, I	Extent : Light, Area	Affected	: 100%			
	Location: Mech R	oom					
	Explanation: 4 Un	nits					
Distribution							
Hot Wtr Piping/Pump	100%		2039	* *	4	\$12,100	В
Terminal Devices							
Air Handler	80%		2028	* *	1	\$80,800	В
Convector/Radiator	20%		2028	* *	1	\$10,600	В
Air Conditioning							
Energy Source							
District C.W.	90%		2033	* *	1		В
	Other Observation, I	Extent : Light, Area	Affected	: 80%			
	Location : Mech R	oom					
	Explanation: Child	led Water Provided	From Bi	iilding P			
Electricity	10%		2039	* *	1		В

Maintenance \$ are aggregated over a 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 #: 4376

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 Code
Air Conditioning Conversion Equipment Reciprocating Compr/Chiller	10%			2028	**	1	\$7,600	В
			tent : Light, Area A or Mech Equip Roo					
No Component	90%	i . 2na r toc	т месн Едигр Коо.	m - ror	The Theatre Only			D
Distribution	7070							- Б
Chilled Wtr Pipe/Pump	100%			2033	* *	4	\$8,100	В
Terminal Devices Air Handler/Cool/Ht	100%			2028	* *	1	\$101,000	В
Heat Rejection Water Cool Tower	10%			2024	\$5,300	2	\$16,400	В
No Component	90%							D
Ventilation Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$91,000	В
Exhaust Fans	100%			LIFE		2-3	\$91,000	Б
Interior	95%			2028	* *	2	\$4,800	В
Roof	5%			2023	\$7,400	2	\$300	В
Plumbing H/C Water Piping								
Brass/Copper	100%			2043	* *	1		В
Water Heater Electric	100%			2021	\$28,700	4	\$1,000	В
HW Heat Exchanger	100%			2021	\$28,700	4	\$1,000	Б
Low Temp			\$11,500 evere, Area Affected ical Room	2033 d : 20%	* *	4	\$16,200	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		В
Fixtures Generic	100%							В
Vertical Transport								
Elevators Hydraulic	Location	n : (2) 1-4	, ,	LIFE Affected	* * !: 100%			С
E. G.	Explana	tion : 4 Un	its					
Fire Suppression Standpipe Generic	1000/			2042	* *	1 5	\$82,400	D
Generic Sprinkler	100%			2043		1-5	\$82,400	В
Sprinkier No Component Generic	60% 40%			2043	* *	1-2	\$18,300	D B
	70							-

Maintenance \$ are aggregated over a 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: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE ROBERT J KIBEE LIB & 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 : 05-Jun-2012 Landmark Status : NONE

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

Block : 8760 Lot : 60 BIN : 3348024

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$196,300	\$444,500
Interior Architecture		\$601,300
Electrical	\$59,600	\$1,310,000
Mechanical		\$1,108,000
Total	\$255,800	\$3,463,900
Priority A	\$196,300	\$444,500
Priority B	\$59,600	\$2,496,400
Priority C		\$523,000
Total	\$255.800	\$3,463,900

Total	\$115,900	\$82,600	\$72,500	\$80,500
Priority C		\$26,600	\$9,500	
Priority B	\$58,000	\$45,700	\$63,000	\$80,500
Priority A	\$57,900	\$10,300		
Total	\$115,900	\$82,600	\$72,500	\$80,500
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Mechanical	\$19,500	\$15,400	\$30,500	\$30,600
Electrical	\$22,700	\$14,500	\$16,700	\$14,500
Interior Architecture		\$26,600	\$9,500	\$19,600
Exterior Architecture	\$57,900	\$10,300		
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



Maintenance \$ are aggregated over a 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

Architecture	Current Repair		Future Replacement		Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Exterior Walls Masonry: Brick			nt, Extent : Light, A	LIFE rea Affec	* * cted : 25%	5	\$99,700	A
Window Wall	20% Recent Re		nt, Extent : Light, A	2043 rea Affec	* * cted : 25%	5	\$93,500	A
Windows								
Aluminum	Location Water Pen	Deteriorate 1 : Through	xtent : Moderate, A			5	\$1,600	A
Metal Louvers	5%			2032	* *	10	\$1,100	A
Parapets Masonry: Brick			nt, Extent : Light, A	LIFE rea Affec	* *	5	\$2,600	A
Metal Panel	5% Recent In		Extent : Light, Area	2049 Affected	* * 100%	5	\$700	A
Metal Rail	25%			2036	* *	5-10	\$16,900	A
Roof Cast in Place Concrete	Location Vegetation Location	Crumbling, 1 : Terrace 11 Growth, 1 11 : Over Co	\$26,900 Extent : Moderate Over Concourse Extent : Severe, Are ncourse Extent : Moderate, A	a Affecte	ed : 25%			A
	Location	ı : Over Co	ncourse					
Copper/Terne Modified Bitumen			ent, Extent : Light, . out	2051 2031 Area Affa	* * * * ected : 100%	10 10	\$98,100 \$50,500	A A
Sloped Glazing	10% Caulking Location Water Pen	Now Deteriorate n : Over Re netration, E	\$149,500 cd, Extent : Modera ception Area extent : Moderate, A cormation Area, Ran	rea Affe		5	\$149,500	A
terior								
Floors	2501			2010	#212.000	2	670.000	~
Carpet	35% 15%			2019	\$313,000	3	\$79,900 \$40,000	C
Cast in Place Concrete Ceramic Tile	15% 5%			LIFE 2032	* *	5 5	\$49,900 \$7,600	C C
Panel/Paver: Cer/Brk	3% 15%			2032	* *	<i>5</i>	\$7,000	C
1 and 1 a vol. Col/ DIK	15/0					<i>J</i>	Ψ21,200	\sim

Maintenance \$ are aggregated over a 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

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 Code
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			C
Concrete Masonry Unit	15%			LIFE	* *	5	\$5,800	C
Glass: Single Pane	10%			LIFE	* *	5	\$7,200	C
Gypsum Board	70%			LIFE	* *	5	\$40,400	C
Ceilings								
AcousTileSusp.Lay-In	25%			2028	* *	5	\$39,200	В
Exposed Concrete	35%			LIFE	* *	5	\$8,600	В
	Water Per	netration, E	xtent : Light, Area	Affected	: 5%			
	Location	ı : Corridoi	· Under Ramp And	L130				
Gypsum Board	40%			LIFE	* *	5	\$78,400	В
	Water Per	netration, E	xtent : Light, Area	Affected	: 5%			
	Location	ı : Near Rej	^f erence Desk On Fi	rst Floor	r			

Electrical	Current Repair	Future	Replacement	М	aintenance			
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
ver 600 Volts	•							
Service Equipment						_		
Not Accessible	100%					D		
Transformers								
Dry Type	100%	2021	\$33,300	3	\$700	В		
	Other Observation, Extent : Mo	oderate, Area Affect	ted : 100%					
	Location : Electrical Room							
	Explanation: 2-2000 Kva, 41 Science Building.	60/480/277 Volts	Serving Building.	s T5 Ana	l Arts And			
Feeders								
Busway	100%	2021	\$67,700	1		В		
Raceway								
Tray	100%	2021	\$3,500	1		В		
Inder 600 Volts								
Service Equipment								
Air Circuit Breaker	20%	2023	\$6,100	5	\$100	В		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Electrical Room							
	Explanation: 1-4000 Amps 1	Main Disconnect Sv	vitch					
Air Circuit Breaker	60%	2023	\$18,200	5	\$300	В		
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Electrical Room							
	Explanation : 2- 3000 Amps I Science Building	Aains Service Swict	hes Serving T5 B	uilding A	And Arts And			
Fused Disc Sw	20%	2023	\$6,100	5	\$100	В		
	Other Observation, Extent : Mo	oderate, Area Affect	ted : 100%					
	Location : Electrical Room							
	Explanation: 1-3000 Amps	Main Disconnect Sv	vitch Serving Ma	c Buildin	ıg.			

Maintenance \$ are aggregated over a 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 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts			•				•	
Transformers								
Dry Type	100%		2021	\$13,900	5	\$400	В	
	Other Observation, E.		Area Affe	cted : 100%				
	Location : Electrica							
	Explanation: 1-750	Kva						
Switchgear / Switchboard	1000/		2022	¢00,000	_	ф 5 00	D	
Fused Disc Sw	100%		2023	\$88,900	5	\$500	В	
Raceway	1,000/		2022	¢104.200	1		D	
Conduit Panelboards	100%		2023	\$104,300	1		В	
Fused Disc Sw	10%		2022	\$9,000	5	\$200	В	
Molded Case Bkrs	90%		2022	\$80,900	5	\$2,400	В	
Wiring	9070		2022	\$60,500		\$2,400		
Thermoplastic	90%		2023	\$108,800	1		В	
Thermoplastic	10%		2033	**	1		В	
Motor Controllers	1070		2033		1			
Locally Mounted	20%		2021	\$28,600	5	\$100	В	
Motor Control Center	80%		2021	\$114,300	5	\$2,200	В	
Ground				· · · · · · · · · · · · · · · · · · ·		· /		
Grounding Devices								
Generic	100%		LIFE	* *	5	\$1,500	В	
Stand-by Power								
Transfer Switches								
Automatic	100%		2021	\$10,800	1	\$30,900	В	
Generators								
Diesel	100%		2019	\$73,000	1	\$38,800	В	
	Other Observation, E.		Area Affe	ected : 100%				
	Location : Generate		***					
D 1	Explanation : Gener	rator Rated @ 285	Kw					
Batteries	1000/		2015	\$ <00	_	¢22.200	D	
Nickel Cadmium	100%		2015	\$600	5	\$22,300	В	
Fuel Storage	500/		2022	\$4.200	5	¢0.400	D	
Day Tank	50% Other Observation, E.	vtent : Moderate /		\$4,200	5	\$9,400	В	
	Location : Generate		пеи Аује	ciea . 100/0				
	Explanation: 25 Ga							
Main Tank	50%	шонь Сирисиу	2026	* *	5	\$1,500	В	
mani tank	50% Other Observation, E.	rtent · Moderate 1			3	\$1,300	D	
	Location : Undergra		пси лује	cica . 100/0				
	Explanation: 600 G							
T to take	<i>Елрининон</i> . 000 0	чионь сирисиу						

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 #: 2116

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail D Total (Yea	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Lighting								
Interior Lighting								
Fluorescent	3%		2018	\$18,000	10	\$2,800	В	
		n, Extent : Moderate, A	Area Aff	ected : 100%				
	Location : Lobb	•						
		ompact Fluorescent F						
Fluorescent	97%		2023	\$581,800	10	\$90,400	В	
		Other Observation, Extent: Moderate, Area Affected: 100%						
		ughout The Building						
	Explanation : U	sing T-8 Lamps						
Egress Lighting								
Emergency, Service	50%		2023	\$8,400	1		В	
Exit, Service	50%		2023	\$8,400	1		В	
Exterior Lighting								
HID	100%		2018	\$41,600	10	\$300	В	
Lightning Protection								
Arresters/Cabling								
Generic	100%		2026	* *	5	\$1,200	В	
Alarm								
Security System	0.0						_	
No Component	90%						D	
Generic	10%		2023	\$34,400	1	\$3,800	В	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outs							
	Explanation : C	CTV Surveillance Can	nera					
Fire/Smoke Detection	4007						Б	
No Component	40%		2021	d. d.	1.0	ф ол 100	D	
Generic	60%	E M. 1	2031	**	1-3	\$37,100	В	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Hallways, Mechanical Room							
		•						
-	Explanation : S	trobe Lights, Manual I	ull Stati	eons				

Mechanical	Current Repair	Future Repl	acement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
leating						
Energy Source						
HTHW/HW	100%	2033	* *	1		В
	Other Observation, Extent : Light, Area	Affected: 100%	6			
	Location : Mech Room					
	Explanation : Hot Water Provided Fro	om Building P				
Conversion Equipment						
HTHW/HW Exchanger	100%	2026	* *	2	\$6,300	В
Distribution						
Hot Wtr Piping/Pump	100%	2031	* *	4	\$7,500	В

Maintenance \$ are aggregated over a 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

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 Code
Heating	•			•				
Terminal Devices								
Air Handler	80%			2023	\$497,300	1	\$50,400	В
Convector/Radiator	20%			2028	* *	1	\$6,600	В
Air Conditioning								
Energy Source								
District C.W.	100%			2033	* *	1		В
			Extent : Light, Area	Affected	: 100%			
		: Mech Ro						
	Explana	tion : Chill	ed Water Provided	From Bi	uilding P			
Distribution	1000			2025	a. ·		** 000	ъ
Chilled Wtr Pipe/Pump	100%			2033	* *	4	\$5,000	В
Terminal Devices	1000/			2022	4.00 7.00		Φ. (2. 0.00	ъ
Air Handler/Cool/Ht	100%			2023	\$489,700	1	\$62,900	В
Ventilation								
Distribution	1,000/			LIDE	* *	2.5	¢56.700	D
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$56,700	В
Exhaust Fans Interior	0.50/			2023	¢121 100	2	\$2,000	D
Roof	95% 5%			2023	\$121,100 \$4,600	2 2	\$3,000 \$200	B B
	3%			2023	\$4,000		\$200	Ь
Plumbing H/C Water Piping								
Brass/Copper	100%			2033	* *	1		В
HW Heat Exchanger	10070			2033		1		ъ
Low Temp	100%			2033	* *	4	\$10,100	В
Sanitary Piping	10070			2033			ψ10,100	ь
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping	10070			LII L				ь
Cast Iron	100%			LIFE	* *	1		В
Fixtures	10070			LII L				ь
Generic	100%							В
Vertical Transport	10070							
Elevators								
Geared Traction	100%			LIFE	* *			C
		ervation, E	Extent : Light, Area		: 100%			_
	Location	: 1-8	_					
	Explana	tion : Two	Units					
Fire Suppression	-							
Standpipe								
Generic	100%			2033	* *	1-5	\$53,200	В
Sprinkler								
No Component	85%							D
Generic	15%			2033	* *	1-2	\$4,300	В

Maintenance \$ are aggregated over a 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: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 : 08-Jun-2012 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 8760 Lot : 60 BIN : 3852579

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$46,900	\$92,000
Interior Architecture		\$153,900
Electrical	\$55,400	\$188,400
Mechanical	\$232,900	\$93,600
Total	\$335,200	\$527,900
Priority A	\$46,900	\$92,000
Priority B	\$288,300	\$282,000
Priority C		\$153,900
Total	\$335,200	\$527,900

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture				\$34,500
Interior Architecture	\$4,100		\$2,000	\$14,800
Electrical	\$400	\$400	\$500	\$13,400
Mechanical	\$22,500	\$3,300	\$2,900	\$33,600
Total	\$27,000	\$3,700	\$5,500	\$96,200
Priority A				\$34,500
Priority B	\$22,900	\$3,700	\$3,400	\$58,600
Priority C	\$4,100		\$2,000	\$3,200
Total	\$27,000	\$3,700	\$5,500	\$96,200



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

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

Asset #: 2109

Architecture		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date E (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Metal Panel	100%			2043	* *	5-10	\$126,500	A
Windows								
Aluminum	100%			2039	* *	5	\$700	A
Roof								
Single Ply Membrane	100%	Now	\$46,900	2028	* *			A
	Punct/Tear	r/Impact Dan	nage, Extent : Se	vere, Are	ea Affected : 20%			
	Location	: North Side						
		etration, Exte : Throughou	ent : Moderate, A t	rea Affe	cted : 20%			
nterior								
Floors								
Carpet	15%	0-2	\$4,100	2019	\$20,500	3	\$5,200	C
		iscoloring, E : Throughou	xtent : Moderate t	, Area Ą	ffected : 20%			
Cast in Place Concrete	10%			LIFE	* *	5	\$5,100	С
Mosaic Tile	5%			2028	* *	5	\$2,900	C
Vinyl Tile	70%			2023	\$153,900	3	\$6,100	C
Interior Walls								
Gypsum Board	100%			LIFE	* *	5	\$11,900	C
Ceilings								
AcousTileSusp.Lay-In	100%			2028	* *	5	\$23,200	В
·		etration, Exte : Throughou	ent : Moderate, A t	rea Affe	cted : 15%			

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 Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2023	\$3,000	5	\$100	В
	Other Observation, Extent: Moderate,	Area Affe	ected : 100%			
	Location : Electrical Room					
	Explanation: 2- Main Service Switch	es No Rai	tings Available			
Switchgear / Switchboard						
Fused Disc Sw	100%	2023	\$49,400	5	\$100	В
Raceway						
Conduit	100%	2023	\$15,100	1		В
Panelboards						
Molded Case Bkrs	80%	2022	\$18,000	5	\$300	В
Molded Case Bkrs	20%	2031	* *	5	\$100	В
Wiring						
Thermoplastic	80%	2023	\$10,300	1		В
Thermoplastic	20%	2033	* *	1		В

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 #: 2109

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 Code
Ground		•				
Grounding Devices						
Not Accessible	100%					D
Lighting						
Interior Lighting						
Fluorescent	100%	2023	\$139,000	10	\$14,200	В
	Other Observation, Extent:		ected : 100%			
	Location : Throughout The	_				
	Explanation: Using T-8 L	amps				
Egress Lighting						
Emergency, Battery	50%	2018	\$3,200	10	\$1,900	В
Exit, Service	50%	2018	\$1,300	1		В
Exterior Lighting						
HID	100%	2018	\$6,500	10	\$100	В
Alarm						
Security System						
No Component	90%					D
Generic	10%	2031	* *	1	\$600	В
	Other Observation, Extent :	Moderate, Area Affe	ected : 100%			
	Location : Storage Area					
	Explanation : CCTV Surve	eillance Camera				
Fire/Smoke Detection						
No Component	70%					D
Generic	30%	2018	\$55,400	1-3	\$3,000	В
	Other Observation, Extent : Location : Hallways	Moderate, Area Affe	ected : 100%			
	Explanation : Manual Pul	l Station And Alarm	Rells			

Mechanical	Cı	urrent Repair	Future	e Replacement	Ma	aintenance		
System Component Type	, , , ,	il Date Estimated Cost (ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating	•							
Energy Source								
Natural Gas	100%		2033	* *	1		В	
Conversion Equipment								
Furnace	100%	2-4 \$21,500	2033	* *	1	\$6,900	В	
	Corroded, Ext	Corroded, Extent : Moderate, Area Affected : 30%						
	Location: T	hroughout						
	Not Energy Ef	fficient, Extent : Moderate	, Area Aff	fected : 30%				
	Location : T	hroughout						
	Other Observa	ation, Extent : Light, Area	Affected .	: 100%				
	Location : In	1 The Ceiling	00					
		: 3 Units - With 2 Gas Fi	red Heate	rs In Each Unit				
Air Conditioning	1							
Energy Source								
Electricity	100%		2031	* *	1		В	

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

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

Asset #: 2109

Mechanical		Current Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning							
Conversion Equipment Reciprocating Compr/Chiller	70%		2028	* *	1	\$5,000	В
compi/cimici	R-22 Refr	igerant, Extent : Light, Area A	ffected :	70%			
		ı : Various Locations	<i>33</i>				
Window/Wall Unit	30%		2018	\$10,800	1		В
Terminal Devices							
Fan Coil - Cool/Heat	70%		2018	\$232,900	1	\$3,500	В
No Component	30%						D
Heat Rejection							
Remote Air Cond	70%		2028	* *	2	\$7,600	В
No Component	30%						D
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$8,600	В
Exhaust Fans							
Interior	100%		2018	\$19,400	2	\$500	В
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2023	\$52,500	1		В
Water Heater							
Not Accessible	100%						D
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Fixtures							
Generic	100%						В
Fire Suppression Sprinkler							
No Component	80%						D
Generic	20%		2023	\$41,100	1-2	\$900	В

Maintenance \$ are aggregated over a 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: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 : 08-Jun-2012 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 8760 Lot : 60 BIN : 3852580

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$106,500	\$371,500
Interior Architecture		\$164,400
Electrical		\$393,400
Mechanical	\$698,300	\$307,700
Total	\$804,800	\$1,237,100
Priority A	\$106,500	\$371,500
Priority B	\$698,300	\$701,200
Priority C		\$164,400
Total	\$804,800	\$1,237,100

Total	\$120,500	\$7,800	\$14,600	\$43,100
Priority C	\$95,900	\$1,100	\$2,200	\$8,400
Priority B	\$14,100	\$6,700	\$12,500	\$34,700
Priority A	\$10,400			
Total	\$120,500	\$7,800	\$14,600	\$43,100
Mechanical	\$7,800	\$4,100	\$10,200	\$11,700
Electrical	\$2,000	\$2,600	\$2,300	\$5,600
Interior Architecture	\$100,200	\$1,100	\$2,200	\$25,700
Exterior Architecture	\$10,400			
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



Maintenance \$ are aggregated over a 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 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Metal Panel	100%	Now	\$42,200	2033	* *	5	\$50,200	Α
		_	xtent : Moderate, 1	Area Affe	cted : 20%			
		: Through						
	-		tent : Moderate, A	Area Affeo	cted : 20%			
	Location	: Through	out					
Windows	a == .			• • • •		_	** 400	
Aluminum	95%			2039	* *	5	\$3,400	A
Steel	5%	Now	\$10,400	2048	* *	5	\$1,100	Α
		_	xtent : Moderate, A ing Corridor To T		cted : 25%			
	Deteriorat	ed Finish, .	Extent : Moderate,	, Area Afj	fected : 50%			
	Location	: Connecti	ng Corridor To T	1				
	Thermally	Inefficient,	Extent: Moderate	e, Area A	ffected : 50%			
	Location	: Connecti	ng Corridor To T	1				
Roof								
Single Ply Membrane	100%	Now	\$64,300	2023	\$321,300			A
			xtent : Moderate, 1	Area Affe	cted : 20%			
	Location	: Through	out					
Interior								
Floors						_	*	_
Carpet	25%	0-2	\$63,700	2025	**	3	\$16,300	C
			, Extent : Modera	te, Area A	Affected: 25%			
		: Classroo			= 00.4			
			: Moderate, Area	Affected .	: 50%			
		: Classroo		. 1 25	·n /			
	_	Extent : M : Classroo	oderate, Area Affe	ected : 25	%			
G		. Ciussroo	ms	1 100	a ·		A 4 = 0.0	
Cast in Place Concrete	5%			LIFE	* *	5	\$4,700	C
Mosaic Tile	5%			2028	**	5	\$5,400	C
Vinyl Tile	40%	NT	#20.500	2023	\$164,400 * *	3	\$6,500	C
Vinyl Tile	5%	Now	\$20,500	2033		3	\$800	С
			ents, Extent : Mod		ea Affectea : 25%			
			ng Corridor To T		Ganta J. 250/			
	_	_	Extent : Moderate	-	ijeciea : 25%			
			ng Corridor To T		Affacted , 250/			
	-		t, Extent : Modera ng Corridor To T		пујества : 25%			
V 1 T		. Connecti	ng Corridor 10 11		* *		Ф2 200	
Vinyl Tile	20%	.1 E . 1	E I' I:	2031		3	\$3,300	С
	-		ent, Extent : Light,					
	Location	. Kooms 2	48, 252 And Vario	us Other.	S'			

Maintenance \$ are aggregated over a 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 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 Code
nterior								
Interior Walls								
Concrete Masonry Unit	40%			LIFE	* *	5	\$6,600	C
Gypsum Board	20%			LIFE	* *	5	\$4,900	C
	Recent Rep	place Evide	ent, Extent : Light, I	Area Affe	ected : 100%			
	Location	: Rooms 2	48, 252 And Vario	us Others	5			
Metal Panel	35%			LIFE	* *			С
Metal Panel	5%	Now	\$11,600	LIFE	* *			C
	Deformed	Dented, Ex	tent : Moderate, A	rea Affec	eted : 25%			
	Location	: Connecti	ing Corridor To TI					
Ceilings								
AcousTileSusp.Lay-In	80%			2028	* *	5	\$34,700	В
AcousTileSusp.Lay-In	20%			2040	* *	5	\$8,700	В
	Recent Rep	place Evide	ent, Extent : Light, I	Area Affe	ected : 100%			
	Location	: Rooms 2	48, 252 And Vario	us Others	S			

Electrical	Current Re	epair	Future	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2	2023	\$5,200	5	\$100	В
	Other Observation, Ex	tent : Moderate, Ared	a Affe	cted : 100%			
	Location : Electrical	Room					
	Explanation: One 10	600 Amps Main Disco	onnec	t Switch			
Switchgear / Switchboard							
Fused Disc Sw	100%	2	2023	\$59,300	5	\$100	В
Raceway							
Conduit	90%	2	2023	\$32,300	1		В
Conduit	10%	2	2043	* *	1		В
Panelboards							
Fused Disc Sw	5%	2	2022	\$2,800	5		В
Molded Case Bkrs	75%	2	2022	\$42,100	5	\$600	В
Molded Case Bkrs	20%	2	2039	* *	5	\$200	В
Wiring							
Thermoplastic	90%	2	2023	\$31,100	1		В
Thermoplastic	10%	2	2043	* *	1		В
Motor Controllers							
Locally Mounted	100%	2	2021	\$12,700	5	\$200	В
Ground							
Grounding Devices							
Generic	100%	L	IFE	* *	5	\$400	В
Lighting				•			

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 KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T2

Asset #: 2110

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting						
Interior Lighting						
Fluorescent	100%	2023	\$259,700	10	\$26,600	В
	Other Observation, Extent: N	Ioderate, Area Affe	cted : 100%			
	Location: Throughout The	Building				
	Explanation: Using T-8 Lan	mps				
Egress Lighting						
Emergency, Battery	50%	2028	* *	10	\$3,500	В
Exit, LED	10%	2051	* *	1		В
Exit, Service	40%	2028	* *	1		В
Exterior Lighting						
HID	100%	2023	\$12,200	10	\$100	В
Alarm						
Security System						
No Component	70%					D
Generic	30%	2031	* *	1	\$3,300	В
	Other Observation, Extent : M	Ioderate, Area Affe	cted : 100%			
	Location: New Wing					
	Explanation : CCTV Surveil	lance Camera				
Fire/Smoke Detection						
Generic	100%	2028	* *	1-3	\$18,200	В
	Other Observation, Extent : M	Ioderate, Area Affe	cted : 100%			
	Location: Throughout The	Building				
	Explanation: Manual Pull S	Station, Alarm Bells	s, Strobe Lights An	d 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 Code
Heating								
Energy Source								
Natural Gas	100%	Now	\$1,300	2033	* *	1		В
	Corroded,	Extent: M	loderate, Area Affe	cted : 5%	ó			
	Location	ı : Incomin	g Service					
Conversion Equipment								
Furnace	100%	0-2	\$40,100	2033	* *	1	\$12,900	В
	Corroded,	Extent: M	loderate, Area Affed	cted : 50	%			
	Location	i : Through	out					
	Other Obs	servation, E	Extent : Light, Area	Affected	: 100%			
			Locations In The C					
	Explana	tion : 8 Old	l Units - Each Unit	Has 2 G	as Fired Heaters			
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		В
Conversion Equipment								
Reciprocating	100%			2023	\$111,500	1	\$13,400	В
Compr/Chiller								
Terminal Devices								
Fan Coil - Cool/Heat	100%			2018	\$621,900	1	\$9,400	В

Note: 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 \$ are aggregated over a 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 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 Code
Air Conditioning							
Heat Rejection							
Remote Air Cond	100%		2023	\$196,200	2	\$20,200	В
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$16,200	В
Exhaust Fans							
Interior	100%		2018	\$36,300	2	\$900	В
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2033	* *	1		В
Water Heater							
Gas Fired	100%		2018	\$7,600	2	\$400	В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Fixtures							
Generic	100%						В
Fire Suppression							
Sprinkler							
No Component	85%						D
Generic	15%		2033	* *	1-2	\$1,200	В

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 : 08-Jun-2012 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 8760 Lot : 60 BIN : 3852581

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$106,600	
Interior Architecture		\$80,200
Electrical		\$121,100
Mechanical	\$41,600	
Total	\$148,200	\$201,200
Priority A	\$106,600	
Priority B	\$41,600	\$121,100
Priority C		\$80,200
Total	\$148,200	\$201,200

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$5,100			
Interior Architecture		\$900	\$1,100	\$6,800
Electrical	\$200	\$200	\$200	\$33,100
Mechanical	\$2,500	\$1,200	\$1,300	\$51,800
Total	\$7,800	\$2,200	\$2,600	\$91,700
Priority A	\$5,100			
Priority B	\$2,700	\$1,300	\$1,500	\$90,900
Priority C		\$900	\$1,100	\$800
Total	\$7,800	\$2,200	\$2,600	\$91,700



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

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

Asset #: 2111

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 Code
Exterior								
Exterior Walls	1.00/			LIDE	* *	-	Φ.500	
Concrete Masonry Unit	10%	N	¢5 100	LIFE	**	5	\$500	A
Metal Panel	90% Corrosion		\$5,100 Extent : Moderate, A	2043 Area Affe		5	\$12,100	A
	Location	a: At Base						
	Deformed	/Dented, E	xtent : Moderate, A	rea Affec	cted : 10%			
	Location	ı : At Corne	ers					
Windows								
Steel	100%		\$41,600	2048	**	5	\$4,500	Α
		ted Finish, 1 : Through	Extent : Moderate, out	Area Afj	fected : 50%			
		U	ked, Extent : Mode	rate, Are	ea Affected : 10%			
		ı : North F			55			
	-	Inefficient 1: Through	Extent : Moderate	, Area Ą	ffected : 100%			
Roof	<u> Locuito.</u>							
Spray-on Foam			\$65,100 amage, Extent : Mo out	2033 oderate, .	* * Area Affected : 259	5	\$14,700	A
			xtent : Moderate, A	Area Affe	cted : 10%			
			Classrooms					
		ded, Extent 1 : Through	: Moderate, Area A out	Affected .	: 50%			
nterior Floors								
Carpet	15%			2019	\$10.700	3	\$2,700	C
Cast in Place Concrete	10%			LIFE	**	5	\$2,600	Č
Mosaic Tile	5%			2028	* *	5	\$1,500	C
Vinyl Tile	70%			2023	\$80,200	3	\$3,200	C
Interior Walls								
Concrete Masonry Unit	25%			LIFE	* *	5	\$1,300	C
Gypsum Board	60%			LIFE	* *	5	\$4,700	C
Metal Panel	15%			LIFE	* *			C
Ceilings	400::			2025		_	*** 05 -	_
AcousTileSusp.Lay-In	100%	.		2028	**	5	\$12,000	В
			xtent : Light, Area Classrooms	Affected	: 25%			

Electrical	Current Repa	ir Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

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 #: 2111

Electrical	Current Re	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 Code
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2023	\$3,000	5		В
	Other Observation, Ex		rea Affe	cted : 100%			
	Location : Electrical						
	Explanation: Main S	Service Disconnec	t Switch	Rated @ 600 Amp	eres		
Switchgear / Switchboard	4000				_		_
Fused Disc Sw	100%		2023	\$49,400	5		В
Raceway							_
Conduit	90%		2023	\$13,600	1		В
Conduit	10%		2033	* *	1		В
Panelboards							
Fused Disc Sw	5%		2022	\$1,100	5		В
Molded Case Bkrs	85%		2022	\$19,100	5	\$200	В
Molded Case Bkrs	10%		2031	* *	5		В
Wiring							
Thermoplastic	90%		2023	\$11,500	1		В
Thermoplastic	10%		2033	* *	1		В
Motor Controllers							
Locally Mounted	100%		2021	\$12,700	5	\$100	В
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$100	В
Lighting							
Interior Lighting							
Fluorescent	99%		2023	\$71,700	10	\$7,300	В
	Other Observation, Ex	tent : Moderate, A	rea Affe	cted : 100%			
	Location: Througho	ut The Building					
	Explanation: Using	T-8 Lamps					
HID	1%		2023	\$300	10		В
Egress Lighting	-/-			7000			
Emergency, Battery	30%		2023	\$1,000	10	\$600	В
Exit, Service	70%		2023	\$900	1	φοσσ	В
Exterior Lighting	7070		2023	Ψ200			
HID	100%		2018	\$3,500	10		В
Alarm	10070		2016	\$3,300	10		ъ
Fire/Smoke Detection							
No Component	70%						D
			2019	¢20,400	1.2	¢1 600	
Generic	30% Other Observation Fr	tont · Madamata	2018	\$29,400	1-3	\$1,600	В
	Other Observation, Ex Location : Hallways	ieni : Moaerate, A	теа Ађе	ciea : 100%			
	•	D II A 134	1 D 22 C	.•			
	Explanation : Alarm	венs And Manua	i Pull Sta	ition			

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

Heating

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

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

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

Asset #: 2111

Mechanical	Current Repair Future Replacement		M				
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source Natural Gas	100%		2033	* *	1		В
Conversion Equipment	400	4	•040	444.		** ***	_
Furnace	100% 0-2 Damaged, Extent: I Location: Mech K Other Observation,	Room			1	\$3,600	В
	Location : In Mec	h Room					
	Explanation: 6 Un	nits					
Air Conditioning Energy Source	1000/		2021	יני יני	1		D
Electricity	100%		2031	* *	1		В
Conversion Equipment Reciprocating Compr/Chiller	40%		2018	\$12,400	1	\$1,500	В
r	R-22 Refrigerant, E. Location : Backya		ffected :	40%			
Window/Wall Unit No Component	20% 40%		2018	\$3,800	1		B D
Terminal Devices	1070						
Fan Coil - Cool/Heat	40%		2018	\$41,600	1	\$1,000	В
No Component	60%						D
Heat Rejection							
Remote Air Cond	40%		2018	\$13,100	2	\$2,300	В
No Component	60%						D
Ventilation							
Distribution							_
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$4,500	В
Exhaust Fans Interior	100%		2018	\$10,100	2	\$300	В
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2023	\$27,300	1		В
Water Heater							
Gas Fired	100%		2021	\$2,100	2	\$100	В
Sanitary Piping	1000/		LIEE	ماء ماء	1		ъ
Cast Iron	100%		LIFE	* *	1		В
Fixtures Generic	100%						В

Maintenance \$ are aggregated over a 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: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T4

Address : 2111 ORIENTAL BLVD.

Area Sq Ft : 53,718 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 08-Jun-2012 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 8760 Lot : 60 BIN : 3852582

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$508,800	\$123,300
Interior Architecture	\$412,300	\$390,300
Electrical	\$103,300	\$718,200
Mechanical	\$254,400	\$670,200
Total	\$1,278,800	\$1,901,900
Priority A	\$508,800	\$123,300
Priority B	\$769,900	\$1,388,400
Priority C		\$390,300
Total	\$1,278,800	\$1,901,900

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$49,500			
Interior Architecture	\$109,500		\$4,700	\$13,200
Electrical	\$1,000	\$900	\$1,300	\$19,600
Mechanical	\$3,000	\$8,800	\$7,600	\$23,300
Total	\$162,900	\$9,600	\$13,500	\$56,000
Priority A	\$49,500			
Priority B	\$4,000	\$9,600	\$8,900	\$42,800
Priority C	\$109,500		\$4,700	\$13,200
Total	\$162.900	\$9,600	\$13,500	\$56,000



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

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

CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T4

Asset #: 2112

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 Code
xterior Walls								
Exterior Walls Concrete Masonry Unit	Diagonal Location	: Stair(s)	\$16,200 tent : Moderate, Ar d, Extent : Moderat			5	\$2,900	A
		i : North F		e, Area F	Ajjeciea . 25%			
Metal Panel			\$33,300 Extent : Moderate, A	2043 Area Affe	* * cted : 20%	5	\$79,200	A
Windows								
Aluminum	5%	N 7	Ф212 500	2039	* *	5	\$300	A
Steel	Location	: Through				5	\$33,700	A
	Location Caulking	: Through	ed, Extent : Modera					
Roof								
Spray-on Foam	Location Water Pen Location Worn/Ero	r/Impact D n : Through netration, E n : Over Ro	Extent : Moderate, A oms 4210 And 421 t : Moderate, Area	Area Affe I	cted : 20%	5	\$44,100	A
terior								
Floors Carpet	Location Wrinkling	r/Impact L i : Through	Ioderate, Area Affe			3	\$27,900	С
Cast in Place Concrete	5%			LIFE	* *	5	\$6,800	С
Mosaic Tile	5%			2028	* *	5	\$7,800	Č
Vinyl Tile	60%			2023	\$353,000	3	\$14,000	C
Interior Walls	250/			LIFE	* *	5	\$9.200	C
Concrete Masonry Unit Gypsum Board	25% 75%			LIFE	* *	5 5	\$8,300 \$37,300	C C
Ceilings	7570						Ψ27,200	
AcousTileSusp.Lay-In	Location Staining/L Location	i : Through Discoloring i : Through	, Extent : Moderate out	e, Area Aj	ffected : 50%	5	\$31,000	В
	Location	: Through			cted : 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 #: 2112

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 Code
Under 600 Volts								
Service Equipment	1000/			2022	44 7 600	_	φ.σ.ο.ο	
Fused Disc Sw	100%		Sarana Madamata	2023	\$15,900	5	\$200	В
		servanon, E 1 : Electrica	Extent : Moderate, A	Area А <u></u> ЈЈе	естеа : 100%			
			u Koom vailable Ratings					
Switchgear / Switchboard	Елриана	iion . No A	vanabie Kanngs					
Fused Disc Sw	100%			2023	\$88,900	5	\$200	В
Raceway	10070			2023	Ψου,>ου		Ψ200	
Conduit	90%			2023	\$76,300	1		В
Conduit	10%			2033	* *	1		В
Panelboards								
Fused Disc Sw	10%			2022	\$7,900	5	\$100	В
Molded Case Bkrs	80%			2022	\$62,900	5	\$900	В
Molded Case Bkrs	10%			2031	* *	5	\$100	В
Wiring								
Thermoplastic	90%			2023	\$80,200	1		В
Thermoplastic	10%			2033	* *	1		В
Ground								
Grounding Devices	1.000/							Ъ
Not Accessible	100%							D
Lighting Interior Lighting								
Fluorescent	100%			2023	\$371,800	10	\$38,000	В
Tuorescent		servation, E	Extent : Moderate, A			10	Ψ30,000	Ъ
			out The Building	33				
		_	g T-8 Lamps					
Egress Lighting								
Emergency, Battery	50%			2023	\$8,600	10	\$5,000	В
Exit, Service	50%			2023	\$3,400	1		В
Exterior Lighting								
HID	100%			2018	\$18,200	10	\$100	В
Alarm								
Security System	000/							Ъ
No Component	80%			2021	* *	1	¢2.200	D
Generic	20%	carnation E	Extent : Moderate, A	2031		1	\$3,300	В
		servanon, E 1 : Hallway		теи Аује	ctea . 100/0			
			s V Surveillance Cam	iera				
Fire/Smoke Detection	Dapimu		. Sarremance Cum	.c.r.u				
No Component	80%							D
Generic	20%			2018	\$103,300	1-3	\$5,600	В
		servation, E	Extent : Moderate, A			_	, - , - 3 -	
	Location	ı : Hallway	S					
	Explana	tion : Manı	ual Pull Station And	d 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 #: 2112

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	•			•				•
Energy Source								
Natural Gas	100%			2033	* *	1		В
Conversion Equipment Furnace	100%			2018	\$57,500	1	\$20,600	В
			Extent : Light, Area			-	Ψ20,000	2
	Location	n : In The C	Ceiling					
	Explana	ition : 4 Un	its - Each Has 4 Ge	as Fired .	Heaters			
Air Conditioning								
Energy Source								
Electricity	100%	1		2031	* *	1		В
Conversion Equipment Reciprocating	70%	0-2	\$111,700	2033	* *	1	\$12,100	В
Compr/Chiller	Corrodad	Frient . S.	evere, Area Affecte	d · 30%				
		, Extent . So n : Through		a . 3070				
		_	Extent : Moderate	Area Ai	ffected · 50%			
		n : Through		, 117 Cu 119	jeeled . 3070			
			tent : Light, Area A	Affected :	70%			
	-	n : Through	_	55				
Window/Wall Unit	15%			2018	\$14,500	1		В
No Component	15%				, ,			D
Terminal Devices								
Fan Coil - Cool/Heat	70%			2023	\$529,700	1	\$9,400	В
No Component	30%	ı						D
Heat Rejection								
Remote Air Cond	50%			2028	* *	2	\$14,400	В
Remote Air Cond	20%			2018	\$47,800	2	\$5,800	В
No Component	30%	1						D
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$23,100	В
Exhaust Fans	100%			LIFE		2-3	\$23,100	ъ
Roof	100%			2018	\$37,400	2	\$1,300	В
Plumbing	10070				\$57,100		Ψ1,500	
H/C Water Piping								
Brass/Copper	100%			2023	\$140,500	1		В
Water Heater								
Gas Fired	100%			2022	\$10,900	2	\$600	В
Sanitary Piping		·						
Cast Iron	100%			LIFE	* *	1		В
Fixtures								_
Generic	100%							В

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

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

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T5

Address : 2100 ORIENTAL BLVD.

Area Sq Ft : 17,852 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 08-Jun-2012 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 8760 Lot : 60 BIN : 3852583

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$228,600	
Interior Architecture	\$138,400	\$167,800
Electrical		\$174,200
Mechanical	\$103,900	\$47,100
Total	\$470,800	\$389,200
Priority A	\$228,600	
Priority B	\$242,200	\$221,300
Priority C		\$167,800
Total	\$470,800	\$389,200

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$56,500			
Interior Architecture	\$16,600		\$2,200	
Electrical	\$100	\$100	\$300	\$29,100
Mechanical	\$22,400	\$2,500	\$2,100	\$53,900
Total	\$95,600	\$2,600	\$4,600	\$83,100
Priority A	\$56,500			
Priority B	\$22,600	\$2,600	\$2,400	\$83,100
Priority C	\$16,600		\$2,200	
Total	\$95,600	\$2,600	\$4,600	\$83,100



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

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

Asset #: 2113

rchitecture	Current Rep	air	Future R	eplacement	M	aintenance	
stem Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
terior							
Exterior Walls					_		
Metal Panel	100% Now Corrosion/Rusting, Exter Location: At Eaves Deformed/Dented, Exten Location: South Facac	t : Moderate, A			5	\$31,300	A
Windows							
Steel	100% Now Corrosion/Rusting, Exter Location: Throughout Deteriorated Finish, Ext. Location: Throughout Thermally Inefficient, Ex	ent : Moderate,	Area Affecte	ed : 50%	5	\$11,700	A
	Location: Throughout		4 60	1 500/			
	Caulking Deteriorated, E Location: Throughout	Extent : Modera	ite, Area Affe	ected : 50%			
Roof							
Metal, Corrugated	75% Now Corrosion/Rusting, Exter Location: Throughout	\$119,800 nt : Severe, Area	2043 a Affected : 5	* *	1		A
	Water Penetration, Exter	nt : Moderate, A	Area Affectea	l : 20%			
	Location: Throughout						
	Worn/Eroded, Extent : So	evere, Area Affe	ected : 50%				
	Location: Throughout	. 14 1	A A CC .	1 1000/			
	Other Observation, Exter Location: Throughout	nt : Moderate, A	Area Affectea	a: 100%			
	Explanation: This Roo	f Is Covered W	ith Spray-on	Roofing			
Spray on Foom	25% Now	\$30,200	2033	**	5	\$6,800	A
Spray-on Foam	Punct/Tear/Impact Dame				-	\$0,000	А
	Location: Throughout						
	Water Penetration, Exter		Area Affectea	l : 20%			
	Location: Throughout						
	Worn/Eroded, Extent: L	ight, Area Affec	eted : 50%				
	Location: Throughout		A A CC .	1 1000/			
	Other Observation, Extent Location: Throughout	nt : Moderate, A	Area Affectea	1:100%			
	Explanation: This Con	nponent Is Spra	y-on Roofing	g Over Corrugo	ated Meta	al Panel	
erior							
Floors	100/		LIED	* *	5	¢4 ८ ००	C
Floors Cast in Place Concrete	10%	\$0.400	LIFE	* *	5	\$4,600 \$1,300	C
Floors	5% Now	\$9,400 s Extent : Mod	2028	* *	5 5	\$4,600 \$1,300	C C
Floors Cast in Place Concrete		s, Extent : Mod	2028	* *			

Maintenance \$ are aggregated over a 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 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 Code
Interior								
Interior Walls								
Concrete Masonry Unit	25%			LIFE	* *	5	\$2,600	C
Gypsum Board	50%			LIFE	* *	5	\$7,800	C
Gypsum Board	15%	Now	\$7,100	LIFE	* *	5	\$2,400	C
	U	Crumbling, 1 : Corridor	Extent : Moderate rs	, Area A	ffected : 10%			
Metal Panel	10%			LIFE	* *			С
Ceilings								
AcousTileSusp.Lay-In	100%	4+	\$138,400	2043	* *	5	\$10,400	В
	Broken/M	issing Elem	ents, Extent : Mod	erate, Ar	rea Affected : 25%			
	Location	: Through	out					
	Staining/L		Extent : Moderate	, Area Ą	ffected : 50%			
	Location	: Through	out					
	Water Per	etration, E	xtent : Moderate, A	Area Affe	cted : 20%			
	Location	: Through	out	-0				

Electrical	Current Repa	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 Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2023	\$3,000	5	\$100	В
	Other Observation, Exter	it : Moderate, Area Affe	cted : 100%			
	Location : Electrical Re	oom				
	Explanation : Main Ser	vice Switch Rated @ 12	00 Amperes			
Switchgear / Switchboard						
Fused Disc Sw	100%	2023	\$49,400	5	\$100	В
Raceway						
Conduit	100%	2023	\$15,100	1		В
Panelboards						
Molded Case Bkrs	100%	2022	\$22,500	5	\$400	В
Wiring						
Thermoplastic	100%	2023	\$12,800	1		В
Motor Controllers						
Locally Mounted	100%	2021	\$12,700	5	\$100	В
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$200	В
Lighting						
Interior Lighting						
Fluorescent	100%	2023	\$124,800	10	\$12,800	В
	Other Observation, Exter		cted : 100%			
	Location: Throughout	The Building				
	Explanation: Using T-	8 Lamps				

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

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

CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T5

Asset #: 2113

Electrical	Cui	rrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting							
Egress Lighting							
Emergency, Battery	50%		2018	\$2,900	10	\$1,700	В
Exit, Service	50%		2018	\$1,100	1		В
Exterior Lighting							
HID	100%		2018	\$6,100	10		В
Alarm							
Fire/Smoke Detection							
No Component	90%						D
Generic	10%		2018	\$17,200	1-3	\$900	В
	Other Observa	tion, Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Co	orridors					
	Explanation :	· Alarm Bells And Manua	l Pull Sta	ation			

Mechanical	Current	Repair	Future Replacement		M	Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Natural Gas	100%		2033	* *	1		В
Conversion Equipment							
Furnace	100% 0-2	\$19,300	2033	* *	1	\$6,200	В
	Corroded, Extent: S	'evere, Area Affecte	d : 30%				
	Location: Various	Areas					
	Not Energy Efficient	, Extent : Severe, Ai	rea Affec	ted : 70%			
	Location: Through	hout					
	Other Observation, I	Extent : Light, Area	Affected	: 100%			
	Location: 2 In Me	ch Room And 3 In T	he Ceili	ngs			
	Explanation: 5 Ol	d Package Units					
Air Conditioning	-	-					
Energy Source							
Electricity	100%		2031	* *	1		В
Conversion Equipment							
Int Pkg Unit - Cooling	25%		2017	\$50,800	2	\$200	В
Reciprocating	35%		2018	\$18,800	1	\$2,300	В
Compr/Chiller							
Window/Wall Unit	15%		2018	\$4,900	1		В
No Component	25%						D
Distribution							
Chilled Wtr Pipe/Pump	35%		2023	\$20,300	4	\$400	В
No Component	65%						D
Terminal Devices							
Direct Expansion	35%		2018	\$12,900	1		В
No Component	65%			,			D
Heat Rejection							
Remote Air Cond	75%		2018	\$53,000	2	\$7,300	В
No Component	25%			, , - , -		, - ,	D
Ventilation							

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.

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

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

CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T5

Asset #: 2113

Mechanical		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 Code
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$2,700	LIFE	* *	2-5	\$7,800	В
	Insul. Det	eriorating, .	Extent : Moderate,	Area Af	fected : 10%			
	Location	: In The C	eiling					
Exhaust Fans								
Interior	50%			2018	\$8,700	2	\$200	В
Roof	50%			2018	\$6,300	2	\$200	В
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2023	\$47,100	1		В
Water Heater								
Gas Fired	100%			2021	\$3,700	2	\$200	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Fixtures								
Generic	100%							В

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

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T6

Address : 2105 ORIENTAL BLVD.

Area Sq Ft : 12,070 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 08-Jun-2012 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 8760 Lot : 60 BIN : 3852584

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$126,100	
Interior Architecture		\$128,700
Electrical		\$134,200
Total	\$126,100	\$262,900
Priority A	\$126,100	
Priority B		\$134,200
Priority C		\$128,700
Total	\$126,100	\$262,900

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$6,700			
Interior Architecture	\$9,200		\$1,700	\$900
Electrical	\$200	\$200	\$300	\$39,200
Mechanical	\$600	\$900	\$1,400	\$34,400
Total	\$16,800	\$1,000	\$3,400	\$74,500
Priority A	\$6,700			
Priority B	\$10,100	\$1,000	\$1,700	\$73,600
Priority C			\$1,700	\$900
Total	\$16,800	\$1,000	\$3,400	\$74,500



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

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

Asset #: 2114

rchitecture	(Current Re	epair	Futur	e Replacement	M	aintenance		
stem Component Type		ail Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod	
terior									
Exterior Walls									
Metal Panel		Now	\$6,700	2033	* *	5	\$16,000	Α	
			tent : Moderate, A	rea Affe	cted : 15%				
	Location:		ent : Light, Area A	of and a	. 100/				
	Location:			ујестеи .	. 10/0				
Windows									
Steel	100%	Now	\$49,100	2048	* *	5	\$5,300	A	
			xtent : Moderate,	Area Afj	fected : 50%				
	Location:	_							
			Extent : Moderate	, Area Ą	ffected : 100%				
	Location:	_		4 - 4	ACC1-1-500/				
	Location :		, Extent : Modera	te, Area	Affectea : 50%				
Roof	Locuiton .	Inrougho	ni -						
Spray-on Foam	100%	Now	\$77,000	2033	* *	5	\$17,400	A	
Spray on I sam					Area Affected : 259	_	Ψ17,.00	••	
	Location:	Throughor	ut						
	Water Penetration, Extent: Moderate, Area Affected: 10%								
	Location:								
			Moderate, Area	Affected	: 50%				
	Location :	Throughor	ut						
erior Floors									
Mosaic Tile	5%			2028	* *	5	\$1,800	C	
Vinyl Tile	50%			2023	\$67,800	3	\$2,700	Č	
Vinyl Tile	45%			2023	\$61,000	3	\$2,400	C	
Interior Walls									
Concrete Masonry Unit	15%			LIFE	* *	5	\$900	C	
Gypsum Board	65%			LIFE	* *	5	\$6,100	C	
Metal Panel	20%			LIFE	* *			С	
Ceilings	000/	Nove	40 500	2029	* *	<i>-</i>	¢c 400	D	
AcousTileSusp.Lay-In		Now	\$8,500 tent : Light, Area	2028		5	\$6,400	В	
	Location :			пујестеа	. 50/0				
AcousTileSusp.Lay-In	10%			2040	* *	5	\$1,400	В	
		ice Eviden	nt, Extent : Light,		ected : 100%	-	+ -, - 30	_	
	Location:								

Electrical	Current Repair		Future Replacement		Maintenance		
System Component Type		Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Switchgear / Switchboard Fused Disc Sw	100%		2023	\$49,400	5		В

Maintenance \$ are aggregated over a 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 R	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 Code	
Under 600 Volts									
Raceway									
Conduit	95%			2023	\$14,300	1		В	
Conduit	5%			2033	* *	1		В	
Panelboards									
Fused Disc Sw	5%			2022	\$1,100	5		В	
Molded Case Bkrs	90%			2022	\$20,200	5	\$200	В	
Molded Case Bkrs	5%			2031	* *	5		В	
Wiring									
Thermoplastic	95%			2023	\$12,200	1		В	
Thermoplastic	5%			2033	* *	1		В	
Lighting Interior Lighting									
Fluorescent	99%			2023	\$84,800	10	\$8,700	В	
	Other Obse	ervation, E	xtent : Moderate, A				. ,		
	Location	: Through	out The Building						
	Explanat	ion : Using	T-8 Lamps						
HID	1%			2023	\$400	10		В	
Egress Lighting									
Emergency, Service	50%			2023	\$800	1		В	
Exit, Service	50%			2023	\$800	1		В	
Exterior Lighting									
HID	100%			2018	\$4,100	10		В	
Alarm									
Fire/Smoke Detection									
No Component	70%							D	
Generic	30%			2018	\$34,800	1-3	\$1,900	В	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Hallways								
		-	, val Pull Station And	l Alarm	Rells				
	Елринин	ion . munu	an I an Sianon Am	i 11turill	Dens				

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 Code
Heating						
Energy Source						
Natural Gas	100%	2033	* *	1		В
Conversion Equipment						,
Furnace	100%	2018	\$13,200	1	\$4,700	В
	Other Observation, Extent : Light, Area	a Affected	: 100%			
	Location : In The Ceiling					
	Explanation: 3 Units					
Air Conditioning						
Energy Source						
Electricity	100%	2031	* *	1		В

Maintenance \$ are aggregated over a 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 Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning							
Conversion Equipment Reciprocating	20%		2023	\$7,400	1	\$900	В
Compr/Chiller	20%		2023	\$7,400	1	\$900	Б
	R-22 Refrig	gerant, Extent : Light, Area A	ffected :	20%			
	Location	: Outside Of The Building					
Window/Wall Unit	80%		2018	\$17,800	1		В
Distribution							
Chilled Wtr Pipe/Pump	20%		2033	* *	4	\$100	В
No Component	80%						D
Terminal Devices							
Direct Expansion	20%		2023	\$6,700	1		В
No Component	80%						D
Heat Rejection							
Remote Air Cond	20%		2028	* *	2	\$1,300	В
No Component	80%						D
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$5,300	В
Exhaust Fans							
Interior	80%		2023	\$9,600	2	\$200	В
Roof	20%		2023	\$1,700	2	\$100	В
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2023	\$32,400	1		В
Water Heater							
Gas Fired	100%		2018	\$2,500	2	\$100	В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Fixtures							
Generic	100%						В

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

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 : 08-Jun-2012 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 8760 Lot : 60 BIN : 3852585

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$40,600	\$108,200
Interior Architecture	\$15,300	\$137,200
Electrical		\$275,600
Mechanical	\$209,500	\$72,800
Total	\$265,300	\$593,900
Priority A	\$40,600	\$108,200
Priority B	\$209,500	\$348,400
Priority C	\$15,300	\$137,200
Total	\$265,300	\$593,900

Total	\$139,800	\$10,600	\$8,900	\$74,900
Priority C	\$66,400	\$2,000	\$1,800	\$5,800
Priority B	\$56,800	\$8,600	\$7,100	\$69,000
Priority A	\$16,600			
Total	\$139,800	\$10,600	\$8,900	\$74,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$40,300	\$4,500	\$2,700	\$29,600
Electrical	\$200	\$200	\$400	\$35,500
Interior Architecture	\$78,800	\$2,000	\$1,800	\$5,800
Exterior Architecture	\$16,600			
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



 $[\]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 #: 2115

Architecture	C	Current Repair		Futur	e Replacement	M	aintenance	
System Component Type		il Date (ears)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Exterior Walls								
Metal Panel	100%			2043	* *	5-10	\$148,800	A
Windows	1000/			2020	ale ale	_	Φ000	
Aluminum	100%			2039	* *	5	\$800	A
Roof Built-Up (BUR)		-	\$16,600 , Extent : Moderate out	2028 e, Area A	* * ffected : 25%			A
	Location : A	t Drain						
	Water Penetro Location : T		xtent : Moderate, A out	Area Affe	cted : 10%			
Skylight, Metal/Glass	2%			2033	* *	10	\$2,100	A
nterior								
Floors					* *	_	\$16,900	
Carpet	35% 0-2 \$66,200 2025 ** 3 Worn/Eroded, Extent: Moderate, Area Affected: 100% Location: Classrooms Wrinkling, Extent: Moderate, Area Affected: 25%							С
	Location : C	Classroc	oms					
Cast in Place Concrete	10%			LIFE	* *	5	\$7,000	C
Mosaic Tile	5%			2036	* *	5	\$4,000	C
Vinyl Tile	45%			2023	\$137,200	3	\$5,400	C
Vinyl Tile	5%			2018	\$15,300	3	\$800	C
		ections	Extent : Moderate, A At Corridors Files	Area Affe	cted : 100%			
Interior Walls								
Concrete Masonry Unit	50%			LIFE	* *	5	\$7,600	C
Gypsum Board	50%			LIFE	* *	5	\$11,300	C
Ceilings AcousTileSusp.Lay-In		_	\$4,300 Extent : Moderate	2028 , Area Aj	* * ffected : 20%	5	\$1,600	В
		oloring,	Extent : Moderate	, Area A	ffected : 25%			
Exposed Concrete	80%			LIFE	* *	5	\$4,000	В
Gypsum Board			\$8,100 Extent : Moderate	LIFE , Area Aj	* * fected : 30%	5	\$4,000	В

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 Code

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.

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

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

Electrical		Current 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 Code		
Under 600 Volts										
Service Equipment										
Fused Disc Sw	100%			2023	\$3,000	5	\$100	В		
	Other Ob	servation, E	Extent : Moderate, A	Area Affe	ected : 100%					
		n : Electrica								
	Explana	tion : Main	Service Switch Ra	ted @ 60	00 Amperes					
Raceway										
Conduit	90%			2023	\$32,300	1		В		
Conduit	10%			2033	* *	1		В		
Panelboards										
Molded Case Bkrs	90%			2022	\$50,500	5	\$500	В		
Molded Case Bkrs	10%			2031	* *	5	\$100	В		
Wiring										
Thermoplastic	90%			2023	\$31,100	1		В		
Thermoplastic	10%			2033	* *	1		В		
Ground										
Grounding Devices										
Not Accessible	100%							D		
Lighting										
Interior Lighting										
Fluorescent	100%			2023	\$192,800	10	\$19,700	В		
	Other Observation, Extent : Moderate, Area Affected : 100%									
	Location	n : Through	out The Building							
	Explana	tion : Using	g T-8 Lamps							
Egress Lighting										
Emergency, Battery	50%			2023	\$4,400	10	\$2,600	В		
Exit, Service	50%			2023	\$1,800	1		В		
Exterior Lighting										
HID	100%			2018	\$9,200	10	\$100	В		
Alarm										
Fire/Smoke Detection										
No Component	90%							D		
Generic	10%			2018	\$26,000	1-3	\$1,400	В		
	Other Observation, Extent: Moderate, Area Affected: 100%									
	Location	Location: Hallways								
	Explana	tion : Alarr	n Bells And Manua	l Pull Sta	ation					

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 Code
Heating							
Energy Source							
Natural Gas	100%		2033	* *	1		В

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

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

Asset #: 2115

Mechanical	Current R	epair	Future I	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year E FY	Sstimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating			•				
Conversion Equipment							
Furnace	100% Now Damaged, Extent: Se Location: Insulation Malfunctioning, Exten Location: Roof Other Observation, E. Location: Roof	n Peeling Off, Roof nt : Severe, Area A	ffected : 75		1	\$9,600	В
	Explanation: 7 Rtu	Package Units					
Air Conditioning	Experimenton: 7 Terr	1 denage Onlis					
Energy Source Electricity	100%		2031	* *	1		В
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%		2018	\$160,800	2	\$1,300	В
	Other Observation, E. Location : Roof Explanation : 7 Old			100%			
Heat Rejection	Explanation . Total	nooj rop r denage	- Chilis				
Air Condenser Unit	100%		2018	\$48,700	2	\$15,000	В
Ventilation Distribution Ductwork/Diffusers	100% Now Insul. Deteriorating, 1	\$10,500 Extent : Severe, Ar	LIFE ea Affected	* *	2-5	\$12,000	В
	Location: Ductwork	k On Roof Is Dama	iged And C	orroded			
Exhaust Fans							
Roof	100%		2018	\$19,400	2	\$700	В
Plumbing H/C Water Piping Brass/Copper	100%		2023	\$72,800	1		В
Water Heater	100/0		2023	Ψ72,000			
Gas Fired	100%		2018	\$5,700	2	\$300	В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		В
Fixtures							
Generic	100%						В
Vertical Transport Elevators Hydraulic	100% Other Observation, E.	xtent : Light, Area	LIFE Affected : .	* * 100%			С
	Location : 1-2 Explanation : 1 Uni	t					

Maintenance \$ are aggregated over a 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: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 : 08-Jun-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 8760 Lot : 60 BIN : 3852586

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$201,500	
Interior Architecture		\$126,200
Electrical	\$52,400	\$182,300
Mechanical		\$110,900
Total	\$253,900	\$419,400
Priority A	\$201,500	
Priority B	\$52,400	\$293,200
Priority C		\$126,200
Total	\$253.900	\$419,400

Total	\$56,100	\$7,200	\$8,400	\$15,900
Priority C	\$19,600	\$2,500	\$1,700	\$1,700
Priority B	\$23,600	\$4,700	\$6,700	\$12,700
Priority A	\$12,900			\$1,500
Total	\$56,100	\$7,200	\$8,400	\$15,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$19,300	\$600	\$2,300	\$600
Electrical	\$300	\$300	\$400	\$6,600
Interior Architecture	\$19,600	\$2,500	\$1,700	\$3,300
Exterior Architecture	\$12,900			\$1,500
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 2095

Architecture		Current F	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls	93%	Now	\$105,500	LIFE	* *	5	\$9,500	Λ
Concrete Masonry Unit	Diagonal Location	Cracks, Ex a: North Fo	tent : Moderate, Ar acade, South Facad	ea Affec le	ted : 10%	3	\$9,500	A
	Location	: North F						
	Location	: South Fo						
	Location	: South Fo						
		racкs, Exte t : North Fo	ent : Moderate, Are acade	а Ајјесте	ea : 5%			
Pre-Cast Concrete	2%			LIFE	* *	5	\$1,100	A
Window Wall	5%			2033	* *	5	\$3,100	A
Windows								
Steel		Now ted Finish, t: Through	\$96,000 Extent : Moderate,	2048 Area Afj	* * fected : 50%	5	\$10,300	A
		_	, Extent : Moderate	, Area A	ffected : 100%			
	-	: Through		,	,,,			
	Caulking .	Deteriorate	ed, Extent : Modera	te, Area	Affected : 50%			
	Location	: Through	out					
Parapets								
Metal Rail		tallation, I : Through	Extent : Light, Area out	2040 Affected	* * ! : 100%	5-10	\$32,800	A
Roof								
Modified Bitumen	95%			2031	* *	10	\$21,900	A
Skylight, Metal/Glass	5%			2049	* *	10	\$3,800	A
Interior								
Floors Carpet	15%	0-2	\$19,600	2025	* *	3	\$5,000	C
Curper			t : Moderate, Area		: 100%	3	ψ3,000	C
		: Corrido		55				
	_	Extent : Ma : Corrido	Ioderate, Area Affe rs	cted : 25	5%			
Cast in Place Concrete	10%			LIFE	* *	5	\$4,900	С
Quarry Tile	15%			2036	* *	5	\$5,000	C
Vinyl Tile	60%			2023	\$126,200	3	\$5,000	С
Interior Walls	~ 0					_	4	~
Concrete Masonry Unit	50%			LIFE	* *	5	\$2,900	C
Gypsum Board	50%			LIFE	* *	5	\$4,400	С
Ceilings AcousTileSusp.Lay-In	15%			2028	* *	5	\$3,200	В
Exposed Concrete	75%			LIFE	* *	<i>5</i>	\$3,200	В
Gypsum Board	10%			LIFE	* *	5	\$2,700	В
	10/0			- L.I. L			Ψ2,700	

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 #: 2095

Electrical	Cu	rrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2023	\$3,000	5	\$100	В
		tion, Extent : Moderate,	Area Affe	ected : 100%			
		ectrical Room		n			
	Explanation .	: Main Service Disconne	ct Switch	Rated @ 1200 Am	peres		
Switchgear / Switchboard	1000/		2022	Φ40, 400	_	#100	ъ
Fused Disc Sw	100%		2023	\$49,400	5	\$100	В
Raceway	1000/		2022	Φ1 π 100			ъ
Conduit	100%		2023	\$15,100	1		В
Panelboards	1000/		2022	ф 22 500	_	# 400	ъ
Molded Case Bkrs	100%		2022	\$22,500	5	\$400	В
Wiring	1000/		2022	Φ1 2 000			ъ
Thermoplastic	100%		2023	\$12,800	1		В
Ground							
Grounding Devices Not Accessible	100%						D
	100%						D
Lighting Interior Lighting							
Fluorescent	100%		2023	\$132,900	10	\$13,600	В
Tuoreseem		tion, Extent : Moderate, .			10	Ψ15,000	D
		roughout The Building	11 00 11990	. 100/0			
		Using T-8 Lamps					
Egress Lighting	T						
Emergency, Battery	50%		2023	\$3,100	10	\$1,800	В
Exit, Service	50%		2023	\$1,200	1	, ,	В
Exterior Lighting				. ,			
HID	100%		2018	\$6,200	10		В
Alarm				•			
Fire/Smoke Detection							
No Component	70%						D
Generic	30%		2018	\$52,400	1-3	\$2,800	В
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: Hallways						
	Explanation .	: Manual Pull Station An	d Alarm	Bells			

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 Code
Heating							
Energy Source							
Electricity	25%		2033	* *	1		В
Natural Gas	75%		2033	* *	1		В

Maintenance \$ are aggregated over a 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 Future		Replacement	Maintenance		
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Conversion Equipment						
Furnace	75%	2023	\$15,400	1	\$5,500	В
	Other Observation, Extent : Lig	ght, Area Affected : 7	75%			
	Location: Roof	20 5 10 1				
	Explanation: 1 Rtu - There A					
Radiant Heater		8,500 2033	* *	2	\$1,400	В
	Damaged, Extent : Severe, Area	a Affected : 25%				
	Location : Various Areas					
	Other Observation, Extent : Lig	ght, Area Affected : 2	25%			
	Location : Throughout					
	Explanation : 12 Units					
Air Conditioning						
Energy Source						_
Electricity	100%	2031	* *	1		В
Conversion Equipment						
Ext Pkg Unit -	100%	2023	\$110,900	2	\$900	В
Heating/Cooling			20.4			
	R-22 Refrigerant, Extent: Light	t, Area Affected : 10	0%			
	Location: Roof					
	Other Observation, Extent : Lig Location : Roof	ght, Area Affected : 1	100%			
	Explanation: 1 Rtu Package	Unit - Heating & Co	oling			
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$8,300	В
Ductwork/Diffusers Exhaust Fans	100%	LIFE	* *	2-5	\$8,300	В
	100%	LIFE 2023	* * \$13,400	2-5	\$8,300 \$500	В
Exhaust Fans Roof					·	
Exhaust Fans Roof					·	
Exhaust Fans Roof Plumbing					·	
Exhaust Fans Roof Plumbing H/C Water Piping	100%	2023	\$13,400	2	·	В
Exhaust Fans Roof Plumbing H/C Water Piping Brass/Copper	100%	2023	\$13,400	2	·	В
Exhaust Fans Roof Plumbing H/C Water Piping Brass/Copper Water Heater Not Accessible	100%	2023	\$13,400	2	·	В
Exhaust Fans Roof Plumbing H/C Water Piping Brass/Copper Water Heater	100%	2023	\$13,400	2	·	В
Exhaust Fans Roof Plumbing H/C Water Piping Brass/Copper Water Heater Not Accessible Sanitary Piping Cast Iron	100% 100% 100%	2023	\$13,400 **	2	·	B B D
Exhaust Fans Roof Plumbing H/C Water Piping Brass/Copper Water Heater Not Accessible Sanitary Piping	100% 100% 100%	2023	\$13,400 **	2	·	B B D
Exhaust Fans Roof Plumbing H/C Water Piping Brass/Copper Water Heater Not Accessible Sanitary Piping Cast Iron Storm Drain Piping	100% 100% 100% 100%	2023 2033 LIFE	\$13,400 **	1	·	B B D
Exhaust Fans Roof Plumbing H/C Water Piping Brass/Copper Water Heater Not Accessible Sanitary Piping Cast Iron Storm Drain Piping Cast Iron	100% 100% 100% 100%	2023 2033 LIFE	\$13,400 **	1	·	B B D
Exhaust Fans Roof Plumbing H/C Water Piping Brass/Copper Water Heater Not Accessible Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic	100% 100% 100% 100%	2023 2033 LIFE	\$13,400 **	1	·	B B D B
Exhaust Fans Roof Plumbing H/C Water Piping Brass/Copper Water Heater Not Accessible Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic	100% 100% 100% 100%	2023 2033 LIFE	\$13,400 **	1	·	B B D B
Exhaust Fans Roof Plumbing H/C Water Piping Brass/Copper Water Heater Not Accessible Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic Vertical Transport	100% 100% 100% 100%	2023 2033 LIFE	\$13,400 **	1	·	B B D B
Exhaust Fans Roof Plumbing H/C Water Piping Brass/Copper Water Heater Not Accessible Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic Vertical Transport Elevators	100% 100% 100% 100% 100% 100%	2023 2033 LIFE LIFE	\$13,400 ** ** **	1	·	B B D B B
Exhaust Fans Roof Plumbing H/C Water Piping Brass/Copper Water Heater Not Accessible Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic Vertical Transport Elevators	100% 100% 100% 100% 100% 100%	2023 2033 LIFE LIFE	\$13,400 ** ** **	1	·	B B D B B

Maintenance \$ are aggregated over a 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: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 : 06-Jun-2012 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 8760 Lot : 250 BIN : 3349320

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Electrical		\$39,100
Total		\$39,100
Priority B		\$39,100
Total		\$39,100

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$2,000	\$17,900		
Interior Architecture				
Electrical	\$200	\$200	\$200	\$600
Mechanical	\$100	\$400	\$100	\$6,600
Total	\$2,300	\$18,600	\$400	\$7,200
Priority A	\$2,000	\$17,900		
Priority B	\$300	\$600	\$400	\$7,200
Priority C				
Total	\$2,300	\$18,600	\$400	\$7,200



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 VEHICLE STORAGE - Z

Asset #: 13607

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 Code
Exterior								
Exterior Walls								
Metal Panel	80%	Now	\$2,000	2043	* *	5	\$1,600	A
	Deformed/	Dented, Ex	ctent : Moderate, A	rea Affe	cted : 10%			
	Location	: South Fa	icade, North Facad	le				
Metal Coiling Doors	20%			2036	* *	5	\$700	A
Windows								
Aluminum	50%			2039	* *	5	\$100	A
Metal Louvers	50%			2032	* *	10	\$400	A
Roof								
Metal Panel	100%			2036	* *	10	\$17,600	A
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	\$10,700	C
	Cracking/0	Crumbling,	Extent: Light, Are	a Affect	ed : 10%			
	Location	: Through	out					
Ceilings								
Exposed Struc: Steel	35%			LIFE	* *			В
Metal Panel	65%			LIFE	* *	5	\$4,000	В

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts	•					
Transformers						
Dry Type	100%	2028	* *	5		В
	Other Observation, Extent : Modera	te, Area Affect	ted : 100%			
	Location : Electrical Room					
	Explanation : 45 Kva, 480/208/120	O Volts				
Raceway						
Conduit	100%	2033	* *	1		В
Panelboards						
Fused Disc Sw	10%	2031	* *	5		В
Molded Case Bkrs	90%	2031	* *	5	\$100	В
Wiring						
Thermoplastic	100%	2033	* *	1		В
Motor Controllers						
Locally Mounted	100%	2028	* *	5		В
Lighting						
Interior Lighting						
Fluorescent	10%	2023	\$2,900	10	\$300	В
	Other Observation, Extent : Moderate, Area Affected : 100%					
	Location : Cafeteria Room					
	Explanation: T-8 Lamps					
HID	90%	2023	\$12,300	10	\$100	В

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

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 Code
Lighting								
Egress Lighting								
Emergency, Battery	50%			2028	* *	10	\$400	В
Exit, Service	50%			2028	* *	1		В
Exterior Lighting								
HID	100%			2023	\$1,400	10		В
Alarm								
Fire/Smoke Detection								
Generic	100%			2023	\$39,100	1-3	\$2,100	В
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	: Open Sp	ace Electrical Secti	ion				
	Explana	tion : Bells,	Manual Pull Statio	on				

Mechanical	Current Repa	ir 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 Code
Heating						
Energy Source						
Natural Gas	100%	2043	* *	1		В
Conversion Equipment						
Radiant Heater	100%	2028	* *	2	\$1,500	В
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location : Various Loca	ations				
	Explanation: 6 Units					
Ventilation						
Exhaust Fans						
Wall Unit	100%	2018	\$5,600	2	\$100	В
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2043	* *	1		В
Water Heater						
Electric	100%	2018	\$600	4		В
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Backflow Preventer						
Generic	100%	2028	* *	1	\$200	В
Fire Suppression						
Sprinkler						
Generic	100%	2043	* *	1-2	\$900	В

Maintenance \$ are aggregated over a 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: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING C

Address : 1950 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : 230C

Area Sq Ft : 33,130 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 05-Jun-2012 Landmark Status : NONE

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

Block : 8760 Lot : 60 BIN : 3347724

CAPITAL	FY 2015 - 2018	FY 2019 - 2024		
Exterior Architecture	\$252,200	\$81,400		
Interior Architecture		\$195,300		
Electrical	\$4,800	\$409,000		
Mechanical	\$372,500	\$331,700		
Total	\$629,600	\$1,017,300		
Priority A	\$252,200	\$81,400		
Priority B	\$377,300	\$802,400		
Priority C		\$133,500		
Total	\$629,600	\$1,017,300		

Total	\$104,900	\$18,800	\$14,900	\$70,900
Priority C		\$5,000	\$2,800	
Priority B	\$16,500	\$13,800	\$12,200	\$63,200
Priority A	\$88,300			\$7,700
Total	\$104,900	\$18,800	\$14,900	\$70,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$11,800	\$3,600	\$7,000	\$39,700
Electrical	\$800	\$1,200	\$1,200	\$12,600
Interior Architecture		\$10,100	\$2,800	\$7,000
Exterior Architecture	\$88,300			\$7,700
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 2122

chitecture	Cı	urrent Re	pair	Futur	e Replacement	M	aintenance	
stem Component Type		il Date l (ears)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
erior								
Exterior Walls Masonry: Brick	Horizontal Cr Location : N	lorth Fac iss/Erod,	Extent : Modera			5	\$32,300	A
Metal Panel Window Wall	Caulking Dete Location : T	hroughoi ation, Ext	ent : Moderate, A		-	5-10 5	\$13,900 \$11,300	A A
Windows	2000000111		••					
Aluminum	Caulking Dete Location : T Water Penetro	hroughoi ation, Ext	\$14,600 Extent : Modera at ent : Moderate, A		-	5	\$800	A
Metal Louvers	Location : O	упсеѕ		2032	* *	10	\$500	A
Parapets	370			2032		10	Ψ300	П
Masonry: Brick	Diagonal Cra Location : W Horizontal Cr Location : W	Vest Faca racks, Ext Vest Faca iss/Erod,	ent : Moderate, A de Extent : Modera	Area Affe	cted : 10%	5	\$2,800	A
Metal Panel	5%			2043	* *	5	\$600	A
Metal Rail	10%			2028	* *	5-10	\$5,900	A
Roof IRMA/Protected Membrane			\$6,300 extent : Moderate,	2023 Area Afj	\$31,300 fected: 100%			A
	Vegetation Gr Location : L	owth, Ex ower Ter ation, Ext	tent : Moderate,					
Single Ply Membrane			-	2023 erate, Ar	\$81,400 rea Affected : 10%			A
Skylight, Metal/Glass	Miss/Damage Location : A	bove Lob ation, Ext			* * ea Affected : 10% cted : 10%			A

Maintenance \$ are aggregated over a 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 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 Code
Interior							
Floors							
Carpet	25%		2019	\$59,100	3	\$15,100	C
Cast in Place Concrete	20%		LIFE	* *	5	\$17,600	C
Ceramic Tile	5%		2032	* *	5	\$2,000	C
Panel/Paver: Cer/Brk	15%		2039	* *	5	\$13,600	C
Vinyl Tile	35%		2023	\$133,500	3	\$5,300	C
Interior Walls							
Concrete Masonry Unit	20%		LIFE	* *	5	\$3,100	C
Gypsum Board	70%		LIFE	* *	5	\$16,200	C
Masonry: Brick	10%		LIFE	* *			C
Ceilings							
AcousTileConcealSpLn	20%		2021	\$61,700	5	\$10,100	В
AcousTileSusp.Lay-In	35%		2028	* *	5	\$14,100	В
Exposed Concrete	25%		LIFE	* *	5	\$1,600	В
Gypsum Board	20%		LIFE	* *	5	\$10,100	В
	Water Per	netration, Extent : Light, Area	Affected	: 10%			
	Location	ı : Lobby Throughout					

Electrical	Current R	Repair F	uture	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)		ear I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Transformers							
Dry Type	100%	20)21	\$13,900	5	\$100	В
	Other Observation, E.	xtent : Moderate, Area	Affect	ted : 100%			
	Location : Mechanic	cal Room					
	Explanation: 75 Kv	ra					
Raceway							
Conduit	90%	20)23	\$32,300	1		В
Conduit	10%	20)33	* *	1		В
Panelboards							
Fused Disc Sw	10%	20)22	\$5,600	5	\$100	В
Molded Case Bkrs	80%	20)22	\$44,900	5	\$600	В
Molded Case Bkrs	10%	20)31	* *	5	\$100	В
Wiring							
Thermoplastic	90%	20)23	\$31,100	1		В
Thermoplastic	10%	20)33	* *	1		В
Motor Controllers							
Motor Control Center	100%	20)21	\$900	5	\$700	В
Lighting							

Lighting

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

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

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

Electrical	Current Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Lighting							
Interior Lighting							
Fluorescent	2%	2018	\$4,800	10	\$500	В	
	Other Observation, Extent : Mod	-	cted : 100%				
	Location: Lobby And Hallway						
	Explanation: Compact Fluores	scent Fixtures					
Fluorescent	98%	2023	\$236,300	10	\$24,200	В	
	Other Observation, Extent : Mod	lerate, Area Affe	cted : 100%				
	Location : Throughout The Bui	lding					
	Explanation: Using T-8 Lamps	S					
Egress Lighting							
Emergency, Service	50%	2023	\$2,200	1		В	
Exit, Service	50%	2023	\$2,200	1		В	
Exterior Lighting							
HID	100%	2018	\$11,300	10	\$100	В	
Alarm							
Security System							
No Component	70%					D	
Generic	30%	2023	\$27,900	1	\$3,000	В	
	Other Observation, Extent : Mod	lerate, Area Affe	cted : 100%				
	Location: Hallways						
	Explanation: CCTV Surveillan	ice Camera Syst	em				
Fire/Smoke Detection							
No Component	70%					D	
Generic	30%	2023	\$95,500	1-3	\$5,000	В	
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Hallways And Mech	anical Room					
	Explanation : Manual Pull Stat	tion, Strobe Ligh	nts And Smoke Det	ector			

Mechanical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
HTHW/HW	100%	2033	* *	1		В
	Other Observation, Extent : Light, Area	Affected: 100	0%			
	Location : Penthouse Mech Room					
	Explanation : Hot Water Provided Fro	om Building P)			
Distribution						
Hot Wtr Piping/Pump	100%	2031	* *	4	\$2,000	В

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

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

Asset # : 2122

Mechanical	Current Repair Future		Future f	Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating Terminal Devices Air Handler Fan Coil Unit/Heat	60% 40% Now On Extended Life, Ex Location : Various		2018 2023 Affected : 4	\$98,600 \$182,600	1 1	\$10,000 \$3,100	B B
	Other Observation, E Location : Various Explanation : Ruste	Extent : Severe, Are Locations	a Affected :	20%			
Air Conditioning Energy Source District C.W.	100% Other Observation, E Location : Penthou. Explanation : Chill	se Mech Room			1		В
Distribution Chilled Wtr Pipe/Pump	100% Now Corroded, Extent : M Location : Penthou	\$7,500 Toderate, Area Affec	2023	\$149,000	4	\$1,300	В
Terminal Devices Air Handler/Cool/Ht Fan Coil - Cool/Heat	80% 20%		2018 2018	\$103,600 \$115,400	1 1	\$13,300 \$1,700	B B
Ventilation Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$15,000	В
Exhaust Fans Interior Roof	95% 5%		2018 2023	\$32,000 \$1,200	2 2	\$800	B B
Plumbing H/C Water Piping Brass/Copper	100%		2033	**	1		В
HW Heat Exchanger Low Temp	100% Other Observation, E Location : Penthous Explanation : Unit s	se		**	4	\$2,700	В
Sanitary Piping Cast Iron	100%	starea with Buttar	LIFE	* *	1		В
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		В
Fixtures Generic Vertical Transport	100%						В
Elevators Hydraulic	100% Other Observation, E Location : 1-3, Ph	Extent : Light, Area	LIFE Affected : .	**			C

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

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

CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING C

Mechanical	Curre	ent Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail D Total (Yea	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression							
Standpipe							
Generic	100%		2033	* *	1-5	\$14,100	В
Sprinkler							
No Component	80%						D
Generic	20%		2033	* *	1-2	\$1,500	В

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING D

Address : 1950 ORIENTAL BLVD.

Borough : BROOKLYN Agency's Number : 230D

 $Program \, / \, Asset \, \# \quad : \quad CUN0003.0D0 \, / \, 2123 \qquad \qquad Yr \, Built / Renovated \quad : \, 1977 \, / \, 2000$

Area Sq Ft : 35,362 Project Type : CITY UNIVERSITY OF NEW YORK

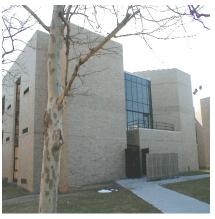
Date of Survey : 05-Jun-2012 Landmark Status : NONE

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

Block : 8760 Lot : 60 BIN : 3347724

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$249,600	\$85,400
Interior Architecture		\$190,700
Electrical	\$7,200	\$479,800
Mechanical	\$545,100	\$240,100
Total	\$801,900	\$996,000
Priority A	\$249,600	\$85,400
Priority B	\$552,300	\$719,900
Priority C		\$190,700
Total	\$801,900	\$996,000

Total	\$121,900	\$13,700	\$16,600	\$78,000
Priority C		\$4,000	\$3,500	
Priority B	\$32,400	\$9,700	\$13,100	\$70,300
Priority A	\$89,500			\$7,800
Total	\$121,900	\$13,700	\$16,600	\$78,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$26,800	\$3,500	\$6,900	\$39,600
Electrical	\$1,700	\$2,200	\$2,200	\$14,700
Interior Architecture		\$4,000	\$3,500	\$12,100
Exterior Architecture	\$89,500			\$7,800
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



Maintenance \$ are aggregated over a 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

Architecture	Current Repair	Future Re	eplacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
exterior						
Exterior Walls Masonry: Brick	80% Now \$211,100 Horizontal Cracks, Extent: Moderate, Location: North Facade Jnt Mortar Miss/Erod, Extent: Moder			5	\$31,600	A
	Location : North Facade					
Metal Panel Window Wall	5% 15% Now \$32,400 Caulking Deteriorated, Extent: Model Location: North Facade Water Penetration, Extent: Light, Are Location: North Facade			5-10	\$13,600 \$11,100	A A
Windows						
Aluminum	95% Now \$14,400 Caulking Deteriorated, Extent: Model Location: Throughout Water Penetration, Extent: Moderate,			5	\$700	A
Metal Louvers	Location : Offices 5%	2032	* *	10	\$500	Α.
Parapets	3%	2032		10	\$300	A
Masonry: Brick	85% Now \$38,500 Diagonal Cracks, Extent: Moderate, A Location: North Facade Horizontal Cracks, Extent: Moderate, Location: North Facade			5	\$2,900	A
Metal Panel	5%	2043	* *	5	\$700	A
Metal Rail	10%	2028	* *	5-10	\$6,200	A
Roof IRMA/Protected Membrane	10% Now \$6,600	2023	\$32,900			A
	Paver Block Ballast, Extent: Moderat Location: Lower Terrace Vegetation Growth, Extent: Moderate Location: Lower Terrace Water Penetration, Extent: Moderate,	, Area Affectea	l : 25%			
	Location: First Floor	Агеи Ајјестеи	. 370			
Single Ply Membrane	85% Now \$17,100 Ponding, Extent : Moderate, Area Affe Location : Over Third Floor	2023 cted : 15%	\$85,400			A
	Water Penetration, Extent: Light, Are Location: Over Third Floor	a Affected : 10	%			
Skylight, Metal/Glass	5% Now \$19,100 Miss/Damaged Flashings, Extent: Mo Location: Over Lobby Water Penetration, Extent: Moderate, Location: Over Main Lobby					A

Maintenance \$ are aggregated over a 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

Architecture		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 Code
Interior							
Floors							
Carpet	20%		2019	\$47,300	3	\$12,100	C
Cast in Place Concrete	10%		LIFE	* *	5	\$8,800	C
Ceramic Tile	5%		2032	* *	5	\$2,000	C
Panel/Paver: Cer/Brk	15%		2039	* *	5	\$13,600	C
Vinyl Tile	50%		2023	\$190,700	3	\$7,500	C
Interior Walls							
Concrete Masonry Unit	20%		LIFE	* *	5	\$3,100	C
Gypsum Board	70%		LIFE	* *	5	\$16,200	C
Masonry: Brick	10%		LIFE	* *			C
Ceilings							
AcousTileConcealSpLn	20%		2028	* *	5	\$10,100	В
AcousTileSusp.Lay-In	35%		2028	* *	5	\$14,100	В
Exposed Concrete	25%		LIFE	* *	5	\$1,600	В
Gypsum Board	20%		LIFE	* *	5	\$10,100	В

ectrical	Current Repa	ir Futur	Future Replacement Maintenance			
stem Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2023	\$5,200	5	\$100	В
	Other Observation, Exten	t : Moderate, Area Affe	cted : 100%			
	Location : Electrical Ro	pom				
	Explanation : Main Ser	vice Disconnect Switch	Rated @ 2500 Am	peres		
Transformers						
Dry Type	100%	2021	\$13,900	5	\$100	В
	Other Observation, Extent : Moderate, Area Affected : 100%					
	Location: Mechanical I	Room				
	Explanation: 75 Kva					
Switchgear / Switchboard						
Fused Disc Sw	100%	2023	\$59,300	5	\$100	В
Raceway						
Conduit	95%	2023	\$34,100	1		В
Conduit	5%	2033	* *	1		В
Panelboards						
Fused Disc Sw	5%	2022	\$2,800	5		В
Molded Case Bkrs	90%	2022	\$50,500	5	\$700	В
Molded Case Bkrs	5%	2031	* *	5		В
Wiring						
Thermoplastic	95%	2023	\$32,800	1		В
Thermoplastic	5%	2033	* *	1		В
Motor Controllers						
Motor Control Center	100%	2021	\$900	5	\$800	В

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.

CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING D

Asset #: 2123

Electrical	Current Repair	Future	e Replacement	Maintenance			
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Fround	•						
Grounding Devices							
Generic	100%	LIFE	* *	5	\$400	В	
tand-by Power							
Transfer Switches							
Automatic	100%	2021	\$22,900	1	\$8,900	В	
ighting							
Interior Lighting							
Fluorescent	3%	2018	\$7,200	10	\$700	В	
		Other Observation, Extent : Moderate, Area Affected : 100%					
	Location: Lobby And Hallwo	•					
	Explanation: Compact Fluor	escent Fixtures					
Fluorescent	97%	2023	\$233,900	10	\$23,900	В	
	Other Observation, Extent : Me		cted : 100%				
	Location : Throughout The B	uilding					
	Explanation: Using T-8 Lam	ps					
Egress Lighting							
Emergency, Service	50%	2023	\$2,200	1		В	
Exit, Service	50%	2023	\$2,200	1		В	
Exterior Lighting							
HID	100%	2018	\$12,000	10	\$100	В	
Alarm							
Security System							
No Component	70%					D	
Generic	30%	2023	\$29,800	1	\$3,300	В	
	Other Observation, Extent : Me	oderate, Area Affe	cted : 100%				
	Location: Hallways						
	Explanation : CCTV Surveille	ance Camera Syste	em				
Fire/Smoke Detection							
No Component	70%					D	
Generic	30%	2023	\$102,000	1-3	\$5,400	В	
	Other Observation, Extent : Mo		cted : 100%				
	Location : Hallways And Med						
	Explanation : Manual Pull St	ation, Strobe Ligh	ts, Smoke Detector	rs			

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 Code
Heating							
Energy Source							
HTHW/HW	100%		2033	* *	1		В
	Other Observation,	Extent : Light, Area	Affected	: 100%			
	Location: Penthoi	ise Mech Room					
	Explanation: Hot	Water Provided Fro	om Buildi	ing P			
Distribution							
Hot Wtr Piping/Pump	100% Now	\$15,300	2031	* *	4	\$1,300	В
	Corroded, Extent : I	ight, Area Affected	: 20%				
	Location : Mech R	oom					

Note: 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 #: 2123

Mechanical	Current Repair	Future R	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Terminal Devices						
Air Handler	60%	2018	\$98,600	1	\$10,000	В
Fan Coil Unit/Heat	40%	2018	\$182,600	1	\$3,500	В
	On Extended Life, Extent: Severe,	Area Affected : 4	40%			
	Location: Various Locations					
Air Conditioning						
Energy Source District C.W.	1000/	2033	* *	1		D
District C.W.	100% Other Observation, Extent: Light,			1		В
	Location: Mech Room In Penth		0070			
	Explanation: Chilled Water Pro		lina P			
Distribution	Explanation . Chitieu water 170	videa From Build	ang I			
Chilled Wtr Pipe/Pump	100% Now \$7,	500 2023	\$149,000	4	\$1,300	В
Chinea wa Tipe/Tump	Corroded, Extent : Light, Area Aff		\$147,000	7	Ψ1,500	ъ
	Location : Mech Room	2070				
Terminal Devices						
Air Handler/Cool/Ht	70%	2018	\$90,700	1	\$11,700	В
Fan Coil - Cool/Heat	30%	2018	\$173,200	1	\$2,600	В
Ventilation	3070	2010	ψ173,200		Ψ2,000	
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$15,000	В
Exhaust Fans						
Interior	95%	2018	\$32,000	2	\$800	В
Roof	5%	2023	\$1,200	2		В
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2023	\$91,100	1		В
HW Heat Exchanger						
Low Temp	100%	2033	* *	4	\$2,700	В
	Other Observation, Extent : Light,	Area Affected: 1	00%			
	Location : Penthouse					
	Explanation: Unit Shared With	Building E				
Sanitary Piping	1000		ate ate			
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping	1000		ate ate			
Cast Iron	100%	LIFE	* *	1		В
Fixtures	1000					
Generic	100%					В
Vertical Transport						
Elevators	100%	LIFE	* *			С
Hydraulic	100% Other Observation, Extent : Light,					C
	Location: 1-3, Ph	тей пујестей. Т	0070			
	Explanation: 1 Unit					
Fire Suppression	емрининоп . 1 Onn					
Standpipe						
Generic	100%	2033	* *	1-5	\$14,100	В
Generic	100/0	2033	·	1-3	Ψ1+,100	ע

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

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

CITY UNIVERSITY OF NEW YORK - 042 KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING D

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 Code
Fire Suppression							
Sprinkler							
No Component	80%						D
Generic	20%		2033	* *	1-2	\$1,500	В

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 : 05-Jun-2012 Landmark Status : NONE

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

Block : 8760 Lot : 60 BIN : 3347724

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$105,500	\$85,400
Interior Architecture		\$190,700
Electrical		\$429,500
Mechanical	\$472,100	\$153,200
Total	\$577,600	\$858,800
Priority A	\$105,500	\$85,400
Priority B	\$472,100	\$582,700
Priority C		\$190,700
Total	\$577,600	\$858,800

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$117,700			\$6,900
Interior Architecture	\$3,500	\$5,000	\$4,500	\$9,100
Electrical	\$600	\$1,000	\$1,100	\$12,700
Mechanical	\$26,400	\$3,500	\$6,900	\$39,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$152,100	\$13,500	\$16,500	\$72,200
Priority A	\$117,700			\$6,900
Priority B	\$31,000	\$8,500	\$12,000	\$65,300
Priority C	\$3,500	\$5,000	\$4,500	
Total	\$152,100	\$13,500	\$16,500	\$72,200



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.

Architecture	Current Repair	Future Replacement Maintenance		aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior					
Exterior Walls Masonry: Brick	80% Now \$105,500 Horizontal Cracks, Extent : Moderate, A Location : South Facade	LIFE ** Area Affected : 10%	5	\$31,600	A
	Jnt Mortar Miss/Erod, Extent : Modera Location : South Facade	te, Area Affected : 15%			
Metal Panel	5% Now \$15,500 Broken/Missing Elements, Extent: Seve Location: South Facade Of Lobby Wi Deformed/Dented, Extent: Severe, Area Location: South Facade Of Lobby Wi	ng a Affected : 50%	5	\$3,700	A
Window Wall	15% Now \$32,400 Caulking Deteriorated, Extent: Modera Location: South Facade Water Penetration, Extent: Light, Area Location: South Facade		5	\$11,100	A
Windows					
Aluminum	95% Now \$14,400 Caulking Deteriorated, Extent: Modera Location: Throughout Water Penetration, Extent: Moderate, A Location: Offices		5	\$700	A
Metal Louvers	5%	2032 **	10	\$500	A
Parapets Masonry: Brick	85% Now \$19,200 Diagonal Cracks, Extent : Moderate, A. Location : East Facade		5	\$2,900	A
	Horizontal Cracks, Extent : Moderate, A Location : East Facade, South Facade				
Metal Panel	5%	2043 **	5	\$700	A
Metal Rail	10%	2028 **	5-10	\$6,200	A

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

Asset #: 2124

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 Code
Exterior	•							
Roof								
IRMA/Protected	10%			2028	* *	10	\$2,800	A
Membrane								
			Extent : Moderate,	Area Afj	fected : 100%			
		n : Lower T						
	Vegetation	n Growth, E	Extent : Moderate, A	Area Affe	ected : 20%			
	Location	n : Lower T	errace					
	Water Per	netration, E	xtent : Moderate, A	rea Affe	cted : 5%			
	Location	n : Offices						
Single Ply Membrane	85%	Now	\$17,100	2023	\$85,400			A
		naged Flash n : Over Th	ings, Extent : Mod ird Floor	erate, Ar	rea Affected : 25%			
Skylight, Metal/Glass	5%	Now	\$19,100	2043	* *			A
Skyngnt, Wettil Glass			ings, Extent : Mod		ea Affected : 20%			7.1
		Location: Over Main Lounge						
			xtent : Light, Area	Affected	: 10%			
		n : Main Lo	-	-99				
Interior								
Floors								
Carpet	25%			2019	\$59,100	3	\$15,100	C
Cast in Place Concrete	5%			LIFE	* *	5	\$4,400	C
Ceramic Tile	5%			2032	* *	5	\$2,000	C
Panel/Paver: Cer/Brk	15%			2039	* *	5	\$13,600	C
Vinyl Tile	50%			2023	\$190,700	3	\$7,500	C
Interior Walls								
Ceramic Tile	5%			2032	* *	5	\$1,900	C
Concrete Masonry Unit	30%			LIFE	* *	5	\$4,600	C
Gypsum Board	5%	Now	\$3,500	LIFE	* *	5	\$1,200	C
	_	_	Extent : Moderate	-	-			
	Location	n : Below Si	kylight At Corner C	f Main I	Lounge			
			xtent : Light, Area					
	Location	n : Below Si	kylight At Corner C	f Main I	Lounge			
Gypsum Board	50%			LIFE	* *	5	\$11,600	С
Masonry: Brick	10%			LIFE	* *			C
Ceilings								
AcousTileSusp.Lay-In	45%			2028	* *	5	\$18,100	В
Exposed Concrete	30%			LIFE	* *	5	\$1,900	В
Gypsum Board	25%			LIFE	* *	5	\$12,600	В

Electrical	Cı	urrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts	•						•
Raceway							
Conduit	100%		2023	\$35,900	1		В

 $[\]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 #: 2124

Electrical	Current Repair	Futu	re Replacement	М	aintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts							
Panelboards							
Fused Disc Sw	10%	2022	\$5,600	5	\$100	В	
Molded Case Bkrs	90%	2022	\$50,500	5	\$700	В	
Wiring							
Thermoplastic	100%	2023	\$34,500	1		В	
Motor Controllers							
Motor Control Center	100%	2021	\$900	5	\$800	В	
Lighting							
Interior Lighting							
Fluorescent	100%	2023	\$241,100	10	\$24,700	В	
	Other Observation, Extent:		ected : 100%				
	Location: Throughout The	_					
	Explanation: Using T-8 L	amps					
Egress Lighting							
Emergency, Service	50%	2023	\$2,200	1		В	
Exit, Service	50%	2023	\$2,200	1		В	
Exterior Lighting							
HID	100%	2018	\$12,000	10	\$100	В	
Alarm							
Security System							
No Component	90%					D	
Generic	10%	2023	\$9,900	1	\$1,100	В	
	Other Observation, Extent:	Moderate, Area Aff	ected : 100%				
	Location: Outside						
	Explanation: CCTV Surve	eillance Camera Sys	tem				
Fire/Smoke Detection							
No Component	70%					D	
Generic	30%	2023	\$102,000	1-3	\$5,400	В	
	Other Observation, Extent:		ected : 100%				
	Location: Hallways And I						
	Explanation : Strobe Light	ts, Manual Pull Stat	ion And Smoke Dete	ectors			

Mechanical		Current Rep	ent Repair		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
leating								
Energy Source								
HTHW/HW	100%			2033	* *	1		В
	Other Obse	ervation, Exte	nt : Light, Area	Affected	: 100%			
	Location	: Penthouse M	Aech Room					
	Explanat	ion : Hot Wate	er Provided Fro	m Buildi	ng P			
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$15,300	2022	\$153,200	4	\$1,300	В
1 0 1	Corroded,	Extent : Mode	erate, Area Affec	ted: 20	%			
	Location	: Mech 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	Current Repair		Future	Replacement	Ma		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Terminal Devices							
Air Handler	60%		2018	\$98,600	1	\$10,000	В
Fan Coil Unit/Heat	40% 0-2	\$109,600	2028	* *	1	\$3,100	В
	On Extended Life, Ex Location: Various		Affected :	40%			
A. G. 111	Location: various	Locanons					
Air Conditioning							
Energy Source District C.W.	100%		2033	* *	1		В
District C.W.	Other Observation, E	extent : Light, Area			1		ъ
	Location : Penthou.	_	ijjecica .	10070			
	Explanation : Chille		From Bui	ilding P			
Distribution	· · · · · · · · · · · · · · · · · · ·						
Chilled Wtr Pipe/Pump	100% Now	\$7,500	2033	* *	4	\$1,300	В
	Corroded, Extent: M	oderate, Area Affec	ted : 20%	6			
	Location: Mech Ro	om					
Terminal Devices							
Air Handler/Cool/Ht	70%		2018	\$90,700	1	\$11,700	В
Fan Coil - Cool/Heat	30%		2018	\$173,200	1	\$2,600	В
Ventilation							
Distribution	1000/			ate ate	a -	Φ4. % . 0.00	
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$15,000	В
Exhaust Fans	0.50/		2010	¢22.000	2	ΦΩΩΩ	D
Interior Roof	95% 5%		2018 2023	\$32,000 \$1,200	2 2	\$800	B B
Plumbing	3%		2023	\$1,200			Б
H/C Water Piping							
Brass/Copper	100%		2033	* *	1		В
HW Heat Exchanger	10070		2000	-			
Low Temp	100%		2033	* *	4	\$2,700	В
r	Other Observation, E	xtent : Light, Area		100%		, ,	
	Location: Penthous	se					
	Explanation: Unit	Shared With Buildin	ıg D				
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Fixtures	4.0.0						_
Generic	100%	_					В
Vertical Transport							
Elevators Hydraulic	100%		LIFE	* *			С
Tryuraune	Other Observation, E	extent : Light Area					C
	Location: 1-3	mom . Engin, meu i	ъдсени.	100/0			
	Explanation: 1 Uni	t					
Fire Suppression		<u> </u>					
Standpipe							

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

^{**} 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 E

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 Code
Fire Suppression Sprinkler							
No Component Generic	80% 20%		2033	* *	1-2	\$1,500	D B

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 : 05-Jun-2012 Landmark Status : NONE

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

Block : 8760 Lot : 60 BIN : 3347724

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$215,600	\$81,400
Interior Architecture		\$190,700
Electrical		\$417,400
Mechanical	\$337,700	\$302,200
Total	\$553,400	\$991,800
Priority A	\$215,600	\$81,400
Priority B	\$337,700	\$719,700
Priority C		\$190,700
Total	\$553,400	\$991,800

Total	\$112,100	\$17,100	\$15,500	\$68,000
Priority C		\$5,000	\$4,500	
Priority B	\$22,000	\$8,500	\$11,000	\$63,900
Priority A	\$90,100	\$3,600		\$4,100
Total	\$112,100	\$17,100	\$15,500	\$68,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$12,700	\$3,800	\$5,800	\$40,500
Electrical	\$800	\$800	\$1,300	\$12,500
Interior Architecture	\$4,600	\$5,000	\$4,500	\$7,000
Exterior Architecture	\$90,100	\$3,600		\$4,100
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 2125

rchitecture		Current I	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 Code
terior								
Exterior Walls Masonry: Brick	Location	l Cracks, E 1 : South Fo	\$215,600 Extent : Moderate, A acade d, Extent : Moderat			5	\$32,300	A
		: South Fo		,	-JJ 0010 W 1 1 0 7 0			
Metal Panel Window Wall	Location	a : South Fo	\$16,500 rd, Extent : Moderd acade Extent : Light, Area			5-10 5	\$13,900 \$11,300	A A
	Location	: South Fo	ıcade					
Windows Aluminum	Location	Deteriorate 1 : Through	\$14,600 d, Extent : Moderc out extent : Moderate, A			5	\$800	A
		: Offices		33				
Metal Louvers	5%			2032	* *	10	\$500	A
Parapets Masonry: Brick	_		\$18,300 tent : Moderate, An acade	LIFE rea Affect	* * ted : 5%	5	\$2,800	A
		l Cracks, E ı : South Fa	'xtent : Moderate, A acade	Area Affe	cted : 10%			
Metal Panel Metal Rail	5% 10%			2043 2036	* *	5 5-10	\$600 \$5,900	A A
Roof	4.0							
IRMA/Protected Membrane	10%	Now	\$6,300	2023	\$31,300			A
		ck Ballast, 1 : Through	Extent : Moderate, out	Area Aff	fected : 100%			
	_	n Growth, I n : Lower T	Extent : Moderate, . errace	Area Affe	ected : 15%			
		netration, E 1 : Offices	xtent : Moderate, A	Area Affe	cted : 5%			
Single Ply Membrane			\$16,300 sings, Extent : Mod	2023 Jerate, Ar	\$81,400 ea Affected : 10%			A
	_	Extent : Mo a : Over Th	derate, Area Affec ird Floor	ted : 20%	Ó			
Skylight, Metal/Glass		Now aged Flash a: Over Lo	\$18,100 sings, Extent : Mod bby	2043 Terate, Ar	* * ea Affected : 10%			A
		netration, E n : Over Lo	xtent : Moderate, A bby	Area Affe	cted : 10%			

Maintenance \$ are aggregated over a 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 Re	pair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date I (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior									
Floors									
Carpet	25%			2019	\$59,100	3	\$15,100	C	
Cast in Place Concrete	5%			LIFE	* *	5	\$4,400	C	
Ceramic Tile	5%			2032	* *	5	\$2,000	C	
Panel/Paver: Cer/Brk	15%			2039	* *	5	\$13,600	C	
Vinyl Tile	50%			2023	\$190,700	3	\$7,500	C	
Interior Walls									
Ceramic Tile	5%			2032	* *	5	\$1,900	C	
Concrete Masonry Unit	20%			LIFE	* *	5	\$3,100	C	
Gypsum Board	65%			LIFE	* *	5	\$15,000	C	
Masonry: Brick	10%			LIFE	* *			C	
Ceilings									
AcousTileConcealSpLn	15%	Now	\$4,600	2028	* *	5	\$3,800	В	
_	Broken/Mi	issing Elemer	its, Extent : Light	t, Area A	ffected : 20%				
	Location	: Throughou	t						
AcousTileSusp.Lay-In	35%			2028	* *	5	\$14,100	В	
Exposed Concrete	30%			LIFE	* *	5	\$1,900	В	
r		etration, Ext	ent : Light, Area		: 5%		, ,		
			Below Machine I						
Gypsum Board	20%			LIFE	* *	5	\$10,100	В	

Electrical	Current Repai	r Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts							
Raceway							
Conduit	100%	2023	\$35,900	1		В	
Panelboards							
Fused Disc Sw	20%	2022	\$11,200	5	\$100	В	
Molded Case Bkrs	80%	2022	\$44,900	5	\$600	В	
Wiring							
Thermoplastic	100%	2023	\$34,500	1		В	
Motor Controllers							
Motor Control Center	100%	2028	* *	5	\$700	В	
Lighting							
Interior Lighting							
Fluorescent	100%	2023	\$241,100	10	\$24,700	В	
	Other Observation, Extent	: Moderate, Area Affe	cted : 100%				
	Location: Throughout T	he Building					
	Explanation: Using T-8	Lamps					
Egress Lighting							
Emergency, Service	50%	2023	\$2,200	1		В	
Exit, Service	50%	2023	\$2,200	1		В	
Exterior Lighting							
HID	100%	2018	\$11,300	10	\$100	В	

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 #: 2125

Electrical	Current Repair	Future F	Replacement	M				
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Alarm								
Security System								
No Component	70%					D		
Generic	30%	2023	\$27,900	1	\$3,000	В		
	Other Observation, Extent : Mode	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location : Outside							
	Explanation: CCTV Surveilland	e Camera System	ı					
Fire/Smoke Detection								
No Component	70%					D		
Generic	30%	2023	\$95,500	1-3	\$5,000	В		
	Other Observation, Extent : Mode	rate, Area Affecte	ed : 100%					
	Location : Hallways							
	Explanation : Alarm Bells And I	Manual Pull Statio	ons					

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 Code
Heating								
Energy Source								
HTHW/HW	100%			2033	* *	1		В
			Extent : Light, Area	Affected	! : 100%			
	Location	n : Penthou	se Mech Room					
	Explana	tion : Hot V	Vater Provided Fro	om Build	ing P			
Distribution								
Hot Wtr Piping/Pump	100%			2022	\$153,200	4	\$1,300	В
Terminal Devices								
Air Handler	60%			2018	\$98,600	1	\$10,000	В
Fan Coil Unit/Heat	40%	Now	\$109,600	2028	* *	1	\$3,100	В
			tent : Severe, Area	Affected	l : 40%			
	Location	ı : Various	Locations					
	Other Ob:	servation, E	Extent : Severe, Are	a Affecte	ed : 20%			
	Location	ı: Various	Locations					
	Explana	tion : Ruste	d And Leaking					
Air Conditioning								
Energy Source								
District C.W.	100%			2033	* *	1		В
	Other Ob:	servation, E	Extent : Light, Area	Affected	! : 100%			
	Location	n : Penthou	se Mech Room					
	Explana	tion : Chill	ed Water Provided	From Bi	uilding P			
Distribution								
Chilled Wtr Pipe/Pump	100%	Now	\$7,500	2023	\$149,000	4	\$1,300	В
	Corroded	, Extent : M	oderate, Area Affe	cted : 10	9%			
	Location	n : Penthou.	se					
Terminal Devices								
Air Handler/Cool/Ht	100%			2018	\$129,500	1	\$16,700	В
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$15,000	В
Note: All component repairs \$ estim	ates are in c	urrent dollai	rs and are not escala	ted for po	tential future inflation	n.		

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

Mechanical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation						
Exhaust Fans						
Interior	95%	2018	\$32,000	2	\$800	В
Roof	5%	2023	\$1,200	2		В
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2033	* *	1		В
HW Heat Exchanger						
Low Temp	100%	2043	* *	4	\$4,000	В
	Other Observation, Extent : Ligh	it, Area Affected	: 100%			
	Location: Penthouse					
	Explanation : Unit Shared With	h Building C				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			C
,	Other Observation, Extent : Ligh	it, Area Affected	: 100%			
	Location: 1-3					
	Explanation: 1 Unit					
Fire Suppression	1					
Standpipe						
Generic	100%	2033	* *	1-5	\$14,100	В
Sprinkler					,, - 30	
No Component	80%					D
Generic	20%	2033	* *	1-2	\$1,500	В

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

Page: 326

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$3,015,800	\$2,735,200
Interior Architecture	\$3,872,900	\$2,053,300
Electrical		\$1,391,100
Mechanical	\$6,320,100	\$27,231,100
Total	\$13,208,800	\$33,410,700
Priority A	\$3,015,800	\$2,735,200
Priority B	\$7,617,300	\$29,046,600
Priority C	\$2,575,700	\$1,628,900
Total	\$13,208,800	\$33,410,700

Total	\$433,300	\$448,100	\$523,200	\$411,300
Priority C			\$61,400	\$29,000
Priority B	\$373,300	\$428,300	\$461,700	\$382,200
Priority A	\$59,900	\$19,700		
Total	\$433,300	\$448,100	\$523,200	\$411,300
Elevators/Escalators	\$124,300	\$124,300	\$124,300	\$124,300
Mechanical	\$152,700	\$197,200	\$199,600	\$178,400
Electrical	\$96,300	\$79,500	\$137,800	\$79,500
Interior Architecture		\$27,300	\$61,400	\$29,000
Exterior Architecture	\$59,900	\$19,700		
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



Maintenance \$ are aggregated over a 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	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior	•			•				•
Exterior Walls								
Cast Stone/Terra Cotta	77%			LIFE	* *	5	\$4,705,800	A
Concrete Masonry Unit	5%			LIFE	* *	5	\$24,400	A
Masonry: Brick	10%			LIFE	* *	5	\$78,200	A
Metal Panel	3%			2050	* *	5-10	\$80,700	A
Metal Sect. OHD	3%	Now	\$84,000	2029	* *	5	\$18,300	A
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	ected : 10%			
	Location	: Service A	Area					
	Explana	tion : Broke	en / Missing Eleme	nts				
Stucco Cement	2%			2041	* *	5	\$19,600	A
Windows								
Aluminum	20%			2040	* *	5	\$3,700	A
Aluminum	5%			2046	* *	5	\$900	A
Aluminum	10%			2046	* *	5	\$1,900	A
Glass Block	3%			LIFE	* *	5	\$700	A
Metal Louvers	2%			2033	* *	10	\$2,300	A
Steel	5%	Now	\$53,800	2049	* *	5	\$5,800	A
Wood	Corrosion Location Thermally Location 55% Air Infiltre Location Deteriora Location Dry Rot/E	a: Service A Inefficient, a: Service A Now ation, Exter a: Through ted Finish, a: Through	xtent : Moderate, A Area . Extent : Moderate Area \$317,700 nt : Moderate, Area out Extent : Moderate, out	2049 Affected Area Af	# ** 1 : 50% fected : 50%	5	\$50,900	A
Parapets Cast in Place Concrete Masonry: Brick Metal Panel	Thermally Location Split/Crac	: Through	Extent : Moderate out : Moderate, Area		-	5 5-10 5	\$124,800 \$24,800 \$4,700	A A A
				2000		_	Ψ1,700	4 4

Maintenance \$ are aggregated over a 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 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 Code
Exterior								
Roof								
Built-Up (BUR)	Location Miss/Dam Location	Extent: Mod a: Over Lod aged Flash a: Over Lod	ings, Extent : Mode ading Dock	erate, Ar	rea Affected : 25%			A
		ded, Extent 1 : Over Loc	: Moderate, Area A	Affected	: 25%			
M 1161 1 D		i . Over Loc	uing Dock	2022	* *	1.0	фо 2 г оо	Δ.
Modified Bitumen	47%			2032	* *	10	\$92,500	A
Modified Bitumen	40%			2029		10	\$78,700	A
Skylight, Metal/Glass	3%			2050	* *	10	\$19,700	A
Interior								
Floors	5 0/			2022	Φ221 100	2	ФО1 ООО	a
Carpet	5%			2023	\$321,100	3	\$81,900	C
Cast in Place Concrete	40%		16 1	LIFE		5	\$1,911,700	C
		ietration, E. i : Basemen	xtent : Moderate, A t	rea Affe	cted : 10%			
Terrazzo	10%			LIFE	* *	5	\$170,700	С
Vinyl Tile	20%			2029	* *	3	\$81,900	C
Vinyl Tile	5%			2032	* *	3	\$20,500	C
Wood	20%	Now	\$230,400	2039	* *	5	\$204,800	C
	Location Split/Crac	n : 9th Flooi ked, Extent	: Moderate, Area					
	Location	i : 9th Floor	r					
Interior Walls								
Cast in Place Concrete	20%			LIFE	* *	10	\$580,200	C
Ceramic Tile	5%			2033	* *	5	\$58,000	C
Concrete Masonry Unit	45%			LIFE	* *	5	\$417,700	C
Gypsum Board	20%			LIFE	* *	5-10	\$394,500	C
Gypsum Board	5%			LIFE	* *	5-10	\$98,600	C
Masonry: Brick	5% Diagonal	Now Cracks, Ext	\$196,000 tent : Moderate, Ar	LIFE ea Affec	* * ted : 10%			C
	Location	ı : Service A	Area					

Maintenance \$ are aggregated over a 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	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	23%			2037	* *	5	\$251,300	В
AcousTileSusp.Lay-In	5%			2041	* *	5	\$54,600	В
Exposed Concrete	55%			LIFE	* *	5-10	\$751,000	В
Exposed Struc: Steel	2%	Now	\$98,900	LIFE	* *			В
	Location	: Service A		55				
	U	nscoloring, : Service A	Extent : Moderate Area	, Area Ą	ffected : 25%			
Gypsum Board	10%			LIFE	* *	5-10	\$375,500	В
Metal Panel	5%	Now	\$176,600	LIFE	* *	5	\$68,300	В
	Location	: Service A	xtent : Moderate, A Area xtent : Moderate, A	55				
	Location	: Service A	Area					

ectrical	Current R	epair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2024		5	\$3,300	В
	Other Observation, E.	xtent : Moderate, Ai	ea Affe	cted : 100%			
	Location : Electrica	l Room					
	Explanation: 2-400	00 Amperes Main Se	rvice L	isconnect Switche.	S		
Transformers							
Dry Type	100%		2022	\$13,900	5	\$2,700	В
	Other Observation, E. Location: Electrica Explanation: 2-600	l Room	ffected	: 100%			
Switchgear / Switchboard	Explanation: 2 000	100/2///					
Fused Disc Sw	95%		2024		5	\$3,100	В
Molded Case Bkrs	5%		2024		5	\$1,000	В
Raceway							
Conduit	90%		2034	* *	1		В
Conduit	10%		2044	* *	1		В
Panelboards							
Fused Disc Sw	20%		2032	* *	5	\$3,400	В
Molded Case Bkrs	70%		2032	* *	5	\$13,600	В
Molded Case Bkrs	10%		2040	* *	5	\$1,900	В
Wiring							
Thermoplastic	90%		2034	* *	1		В
Thermoplastic	10%		2044	* *	1		В
Motor Controllers							
Locally Mounted	70%		2022		5	\$3,400	В
Locally Mounted	30%		2029	* *	5	\$1,500	В

Maintenance \$ are aggregated over a 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 R	eplacement	Maintenance				
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Ground Grounding Devices Not Accessible	100%	Links Anna Affrosod . O	0/			D		
	Other Observation, Extent : I Location : Explanation : Covered With		/0					
Stand-by Power								
Transfer Switches	1000/	2020	* *	1	ф 225 200	D		
Automatic Generators	100%	2029	· · · ·	1	\$225,300	В		
Diesel	100% Other Observation, Extent: 1 Location: Roof			1	\$282,700	В		
Batteries	Explanation: 200 Kw, 208/	120 Caterpillar Genset	:					
Lead/Acid	100%	2017	\$600	5	\$27,000	В		
Fuel Storage								
Day Tank	50%	2032	* *	5	\$67,700	В		
	Other Observation, Extent: I	Moderate, Area Affected	d: 100%					
	Location: Roof	Namanlata Batina Can	. a aitu					
Mata Traul	Explanation : No Available		* *		¢10.000	D		
Main Tank	50% Other Observation Extent:	2027 Moderate Area Affects		5	\$10,800	В		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement							
	Explanation: 2000 Gallons	s Capacity						
Lighting	Explanation : 2000 Gallons	Сириси						
Interior Lighting								
Fluorescent	98%	2029	* *	10	\$656,100	В		
	T-8 Lamps, Extent: Moderat Location: Throughout The		ó					
Fluorescent	2%	2024	\$130,900	10	\$13,400	В		
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Throughout The Building Explanation : Compact Fluorescent Light Fixtures							
Egress Lighting	Zapananon . Compact I in	a. Isocia Zigini I withi cs						
Exit, LED	50%	2052	* *	1		В		
Exit, Battery	50%	2024	\$301,100	10	\$24,600	В		
Exterior Lighting					,			
HID	100%	2019	\$303,000	10	\$2,300	В		
	Other Observation, Extent : I Location : Roof	Moderate, Area Affected	d : 100%					
	Explanation : Signage Ligh	ting						

Alarm

Maintenance \$ are aggregated over a 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	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
larm						
Security System						
No Component	70%					D
Generic	30%	2029	* *	1	\$81,900	В
	Other Observation, Extent:	Moderate, Area Affec	ted : 100%			
	Location: Hallways					
	Explanation: CCTV Sur	veillance Cameras				
Fire/Smoke Detection						
No Component	50%					D
Generic	50%	2029	* *	1-3	\$225,300	В
	Other Observation, Extent:	Moderate, Area Affec	ted : 100%			
	Location : Hallways And M	Iechanical Spaces				
	Explanation : Strobe Light.	s, Manual Pull Station	n And Smoke Dete	ectors		

Mechanical	С	urrent Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	7	il Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Fuel Oil No 6		2-4	\$407,900	2034	* *	5	\$113,100	В
		-	ent : Moderate, Ar	ea Affec	ted : 40%			
	Location : T	Tanks In \	Vault					
Conversion Equipment								
Steam Boiler		0-2	\$4,030,300	2044	* *	1	\$651,300	В
			Moderate, Area A	,,,				
			s, 1 Is Out Of Serv					
			tent : Light, Area	Affected	: 100%			
	Location : I							
	Explanation	n : 2 Unit.	s. They Are Sched	ıled To I	Be Replaced This S	ummer		
Distribution	40		*** * * * * * * *					_
Hot Wtr Piping/Pump		Now	\$33,300	2023	\$1,663,500	4	\$14,400	В
	Corroded, Extent : Severe, Area Affected : 25% Location : Vacuum Pump, Sub Basement							
			=		100/			
			Moderate, Area A	ffected :	10%			
	Location : I	Boiler Ro	om					
Steam Piping/Pump	60%			2024	\$3,468,300	4	\$32,400	В
Terminal Devices								
Air Handler	60%			2024	\$2,678,300	1	\$271,200	В
Convector/Radiator	35%			2022	\$2,736,900	1	\$82,700	В
Fan Coil Unit/Heat	5%			2024	\$619,800	1	\$11,800	В
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		В

Maintenance \$ are aggregated over a 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 F	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								•
Conversion Equipment	1.00/			2010	¢1 640 100	2	¢4.500	D
Int Pkg Unit - Heating/Cooling	10%			2018	\$1,649,100	2	\$4,500	В
Heating/Cooling	R-22 Refr	igerant Fy	tent : Light, Area A	ffected · 1	0%			
	_	_	juipment Rooms - 2			s		
Reciprocating	20%		. 1	2019	\$562,000	1	\$67,700	В
Compr/Chiller	2070			2017	Ψ302,000	•	Ψ07,700	D
r	R-22 Refr	igerant, Ex	tent : Light, Area A	ffected : 2	0%			
		i : Mech Ro						
No Component	70%							D
Distribution								
Chilled Wtr Pipe/Pump	20%			2024	\$242,800	4	\$10,800	В
No Component	80%							D
Terminal Devices								
Air Handler/Cool/Ht	15%			2024	\$158,200	1	\$67,800	В
Fan Coil - Cool/Heat	5%			2024	\$235,100	1	\$11,800	В
No Component	80%							D
Heat Rejection								_
Water Cool Tower	10%		\$71,300	2029	* *	2	\$58,800	В
			: Severe, Area Affe					
			d And Leaking Exte					
	Location Location		Extent : Severe, A	rea Ајјес <i>і</i> е	a : 10%			
W . C 1T			Φ7.100	2010	Ф71 200		Φ.σ.ο.ο.ο.	D
Water Cool Tower	10%	0-2	\$7,100 Toderate, Area Affe	2018	\$71,300	2	\$58,800	В
	Location		oaerate, Area Affe	стеа : 10%	0			
N. C		i . Kooj						D.
No Component Ventilation	80%							D
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	\$193,400	В
No Component	70%			LIIL		2-3	\$175,400	D
Exhaust Fans	7070							
Interior	30%			2019	\$274,600	2	\$6,800	В
No Component	70%			_01/	φ=1,000	_	40,000	D
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2034	* *	1		В
Galv Iron/Steel	60%			2022	\$1,483,700	1		В
HW Heat Exchanger								
Low Temp	50%			2024	\$128,500	4	\$54,300	В
No Component	50%							D
Sanitary Piping								
Cast Iron	100%		\$36,000	LIFE	* *	1		В
	_		Extent : Moderate,	Area Affec	eted : 5%			
	Location	ı : Various	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.

Mechanical	Current Repair	Futur	e Replacement	Maintenance					
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Plumbing									
Storm Drain Piping									
Cast Iron	100%	LIFE	* *	1		В			
Sump Pump(s)									
Rigid Piping	100%	2019	\$10,300	4	\$2,000	В			
Fixtures									
Generic	100%					В			
Vertical Transport									
Elevators									
Geared Traction	80%	LIFE	* *			C			
	Other Observation, Extent: Light, A. Location: B-9 Explanation: 11 Units	rea Affected	: 80%						
Hydraulic	20%	LIFE	* *			С			
·	Other Observation, Extent: Light, And Location: B-2 Explanation: 3 Units	rea Affected	: 20%						
Fire Suppression									
Standpipe									
Generic	100%	2024	\$2,954,500	1-5	\$382,300	В			
Sprinkler									
Generic	100%	2024	\$9,666,400	1-2	\$204,800	В			
Fire Pump									
Not Accessible	100%					D			
Chemical System									
No Component	98%					D			
Generic	2%	2019	\$500	1-3	\$900	В			
	Other Observation, Extent: Light, Area Affected: 2%								
	Location: 2nd Floor Kitchen								
	Explanation: For The Stove								

Page: 334

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$2,979,700	\$46,600
Interior Architecture	\$1,047,700	\$3,437,600
Electrical		\$465,000
Mechanical	\$114,400	\$3,792,500
Total	\$4,141,800	\$7,741,700
Priority A	\$2,979,700	\$46,600
Priority B	\$328,300	\$4,623,000
Priority C	\$833,700	\$3,072,100
Total	\$4,141,800	\$7,741,700

Total	\$396,900	\$165,800	\$310,000	\$261,700
Priority C	\$105,400			\$86,300
Priority B	\$218,800	\$165,800	\$297,900	\$175,300
Priority A	\$72,700		\$12,100	
Total	\$396,900	\$165,800	\$310,000	\$261,700
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
Mechanical	\$127,900	\$108,500	\$219,500	\$118,000
Electrical	\$66,200	\$32,700	\$53,800	\$32,700
Interior Architecture	\$105,400			\$86,300
Exterior Architecture	\$72,700		\$12,100	
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Page: 335

CITY UNIVERSITY OF NEW YORK - 042 LAGUARDIA COMMUNITY COLLEGE E - E BUILDING

Asset #: 2823

Architecture	Cur	rent Re	oair	Futur	e Replacement	M	aintenance	
ystem Component Type		Date E ars)	Stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
xterior	•							•
Exterior Walls								
Cement-Fiber Panel	65% No		\$202,500	2029	* *			A
	Cracking/Crum Location: E3		xtent : Moderate	, Area Aj	ffected : 2%			
			ent : Moderate, A	rea Affe	cted : 15%			
			5, E507,Through					
Glass Block	10%			LIFE	* *	5	\$24,200	A
Masonry: Brick	15%			LIFE	* *	5	\$58,200	Α
Pre-Cast Concrete	5%			LIFE	* *	5	\$63,000	Α
Stucco Cement	5%			2037	* *	5	\$24,200	Α
Windows							•	
Aluminum	95% No	w	\$186,100	2040	* *	5	\$9,700	A
	Ctrwt/Balnc No	t Funct,	Extent: Modera	te, Area	Affected : 25%			
	Location : Th	roughou	t					
	•		: Moderate, Are	a Affecte	ed: 25%			
	Location : Th	roughou	t					
Metal Louvers	5%			2033	* *	10	\$6,400	A
Parapets								
Cast in Place Concrete	50%			LIFE	* *	5	\$93,200	A
Metal Panel	47%			2044	* *	5	\$16,400	Α
			ent : Moderate, A	rea Affe	cted : 100%			
	Location: Ex		-					
		This Mo	terial Is Actually		t Fiber Panel			
Metal Panel	3%			2044	* *	5	\$1,000	A
Roof								
Fiberglass Panel	5%			2033	* *	1		Α
IRMA/Protected Membrane	95% No)W	\$2,544,500	2034	* *			A
	Insul Miss/Disp	laced, E	Extent : Moderate	, Area A	ffected : 25%			
	Location : Ov	er Cooli	ng Tower Area					
	Miss/Damaged Location : Ne			erate, Ar	ea Affected : 5%			
			ent : Moderate, A	rea Affe	cted : 10%			
					E238 And E271, N	ear 5th F	loor Elevator	
			Moderate, Area 1					
	Location : Th			55				
terior								
Floors								
Carpet	10%			2020	\$260,500	3	\$88,600	C
Cast in Place Concrete	15%			LIFE	* *	5	\$290,800	C
Ceramic Tile	5%			2033	**	5	\$22,200	C
Vinyl Tile	65%			2024	\$2,730,700	3	\$144,000	C
Vinyl Tile	5% No		\$210,100	2034	* *	3	\$8,300	C
			Extent : Moderat	e, Area A	Affected : 25%			
			ear Room 240					
			oderate, Area A <u>f</u>	fected : 2	25%			
	Location : Co	rridor N	lear Room 240					

Maintenance \$ are aggregated over a 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	C	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type		ail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior							
Interior Walls							
Cast in Place Concrete	5%		LIFE	* *	10	\$71,600	C
Ceramic Tile	5%		2033	* *	5	\$28,700	C
Concrete Masonry Unit	15%		LIFE	* *	5	\$68,800	C
Glass: Single Pane	3%		LIFE	* *	5	\$25,800	C
Gypsum Board	57%		LIFE	* *	5-10	\$555,400	C
Plaster	15%		LIFE	* *	5-10	\$73,100	C
Ceilings							
AcousTileSusp.Lay-In	70%		2029	* *	5	\$310,200	В
	Water Peneti	ration, Extent : Moderate, A	rea Affe	cted : 10%			
	Location:	Corridor Near Room E271,	Room E	238, Near 5th Floo	or Elevat	or	
Exposed Concrete	15%		LIFE	* *	5-10	\$83,100	В
Exposed Struc: Steel	5%		LIFE	* *	10	\$44,300	В
Gypsum Board	10%		LIFE	* *	5-10	\$152,300	В

Electrical	Current Rep	oair Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Ex Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2034	* *	5	\$1,300	В
	Other Observation, Exte	nt : Moderate, Area Affe	ected : 100%			
	Location : Electrical R	Room				
	Explanation: 4-2500	Amperes Main Disconn	ect Switches			
Transformers						
Dry Type	100%	2029	* *	5	\$1,100	В
	Other Observation, Exte	nt : Moderate, Area Affe	ected : 100%			
	Location : Electrical R	Room				
	Explanation: 4-750 K	va, 480/277/208 Volts				
Switchgear / Switchboard						
Fused Disc Sw	100%	2034	* *	5	\$1,300	В
Raceway						
Conduit	100%	2034	* *	1		В
Panelboards						
Fused Disc Sw	15%	2032	* *	5	\$1,000	В
Molded Case Bkrs	85%	2032	* *	5	\$6,800	В
Wiring					•	
Thermoplastic	100%	2034	* *	1		В
Motor Controllers						
Locally Mounted	100%	2029	* *	5	\$2,000	В
Ground					•	
Grounding Devices						
Not Accessible	100%					D
Stand-by Power						
Transfer Switches						
Automatic	100%	2029	* *	1	\$92,700	В

Maintenance \$ are aggregated over a 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	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power						
Generators Diesel	100% Other Observation, Extent: Moderate, Location: Generator Room			1	\$116,300	В
	Explanation: Emergency Generator	Rated @ 4	150 Kw			
Batteries	100%	2017	\$<00	_	\$67,000	D
Nickel Cadmium	100%	2017	\$600	5	\$67,000	В
Fuel Storage Day Tank	50%	2032	* *	5	\$27,500	В
Day Talik	Other Observation, Extent : Moderate, Location : Generator Room Explanation : 460 Gallons Capacity		cted : 100%	3	Ψ27,500	Б
Main Tank	50%	2039	* *	5	\$4,400	В
	Other Observation, Extent : Moderate, Location : Generator Room Explanation : No Available Namepla	Area Affe		C	41,100	٥
Lighting						
Interior Lighting						
Fluorescent	96% Other Observation, Extent: Moderate, Location: Throughout The Building Explanation: T-8 Lamps	2029 Area Affe	* * cted : 100%	10	\$260,700	В
Fluorescent	3%	2024	\$79,700	10	\$8,100	В
	Other Observation, Extent : Moderate, Location : Throughout The Building Explanation : Compact Fluorescent 1					
HID	1%	2024	\$12,300	10	\$100	В
Egress Lighting	1,0		Ψ1 2, εσσ		Ψ100	
Emergency, Service	50%	2024	\$24,400	1		В
Exit, LED	30%	2052	* *	1		В
Exit, Service	10%	2024	\$4,900	1		В
Exit, Battery	10%	2024	\$24,400	10	\$2,000	В
Exterior Lighting						
HID	100%	2024	\$124,600	10	\$1,000	В
Alarm						
Security System No Component Generic	70% 30%	2029	* *	1	\$33,700	D B
Generic	Other Observation, Extent : Moderate, Location : Hallways Explanation : C C T V Surveillance	Area Affe		1	\$33,700	Б
Fire/Smoke Detection						
No Component	50%					D
Generic	50%	2029	* *	1-3	\$92,700	В
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Hallways And Mechanical Rooms					
	Explanation: Strobe Lights, Manual	Pull Statio	on, Smoke Detector	rs, Alarn	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	Current Re	pair	Futur	e Replacement	M		
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	.						
Energy Source							
Electricity	10%		2044	* *	1		В
Natural Gas	5%		2044	* *	1		В
Interruptible Gas/Dual Fuel	85%		2044	* *	1		В
Conversion Equipment							
Furnace	5% Other Observation, Ext Location: Roof	_		**: 5%	1	\$7,300	В
	Explanation: 1 Roof	Top Package Un					
Heat Pump	10% Other Observation, Ext Location: Roof Explanation: 2 Roof			\$63,200 : 10%	2	\$9,200	В
Steam Boiler	85%		2037	* *	1	\$249,500	В
	Other Observation, Ext Location: Boiler Roo Explanation: 2 Units	m	Affected	: 100%			
Distribution							
Hot Wtr Piping/Pump	20%		2032	* *	4	\$4,400	В
Steam Piping/Pump	65%		2034	* *	4	\$9,500	В
No Component	15%						D
Terminal Devices							
Air Handler	65%		2024	\$1,176,900	1	\$119,200	В
Convector/Radiator	15%		2037	* *	1	\$14,400	В
Fan Coil Unit/Heat	5%		2024	\$251,400	1	\$4,800	В
No Component	15%						D
Air Conditioning							
Energy Source	1000/		20.40	* *			ъ
Electricity	100%		2040	* *	1		В
Conversion Equipment	Q <i>E</i> 0/		2027	* *	1	\$272.600	D
Centrifugal, Elec Chille	r 85% Other Observation, Ext Location : A C Room Explanation : 2 Units				1	\$272,600	В
Heat Pump	10%		2022	\$1,200	2	\$1,800	В
•	R-22 Refrigerant, Exter Location : 2 Units, Ro		ffected :	10%			
Ext Pkg Unit - Heating/Cooling	5%		2029	* *	2	\$900	В
	R-22 Refrigerant, Exten Location: Roof Other Observation, Ext						
	Location : Roof Explanation : 1 Roof	Mounted Air Hai	ndler Wit	h Gas Fired Furno	ıce		

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

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

Asset #: 2823

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 Code	
Air Conditioning Distribution Chilled Wtr Pipe/Pump No Component	85% 15%			2034	* *	4	\$12,400	B D	
Terminal Devices Air Handler/Cool/Ht No Component	85% 15%			2024	\$1,212,400	1	\$155,800	B D	
Heat Rejection Remote Air Cond Water Cool Tower	Location	:Roof	\$41,000 Ioderate, Area Affed			2 2	\$10,300 \$202,600	B B	
	Location		: Moderate, Area A	ffected :	5%				
No Component	10%							D	
Ventilation Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$261,400	В	
Exhaust Fans Interior Roof	85% 15%			2029 2024	* * \$40,100	2 2	\$7,800 \$1,400	B B	
Plumbing H/C Water Piping Brass/Copper	100%			2044	**	1		В	
Water Heater Gas Fired	100%			2019	\$78,200	2	\$4,400	В	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		В	
Storm Drain Piping Cast Iron	100%			LIFE	**	1		В	
Sump Pump(s) Rigid Piping Pool Filter/Treatment	100%			2019	\$10,300	4	\$2,000	В	
Sand Sewage Ejector(s)	100%			2029	* *	4	\$73,300	В	
Electric Fixtures	100%			2019	\$10,300	4	\$2,000	В	
Generic Vertical Transport	100%							В	
Elevators Geared Traction	Location	ı : 1-5	Extent : Light, Area	LIFE Affected	**			С	
Hydraulic	50% Other Obs Location	tion: 2 Un vervation, E v: (2) 1-2 tion: 3 Un	Extent : Light, Area (1) 1-3	LIFE Affected	**			С	

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

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

Page: 340

CITY UNIVERSITY OF NEW YORK - 042 LAGUARDIA COMMUNITY COLLEGE E - E BUILDING

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 Code
Fire Suppression							
Standpipe	1000/		20.44	* *	1.5	¢1.40.600	D
Generic	100%		2044	**	1-5	\$149,600	В
Sprinkler							
Generic	100%		2034	* *	1-2	\$83,100	В
Fire Pump							
Generic	100%		2027	* *	1	\$55,400	В

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$1,111,300	\$1,825,600
Interior Architecture	\$1,137,900	\$2,157,900
Electrical		\$4,459,600
Mechanical	\$652,400	\$4,052,800
Total	\$2,901,600	\$12,495,900
Priority A	\$1,111,300	\$1,825,600
Priority B	\$1,296,700	\$8,685,800
Priority C	\$493,600	\$1,984,600
Total	\$2.901,600	\$12,495,900

Total	\$294,900	\$110,000	\$173,700	\$181,900
Priority C	\$98,900		\$14,800	\$69,600
Priority B	\$193,600	\$110,000	\$158,900	\$112,200
Priority A	\$2,400			
Total	\$294,900	\$110,000	\$173,700	\$181,900
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Mechanical	\$117,100	\$73,300	\$107,700	\$72,300
Electrical	\$29,200	\$20,900	\$27,500	\$24,200
Interior Architecture	\$130,400		\$22,700	\$69,600
Exterior Architecture	\$2,400			
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



Maintenance \$ are aggregated over a 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 Re	pair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior							
Exterior Walls	0.50/	Φ41 5 400	, in	* *	-	#124 200	
Masonry: Brick	95% Now	\$415,400	LIFE		5	\$124,300	Α
	Cracking/Crumbling, E Location: Penthouse		, Area Aj	<i>пестеа : 15%</i>			
	Efflorescence, Extent: Location: Penthouse		Affected	: 15%			
	Jnt Mortar Miss/Erod, Location : Througho		e, Area A	Affected : 50%			
	Water Penetration, Ext Location : North Fac	ent : Moderate, A	rea Affe	cted : 10%			
Window Wall	5%		2044	* *	5	\$24,500	A
Windows							
Aluminum	97% Now Thermally Inefficient, I	\$129,800 Extent : Moderate	2032 Area A	* * ffected : 50%	5	\$6,800	A
	Location : Throughou		,),,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
	Caulking Deteriorated, Location : Throughou	Extent : Modera	te, Area	Affected: 25%			
Metal Louvers	3%		2033	* *	10	\$2,600	A
Parapets							
Masonry: Brick	85% Now Jnt Mortar Miss/Erod, Location : Throughor		LIFE e, Area A	* * Affected : 25%	5	\$6,600	A
	Vegetation Growth, Ex. Location : Throughou	tent : Moderate, 1	Area Affe	ected : 10%			
	Water Penetration, Ext Location : Throughou	ent : Moderate, A	rea Affe	cted : 10%			
Metal Panel	5%		2044	* *	5	\$1,500	A
Metal Rail	5%		2029	* *	5-10	\$7,000	A
Pre-Cast Concrete	5%		LIFE	* *	5	\$4,800	A

^{**} 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 Code
Exterior								
Roof IRMA/Protected Membrane	30%	Now	\$205,800	2024	\$686,000			A
			, Extent : Moderat	e, Area A	ffected : 20%			
		: Over Th	ird Floor Extent : Moderate, A	Anna Affa	atad - 100/			
		ietration, E i : Over Th		<i>неи А</i> јје	ciea . 10%			
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 25%			
	Location	: Over Th	ird Floor					
Single Ply Membrane	50%	Now	\$131,000	2024	\$436,600			A
		aged Flash 1 : Over 4th	nings, Extent : Mod	erate, Ar	ea Affected : 10%			
			t 1 1001 ctent : Moderate, A	rea Affec	eted : 15%			
	-	-	mnasium, 4th Floo					
	Water Per	netration, E	Extent : Light, Area	Affected	: 10%			
	Location	: Gymnas	ium, Room M400, (Over Lob	by			
Sloped Glazing	15%	Now	\$98,800	LIFE	* *	5	\$494,000	A
		_	nents, Extent : Mod	erate, Ar	ea Affected : 10%			
			idy Lounges Extent : Moderate, A	Araa Affa	etad · 100/			
			xieni . Moderaie, A ar Little Theater, S					
Traffic Topping	5%			2024	\$84,700	10	\$20,600	A
nterior					·			
Floors								
Carpet	5%			2020	\$92,700 * *	3	\$31,500	C
Cast in Place Concrete Ceramic Tile	10%			LIFE 2033	* *	5 5	\$137,900 \$31,500	C C
Terrazzo	10% 5%			LIFE	* *	<i>5</i>	\$24,600	C
Vinyl Tile	60%			2024	\$1,793,300	3	\$94,600	C
Vinyl Tile Vinyl Tile	5%	Now	\$149,400	2034	**	3	\$5,900	C
, myr rne			Extent : Moderate		ffected : 25%	J	Ψ2,700	C
	Location	: Basemer	nt Corridor					
			: Moderate, Area	Affected .	: 25%			
	Location	: Basemer	ıt Corridor					
Wood	5%			2052	* *	5	\$29,600	C
Interior Walls							** 4 000	~
Cast in Place Concrete	5%		Sarana Madamara	LIFE	**	10	\$51,000	С
		ietration, E i : Foundat	Extent : Moderate, A ion	1 геи Аƒе	ciea : 10%			
Ceramic Tile	10%			2033	* *	5	\$40,800	C
Concrete Masonry Unit				LIFE	* *	5	\$16,300	C
Consiste Mason , Cilit				LIFE	* *	5-10	\$346,600	
•	50%			LIFE				C
Gypsum Board Masonry: Brick	50% 20%			LIFE	* *	10	\$24,500	C C

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

^{**} 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 Code
Interior								
Ceilings								
AcousTileConcealSpLn	10%			2029	* *	5	\$39,400	В
AcousTileSusp.Lay-In	25%	Now	\$523,600	2044	* *	5	\$39,400	В
	Cracking/	Crumbling,	Extent: Moderate	, Area A	ffected : 15%			
	Location	: Through	out, Basement Cori	ridor				
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 25%			
	Location	: Through	out, Basement Corr	ridor				
AcousTileSusp.Lay-In	30%			2029	* *	5	\$94,600	В
AcousTileSusp.Lay-In	5%			2037	* *	5	\$15,800	В
Exposed Concrete	15%			LIFE	* *	5-10	\$59,100	В
Exposed Struc: Steel	5%			LIFE	* *	10	\$31,500	В
Gypsum Board	10%			LIFE	* *	5-10	\$108,400	В
••	Water Per	etration, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	: Study Lo	unges					

Electrical	C	urrent Repair	Futur	e Replacement	M	aintenance			
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%		2024	\$64,800	5	\$1,000	В		
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : E	Electrical Room							
	Explanation Disconnect	: 2- 4000 Amperes Main I Switch	Disconne	ct Switches And 1-	2000 Am	peres Main			
Switchgear / Switchboard									
Fused Disc Sw	100%		2024	\$296,400	5	\$1,000	В		
Raceway									
Conduit	80%		2024	\$316,300	1		В		
Conduit	20%		2034	* *	1		В		
Panelboards									
Fused Disc Sw	10%		2023	\$35,900	5	\$500	В		
Fused Disc Sw	5%		2032	* *	5	\$200	В		
Molded Case Bkrs	65%		2023	\$233,600	5	\$3,700	В		
Molded Case Bkrs	20%		2032	* *	5	\$1,100	В		
Wiring									
Thermoplastic	80%		2024	\$321,100	1		В		
Thermoplastic	20%		2034	* *	1		В		
Motor Controllers									
Locally Mounted	70%		2022	\$46,000	5	\$1,000	В		
Locally Mounted	15%		2029	* *	5	\$200	В		
Motor Control Center	15%		2022	\$128,700	5	\$900	В		
Ground				. , , , , , , , , , , , , , , , , , , ,					
Grounding Devices									
Generic	100%		LIFE	* *	5	\$6,300	В		
Stand-by Power					-	1 - 7 0 0			

Stand-by Power

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

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

Asset #: 2096

Electrical	Current Repair	Future	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Stand-by Power									
Transfer Switches						_			
Automatic	100%	2022	\$22,900	1	\$65,900	В			
Generators						_			
Diesel	100%	2020	\$114,000	1	\$82,700	В			
	Other Observation, Extent:		cted: 100%						
	Location : Generator Room Explanation : Emergency Generator Rated @ 75 Kw								
	Explanation : Emergency (ienerator Rated @ 7	3 Kw						
Batteries	1000/	2017	\$ <00	_	¢7,000	D			
Lead/Acid	100%	2017	\$600	5	\$7,900	В			
Fuel Storage	1000/	2027	* *	_	¢c 200	D			
Main Tank	100% Other Observation Extent:	2027 Madarata Arag Affai		5	\$6,200	В			
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Generator Room								
		Explanation: 550 Gallons Capacity							
iahtina	Explanation . 330 Gattons	Сирасну							
ighting Interior Lighting									
Fluorescent	94%	2024	\$1,775,600	10	\$181,600	В			
Tuorescent	T-8 Lamps, Extent : Modera			10	ψ101,000	Ь			
	Location: Throughout The		0,0						
Elyanasaant	5%	2024	\$94,400	10	\$9,700	В			
Fluorescent				10	\$9,700	Ь			
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building								
	Explanation: Compact Fli	=	ros						
HID			\$8,700	10	\$100	В			
	1%	2024	\$8,700	10	\$100	D			
Egress Lighting Emergency, Service	40%	2024	\$13,900	1		В			
Emergency, Battery	10%	2024	\$8,700	10	\$5,100	В			
Exit, LED	20%	2052	\$6,700 * *	10	\$3,100	В			
Exit, EED Exit, Service	30%	2024	\$10,400	1		В			
Exterior Lighting	3070	2024	φ10,400	1		ъ			
HID	100%	2024	\$88,700	10	\$700	В			
Lightning Protection	10070	2021	Ψ00,700	10	Ψ700				
Arresters/Cabling									
Generic	100%	2027	* *	5	\$2,600	В			
34.14.14	Other Observation, Extent:		cted : 100%	C	Ψ2,000	2			
	Location: Stacks								
	Explanation: Lightning Ro	ds In The Stacks Onl	ly						
Alarm									
Security System									
No Component	70%					D			
Generic	30%	2029	* *	1	\$24,000	В			
	Other Observation, Extent:	Moderate, Area Affec	cted : 100%						
	Location: Hallways								
	Explanation: CCTV Sur	veillance Cameras							

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

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

Asset #: 2096

Electrical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Alarm						
Fire/Smoke Detection						
No Component	70%					D
Generic	30%	2019	\$752,900	1-3	\$40,800	В
	Other Observation, Extent: Moderate	, Area Affe	cted : 100%			
	Location: Hallways And Mechanica	al Rooms				
	Explanation: Alarm Bells And Man	ual Pull Sta	ation, Smoke Detec	ctors		

Mechanical	Current Rep	air Futu	re Replacement	M	aintenance				
System Component Type	% of Fail Date Es	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
leating									
Energy Source									
Electricity	20%	2034	* *	1		В			
Fuel Oil No 4	65%	2034	* *	5	\$42,400	В			
Natural Gas	15%	2034	* *	1		В			
Conversion Equipment						_			
Furnace	15%	2024	\$43,800	1	\$15,700	В			
	Other Observation, Extent: Light, Area Affected: 15%								
	Location: Roof								
		lounted Air Handler Wi							
Heat Pump	20%	2022	\$90,800	2	\$13,000	В			
	Other Observation, Extent : Light, Area Affected : 20%								
	Location: Roof								
	Explanation: 5 Roof T								
Steam Boiler	65%	2022	\$756,000	1	\$135,800	В			
	Boiler Used For Hot Water, Extent: Light, Area Affected: 100%								
	Location: Boiler Room								
	Other Observation, Extent : Light, Area Affected : 65% Location : Boiler Room								
		i iits, And No Hw Htr So	Roilers Have To P	um A11 Su	mmar				
Distribution	Explanation . 3 Old Of	iiis, And No IIw IIii So	Doners Have To Ki	ип Ан Зи	mmer				
Hot Wtr Piping/Pump	25%	2032	* *	4	\$3,900	В			
Steam Piping/Pump	40% Now	\$33,400 2034	* *	4	\$4,200	В			
Steam 1 iping/1 ump		, ,	10%	7	Ψ+,200	Ь			
	Malfunctioning, Extent : Severe, Area Affected : 10% Location : Pneumatic Controls Not In Service								
	Other Observation, Exte		ected : 100%						
	Location : Throughout	,,							
	Explanation : No Temp	Zone Control System							
No Component	35%					D			
Terminal Devices	22,0								
Air Handler	40%	2019	\$515,300	1	\$52,200	В			
Convector/Radiator	20%	2029	**	1	\$13,600	В			
	5%	2024	\$178,900	1	\$3,400	В			
Fan Coil Unit/Heat	J%0	2024	\$170,700	1	93, 4 00	D			

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 #: 2096

Mechanical	Current Repair Future Replacement Maintenance							
System	% of	Foil Date	Estimated Cost	Voor	Estimated Cost	Cvolo	Estimated Cost	Priority
Component	Total	(Years)	Estimated Cost	Y ear FY	Estimated Cost	(Yrs)	Estimated Cost	Code
Туре	1000	(10015)				(115)		004
Air Conditioning								
Energy Source	1000/			2022	de de			
Electricity	100%			2032	* *	1		В
Conversion Equipment			***		*** ******		** **********************************	_
Centrifugal, Elec Chiller			\$51,500	2020	\$515,300	1	\$164,300	В
	_		ent : Moderate, Are		ed : 30%			
		-	nits Is Out Of Serv					
			Extent : Light, Area	Affected	l : 80%			
		ı : Basemer						
	Explana	tion : 2 Un	its Using R11, 1uni	t Using	R22			
Reciprocating	20%			2024	\$162,200	1	\$19,600	В
Compr/Chiller								
	-	-	tent : Light, Area A	ffected :	20%			
	Location	ı:Roof						
Distribution								
Chilled Wtr Pipe/Pump	80%			2034	* *	4	\$8,300	В
No Component	20%							D
Terminal Devices								
Air Handler/Cool/Ht	80%			2019	\$811,800	1	\$104,400	В
No Component	20%							D
Heat Rejection								
Air Condenser Unit	20%			2024	\$95,500	2	\$29,400	В
Water Cool Tower	80%	Now	\$27,400	2018	\$548,600	2	\$135,700	В
	Corroded	Extent : Se	evere, Area Affecte	d: 20%				
	Location	ı:Roof						
	Leak Evia	lent, Extent	: Severe, Area Affe	cted: 5%	%			
	Location	ı:Roof						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$186,000	В
Exhaust Fans								
Interior	75%			2024	\$198,100	2	\$4,900	В
Roof	25%			2024	\$47,500	2	\$1,600	В
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2034	* *	1		В
Galv Iron/Steel	20%			2029	* *	1		В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2019	\$10,300	4	\$2,000	В
Sewage Ejector(s)					+, -		+-,-30	
Under Construction	100%							D
Fixtures	100/0							
Generic	100%							В
Vertical Transport	100/0							ע

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.

Mechanical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport						
Elevators						
Geared Traction	50%	LIFE	* *			C
	Other Observation, Extent : Light Location : B-4	t, Area Affected : 50	0%			
	Explanation: 2 Units					
Hydraulic	50%	LIFE	* *			C
	Other Observation, Extent : Ligh	t, Area Affected : 50	0%			
	Location: B-1					
	Explanation: 2 Units					
Fire Suppression						
Standpipe						
Generic	100%	2034	* *	1-5	\$106,400	В
Sprinkler						
No Component	80%					D
Generic	20%	2024	\$557,900	1-2	\$11,800	В
Chemical System						
No Component	98%					D
Generic	2%	2019	\$500	1-3	\$900	В

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

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

Asset Name : OUEENSBOROUGH COMMUNITY COLLEGE ADMIN & BUSINESS BLDG

Address : 222-11 56TH AVENUE

 Borough
 : QUEENS
 Agency's Number
 : 11-27011

 Program / Asset #
 : CUN0006.110 / 2085
 Yr Built/Renovated
 : 1978 / 2010

Area Sq Ft : 72,026 Project Type : CITY UNIVERSITY OF NEW YORK

Date of Survey : 18-Apr-2013 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5

Block : 7490 Lot : 2 BIN : 4862628

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$386,400	\$270,600
Interior Architecture	\$417,700	\$245,600
Electrical	\$44,600	\$579,800
Mechanical		\$251,800
Total	\$848,600	\$1,347,800
Priority A	\$386,400	\$270,600
Priority B	\$421,900	\$875,100
Priority C	\$40,300	\$202,000
Total	\$848,600	\$1,347,800

Total	\$168,600	\$32,400	\$53,800	\$31,100
Priority C	\$43,800	\$2,100	\$13,300	\$4,800
Priority B	\$83,000	\$30,300	\$30,700	\$26,300
Priority A	\$41,800		\$9,800	
Total	\$168,600	\$32,400	\$53,800	\$31,100
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Mechanical	\$54,700	\$9,800	\$14,700	\$9,800
Electrical	\$13,700	\$8,400	\$6,200	\$6,600
Interior Architecture	\$48,500	\$4,300	\$13,300	\$4,800
Exterior Architecture	\$41,800		\$9,800	
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



 $[\]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 #: 2085

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance			
estem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
terior	•							•		
Exterior Walls										
Cast in Place Concrete	2%			LIFE	* *	5	\$21,900	Α		
Masonry: Brick	70%			LIFE	* *	5	\$153,600	Α		
Masonry: Brick	5%		\$36,700	LIFE	* *	5	\$5,500	Α		
		Horizontal Cracks, Extent: Moderate, Area Affected: 10%								
		n : Bulkhea								
		r Miss/Eroo n : Bulkhea	d, Extent : Modera ds	te, Area 1	Affected : 25%					
Metal Panel	5%			2044	* *	5-10	\$37,700	A		
Metal Panel	3%			2050	* *	5-10	\$22,600	Α		
Stucco Cement	5%			2037	* *	5	\$13,700	Α		
Window Wall	5%	Now	\$60,000	2044	* *	5	\$10,300	Α		
	Caulking	Deteriorate	d, Extent : Modera	ite, Area	Affected : 10%		,			
	Location	Location: Offices On Fifth Floor								
	Water Per	netration, E	xtent : Moderate, A	Area Affe	ected : 10%					
			On Fifth Floor							
Window Wall	5%			2050	* *	5	\$20,600	A		
Windows							Ψ20,000			
Aluminum	95%	Now	\$177,100	2032	* *	5	\$9,200	A		
	Caulking		ed, Extent : Modera		Affected : 50%	-	1.,			
	_	ı : Through			30					
	Water Per	netration, E	xtent : Moderate, A	Area Affe	ected : 10%					
		ı : Through		00						
Metal Louvers	5%			2033	* *	10	\$6,100	A		
Parapets							. ,			
Masonry: Brick	85%			LIFE	* *	5-10	\$15,600	A		
Metal Rail	10%			2037	* *	5-10	\$4,800	A		
Pre-Cast Concrete	5%	Now	\$1,100	LIFE	* *	5	\$800	Α		
	Jnt Morta	r Miss/Ero	d, Extent : Modera	te, Area A	Affected : 25%					
	Location	ı: Coping								
	Caulking	Deteriorate	ed, Extent : Modera	ite, Area	Affected : 50%					
	Location	1: Coping								
Roof										
Built-Up (BUR)	55%			2024	\$138,000	10	\$25,700	A		
Modified Bitumen	15%			2024	\$50,400	10	\$7,000	A		
Paver: Asphalt	25%		\$35,800	2027	* *			Α		
	Miss/Damaged Flashings, Extent: Moderate, Area Affected: 25%									
		_	Over 4th Floor							
	_		Extent : Moderate, .	Area Affa	ected : 10%					
			Over 4th Floor	1 ma = 1 CC	2424.100/					
			xtent : Moderate, A And Fifth Floor Off		естеа : 10%					
Single Ply Membrane			. 33		* *	10	\$2.300	A		
Single Ply Membrane	Location 5%		And Fifth Floor Off	ices 2032	* *	10	\$2,300	A		

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 Code
nterior								
Floors								
Carpet	25%			2023	\$125,300	3	\$32,000	C
Carpet	5%			2025	* *	3	\$6,400	C
Cast in Place Concrete	5%			LIFE	* *	5	\$18,600	C
Cast in Place Concrete	5%			LIFE	* *	5	\$18,600	C
Ceramic Tile	5%			2033	* *	5	\$4,300	C
Slate	5%			LIFE	* *	5	\$9,100	C
Vinyl Tile	25%			2029	* *	3	\$8,000	C
Vinyl Tile	25%			2024	\$202,000	3	\$10,700	C
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	\$6,500	C
Glass: Single Pane	5%			LIFE	* *	5	\$6,100	C
Gypsum Board	40%			LIFE	* *	5-10	\$55,400	C
Gypsum Board	5%			LIFE	* *	5-10	\$6,900	C
Masonry: Brick	25%			LIFE	* *	10	\$6,100	C
Metal Panel	15%			LIFE	* *	10	\$5,500	C
Ceilings								
AcousTileConcealSpLn			\$301,100	2044	* *	5	\$24,500	В
	_	Crumbling, n : Through	Extent : Moderate out	, Area Aj	ffected : 25%			
		Discoloring, n : Through	, Extent : Moderate out	, Area A	ffected : 25%			
			xtent : Moderate, A	rea Affe	cted : 10%			
		n : 4th Floo						
			: Moderate, Area A	Affected	. 25%			
		n : Through		ijjeerea .	. 2370			
AcousTileSusp.Lay-In	5%			2029	* *	5	\$4,400	В
AcousTileSusp.Lay-In	5%			2041	* *	5	\$4,400	В
Exposed Concrete	5%			LIFE	* *	5-10	\$5,400	В
Gypsum Board	40%			LIFE	* *	5-10	\$119,900	В
	70/0			LIIL		5 10	Ψ117,700	

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 Code
Under 600 Volts				
Service Equipment				
Fused Disc Sw	100%	2024 \$28,500	5 \$300	В
	Other Observation, Extent: Moderate,	Area Affected : 100%		
	Location : Electrical Room			
	Explanation: Main Service Disconne	ct Switches Rated @ 3000 A	Amperes And 600 Amperes	
Switchgear / Switchboard				
Fused Disc Sw	100%	2024 \$88,900	5 \$300	В
Raceway				
Conduit	90%	2024 \$76,300	1	В
Conduit	10%	2034 **	1	В

Maintenance \$ are aggregated over a 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	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts		•				
Panelboards						
Fused Disc Sw	10%	2023	\$10,100	5	\$100	В
Molded Case Bkrs	30%	2032	* *	5	\$500	В
Molded Case Bkrs	60%	2023	\$60,700	5	\$900	В
Wiring						_
Braided Cloth		4,600 2049	**	1		В
	Insulation Aged, Extent : Mode Location : Throughout The Bu		100%			
Thermoplastic	20%	2034	* *	1		В
Thermoplastic	30%	2024	\$26,700	1		В
Motor Controllers						
Locally Mounted	100%	2022	\$21,100	5	\$400	В
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,700	В
Stand-by Power						
Transfer Switches						
Automatic	100%	2041	* *	1	\$18,200	В
Generators						
Diesel	100%	2039	* *	1	\$22,800	В
	Other Observation, Extent : Mo	derate, Area Affecte	d : 100%			
	Location: Generator Room					
	Explanation : Emergency Ger	erator Rated @ 100	Kw			
Batteries				_		_
Nickel Cadmium	100%	2019	\$600	5	\$13,100	В
Fuel Storage						
Day Tank	50%	2046	**	5	\$5,300	В
	Other Observation, Extent : Mo	derate, Area Affecte	d: 100%			
	Location: Generator Room					
	Explanation : 330 Gallons Ca	-				
Main Tank	50%	2059	* *	5	\$800	В
	Other Observation, Extent : Mo	derate, Area Affecte	d: 100%			
	Location : Underground					
	Explanation : No Nameplate I	Rating Capacity				
Lighting						
Interior Lighting	0.204	2020	de de	4.0	4.0.500	
Fluorescent	93%	2029	**	10	\$48,600	В
	Other Observation, Extent : Mo		d: 100%			
	Location: Throughout The Th	e Building				
	Explanation: T-8 Lamps					
Fluorescent	2%	2024	\$10,200	10	\$1,000	В
	Other Observation, Extent : Mo	derate, Area Affecte	d: 100%			
	Location: Lobby					
	Explanation : Compact Fluor					
Incandescent	5%	2019	\$25,500	2	\$100	В

Maintenance \$ are aggregated over a 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	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting						
Egress Lighting						
Emergency, Service	50%	2029	* *	1		В
Exit, Service	50%	2029	* *	1		В
Exterior Lighting						
HID	100%	2019	\$24,500	10	\$200	В
Alarm						
Security System						
No Component	70%					D
Generic	30%	2024	\$60,700	1	\$6,600	В
	Other Observation, Extent : Mode	rate, Area Affecte	d: 100%			
	Location : Outside					
	Explanation: C C T V Surveilla	ınce Camera				
Fire/Smoke Detection						
No Component	70%					D
Generic	30%	2024	\$207,700	1-3	\$11,200	В
	Other Observation, Extent : Mode	rate, Area Affecte	d: 100%			
	Location: Hallways					
	Explanation : Manual Pull Stati	on, Smoke Detecto	ors, Strobe Ligh	ts And H	orns	

Mechanical		Current Ro	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 Code
leating								
Energy Source								
Electricity	25%			2044	* *	1		В
HTHW/HW	75%			2034	* *	1		В
	Other Obs	ervation, Ex	tent : Light, Area	Affected	: 75%			
	Location	: Througho	ut					
	Explanat	ion : High T	Temp. Water From	ı Adjacer	it Building " Kenn	edy Hall	Gym"	
Conversion Equipment								
Heat Exchanger	75%	Now	\$2,100	2027	* *	1	\$19,100	В
	Corroded,	Extent : Sev	vere, Area Affecte	d: 20%				
	Location	: Basement	Mech Room					
Heat Pump	25%	Now	\$100	2028	* *	2	\$3,500	В
1	Insul. Dete	riorating, E	Extent : Moderate,	Area Afj	fected : 10%		. ,	
	Location	: Lower Roo	of					
	Other Obs	ervation, Ex	tent : Light, Area	Affected	: 25%			
	Location	: Lower Roo	of	55				
	Explanat	ion : 3 Root	Top Package Un	its				
Distribution	1		1 0					
Steam Piping/Pump	75%	0-2	\$16,900	2034	* *	4	\$2,100	В
		~ —	derate, Area Affe		ó	-	+-,-00	_
		: Various A	. 55					
No Component	25%							D

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

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

Asset #: 2085

Mechanical	Cur	rent Repair	epair Future R		Maintenance		
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Terminal Devices							
Air Handler	40%		2024	\$139,300	1	\$14,100	В
Air Handler	10%		2032	* *	1	\$3,500	В
Convector/Radiator	25%		2029	* *	1	\$4,600	В
No Component	25%						D
Air Conditioning							
Energy Source							_
District C.W.	Location : Va				1		В
		Chilled Water From " I					
Electricity	25%		2040	* *	1		В
Conversion Equipment Heat Pump		rant, Extent : Light, Are Coof Top Units, Lower R		* *	2	\$900	В
No Component	75%	,					D
Distribution	7370						ъ
Chilled Wtr Pipe/Pump	Location : En	ion, Extent : Light, Are trance Through First F Supplied Form Medica	loor		4	\$2,100	В
No Component	25%	11		-			D
Terminal Devices							
Air Handler/Cool/Ht	65%		2024	\$44,600	1	\$22,900	В
Air Handler/Cool/Ht	10%		2032	* *	1	\$3,500	В
No Component	25%						D
Heat Rejection							
Air Condenser Unit	15%		2029	* *	2	\$6,000	В
No Component	85%						D
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$50,300	В
Exhaust Fans							
Interior	95%		2024	\$67,800	2	\$1,700	В
Roof	5%		2029	* *	2	\$100	В
Plumbing							
H/C Water Piping Brass/Copper	100% No Corroded, Exte Location : Va	nt : Moderate, Area Aff	2034 fected : 109	**	1		В
Water Heater							
Electric	100%		2023	\$10,000	4	\$500	В
HW Heat Exchanger HTHW/HW	100%		2034	**		•	В
Sanitary Piping Cast Iron	100%		LIFE	* *	1		В
	·	·		·			

Maintenance \$ are aggregated over a 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	air Future	Replacement	M		
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			C
	Other Observation, Exten	t : Light, Area Affected .	100%			
	Location: 1-5					
	Explanation: Two Unit	s. One Undergoing Rep	air			
Fire Suppression						
Standpipe						
Generic	100%	2034	* *	1-5	\$28,800	В
Sprinkler						
No Component	90%					D
Generic	10%	2044	* *	1-2	\$1,600	В

Page: 356

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

Asset Name : OUEENSBOROUGH 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 2015 - 2018	FY 2019 - 2024
Exterior Architecture Electrical	\$39,100	\$75,400 \$334,300
Total	\$39,100	\$409,700
Priority A Priority B	\$39,100	\$75,400 \$334,300
Total	\$39,100	\$409,700

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$5,900		\$18,700	
Interior Architecture	\$46,100		\$2,800	\$600
Electrical	\$700	\$300	\$300	\$600
Mechanical	\$6,300	\$3,500	\$2,200	\$3,500
Total	\$59,000	\$3,800	\$24,000	\$4,700
Priority A	\$5,900		\$18,700	
Priority B	\$39,600	\$3,800	\$2,500	\$4,100
Priority C	\$13,500		\$2,800	\$600
Total	\$59,000	\$3,800	\$24,000	\$4,700



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.

CITY UNIVERSITY OF NEW YORK - 042 QUEENSBOROUGH COMMUNITY COLLEGE C BUILDING

Asset #: 2087

Architecture		Current F	Repair	Future Replacemen		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls	5 0/			T TEE	ale ale	_	Φ0.000	
Cast in Place Concrete	5%		Φ10. 7 00	LIFE	* *	5	\$9,900	A
Concrete Masonry Unit			\$18,500 : Moderate, Area	LIFE		5	\$3,300	A
		n : East Fac		-1ууссиси	. 1070			
			xtent : Moderate, 1	Area Affe	cted : 10%			
			r Near North Exit	1. 00. 1 1990	. 10,0			
Concrete Masonry Unit	3%	Now	\$20,600	LIFE	* *	5	\$400	A
•	Broken/M	issing Elen	nents, Extent : Seve	re, Area	Affected : 25%			
	Location	ı : Chimney	,					
	Jnt Morta	r Miss/Ero	d, Extent : Severe, .	Area Affe	ected : 50%			
	Location	ı : Chimney	,					
Stucco Cement	65%			2037	* *	5	\$32,200	A
Windows								
Aluminum	100%			2040	* *	5	\$1,900	A
Parapets								
Metal Rail	75%			2037	* *	5-10	\$3,700	A
Metal: Cage/Fence	25%			2037	* *	5-10	\$500	A
Roof	C = 0/			2022	* *	10	¢2.200	A
Asphalt Shingle Modified Bitumen	65% 35%			2033 2024		10 10	\$3,200	A
Interior	33%			2024	\$75,400	10	\$10,500	A
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$5,400	C
Ceramic Tile	5%			2033	* *	5	\$1,200	Č
Vinyl Tile	90%			2029	* *	3	\$8,300	C
Interior Walls								
Concrete Masonry Unit	100%			LIFE	* *	5	\$21,500	C
Ceilings								
AcousTileSusp.Lay-In	100%		\$32,600	2029	* *	5	\$12,300	В
	_	_	Extent: Moderate	, Area Aj	ffected : 29%			
		ı : First Flo		. 4 4	M-4-1-200/			
i	_	Discoloring 1 : First Fla	, Extent : Moderate oor	e, Area A	ŋectea : 30%			

Electrical	Current Repair	Future Re	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2024	\$3,000	5	\$100	В
	Other Observation, Extent: Moderate,	Area Affected	l : 100%			
	Location: Electrical Room					
	Explanation: Main Service Disconne	ect Switch Rate	ed @ 1200 Am _l	peres		

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

Electrical		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 Code
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	80%			2024	\$47,400	5	\$100	В
Fused Disc Sw	20%			2034	* *	5		В
Raceway								
Conduit	80%			2024	\$28,700	1		В
Conduit	20%			2034	* *	1		В
Panelboards								
Fused Disc Sw	5%			2023	\$2,800	5		В
Molded Case Bkrs	90%			2023	\$50,500	5	\$400	В
Molded Case Bkrs	5%			2032	* *	5		В
Wiring								
Thermoplastic	20%			2034	* *	1		В
Thermoplastic	80%			2024	\$27,600	1		В
Motor Controllers								
Locally Mounted	60%			2022	\$7,600	5	\$100	В
Locally Mounted	40%			2029	* *	5		В
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$500	В
Lighting								
Interior Lighting								
Fluorescent	100%			2024	\$147,600	10	\$15,100	В
			xtent : Moderate, A	Area Affe	ected : 100%			
	Location	: Through	out The Building					
	Explana	tion : T-8 L	amps					
Egress Lighting								
Emergency, Service	50%			2024	\$1,400	1		В
Exit, Service	50%			2024	\$1,400	1		В
Exterior Lighting								
HID	100%			2019	\$7,100	10	\$100	В
Alarm								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2024	\$60,000	1-3	\$3,300	В
			xtent : Moderate, A	Area Affe	ected : 100%			
	Location	: Hallway:	r.					
	Explana	tion : Manu	al Pull Stations, A	larm Bel	ls, Smoke Detector	s And Sti	robe Lights	

Mechanical	Current Rep	air Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Ed Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle Estimated Cost (Yrs)	Priority Code	
Heating						
Energy Source						
Electricity	10%	2044	* *	1	В	
Natural Gas	90%	2044	* *	1	В	

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

Mechanical	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Yea		Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Conversion Equipment						
Furnace	90%	203		1	\$7,400	В
	Other Observation, Extent : Light, Area Affected : 90%					
	Location : 2 On Side C	-	The Roof			
	Explanation: 4 Gas F	ired Package Units				
Radiant Heater	10%	202	4 \$8,200	2	\$800	В
	Other Observation, Exte	nt : Light, Area Affect	ed : 10%			
	Location: Throughout					
	Explanation: 20 Units	•				
Air Conditioning						
Energy Source						
Electricity	100%	204	0 **	1		В
Conversion Equipment						
Ext Pkg Unit -	100%	203	2 **	2	\$1,000	В
Heating/Cooling						
	R-134a Refrigerant, Ext	ent : Light, Area Affec	ted : 100%			
	Location : 2 On Side C	f The Building, 2 On T	The Roof			
Heat Rejection						
Air Condenser Unit	100%	203	2 **	2	\$11,500	В
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIF	E **	2-5	\$14,500	В
Exhaust Fans						
Interior	20%	202	9 **	2	\$100	В
Roof	80%	202		2	\$400	В
Plumbing						
H/C Water Piping						
Brass/Copper	100%	204	4 **	1		В
Water Heater						
Gas Fired	100%	202	2 \$4,300	2	\$200	В
Sanitary Piping					7-00	
Cast Iron	100%	LIF	F. **	1		В
Storm Drain Piping	10070	DII .	-			
Cast Iron	100%	LIF	F **	1		В
Backflow Preventer	100/0	LII		1		ע
Generic	100%	202	9 **	1	\$1,000	В
Fixtures	100/0	202		1	φ1,000	ע
Generic	100%					В
Generic	100%					D

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

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

Page: 360

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 2015 - 2018	\$151,500 \$136,500	
Exterior Architecture	\$238,400		
Interior Architecture			
Electrical			
Mechanical		\$346,000	
Total	\$238,400	\$634,000	
Priority A	\$238,400		
Priority B		\$482,500	
Priority C		\$151,500	
Total	\$238,400	\$634,000	

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$75,000		\$8,300	
Interior Architecture	\$135,800		\$7,500	\$8,000
Electrical	\$10,900	\$3,100	\$4,000	\$4,000
Mechanical	\$45,000	\$9,100	\$15,600	\$8,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$270,700	\$16,100	\$39,200	\$24,600
Priority A	\$75,000		\$8,300	
Priority B	\$112,100	\$16,100	\$23,500	\$16,600
Priority C	\$83,500		\$7,500	\$8,000
Total	\$270,700	\$16,100	\$39,200	\$24,600



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

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

Asset #: 2103

Architecture	Current Repair		Future Replacement		М	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	\$39,600	Α
Masonry: Brick	75%		\$198,300	LIFE	**	5	\$29,700	Α
	Location	n : Corners	tent : Moderate, Ai					
		al Cracks, E n : North Fo	Extent : Moderate, A acade	Area Affe	ected : 10%			
	_		ot, Extent : Severe,					
	Location	n : Mechan	ical Equipment Roc	om At No	orth Facade			
Metal Panel	10%	Now	\$6,200	2044	* *	5	\$7,400	A
	Deformed	l/Dented, E.	xtent : Moderate, A	rea Affe	cted : 20%			
	Location	n : Undersi	de Of Connecting E	Bridge To	Oakland Building			
	Caulking	Deteriorate	ed, Extent : Modera	ite, Area	Affected: 25%			
			acade, West Facad					
			Extent : Moderate, A		ected : 10%			
	Location	n : North F	acade, West Facad	e				
Window Wall	5%			2044	* *	5	\$7,400	A
Windows								
Aluminum	100%		\$10,600	2040	* *	5	\$600	A
	_		ed, Extent : Modera	ite, Area	Affected: 25%			
		n : West Fa						
		netration, E n : West Fa	Extent : Moderate, A cade	Area Affe	ected : 10%			
Parapets								
Concrete Masonry Unit				LIFE	* *	5-10	\$4,100	A
Masonry: Brick	35%			LIFE	* *	5-10	\$6,000	A
Metal Rail	30%			2037	* *	5-10	\$13,600	A
Pre-Cast Concrete	5%			LIFE	* *	5	\$1,600	A
Roof	= 0.4		011 000	2024	ate ate			
Built-Up (BUR)	5%		\$11,800	2034	**			Α
			Extent : Moderate	, Area A	ffected : 25%			
			nnecting Bridge	A CC . 1	500/			
			: Moderate, Area	Аဌјестеа	: 30%			
			nnecting Bridge					
Cast in Place Concrete	5%		\$17,500	LIFE	**			Α
			Extent : Moderate		ffected : 25%			
			e Steps Over Old K					
			Extent : Severe, Are		ed: 25%			
			e Steps Over Old K					
Metal Panel	50%			2037	**	10	\$40,100	Α
Modified Bitumen	20%			2029	* *	10	\$8,700	A
Paver: Asphalt	20%			2033	* *	10	\$13,100	Α

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 #: 2103

Architecture		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 Code
nterior								
Floors								
Carpet	20%		\$47,000	2026	* *	3	\$12,000	C
			Extent : Moderate	, Area Ą	ffected : 50%			
		ı : Mezzanii		A CC . 1	500/			
			: Moderate, Area	Affected	: 30%			
		i : Mezzanii Esterat : M		ot o 1 . 50	00/			
	U	, Extent : M ı : Mezzanii	Ioderate, Area Affe ne	ciea : 50	170			
Cast in Place Concrete	5%			LIFE	* *	5	\$8,700	С
Ceramic Tile	10%			2033	* *	5	\$4,000	C
Quarry Tile	25%			2037	* *	5	\$15,000	C
Vinyl Tile	35%			2024	\$132,500	3	\$7,000	C
Vinyl Tile	5%			2019	\$18,900	3	\$1,000	C
			xtent : Moderate, A	Area Affe	ected : 100%			
			ljacent To Bridge					
	Explana	tion : 9x9 T	iles					
Interior Walls	250/			LIDE	* *	_	¢7.600	C
Concrete Masonry Unit	25%			LIFE	* *	5	\$7,600 \$25,700	C C
Gypsum Board	55% 10%			LIFE LIFE	* *	5-10 10	\$35,700 \$1,100	C
Masonry: Brick Plaster	10%			LIFE	* *	5-10	\$3,200	C
Ceilings	1070			LIITE		3-10	\$5,200	
AcousTileSusp.Lay-In	55%			2029	* *	5	\$22,500	В
AcousTileSusp.Lay-In	10%	Now	\$27,100	2044	* *	5	\$2,000	В
			ents, Extent : Mod		rea Affected : 20%		, -, , , , , ,	
	Location	ı : Game Ro	oom, Corridor Nea	r Elevato	or			
	Staining/L	Discoloring,	Extent : Moderate	, Area Ą	ffected : 25%			
	Location	ı : Game Ro	oom, Corridor Nea	r Elevato	or			
Exposed Concrete	5%			LIFE	* *	5-10	\$2,600	В
Gypsum Board	10%			LIFE	* *	5-10	\$14,000	В
Plaster	20%	Now	\$14,000	LIFE	* *	5	\$5,100	В
	Cracking/Crumbling, Extent: Moderate, Area Affected: 10%							
	Location: Over Mezzanine, Stair							
	Paint Peeling, Extent : Moderate, Area Affected : 10%							
		ı : Over Me						
	_	_	Extent: Moderate	, Area Ą	ffected : 10%			
	Location	ı : Over Me	zzanine					

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

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 #: 2103

Electrical	Current Repair		Future Replacement		Maintenance			
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
nder 600 Volts			•					
Service Equipment								
Fused Disc Sw	100%		2024	\$5,200	5	\$100	В	
	Other Observation, I		Area Affe	ected : 100%				
	Location : Electric							
	Explanation : Mair	i Service Disconnec	ct Switch	es Rated @ 2000 A	mperes A	And 1200 Amperes		
Switchgear / Switchboard	1000/		2024	¢50.200	-	¢100	ъ	
Fused Disc Sw	100%		2024	\$59,300	5	\$100	В	
Raceway Conduit	000/		2024	\$22,200	1		D	
Conduit	90% 10%		2024 2044	\$32,300	1 1		B B	
Panelboards	1070		2044		1		ъ	
Fused Disc Sw	10%		2023	\$5,600	5	\$100	В	
Molded Case Bkrs	80%		2023	\$44,900	5	\$600	В	
Molded Case Bkrs	10%		2040	**	5	\$100	В	
Wiring	1070		2040			Ψ100	ь	
Braided Cloth	20% 2-4	\$6,900	2049	* *	1		В	
Braided Clour	Insulation Aged, Ext	ent : Moderate, Are		ed : 100%	1		Б	
	Location : Through	iout The Building						
Thermoplastic	60%		2024	\$20,700	1		В	
Thermoplastic	20%		2044	* *	1		В	
Motor Controllers				** 000	_	***	_	
Locally Mounted	30%		2022	\$3,800	5	\$100	В	
Motor Control Center	70%		2022	\$700	5	\$500	В	
round								
Grounding Devices Generic	100%		LIFE	* *	5	\$800	В	
	100%		LIFE		3	\$800	D	
tand-by Power Transfer Switches								
Automatic	100%		2037	* *	1	\$8,500	В	
Generators	100/0		2037		1	\$6,500	ъ	
Diesel	100%		2033	* *	1	\$10,700	В	
Diesei	Other Observation, I Location : Outside				1	\$10,700	Б	
	Explanation : Eme	=	Rated @ .	100 Kw				
Batteries		<u> </u>						
Lead/Acid	100%		2018	\$600	5	\$1,000	В	
Fuel Storage				· · · · · · · · · · · · · · · · · · ·		. , -		
Main Tank	100%		2052	* *	5	\$800	В	
	Other Observation, I	Extent : Moderate, A		ected : 100%				
	Location: Outside	The Building						
	Explanation: 275	Gallons Capacity						

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 #: 2103

Electrical	Current Repair	Futur	re Replacement	M					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Lighting									
Interior Lighting									
Fluorescent	95%	2029	* *	10	\$23,300	В			
	Other Observation, Extent : Moderate	Area Affe	ected : 100%						
	Location: Throughout The Building								
	Explanation: T-8 Lamps								
Fluorescent	5%	2029	* *	10	\$1,200	В			
	Other Observation, Extent: Moderate	Area Affe	ected : 100%						
	Location : Lobby								
	Explanation: Compact Fluorescent	Light Fixt	ures						
Egress Lighting									
Emergency, Service	50%	2029	* *	1		В			
Exit, Service	10%	2024	\$400	1		В			
Exit, Service	40%	2029	* *	1		В			
Exterior Lighting									
HID	100%	2024	\$11,500	10	\$100	В			
Alarm									
Security System									
No Component	50%					D			
Generic	50%	2029	* *	1	\$5,200	В			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Hallways And Outside								
	Explanation: CCTV Surveillance	Camera							
Fire/Smoke Detection									
No Component	60%					D			
Generic	40%	2029	* *	1-3	\$6,800	В			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Hallways								
	Explanation : Smoke Detectors, Stro	be Lights,	Manual Pull Statio	ons, Horr	ıs				

Mechanical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
HTHW/HW	100%	2034	* *	1		В
	Other Observation, Extent : Light, Area	Affected:	10%			
	Location : Throughout					
	Explanation : High Temp. Water Fron	n Adjacent I	Building " Kenne	edy Hall	Gym"	
Conversion Equipment						
Heat Exchanger	100% 0-2 \$6,500	2039	* *	1	\$11,900	В
_	Corroded, Extent : Moderate, Area Affe	cted: 10%				
	Location : Mechanical Room					
	Other Observation, Extent: Light, Area	Affected:	100%			
	Location : Basement					
	Explanation: 2 Obsolete 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 Code
Heating								
Distribution Steam Piping/Pump		0-2 Extent : M a : Through	\$10,600 Toderate, Area Affec	2034 cted : 10%	* *	4	\$1,300	В
Terminal Devices	0004			2024	\$120.500		\$12.20	
Air Handler	80%			2024	\$130,600 * *	1	\$13,200	В
Convector/Radiator	20%			2029	* *	1	\$1,700	В
Air Conditioning Energy Source								
Steam/HW System	100%			2034	* *	1		В
Conversion Equipment	10070			2031				
Absorption	100%			2027	* *	1	\$28,900	В
Chiller/Steam/HW								
			Extent : Light, Area	Affected :	100%			
		ı : Mechani						
	Explana	tion : One	Unit - Refrigerant I	s R22				
Distribution Chilled Wtr Pipe/Pump	100% Corroded, Location	Extent : M	\$7,400 Toderate, Area Affec	2034 cted : 15%	* *	4	\$1,300	В
Terminal Devices	Locuitor	. Kooj						
Air Handler/Cool/Ht	100%			2024	\$128,600	1	\$16,500	В
Heat Rejection	10070			2021	Ψ120,000		Ψ10,500	
Water Cool Tower			\$4,300 evere, Area Affected ng Beams, Roof	2022 d : 10%	\$86,900	2	\$21,500	В
Ventilation		11	, , ,					
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$23,600	В
Exhaust Fans								
Interior	100%			2024	\$33,500	2	\$800	В
Plumbing								
H/C Water Piping	1000/			2024	* *			D
Brass/Copper	100%			2034	* *	1		В
Water Heater Gas Fired	100%			2022	\$7,000	2	\$400	В
HW Heat Exchanger	10070			2022	\$7,000		φ400	ъ
HTHW/HW	100%			2044	* *			В
	Other Obs Location	servation, E n : Basemen tion : 2 Uni			100%			2
Sanitary Piping	ru	2 011						
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping	,,,,							
Cast Iron	100%			LIFE	* *	1		В
Sewage Ejector(s)								
Electric	100%			2019	\$10,300	4	\$2,000	В

Maintenance \$ are aggregated over a 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	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 Code
Plumbing						
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			C
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location: B To 2					
	Explanation : One Unit					
Fire Suppression						
Standpipe						
Generic	100%	2034	* *	1-5	\$13,500	В
Sprinkler						
No Component	60%					D
Generic	40%	2034	* *	1-2	\$3,000	В
Chemical System						
No Component	98%					D
Generic	2%	2019	\$500	1-3	\$900	В

Page: 367

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

Asset Name : OUEENSBOROUGH 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 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$799,000	\$889,500
Interior Architecture	\$913,400	\$113,500
Electrical		\$2,319,900
Mechanical	\$75,400	\$1,703,100
Total	\$1,787,800	\$5,025,900
Priority A	\$799,000	\$889,500
Priority B	\$880,700	\$4,079,000
Priority C	\$108,200	\$57,500
Total	\$1.787.800	\$5,025,900

Total	\$164,700	\$40,600	\$103,200	\$53,000
Priority C	\$49,000		\$20,800	\$4,400
Priority B	\$56,200	\$40,600	\$57,000	\$48,600
Priority A	\$59,500		\$25,400	
Total	\$164,700	\$40,600	\$103,200	\$53,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$36,000	\$24,800	\$38,000	\$25,500
Electrical	\$16,300	\$11,800	\$15,100	\$19,200
Interior Architecture	\$49,000		\$20,800	\$4,400
Exterior Architecture	\$59,500		\$25,400	
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



 $[\]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 #: 1570

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 Code		
Exterior	•							•		
Exterior Walls										
Cast in Place Concrete	5%			LIFE	* *	5	\$107,600	A		
Concrete Masonry Unit	5%			LIFE	* *	5	\$13,400	A		
Masonry: Brick	30%	Now	\$215,700	LIFE	* *	5	\$64,500	A		
			xtent : Moderate, A	Area Affe	cted : 10%					
		ı : Penthou: Miss/Ens	se l, Extent : Moderat	. 4	Affected . 250/					
		r Miss/Eroc i : Penthous		e, Area A	Ајјестеа : 25%					
				LIDE	* *		Φ204.500			
Pre-Cast Concrete	55%		\$211,300 d, Extent : Modera	LIFE		5	\$384,500	A		
	_		a, Extent . Moaera oms 206, 208, 209	ie, Area	Affectea . 10%					
			xtent : Moderate, A	rea Affe	cted · 5%					
		iciration, 20 i : Room 20		1704 11550	cica . 570					
Window Wall	5%			2044	* *	5	\$40,300	A		
Windows							+ 10,000			
Aluminum	95%	Now	\$279,500	2032	* *	5	\$14,600	A		
	Caulking .	Deteriorate	d, Extent : Modera	te, Area	Affected : 50%					
	Location	: Through	out							
			xtent : Moderate, A	Area Affe	cted : 10%					
	Location	i : Through	out							
Metal Louvers	5%			2033	* *	10	\$9,600	A		
Parapets										
Cast in Place Concrete	5%	Now	\$4,100	LIFE	* *	5	\$3,400	A		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Cooling Tower Area									
		_			. A.C 1 . 100/					
	-	-	ent, Extent : Moder Tower Area	ate, Arec	і Адјестеа : 10%					
Marana Daid		i . Cooling	10wei Aieu	LIEE	* *	<i>5</i> 10	¢11.200			
Masonry: Brick	25%			LIFE	**	5-10	\$11,300	A		
Metal Rail Pre-Cast Concrete	35% 30%			2037 LIFE	* *	5-10 5	\$41,800 \$24,900	A A		
Pre-Cast Concrete	50% 5%	Now	\$2,600	LIFE	* *	5	\$24,900	A A		
rie-Cast Colletete					Affected · 25%	3	\$2,100	A		
	Int Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% Location : Coping									
	Caulking Deteriorated, Extent: Moderate, Area Affected: 25%									
	_	: Coping	.,	,	33					
Roof										
Cast in Place Concrete	20%			LIFE	* *	10	\$23,900	A		
Modified Bitumen	75%	Now	\$38,700	2024	\$386,600			A		
		-	ings, Extent : Mod	erate, Ar	ea Affected : 10%					
		G 1	~							
	Location	i : Southeas	st Corner							

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 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 Code
Interior								
Floors								
Carpet	10%			2023	\$103,000	3	\$26,300	C
Cast in Place Concrete	15%			LIFE	* *	5	\$115,000	C
Ceramic Tile	5%			2033	* *	5	\$8,800	C
Terrazzo	15%			LIFE	* *	5	\$41,100	C
Vinyl Tile	55%			2029	* *	3	\$36,100	C
Interior Walls								
Concrete Masonry Unit	35%			LIFE	* *	5	\$46,900	C
Masonry: Brick	10%			LIFE	* *	10	\$5,000	C
Plaster	55%			LIFE	* *	5-10	\$78,300	C
Ceilings								
AcousTileConcealSpLn	50%	Now	\$687,700	2044	* *	5	\$56,000	В
	_	Crumbling, 1 : Through	Extent : Moderate out	, Area A	ffected : 25%			
	Staining/L	Discoloring,	Extent : Moderate	, Area Ą	ffected : 25%			
	Location	: Through	out					
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 50%			
	Location	: Through	out					
Exposed Concrete	40%			LIFE	* *	5-10	\$89,600	В
Gypsum Board	10%			LIFE	* *	5-10	\$61,600	В

ectrical	Current Repair	Future	Future Replacement		Maintenance			
stem Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2024	\$32,400	5	\$500	В		
	Other Observation, Extent : Mod Location : Electrical Room	erate, Area Affec	eted : 100%					
	Explanation : Main Service Dis	connect Switch I	Rated @ 3000 Amp	peres				
Transformers								
Dry Type	100%	2022	\$13,900	5	\$500	В		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Electrical Room							
	Explanation: 150 Kva,480v-20	8/120v						
Switchgear / Switchboard								
Fused Disc Sw	100%	2024	\$133,400	5	\$500	В		
Raceway								
Conduit	95%	2024	\$160,900	1		В		
Conduit	5%	2044	* *	1		В		
Panelboards								
Fused Disc Sw	15%	2023	\$25,300	5	\$400	В		
Molded Case Bkrs	20%	2032	* *	5	\$600	В		
Molded Case Bkrs	65%	2023	\$109,500	5	\$2,100	В		

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

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

Asset #: 1570

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 Code
Under 600 Volts							
Wiring							
Thermoplastic	95%		2024	\$169,500	1		В
Thermoplastic	5%		2044	* *	1		В
Motor Controllers							
Locally Mounted	10%		2022	\$3,300	5	\$100	В
Motor Control Center	70%		2022	\$300,200	5	\$2,300	В
Motor Control Center	20%		2029	* *	5	\$700	В
Fround							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$3,600	В
tand-by Power							
Transfer Switches							
Automatic	100%		2022	\$22,900	1	\$37,400	В
Generators							
Diesel	100%		2020	\$114,000	1	\$46,900	В
	Other Observation,		Area Affe	cted : 100%			
	Location : Genera						
	Explanation : Eme	rgency Generator R	Rated @ .	100 Kw			
Batteries							
Lead/Acid	100%		2018	\$600	5	\$4,500	В
Fuel Storage							
Day Tank	50%		2023	\$4,800	5	\$10,900	В
	Other Observation,		Area Affe	cted : 100%			
	Location : Genera						
	Explanation: 30 C	Fallons Capacity					
Main Tank	50%		2027	* *	5	\$1,700	В
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Underg						
	Explanation : No A	vailable Rating Ca	pacity				
ighting							
Interior Lighting	400-1				. -		_
Fluorescent	100%		2024	\$1,050,000	10	\$107,400	В
	Other Observation,		Area Affe	cted : 100%			
	Location: Through	_					
	Explanation: T-8	Lamps					
Egress Lighting	# 0-1			.			_
Emergency, Service	50%		2024	\$9,700	1		В
Exit, Service	50%		2019	\$9,700	1		В
Exterior Lighting							_
HID	100%		2019	\$50,300	10	\$400	В
Alarm							
Security System	= 0						_
No Component	70%			* · ·			D
Generic	30%	n	2024	\$124,700	1	\$13,600	В
	Other Observation,		Area Affe	cted : 100%			
	Location : Outside	_	_				
	Explanation: C C	TV Surveillance C	'amera				

Maintenance \$ are aggregated over a 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	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code
Alarm					
Fire/Smoke Detection					
No Component	70%				D
Generic	30%	2029 * *	1-3	\$22,400	В
	Other Observation, Extent : Moderate,	Area Affected : 100%			
	Location: Hallways				
	Explanation: Strobe Lights, Horns, I	Manual Pull Stations And Si	moke Dei	tectors	

lechanical	Current Re	pair	Future	Replacement	M	aintenance	
ystem Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
eating							
Energy Source							
HTHW/HW	100%		2034	* *	1		В
	Other Observation, Ext		fected :	100%			
	Location : Throughou						
	Explanation : High T	emp. Water From A	djacent	Building " Kenne	edy Hall	Gym"	
Conversion Equipment							
Heat Exchanger	100% Now	, ,	2027	* *	1	\$52,200	В
	Corroded, Extent: Sev	ere, Area Affected :	10%				
	Location: Basement			1000/			
	Other Observation, Ex	tent : Light, Area A <u>f</u>	fected :	100%			
	Location: Basement						
District of	Explanation: 2 Units	1					
Distribution	1000/ Na	¢46,400	2024	* *	4	¢£ 000	р
Steam Piping/Pump	100% Now Corroded, Extent : Sev	,	2034	4-4-	4	\$5,800	В
	Location: Basement		20/0				
	Insul. Deteriorating, E.		rea Affe	cted : 15%			
	Location : Basement		carijje	cica : 1570			
Terminal Devices							
Air Handler	50%	2	2024	\$358,000	1	\$36,300	В
Convector/Radiator	25%		2022	\$313,600	1	\$9,500	В
Fan Coil Unit/Heat	25%		2024	\$497,100	1	\$9,500	В
r Conditioning				. ,		. ,	
Energy Source							
	5 00/						
District C.W.	70%	2	2034	* *	1		В
District C.W.	70% Other Observation, Ext				1		В
District C.W.		tent : Light, Area A <u>f</u>			1		В
District C.W.	Other Observation, Ext	tent : Light, Area A <u>f</u> ıt	fected :	70%	1		В
District C.W. Electricity	Other Observation, Ext Location : Throughou	tent : Light, Area Af ut · Water From " Med	fected :	70%	1		В
	Other Observation, Ext Location : Throughou Explanation : Chiller	tent : Light, Area Af ut · Water From " Med	fected : ical Art	70% s Building"			_
Electricity	Other Observation, Ext Location : Throughou Explanation : Chiller	tent : Light, Area Af tt Water From " Med	fected : ical Art	70% s Building"		\$16,300	_
Electricity Conversion Equipment	Other Observation, Ext Location : Throughou Explanation : Chiller 30%	tent : Light, Area Af tt Water From " Med	fected : ical Art 2032	70% s Building" **	1	\$16,300	В
Electricity Conversion Equipment Reciprocating	Other Observation, Ext Location : Throughou Explanation : Chiller 30%	tent : Light, Area Af ut Water From " Med	fected : ical Art 2032 2024	70% s Building" ** \$135,200	1	\$16,300	В
Electricity Conversion Equipment Reciprocating	Other Observation, Ext Location : Throughou Explanation : Chiller 30%	tent : Light, Area Af tt Water From " Med 2 2 nt : Light, Area Affe	fected : ical Art 2032 2024	70% s Building" ** \$135,200	1	\$16,300	В

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

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

Asset #: 1570

Mechanical		Current Repair		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning							
Distribution	1000		2024	مار داد		☆ ₹ 000	D
Chilled Wtr Pipe/Pump	100%	F I' I . A	2034	**	4	\$5,800	В
		servation, Extent : Light, Area 1 : Chilled Water Also Comes			7		
		i : Chilled water Also Comes : tion : Reciprocating Comp (•	*		
Terminal Devices	Ехріини	tion . Reciprocating Comp C	chillers (sea For Back Op	Only		
Air Handler/Cool/Ht	80%		2024	\$135,400	1	\$58,000	В
Fan Coil - Cool/Heat	20%		2024	\$61,400	1	\$7,600	В
Heat Rejection	2070		2021	ψ01,100		Ψ7,000	
Water Cool Tower	30%		2025	* *	2	\$35,400	В
No Component	70%		2020		_	φεε,	D
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$103,400	В
Exhaust Fans							
Interior	85%		2024	\$124,800	2	\$3,100	В
Roof	15%		2032	* *	2	\$500	В
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2034	* *	1		В
Water Heater							
Electric	100%		2019	\$20,600	4	\$1,100	В
HW Heat Exchanger							
HTHW/HW	100%		2034	* *			В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							_
Cast Iron	100%		LIFE	* *	1		В
Sewage Ejector(s)							_
Electric	100%		2019	\$10,300	4	\$2,000	В
Fixtures	1005						ъ
Generic	100%						В
Vertical Transport							
Elevators	1000		TTPP	* *			C
Hydraulic	100%	compation Estant . I :al. A	LIFE				С
		servation, Extent : Light, Area 1 : B-4, Roof	Ајјестеа	. 100%			
Eine Cummusaier	Ехріапа	tion : 1 Unit					
Fire Suppression Standpipe							
Generic	100%		2034	* *	1-5	\$59,100	В
Sprinkler	100%		2034		1-3	ψ39,100	ם ם
No Component	95%						D
Generic	93% 5%		2024	\$77,500	1-2	\$1,700	В
Generic	3%		2024	\$77,300	1-2	\$1,700	D

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

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

Page: 373

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

Asset Name : OUEENSBOROUGH 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 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$749,300	\$530,800
Interior Architecture	\$134,000	
Electrical	\$44,600	\$1,033,900
Mechanical		\$261,800
Total	\$927,800	\$1,826,500
Priority A	\$749,300	\$530,800
Priority B	\$44,600	\$1,295,700
Priority C	\$134,000	
Total	\$927,800	\$1,826,500

Total	\$221,900	\$28,600	\$72,400	\$28,700
Priority C	\$47,800		\$27,400	\$10,500
Priority B	\$118,900	\$28,600	\$31,100	\$18,200
Priority A	\$55,200		\$14,000	
Total	\$221,900	\$28,600	\$72,400	\$28,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$32,300	\$21,800	\$18,400	\$10,800
Electrical	\$3,800	\$2,800	\$3,200	\$3,400
Interior Architecture	\$126,700		\$32,900	\$10,500
Exterior Architecture	\$55,200		\$14,000	
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



Maintenance \$ are aggregated over a 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	Curren	t Repair	Futur	re Replacement	M	aintenance		
System Component Type	% of Fail Dat Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
xterior								
Exterior Walls								
Cast in Place Concrete	10% Now	\$228,500	LIFE	* *	5	\$89,000	A	
	Ü	g, Extent : Severe, A	rea Affeo	cted : 15%				
	Location: South Wall Below Terrace							
		nt : Moderate, Area	Affected	: 10%				
		Vall Below Terrace						
	-	ment, Extent : Severe	, Area Aj	ffected : 10%				
	Location : South	Wall Below Terrace						
Masonry: Brick	25% Now	\$148,700	LIFE	* *	5	\$44,500	A	
	Ü	g, Extent : Moderate	, Area Ą	ffected : 10%				
	Location: North	Facade						
Metal Coiling Doors	5%		2037	* *	5	\$27,800	A	
Pre-Cast Concrete	50% Now	\$158,900	LIFE	* *	5	\$289,100	A	
	Cracking/Crumblin	g, Extent : Moderate	, Area Ą	ffected : 10%				
	Location: Colum	ns						
Window Wall	10%		2044	* *	5	\$66,700	A	
Windows								
Aluminum	75% Now	\$6,500	2032	* *	5	\$300	A	
	Caulking Deteriora	ited, Extent : Modera	te, Area	Affected : 25%				
	Location: Throug	ghout						
	Water Penetration,	Extent : Moderate, A	Area Affe	ected : 10%				
	Location: Throug	ghout						
Aluminum	20%		2032	* *	5	\$200	A	
Metal Louvers	5%		2033	* *	10	\$300	A	
Parapets								
Masonry: Brick	10%		LIFE	* *	5-10	\$13,000	A	
Metal Rail	80%		2037	* *	5-10	\$275,400	A	
Pre-Cast Concrete	10%		LIFE	* *	5	\$24,000	A	

Maintenance \$ are aggregated over a 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	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Modified Bitumen	20%		φ ο π το ο	2029	* *	10	\$13,000	A
Panel/Paver: Cer/Brk	10%	Now	\$25,600	2044	**			A
			, Extent : Moderate Over Mechanical I		gjeciea : 25%			
					ffected : 25%			
	Cracking/Crumbling, Extent: Moderate, Area Affected: 25% Location: Terrace Over Mechanical Room							
	Deflection Evident, Extent : Moderate, Area Affected : 25%							
	-	Location: Terrace Over Mechanical Room						
			xtent : Moderate, A		ected : 10%			
			cal Room Below T					
Single Ply Membrane	20%	Now	\$46,000	2034	* *			A
Single 1 by Welliotane			, Extent : Moderate		Affected: 50%			Α
		: Over Lot		,, 11, 00, 1				
			ings, Extent : Mod	erate, Ar	rea Affected : 25%			
		: Over Loi	-		33			
			xtent : Moderate, A	rea Affe	ected : 25%			
	Location	: Over Lot	bby					
Single Ply Membrane	43%			2029	* *	10	\$28,000	A
Skylight, Plastic	7%			2037	* *	1	•	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$38,300	C
Ceramic Tile	15%			2033	* *	5	\$13,100	C
Terrazzo	10%			LIFE	* *	5	\$13,700	C
Vinyl Tile	25%		444 700	2029	* *	3	\$8,200	C
Vinyl Tile	5%	Now	\$41,500	2034	**	3	\$1,600	C
	_	_	Extent : Moderate	-	ffectea : 25%			
			Room Area In Baser Moderate, Area A		200/			
			Moaeraie, Area Aj Room Area In Basei	,	20%			
Wood	30%			2052	* *	5	\$49,300	С
Wood	5%	Now	\$92,400	2064	* *	5	\$4,100	C
	Dry Rot/Decay, Extent: Moderate, Area Affected: 25% Location: Room 303							
		d/Bulging, : Room 30	Extent : Severe, Ar 13	ea Affect	ted : 25%			
			ent : Severe, Area A	ffected :	25%			
	C. C. C. Du	.,,	, 111041	JJ CCICA .	/ -			

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

Asset #: 2102

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 Code			
nterior											
Interior Walls											
Cast in Place Concrete	5%			LIFE	* *	10	\$5,600	C			
			xtent : Moderate, A	Area Affe	cted : 20%						
	Location	: Pool Wa	ll								
Ceramic Tile	15%			2033	* *	5	\$6,800	С			
Concrete Masonry Unit	30%			LIFE	* *	5	\$10,800	C			
Masonry: Brick	10%			LIFE	* *	10	\$1,400	C			
Plaster	15%			LIFE	* *	5-10	\$5,800	C			
SGFT/Glazed Masonry	25%			LIFE	* *	10	\$5,600	C			
Ceilings											
AcousTileConcealSpLn	15%			2029	* *	5	\$6,900	В			
AcousTileConcealSpLn	10%	Now	\$28,200	2044	* *	5	\$2,300	В			
	Loose/Mis	s Fastener.	s, Extent : Moderat	e, Area A	Affected : 25%						
	Location	: Gymnası	ium, Lobby								
	Staining/D	iscoloring	Extent : Moderate	, Area Aj	ffected : 25%						
	Location	: Gymnası	ium, Lobby								
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 25%						
	Location	: Lobby									
AcousTileSusp.Lay-In	30%			2037	* *	5	\$11,000	В			
Exposed Concrete	5%			LIFE	* *	5-10	\$2,300	В			
Exposed Struc: Steel	15%			LIFE	* *	10	\$11,000	В			
Metal Panel	5%	Now	\$29,700	LIFE	* *	5	\$2,300	В			
ivietai Panei	Bent/Warped Elements, Extent: Moderate, Area Affected: 25%										
Metal Panel	Bent/Warp	vea Etemen	is, Exieni i moaerd	Location: Basement							
ivietai ranei	-			iic, 217cu							
ivietai Panei	Location	: Basemen	nt .								
ivietai Panei	Location Deteriorat	: Basemen	t Extent : Moderate,								
ivietai ranei	Location Deteriorat Location	: Basemen ed Finish, : Basemen	rt Extent : Moderate, rt	Area Aff	Sected : 50%						
ivietai Panei	Location Deteriorat Location Loose/Mis	: Basemen ed Finish, : Basemen	et Extent : Moderate, et s, Extent : Moderat	Area Aff	Sected : 50%						

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 Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2024	\$15,900	5	\$200	В
	Other Observation, Extent: Moderate,	Area Affe	ected : 100%			
	Location : Electrical Room					
	Explanation : Main Service Disconne	ct Switch	Rated @ 2500 Am	peres		
Switchgear / Switchboard						
Fused Disc Sw	90%	2024	\$80,000	5	\$200	В
Molded Case Bkrs	10%	2034	* *	5	\$100	В
Raceway						
Conduit	90%	2024	\$76,300	1		В
Conduit	10%	2034	* *	1		В

Maintenance \$ are aggregated over a 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		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 Code
Under 600 Volts								
Panelboards	1.007			2022	Φ= 000	_	4400	-
Fused Disc Sw	10%			2023	\$7,900	5	\$100	В
Molded Case Bkrs	50%			2023	\$39,300	5	\$600	В
Molded Case Bkrs	40%			2032	* *	5	\$500	В
Wiring Braided Cloth	50%	2-4	\$44,600	2049	* *	1		В
		_	ent : Moderate, Are out The Building	a Affecte	ed : 100%			
Thermoplastic	30%			2024	\$26,700	1		В
Thermoplastic	20%			2034	* *	1		В
Motor Controllers								
Locally Mounted	10%			2022	\$1,300	5		В
Locally Mounted	20%			2029	* *	5	\$100	В
Motor Control Center	20%			2022	\$34,800	5	\$300	В
Motor Control Center	50%			2029	* *	5	\$600	В
Ground								
Grounding Devices	1.000/			LIEE	* *	~	Ф1 400	D
Generic	100%			LIFE	sh sh	5	\$1,400	В
Stand-by Power Transfer Switches								
Automatic	100%			2029	* *	1	\$14,600	В
Lighting	10070			2029		1	\$14,000	ъ
Interior Lighting								
Fluorescent	97%			2024	\$509,400	10	\$52,100	В
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe			, - ,	
	Location	: Through	out The Building					
	Explana	tion : T-8 L	amps					
HID	2%			2024	\$4,900	10		В
Incandescent	1%			2019	\$5,300	2		В
Egress Lighting								
Emergency, Service	50%			2024	\$4,800	1		В
Exit, Service	50%			2024	\$4,800	1		В
Exterior Lighting								
HID	100%			2024	\$19,600	10	\$200	В
Alarm								
Security System								
No Component	70%							D
Generic	30%			2024	\$48,700	1	\$5,300	В
		,	Extent : Moderate, A	Area Affe	ected : 100%			
			The Building					
E' (C 1 D :	Explana	non : C C 1	TV Surveillance C	ameras				
Fire/Smoke Detection	700/							Ъ
No Component	70%			2010	¢1.66.600	1.2	ቀስ ሰሰሳ	D
Generic	30% Other Obs	ervation L	rtent · Moderate	2019 Area Affa	\$166,600	1-3	\$9,000	В
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Hallways							
		-	s e Lights, Horns, Al	arm Rel	ls And Manual Pull	Station		
	ълрши	51100	Lugius, 11011is, Al	aini Dell	o ma manual I all	SidilOII		

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

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

Asset #: 2102

Mechanical	Current F	Repair	Futur	e Replacement	M			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating								
Energy Source Interruptible Gas/Dual	100%		2034	* *	1		В	
Fuel	Other Observation, E	'xtent : Light Area	Affected	. 100%				
	Location : Buried T	_	Пуссиси	. 100/0				
	Explanation : Oil #	2 - Two Tanks 30,0	000 Gals	Each				
Conversion Equipment								
Hot Water Boiler	100%		2037	* *	1	\$29,000	В	
	Other Observation, E	_	Affected	: 100%				
	Location: Basemen		1 75	ш. т. и ол	erre D	1.1° 0		
	Explanation : 3 Boi Campus	lers. Providing Hig	gh Temp.	Water To Most Of	The Bui	dings On		
Distribution	Сиприз							
Hot Wtr Piping/Pump	100%		2040	* *	4	\$4,300	В	
	Other Observation, E	xtent : Light, Area	Affected	: 100%				
	Location : Boiler R							
	Explanation : Distr	ibutes High Temp.	Water To	o Most Buildings O	n Campi	us		
Terminal Devices	4007		2024	41.12.2 00		44.50		
Air Handler	40%		2024	\$143,200 * *	1	\$14,500	В	
Convector/Radiator	30%		2037	* *	1	\$5,700 \$5,700	В	
Fan Coil Unit/Heat Air Conditioning	30%		2029		1	\$5,700	В	
Energy Source								
Electricity	100%		2040	* *	1		В	
Conversion Equipment								
Reciprocating	40%		2029	* *	1	\$10,900	В	
Compr/Chiller								
	R-22 Refrigerant, Extent: Light, Area Affected: 100%							
	Location : Side Yard							
	Other Observation, E	_	Affected	: 50%				
	Location : Side Yard Explanation : One V							
No Common and) nu						
No Component Distribution	60%						D	
Chilled Wtr Pipe/Pump	40%		2044	* *	4	\$1,700	В	
No Component	60%		2011		•	φ1,700	D	
Terminal Devices								
Air Handler/Cool/Ht	40%		2024	\$45,100	1	\$14,500	В	
No Component	60%						D	
Heat Rejection								
Remote Air Cond	40%		2029	* *	2	\$16,300	В	
No Component	60%						D	
Ventilation								
Distribution Distribution	1000/		TIPP	* *	2.5	¢£1.700	D	
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$51,700	В	
Exhaust Fans Interior	100%		2024	\$73,400	2	\$1,800	В	
Note: All component repairs \$ estin		us and anomat assala				\$1,000	ט	

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

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

Asset #: 2102

Mechanical	Curr	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing			•				•
H/C Water Piping							
Brass/Copper	50%		2034	* *	1		В
Galv Iron/Steel	50%		2029	* *	1		В
Water Heater							
Gas Fired	100%		2019	\$15,500	2	\$900	В
		on, Extent : Light, Area	Affected	! : 100%			
	Location : Boil						
	Explanation : 2	2 Tanks Of 400 Gals Ea	ch				
HW Heat Exchanger							
HTHW/HW	100%		2044	* *			В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)							
Rigid Piping	100%		2029	* *	4	\$1,300	В
Pool Filter/Treatment							
Diatomaceous Earth	100%		2028	* *	4	\$21,800	В
Sewage Ejector(s)							
Electric	100%		2024	\$10,300	4	\$2,000	В
Fixtures							
Generic	100%						В
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			C
		on, Extent : Light, Area	Affected	! : 100%			
	Location: B-2						
	Explanation : (One Unit					
Fire Suppression							
Standpipe							
Generic	100%		2034	* *	1-5	\$29,600	В
Sprinkler							
No Component	40%						D
Generic	60%		2034	* *	1-2	\$9,900	В

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

Page: 380

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

Asset Name : OUEENSBOROUGH 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 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$352,600	\$625,200
Interior Architecture	\$443,700	\$127,200
Electrical	\$60,400	\$1,132,900
Mechanical	\$168,400	\$1,149,100
Total	\$1,025,000	\$3,034,400
Priority A	\$352,600	\$625,200
Priority B	\$672,400	\$2,282,000
Priority C		\$127,200
Total	\$1,025,000	\$3,034,400

Total	\$340,500	\$56,700	\$70,800	\$101,500
Priority C	\$101,100		\$5,000	\$38,600
Priority B	\$128,300	\$56,700	\$65,800	\$62,900
Priority A	\$111,200			
Total	\$340,500	\$56,700	\$70,800	\$101,500
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Mechanical	\$66,800	\$38,200	\$30,800	\$39,100
Electrical	\$21,400	\$8,600	\$11,300	\$13,900
Interior Architecture	\$131,300		\$18,800	\$38,600
Exterior Architecture	\$111,200			
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 2100

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 Code
Exterior								
Exterior Walls			424 000		de de	_	Φ2.200	
Concrete Masonry Unit	Location Jnt Morta	: Cooling r Miss/Eroo	\$34,900 tent : Moderate, Ar Tower Area d, Extent : Modera			5	\$3,200	A
	Location	: Cooling	Tower Area					
Masonry: Brick		Now etration, E : Foundat	\$84,500 Extent : Moderate, A ion	LIFE Area Affe	* * cted : 10%	5	\$25,300	A
Pre-Cast Concrete	70%			LIFE	* *	5	\$460,100	A
Windows								
Aluminum	Location Water Pen	: Through	xtent : Moderate, A			5	\$1,300	A
Metal Louvers	5%			2033	* *	10	\$900	A
Parapets								
Concrete Masonry Unit	Location Jnt Mortan	: Cooling r Miss/Eroo	\$1,500 tent : Moderate, Ai Tower Area l, Extent : Moderat Tower Area			5	\$300	A
Metal Panel	5%			2044	* *	5	\$1,000	A
Metal Rail	70%			2037	* *	5-10	\$62,700	A
Pre-Cast Concrete	Location Misaligned	: Coping od/Bulging,	\$7,900 d, Extent : Moderan Over Cooling Towe Extent : Moderate, Over Cooling Towe	r Wall Area Aff		5	\$6,200	A
Roof								
Built-Up (BUR)	Blisters, E Location Water Pen	: Over Me etration, E	\$34,600 derate, Area Affecto chanical Penthous extent: Moderate, A	e	* * cted : 10%			A
	Worn/Eroc	ded, Extent	ical Penthouse : Moderate, Area : chanical Penthous		· 50%			
Modified Bitumen	75%			2024	\$347,000	10	\$48,200	A
Paver: Asphalt		Now etration, E : Over Ro	\$6,600 Extent : Moderate, A om B116	2033 Area Affe	* * cted : 10%			A

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 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 Code
nterior								
Floors								
Carpet	50%			2020	\$394,300	3	\$134,100	C
Ceramic Tile	5%			2033	* *	5	\$6,700	C
Terrazzo	5%			LIFE	* *	5	\$10,500	C
Vinyl Tile	30%			2029	* *	3	\$15,100	C
Vinyl Tile	10%			2019	\$127,200	3	\$6,700	C
			Extent : Moderate, A	Area Affe	ected : 100%			
		ı : Through						
	Explana	tion : 9x9 T	iles					
Interior Walls								
Glass: Single Pane	5%			LIFE	* *	5	\$6,400	C
Gypsum Board	15%			LIFE	* *	5-10	\$21,600	C
Masonry: Brick	25%			LIFE	* *	10	\$6,400	C
Metal Panel	20%			LIFE	* *	10	\$7,600	C
Plaster	5%		\$15,500	LIFE	* *	5	\$1,300	C
	_	_	Extent : Moderate	, Area A	ffected : 10%			
		n : Room B-						
			xtent : Moderate, A	Area Affe	cted : 10%			
	Location	n : Room B-	5, Bl16					
Plaster	30%			LIFE	* *	5-10	\$21,600	C
Ceilings								
AcousTileConcealSpLn	25%	Now	\$265,100	2044	* *	5	\$21,600	В
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 25%			
		ı : Corridoi						
	Staining/I	Discoloring,	, Extent : Moderate	, Area Ą	ffected : 25%			
		ı : Corridoi						
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 25%			
	Location	ı : Corridoi	rs					
AcousTileSusp.Lay-In	20%			2037	* *	5	\$27,600	В
Exposed Concrete	40%			LIFE	* *	5-10	\$69,100	В
Gypsum Board	10%			LIFE	* *	5-10	\$47,500	В
Plaster	5%		\$118,100	LIFE	* *	5	\$4,300	В
		issing Elem n : Room B-	nents, Extent : Seve		Affected : 50%		, ,	
			Extent : Severe, A	rea Affec	cted : 50%			
	_	n : Room B-		00				

Electrical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2024	\$28,500	5	\$400	В
	Other Observation, Extent : Moderate,	Area Affec	cted : 100%			
	Location : Electrical Room					
	Explanation : Main Service Switch Re	ated @ 250	00 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 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 Code			
Under 600 Volts											
Switchgear / Switchboard	1000/			2024	Φ00.000	~	ф.400	ъ			
Fused Disc Sw	100%			2024	\$88,900	5	\$400	В			
Raceway Conduit	100%			2024	\$104,300	1		В			
Panelboards	10070			2024	Ψ104,300			ь			
Fused Disc Sw	8%			2023	\$7,200	5	\$200	В			
Fused Toggle Switch	2%	2-4	\$1,800	2049	* *	5		В			
			Extent : Moderate,	Area Af	fected : 100%						
		Location : Basement On Extended Life, Extent : Moderate, Area Affected : 100%									
		led Life, Ex 1 : Basemer		ea Affec	ted : 100%						
Malla I Cara Plan		i . Basemer	<i>u</i>	2022	¢90,000	-	¢2 100	D			
Molded Case Bkrs	90%			2023	\$80,900	5	\$2,100	В			
Wiring Braided Cloth	50%	2-4	\$60,400	2049	* *	1		В			
Braided Cloth			ent : Moderate, Are		ed : 100%	1		ъ			
		_	out The Building	33							
Thermoplastic	50%			2024	\$60,400	1		В			
Motor Controllers					. , ,						
Locally Mounted	10%			2022	\$11,100	5	\$100	В			
Motor Control Center	70%			2022	\$77,800	5	\$1,700	В			
Motor Control Center	20%			2029	* *	5	\$500	В			
Ground											
Grounding Devices Generic	100%	2-4	\$900	LIFE	* *	5	\$1,300	В			
Generic			\$900 Extent : Moderate, A			3	\$1,300	Б			
		: Basemer									
	Explana	tion : Corre	oded								
Stand-by Power											
Transfer Switches											
Automatic	100%			2022	\$10,800	1	\$27,300	В			
Generators Diesel	100%			2020	\$73,000	1	\$34,200	В			
Diesei		ervation F	Extent : Moderate, A			1	\$34,200	Б			
		: Generat		.,							
	Explana	tion : Emer	gency Generator R	ated @ (62 Kw						
Batteries											
Nickel Cadmium	100%			2017	\$600	5	\$19,700	В			
Fuel Storage	# 0			2055	₼	_	AC 20 -	~			
Day Tank	50%	amatica I	Extent Moderate	2023	\$3,700	5	\$8,300	В			
		ervanon, E : Generat	Extent : Moderate, A or Room	неи Ајје	жией . 100%						
			allons Capacity								
Main Tank	50%		Сариси у	2027	* *	5	\$1,300	В			
man rank		ervation, E	Extent : Moderate, A		ected : 100%	5	ψ1,500	D			
		: Undergr		33 -							
		_	Gallons Capacity								

Lighting

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

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

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

Asset #: 2100

Electrical	Curre	ent Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail D Total (Yea	Pate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Lighting								
Interior Lighting								
Fluorescent	100%		2024	\$528,800	10	\$82,200	В	
		on, Extent : Moderate, A	Area Affe	ected : 100%				
		oughout The Building						
	Explanation : T	-8 Lamps						
Egress Lighting								
Emergency, Service	50%		2024	\$7,400	1		В	
Exit, Service	50%		2024	\$7,400	1		В	
Exterior Lighting								
HID	100%		2019	\$36,600	10	\$300	В	
Alarm								
Security System								
No Component	70%						D	
Generic	30%		2032	* *	1	\$9,900	В	
		Other Observation, Extent: Moderate, Area Affected: 100%						
		ways And Outside						
	Explanation : C	CCTV Surveillance C	amera					
Fire/Smoke Detection								
No Component	70%						D	
Generic	30%		2029	* *	1-3	\$16,300	В	
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Hall	ways						
	Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells And Horns							

echanical	Curre	ent Repair	Futur	e Replacement	M	aintenance	
rstem Component Type	% of Fail D Total (Yea	eate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
ating							
Energy Source							
HTHW/HW	100%		2034	* *	1		В
	Other Observation	on, Extent : Light, Area	Affected	: 100%			
	Location: Thro	pughout					
	Explanation : H	ligh Temp. Water From	Adjacei	nt Building " Kenne	edy Hall	Gym"	
Conversion Equipment							
Heat Exchanger	100%		2020	\$21,700	1	\$44,400	В
_	Other Observation	on, Extent : Light, Area	Affected	: 100%			
	Location: Base	ement Equipment Room					
	Explanation: 3	Units					
Distribution							
Hot Wtr Piping/Pump	100% Nov	v \$51,100	2032	* *	4	\$4,400	В
1 0 1	Corroded, Exten	: Moderate, Area Affe	cted : 10	%			
	Location: The	Valves In Mech Equipn	ıent Roo	m & Various Other	r Areas		
Terminal Devices							
Air Handler	80%		2024	\$438,400	1	\$44,400	В
Convector/Radiator	20%		2029	* *	1	\$5,800	В

Air Conditioning

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

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 #: 2100

Mechanical		Current Ro	epair	Futur	e Replacement	M	aintenance	
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning				-	•			-
Energy Source								
Electricity	10%			2032	* *	1		В
Steam/HW System	90%			2034	* *	1		В
Conversion Equipment Absorption Chiller/Steam/HW	70%			2027	* *	1	\$68,000	В
Chinei/Steam/11w	Other Obser		tent : Light, Area	Affected	: 70%			
				ent Water	· In Lithium Bromi	de Cycle		
Calit Hait	15%	n. one o	nu wun Kejrigere	2029	* *	ic Cycic		В
Split Unit	R-22 Refrige		ent : Light, Area A n 1st Floor					Б
No Component	15%							D
Distribution								
Chilled Wtr Pipe/Pump	70%			2034	* *	4	\$3,100	В
No Component	30%							D
Terminal Devices								
Air Handler/Cool/Ht	55%			2024	\$201,800	1	\$30,500	В
Fan Coil - Cooling	15%			2029	* *	1	\$4,400	В
Fan Coil - Cool/Heat	15%			2019	\$245,300	1	\$4,400	В
No Component	15%							D
Heat Rejection								
Air Condenser Unit	15%			2024	\$25,900	2	\$9,400	В
Water Cool Tower	70%			2022	\$173,600	2	\$63,100	В
No Component	15%							D
Ventilation								
Distribution	1.000/				ate ate	a -	Φ.Π.Ο. 1.0.0	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$79,100	В
Exhaust Fans	000/			2024	#00.000	2	Φ2 200	ъ
Interior	80%			2024	\$89,900	2	\$2,200	В
Wall Unit	20%			2024	\$30,800	2	\$600	В
Plumbing H/C Water Piping								
Brass/Copper	100%	0-2	\$15,200	2034	* *	1		В
Drass/Copper			vere, Area Affecte			1		ъ
	Location:			. 1070				
Water Heater								
Electric	100%			2019	\$15,800	4	\$800	В
HW Heat Exchanger	1000/	0.2	¢117.200	2044	* *			D
HTHW/HW	100%	0-2	\$117,300	2044				В
	Other Obser Location :		tent : Severe, Are	и Ађесtе	a:100%			
			ete Equipment					
Sanitary Piping	<i>Е</i> лріапано	n . Oosole	ые Едигртені					
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping	10070			LII.E	<u> </u>	1		ע
Cast Iron	100%			LIFE	* *	1		В
Cust Holl	100/0			ти г		1		<u> </u>

Maintenance \$ are aggregated over a 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 Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Plumbing				
Sewage Ejector(s)				
Electric	100%	2024 \$10,300	4 \$2,000	В
Backflow Preventer				
Not Accessible	100%			D
Fixtures				
Generic	100%			В
Vertical Transport				
Elevators				
Geared Traction	100%	LIFE **		C
	Other Observation, Extent : Ligh	t, Area Affected : 100%		
	Location: B-4			
	Explanation: Two Units			
Fire Suppression				
Standpipe				
Generic	100%	2044 **	1-5 \$45,300	В
Sprinkler				
No Component	80%			D
Generic	20%	2044 **	1-2 \$5,000	В

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

Page: 387

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

Asset Name : OUEENSBOROUGH 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 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$986,200	\$245,400
Interior Architecture	\$696,600	\$90,100
Electrical		\$1,451,200
Mechanical	\$224,200	\$1,314,400
Total	\$1,907,000	\$3,101,100
Priority A	\$986,200	\$245,400
Priority B	\$732,800	\$2,765,600
Priority C	\$188,000	\$90,100
Total	\$1.907.000	\$3,101,100

Total	\$185,700	\$57,100	\$97,800	\$72,100
Priority C	\$49,800		\$11,500	\$12,500
Priority B	\$107,800	\$57,100	\$86,300	\$59,600
Priority A	\$28,100			
Total	\$185,700	\$57,100	\$97,800	\$72,100
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Mechanical	\$83,400	\$37,300	\$64,300	\$37,600
Electrical	\$14,600	\$10,000	\$12,200	\$12,100
Interior Architecture	\$49,800		\$11,500	\$12,500
Exterior Architecture	\$28,100			
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



 $[\]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	Current Repair		Replacement	Maintenance				
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Exterior									
Exterior Walls	20/		LIDE	ماد ماد	~	# 12 000			
Cast in Place Concrete	2%	¢224.500	LIFE	* *	5	\$43,000	A		
Masonry: Brick	93% Now Diagonal Cracks, E	\$334,500	LIFE		5	\$200,200	Α		
	-	xieni : Moderaie, Al Facade, Stair Door T							
	Expansion Int Fail								
	Location : South 1		,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					
Window Wall	5%		2044	* *	5	\$40,400	A		
Windows						Ψ.0,.00			
Aluminum	95% Now	\$204,000	2032	* *	5	\$10,600	A		
	Caulking Deteriora	ted, Extent : Moderd	ate, Area A	ffected : 25%					
	Location : Throug								
		Extent : Moderate, A	Area Affec	ted : 10%					
	Location : Throug	hout							
Metal Louvers	5%		2033	* *	10	\$7,000	A		
Parapets				de de		4.500			
Concrete Masonry Unit	15%	Φ.Σ.Σ. 0.0.0	LIFE	* *	5-10	\$4,300	A		
Masonry: Brick	80% Now Horizontal Cracks,	\$55,800	LIFE		5	\$4,200	A		
	Location: Throug		Аге а Ајјес	iea : 10%					
	Misaligned/Bulging		Area Affe	cted : 10%					
	Location : Corner		711 cu 11jje	cica . 1070					
Pre-Cast Concrete	5% Now	\$3,100	LIFE	* *	5	\$1,700	A		
The cust concrete	- /			fected : 50%	5	Ψ1,700	11		
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50% Location : Coping								
	Caulking Deteriora	ted, Extent : Moderd	ate, Area A	ffected : 25%					
	Location: Coping								
Roof									
Built-Up (BUR)	95% Now	\$346,600	2034	* *			A		
	Blisters, Extent : M		ed : 25%						
	Location: Throug		A A CC	. 1 200/					
	Vegetation Growth, Location : Over F	Extent: Moderate,	Area Affec	rted : 20%					
		ourm F1001 Extent : Moderate, 1	Area Affac	tad : 10%					
		s Rooms On Fourth		ieu . 1070					
		nt : Moderate, Area		50%					
	Location : Throug		55	, -					
Sloped Glazing	5%		LIFE	* *	5	\$90,500	A		
nterior						+- 0,000			
Floors									
Carpet	10%		2020	\$98,300	3	\$33,500	C		
Cast in Place Concrete	15%		LIFE	* *	5	\$109,800	C		
Ceramic Tile	5%		2033	* *	5	\$8,400	C		
Panel/Paver: Cer/Brk	15%		2040	* *	5	\$56,500	C		
Vinyl Tile	55%		2029	* *	3	\$34,500	C		

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

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

Asset #: 2086

Architecture	Current Repair			Future Replacement		M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
Interior Walls								
Concrete Masonry Unit	55%			LIFE	* *	5	\$70,300	C
Gypsum Board	25%			LIFE	* *	5-10	\$67,900	C C
Masonry: Brick	5%	Now	\$54,000	LIFE	* *			С
		Cracks, Exte : Lobby Are	ent : Moderate, Ar ea	ea Affeci	ted : 10%			
	Other Obs	ervation, Ex	tent : Moderate, A	Area Affe	cted : 10%			
	Location	: Lobby Are	ea					
	Explanat	ion : Expan	sion Joint Failure	:				
Plaster	15%			LIFE	* *	5-10	\$20,400	С
Ceilings								
AcousTileConcealSpLn	25%	Now	\$328,200	2044	* *	5	\$26,700	В
		ssing Eleme : Corridor(erate, Ar	ea Affected : 30%			
	_	Crumbling, I : Corridor(Extent : Moderate s)	, Area Aj	ffected : 25%			
			tent : Moderate, A	Area Affe	cted : 10%			
		: Corridor(33				
AcousTileSusp.Lay-In	20%		·	2029	* *	5	\$34,200	В
Exposed Concrete	55%	Now	\$180,400	LIFE	* *	5	\$14,700	В
2.140000 00101010					ed : 5%	Ü	Ψ1.,700	-
	Cracking/Crumbling, Extent: Light, Area Affected: 5% Location: Rooms 434, 443 And Various Others							
	Staining/Discoloring, Extent: Moderate, Area Affected: 10%							
	_	_	4, 443, 444 And V	-	-			
	Water Penetration, Extent: Moderate, Area Affected: 15%							
			4, 443, 444 And V					

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 Code			
Inder 600 Volts									
Service Equipment									
Fused Disc Sw	50%	2044	* *	5	\$300	В			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Electrical Room 2								
	Explanation : Main Service Disconne Amperes	ct Switche	es Rated @ 2- 2000) Ampere	es And 1-1200				
Fused Disc Sw	50%	2024	\$16,200	5	\$300	В			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room 1								
	Explanation: Main Service Disconne	ct Switche	es Rated @ 2- 300	0 Ampere	es				
Transformers									
Dry Type	100%	2037	* *	5	\$400	В			
	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 F	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 Code
Under 600 Volts	•							
Switchgear / Switchboard								
Fused Disc Sw	50%			2024	\$66,700	5	\$300	В
Fused Disc Sw	50%			2044	* *	5	\$300	В
Raceway								
Conduit	10%			2044	* *	1		В
Conduit	90%			2024	\$152,400	1		В
Panelboards								
Fused Disc Sw	10%			2023	\$16,800	5	\$300	В
Fused Disc Sw	5%			2040	**	5	\$100	В
Molded Case Bkrs	85%			2023	\$143,200	5	\$2,600	В
Wiring	0.007			2024	Φ1.CO.COΩ	4		ъ
Thermoplastic	90%			2024	\$160,600 * *	1		В
Thermoplastic	10%			2044	* *	1		В
Motor Controllers	200/			2022	¢c.coo	_	\$200	D
Locally Mounted	20%			2022	\$6,600	5	\$200	В
Motor Control Center Motor Control Center	60%			2022 2037	\$257,300	5 5	\$1,900 \$600	B B
Ground	20%			2037			\$600	D
Grounding Devices								
Generic Generic	100%			LIFE	* *	5	\$3,400	В
Stand-by Power	10070						φε,	
Transfer Switches								
Automatic	100%			2022	\$22,900	1	\$35,700	В
Generators					•		•	
Natural Gas	100%			2020	\$114,000	1	\$44,800	В
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	ected : 100%			
		: Penthou						
	Explana	tion : Emer	gency Generator R	ated @ .	280 Kva			
Batteries								
Lead/Acid	100%			2017	\$600	5	\$4,300	В
Lighting								
Interior Lighting	000/			2020	* *	10	Φ1.01. 5 0.0	ъ
Fluorescent	99%	amatian I	Entant Madanata	2029		10	\$101,500	В
			Extent : Moderate, A out The Building	Area А <u></u>	естеа : 100%			
		_	_					
Ш		tion : T-8 L	мтрѕ	2020	* *	10		D
HID Farrage Lighting	1%			2029	* *	10		В
Egress Lighting	£00/			2020	* *	1		D
Emergency, Service	50% 50%			2029	* *	1		В
Exit, Service	50%			2029		1		В
Exterior Lighting HID	100%			2024	\$48,000	10	\$400	В
11110	100%			2024	\$40,000	10	\$ 4 00	ט

Alarm

Maintenance \$ are aggregated over a 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 Code	
Alarm							
Fire/Smoke Detection							
No Component	70%					D	
Generic	30%	2019	\$407,500	1-3	\$22,100	В	
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%				
	Location : Hallways						
	Explanation: Manual Pull Station, A	arm Bells	And Smoke Detec	rtors			

Mechanical	Current Repair		Futur	e Replacement	Maintenance					
System Component Type		ail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Heating										
Energy Source										
HTHW/HW	100%			2034	**	1		В		
			nt : Light, Area	Affected	: 100%					
		Throughout					~ "			
	Explanatio	on : High Te	mp. Water Fron	ı Adjacer	nt Building " Kenn	edy Hall	Gym"			
Conversion Equipment	1.000/			2020	427 000	4	Φ.Σ.Σ. 400	ъ		
Heat Exchanger	100%			2020	\$27,000	1	\$55,400	В		
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Mech Room								
			tecn Koom							
Distribution	Explanatio	on: 2 Units								
Distribution	1000/	Now	\$21,900	2032	* *	4	¢5 500	В		
Hot Wtr Piping/Pump		Now	\$31,800 erate, Area Affe			4	\$5,500	D		
					70 Various Other Are	ac				
Terminal Devices	Locuiton .	The The Hea	Lachanger va	ves mu	various Omer me	45				
Air Handler	60%			2024	\$410,100	1	\$41,500	В		
Convector/Radiator	30%			2024	\$ 4 10,100	1	\$10,900	В		
Fan Coil Unit/Heat	10%			2024	\$189,800	1	\$3,600	В		
Air Conditioning	1070			2024	Ψ102,000		Ψ3,000			
Energy Source										
Electricity	10%			2032	* *	1		В		
Steam/HW System	90%			2034	* *	1		В		
Conversion Equipment	2 0 7 0									
Absorption	90%			2027	* *	1	\$109,000	В		
Chiller/Steam/HW	20,0						+-0,,000			
	Repairs In P	Progress, Ex	tent : Light, Are	a Affecte	d: 100%					
	Location:	Basement								
	Other Obser	vation, Exte	nt : Light, Area	Affected	: 100%					
	Location:	Basement	_							
	Explanatio	on : Two Un	its. Water Is The	Refrige	rant In Cycle With	Lithium	Bromide			
Reciprocating Compr/Chiller	10%			2019	\$43,000	1	\$5,200	В		
r	R-22 Refrige	erant, Exten	t : Light, Area A	ffected :	10%					
		Basement, C	-							

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

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

Asset #: 2086

Mechanical		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 Cod
ir Conditioning								
Distribution								_
Chilled Wtr Pipe/Pump	100%			2034	* *	4	\$5,500	В
Terminal Devices								
Air Handler/Cool/Ht	100%			2024	\$538,400	1	\$69,200	В
Heat Rejection								_
Air Condenser Unit	10%		****	2019	\$25,300	2	\$7,800	В
Water Cool Tower	90%	Now	\$196,500	2025	* *	2	\$81,000	В
	-		evere, Area Affecte Completely Rotted	d : 100%				
entilation entilation		33	1 3					
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$98,700	В
Exhaust Fans								
Interior	95%			2024	\$133,100	2	\$3,300	В
Roof	5%			2019	\$5,000	2	\$200	В
lumbing								
H/C Water Piping								
Brass/Copper	80%			2034	* *	1		В
Galv Iron/Steel	20%	0-2	\$7,600	2029	* *	1		В
			loderate, Area Affe	cted : 109	%			
	Location	: Through	out					
Water Heater								_
Electric	100%			2022	\$19,700	4	\$700	В
HW Heat Exchanger	1000/			2011	de de			
HTHW/HW	100%			2044	* *			В
Sanitary Piping	400							_
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								_
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)	400				440.000		** 000	_
Rigid Piping	100%			2024	\$10,300	4	\$2,000	В
			Extent : Light, Area	Affected	: 100%			
		: Sub Bas						
	Explana	tion : Repla	acement Is In Progr	ress				
Fixtures	1000/							
Generic	100%							В
ertical Transport								
Elevators	1000/			TIPP	* *			
Hydraulic	100%			LIFE				С
			Extent : Light, Area Bsmt - 4, (1) B-4	Ајјестеа	. 100%			
		i : (1) Sub I tion : Two						
ira Cunnraggian	Ехріапа	uon . 1wo	Unitis					
ire Suppression								
Standpipe Generic	100%			2034	* *	1.5	\$56.500	D
Generic	100%			2034		1-5	\$56,500	В

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

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

Page: 393

CITY UNIVERSITY OF NEW YORK - 042 QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG

Asset # : 2086

Mechanical		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 Code
Fire Suppression								
Sprinkler								
No Component	95%							D
Generic	5%			2034	* *	1-2	\$1,600	В
Fire Pump								
Generic	100%			2027	* *	1	\$20,900	В

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

Page: 394

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$67,300	
Interior Architecture	\$92,400	
Electrical		\$106,600
Total	\$159,800	\$106,600
Priority A	\$67,300	
Priority B	\$52,600	\$106,600
Priority C	\$39,800	
Total	\$159,800	\$106,600

Total	\$87,100	\$13,200	\$36,700	\$14,200
Priority C	\$23,800		\$15,800	\$2,000
Priority B	\$35,000	\$13,200	\$17,300	\$12,200
Priority A	\$28,300		\$3,600	
Total	\$87,100	\$13,200	\$36,700	\$14,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$21,700	\$7,200	\$10,100	\$6,200
Electrical	\$2,600	\$2,000	\$2,500	\$2,100
Interior Architecture	\$30,600		\$16,600	\$2,000
Exterior Architecture	\$28,300		\$3,600	
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



 $[\]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 #: 2099

System Component Type Exterior	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	•	Estimated Cost	Priority
Exterior				FI		(Yrs)		Code
EXICITOR	•			•				•
Exterior Walls								
Masonry: Fieldstone	70%			LIFE	* *	5	\$47,000	A
Masonry: Fieldstone	10%			LIFE	* *	5	\$6,700	A
Wood	20%			2029	* *	5	\$44,700	A
	_	oair Eviden : Dormers	nt, Extent : Light, A	rea Affed	cted : 25%			
Windows								
Aluminum	80%			2040	* *	5	\$2,800	A
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout Explanation : These Windows Are Made Out Of Wood On The Interior Side							
Wood		ion . These	windows Are indi		**	5		Α.
wood		oair Eviden : First Flo	nt, Extent : Light, A or	2032 rea Affec		5	\$7,100	A
Roof								
Slate	Location	: Through	\$67,300 ents, Extent : Mod out ss, Extent : Moder					A
	Location	: North An	nd South Sides					
Interior Floors								
Carpet	10%			2023	\$16,900	3	\$4,300	C
Cast in Place Concrete	10%			LIFE	**	5	\$12,600	C
Ceramic Tile	5%			2033	* *	5	\$1,400	Č
Quarry Tile	15%			2037	* *	5	\$6,500	Č
Slate	10%			LIFE	* *	5	\$6,100	Č
Vinyl Tile	10%			2029	* *	3	\$1,100	Č
Wood	40%			2052	* *	5	\$21,600	Č
Interior Walls							+=-,	
Ceramic Tile	5%			2033	* *	5	\$2,600	C
Gypsum Board	70%			LIFE	* *	5-10	\$61,600	Č
Masonry: Fieldstone	20%			LIFE	* *	10	\$4,100	C
Wood	5%			LIFE	* *	5	\$20,700	Č
Ceilings								
AcousTileSusp.Lay-In	5%			2037	* *	5	\$1,500	В
¥ •	15%			LIFE	* *	10	\$6,800	В
Exposed Struc: Wood							. , -	
Exposed Struc: Wood	Water Pen	etration, E. : Exhibit A	xtent : Moderate, A Area	Area Affe	cted : 10%			

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 Code

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 Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%	2024	\$1,500	5		В		
	Other Observation, Extent: Moderate	, Area Affe	ected : 100%					
	Location : Electrical Room							
	Explanation : Main Service Disconn							
Fused Disc Sw	50%	2044	* *	5		В		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Electrical Room							
	Explanation: Main Service Switch Rated @ 400 Amperes							
Switchgear / Switchboard								
Fused Disc Sw	100%	2024	\$59,300	5	\$100	В		
Raceway								
Conduit	80%	2044	* *	1		В		
Conduit	20%	2024	\$7,200	1		В		
Panelboards								
Fused Disc Sw	10%	2040	* *	5		В		
Molded Case Bkrs	80%	2040	* *	5	\$400	В		
Molded Case Bkrs	10%	2023	\$5,600	5	\$100	В		
Wiring								
Thermoplastic	80%	2044	* *	1		В		
Thermoplastic	20%	2024	\$6,900	1		В		
Motor Controllers								
Locally Mounted	100%	2037	* *	5	\$100	В		
Ground								
Grounding Devices								
Generic	100%	LIFE	* *	5	\$600	В		
Stand-by Power								
Transfer Switches	400-				4 7 000	_		
Automatic	100%	2037	* *	1	\$5,900	В		
Lighting								
Interior Lighting	100/	2020	de de	4.0	Φ= 100			
Fluorescent	40%	2029	* *	10	\$7,100	В		
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Offices							
	Explanation: T-8 Lamps							
Incandescent	40%	2029	* *	2	\$200	В		
Incandescent	20%	2019	\$34,500	2	\$100	В		
Egress Lighting								
Emergency, Service	50%	2029	* *	1		В		
Exit, LED	30%	2059	* *	1		В		
Exit, Service	20%	2029	* *	1		В		
Exterior Lighting								
HID	100%	2024	\$8,000	10	\$100	В		

Alarm

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

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

Page: 397

CITY UNIVERSITY OF NEW YORK - 042 QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG

Asset #: 2099

Electrical	Cı	urrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Alarm							
Security System							
No Component	50%						D
Generic	50%		2029	* *	1	\$3,600	В
	Other Observe	ation, Extent : Moderate, A	Area Affe	cted : 100%			
	Location : G	Gallery					
	Explanation	: C C T V Surveillance C	amera S	ystem			
Fire/Smoke Detection							
Generic	100%		2029	* *	1-3	\$11,900	В
	Other Observa	ation, Extent : Moderate, A	Area Affe	cted : 100%			
	Location: T	hroughout The Building					
	Explanation	: Strobe Lights, Manual F	ull Statio	on, Horns And Smo	oke Detec	etors	

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 Code	
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%		2044	* *	1		В	
	Other Observation,	Extent : Light, Area	Affected	: 100%				
	Location: Buried	Tank						
	Explanation: Nun	aber 2 Oil - 2,000 G	allon Tar	ık				
Conversion Equipment Steam Boiler	100% Other Observation,	Frtent · Light Area	2037	**	1	\$19,100	В	
	Location : Baseme		Пуссиси	. 100/0				
	Explanation: 2 Ut							
Distribution	Explanation: 2 01							
Hot Wtr Piping/Pump	50%		2040	* *	4	\$700	В	
Steam Piping/Pump	50%		2044	* *	4	\$700	В	
Terminal Devices								
Air Handler	50%		2029	* *	1	\$6,000	В	
Convector/Radiator	50%		2041	* *	1	\$3,100	В	
Air Conditioning								
Energy Source								
Electricity	100%		2040	* *	1		В	
Conversion Equipment Reciprocating Compr/Chiller	100%		2029	* *	1	\$8,900	В	
	R-22 Refrigerant, E. Location : Baseme	=	ffected :	100%				
Distribution								
Chilled Wtr Pipe/Pump	100%		2044	* *	4	\$1,400	В	
Terminal Devices Air Handler/Cool/Ht	100%		2029	* *	1	\$11,900	В	
Heat Rejection Remote Air Cond	100%		2029	* *	2	\$13,400	В	

Note: 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 R	eplacement	Maintenance			
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Ventilation							
Distribution							
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$17,000	В	
Exhaust Fans							
Interior	100%	2029	* *	2	\$600	В	
Plumbing							
H/C Water Piping	1000	•0.44				_	
Brass/Copper	100%	2044	* *	1		В	
Water Heater						_	
Electric	50%	2022	\$1,700	4	\$100	В	
	Other Observation, Extent : I	Light, Area Affected : 50	0%				
	Location: Basement						
	Explanation : 1 Unit						
Gas Fired	50%	2022	\$2,500	2	\$100	В	
	Other Observation, Extent : I	Light, Area Affected : 50	0%				
	Location: Basement						
	Explanation: 1 Unit						
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1		В	
Sump Pump(s)							
Submersible	100%	2015	\$6,200	4	\$2,000	В	
Backflow Preventer							
Generic	100%	2029	* *	1	\$1,200	В	
Fixtures							
Generic	100%					В	
Vertical Transport							
Elevators							
Hydraulic	100%	LIFE	* *			C	
	Other Observation, Extent : I	Light, Area Affected : 10	00%				
	Location: B, 1, 2						
	Explanation: One Unit						
Fire Suppression							
Sprinkler							
Generic	100%	2044	* *	1-2	\$5,400	В	
Fire Pump							
Generic	100%	2033	* *	1	\$3,600	В	
Chemical System				·			
No Component	98%					D	
Generic	2%	2022	\$500	1-3	\$800	В	

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

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

Page: 399

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$1,084,800	\$705,700
Interior Architecture	\$955,200	\$44,300
Electrical	\$110,400	\$2,346,300
Mechanical	\$87,200	\$1,777,000
Total	\$2,237,600	\$4,873,300
Priority A	\$1,084,800	\$705,700
Priority B	\$590,900	\$4,123,300
Priority C	\$561,900	\$44,300
Total	\$2,237,600	\$4,873,300

Total	\$221,200	\$46,200	\$94,400	\$66,300
Priority C	\$78,500		\$11,400	\$11,400
Priority B	\$83,300	\$46,200	\$83,000	\$54,900
Priority A	\$59,400			
Total	\$221,200	\$46,200	\$94,400	\$66,300
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Mechanical	\$60,800	\$28,300	\$35,200	\$28,900
Electrical	\$17,600	\$12,900	\$16,900	\$21,000
Interior Architecture	\$78,500		\$37,300	\$11,400
Exterior Architecture	\$59,400			
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



 $[\]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 #: 2101

Architecture	Curre	nt Repair	Futur	re Replacement	М	aintenance			
System Component Type	% of Fail Da Total (Year	ate Estimated Cost (s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
xterior									
Exterior Walls									
Cement-Fiber Panel	2%	****	2029	* *	10	\$16,300	A		
Masonry: Brick	48% Now		LIFE	**	5	\$125,100	A		
		s, Extent : Moderate, A	Area Affe	ected : 10%					
	Location : Penth		A CC .	1 50/					
	Misaligned/Bulging, Extent : Light, Area Affected : 5% Location : Penthouses								
	Vegetation Growt	h, Extent : Severe, Ar	ea Affecte	ed : 25%					
	Location : Bulkl		55						
	Weepholes Not Fi	ınct, Extent : Moderai	e, Area A	Affected : 10%					
	Location: Penth	iouse							
Pre-Cast Concrete	50%		LIFE	* *	5	\$847,400	A		
Windows									
Aluminum	95% Now	1 ,	2032	* *	5	\$3,300	A		
	_	rated, Extent : Moderd	ate, Area	Affected : 50%					
	Location : Thro	=							
		n, Extent : Moderate, A	Area Affe	ected : 10%					
	Location : Thro								
Metal Louvers	5% Now	' '	2027	* *			A		
	-	nents, Extent : Moder							
	Location : Mech	anical Penthouse On	East Side	e					
Parapets	1.007		* ****	ماد ماد	7 10	4.4.00			
Masonry: Brick	10%		LIFE	* *	5-10	\$4,400	A		
Metal Rail	35%		2029	* *	5-10	\$40,200	A		
Pre-Cast Concrete	55%		LIFE	* *	5	\$44,000	A		
Roof Built-Up (BUR)	30% Now	\$178,900	2034	* *			A		
Built-Op (BOK)							A		
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25% Location : At Penthouse								
	Location : At Pentnouse Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Pentl		irea rijje	.c.ca . 1070					
		ent : Moderate, Area	Affected	: 25%					
	Location : Penth		5,5						
Modified Bitumen	30%		2029	* *	10	\$33,300	A		
Single Ply Membrane	40% Now	\$31,400	2024	\$156,800	10	Ψ33,300	A		
Single 1 ly Memorane		ashings, Extent : Mod					11		
	Location : Penth	-	- ,	JJ					
		ı, Extent : Moderate, 1	Area Affe	ected : 10%					
	Location : Penth		33 -						
nterior									

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 #: 2101

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$88,600	C
Ceramic Tile	5%			2033	* *	5	\$10,100	C
Terrazzo	15%			LIFE	* *	5	\$47,500	C
Vinyl Tile	25%		\$480,300	2034	* *	3	\$19,000	C
		Crumbling, 1 : Corrido	, Extent : Moderate rs	, Area Aj	ffected : 50%			
	Worn/Ero	ded. Extent	: Moderate, Area	Affected .	: 50%			
		ı : Corridoi		2)) = = = = = = = = = = = = = = = = = =	. 20,0			
Vinyl Tile	45%			2029	* *	3	\$34,200	С
Interior Walls								
Concrete Masonry Unit	15%			LIFE	* *	5	\$23,200	C
Masonry: Brick	10%			LIFE	* *	10	\$5,800	C
Metal Panel	15%			LIFE	* *	10	\$13,100	C
Plaster	35%			LIFE	* *	5-10	\$57,600	C
SGFT/Glazed Masonry	25%			LIFE	* *	10	\$24,200	C
Ceilings								
AcousTileConcealSpLn	15%	Now	\$238,500	2044	* *	5	\$19,400	В
		issing Elen ı : Corrido	nents, Extent : Mod r(s)	erate, Ar	ea Affected : 25%			
	Cracking/	Crumbling.	Extent : Moderate	. Area Ai	ffected : 50%			
	Ü		oor Corridor And B		<i>y</i>			
	Worn/Ero	ded. Extent	: Moderate, Area	Affected .	25%			
		ı : Corrido		33				
AcousTileSusp.Lay-In	25%			2037	* *	5	\$51,800	В
Exposed Concrete	50%			LIFE	* *	5-10	\$129,500	В
Exposed Struc: Steel	10%			LIFE	* *	10	\$41,500	В

Electrical	Current Repair Fu		Future Replacement N		aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2024	\$32,400	5	\$600	В
	Other Observation, Exter	at : Moderate, Area Affe	cted : 100%			
	Location : Electrical Ro	oom				
	Explanation: 2- Main S	Service Disconnect Swit	ches Rated @ 2500) Ampere	es Each	
Switchgear / Switchboard						
Fused Disc Sw	100%	2024	\$148,200	5	\$600	В
Raceway						
Conduit	95%	2024	\$187,800	1		В
Conduit	5%	2044	* *	1		В
Panelboards						
Fused Disc Sw	15%	2023	\$28,600	5	\$500	В
Molded Case Bkrs	85%	2023	\$162,300	5	\$3,200	В

Maintenance \$ are aggregated over a 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 F	Repair	Futur	e Replacement	M	aintenance	
System Component Type		ail Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Wiring								
Braided Cloth	55%	2-4	\$110,400	2049	* *	1		В
	Insulation A	ged, Exte	ent : Moderate, Arc	a Affecte	d: 100%			
	Location:	Through	out The Building					
Thermoplastic	40%			2024	\$80,300	1		В
Thermoplastic	5%			2044	* *	1		В
Motor Controllers								
Locally Mounted	40%			2022	\$13,100	5	\$400	В
Motor Control Center	60%			2022	\$257,300	5	\$2,300	В
Ground					· · · · · · · · · · · · · · · · · · ·		· /	
Grounding Devices								
Generic	100%			LIFE	* *	5	\$4,100	В
Stand-by Power							•	
Transfer Switches								
Automatic	100%			2037	* *	1	\$43,200	В
Generators								
Diesel	100%			2020	\$114,000	1	\$54,300	В
	Other Obser	vation, E	xtent : Moderate, .	Area Affe	cted : 100%			
	Location:	Penthou.	se Generator Roon	ı				
	Explanatio	n : Emer	gency Generator I	Rated @ 1	50 Kw			
Batteries								
Lead/Acid	100%			2017	\$600	5	\$5,200	В
Fuel Storage								
Day Tank	50%			2023	\$5,600	5	\$12,600	В
			xtent : Moderate,		cted : 100%			
			se Generator Roon	n				
	Explanatio	n : 50 Ge	allons Capacity					
Main Tank	50%			2027	* *	5	\$2,000	В
			xtent : Moderate, .	Area Affe	cted : 100%			
	Location:	_						
	Explanatio	n: 2000	Gallons Capacity					
Lighting						_		
Interior Lighting								
Fluorescent	100%			2024	\$1,214,100	10	\$124,200	В
			xtent : Moderate,	Area Affe	cted : 100%			
			out The Building					
	Explanatio	n : T-8 L	amps					
Egress Lighting								_
Emergency, Service	50%			2024	\$11,200	1		В
Exit, Service	50%			2024	\$11,200	1		В
Exterior Lighting HID								
	100%			2024	\$58,100	10	\$400	В

Alarm

Maintenance \$ are aggregated over a 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	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Alarm				
Fire/Smoke Detection				
No Component	60%			D
Generic	40%	2029 **	1-3 \$34,600	В
	Other Observation, Extent: Moderate,	Area Affected : 100%		
	Location : Hallways			
	Explanation: Strobe Lights, Manual I	Pull Stations, Smoke Detect	or And Horns	

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type		il Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating				•				
Energy Source								
HTHW/HW	100%			2034	* *	1		В
			xtent : Light, Area	Affected	: 100%			
	Location: T	_						
	Explanation	: High	Temp. Water Fron	ı Adjacen	t Building " Kenne	edy Hall	Gym"	
Conversion Equipment								
Heat Exchanger		0-2	\$32,800	2039	* *	1	\$60,400	В
			vere, Area Affecte	d: 30%				
	Location : B			A CC . 1	1000/			
			xtent : Light, Area	Affected	: 100%			
	Location : B							
D: / 'I /'	Explanation	: I Unii						
Distribution Steem Pining/Pump	1000/	0.2	\$53,600	2034	* *	4	¢6 700	В
Steam Piping/Pump		0-2 tant : M	\$35,000 oderate, Area Affe			4	\$6,700	D
	Location : V			ciea . 107	0			
Terminal Devices	Locuiton . v	urious r	17eus					
Air Handler	50%			2024	\$414,000	1	\$41,900	В
Convector/Radiator	30%			2024	**	1	\$13,100	В
Fan Coil Unit/Heat	20%			2029	\$459,800	1	\$8,800	В
Air Conditioning	2070			2024	Ψ+32,000	1	ψ0,000	
Energy Source								
District C.W.	100%			2034	* *	1		В
		ation, E	xtent : Light, Area		: 100%	-		-
	Location : T			30				
	Explanation	: Chille	d Water From Me	dical Arts	Building			
Distribution	-				-			
Chilled Wtr Pipe/Pump	100%			2034	* *	4	\$6,700	В
-	Other Observ	ation, E	xtent : Light, Area	Affected	: 100%			
	Location : E	Basemen	t Entrance					
	Explanation	: Suppl	ied From Chillers	In Medic	al Arts Building			
Terminal Devices								
Air Handler/Cool/Ht	100%			2024	\$652,200	1	\$83,800	В
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$119,500	В

Maintenance \$ are aggregated over a 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 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 Code			
Ventilation	•					•			
Exhaust Fans									
Interior	95%	2024	\$161,300	2	\$4,000	В			
Roof	5%	2019	\$6,100	2	\$200	В			
Plumbing									
H/C Water Piping	100-1					_			
Brass/Copper	100%	2034	* *	1		В			
Water Heater						_			
Electric	100%	2022	\$23,800	4	\$800	В			
	Other Observation, Extent	: Light, Area Affected	: 100%						
		Location: Basement							
	Explanation : Undersized	l For Building Hot Wa	ter Demand						
HW Heat Exchanger	1000/	2024	* *			ъ			
HTHW/HW	100%	2034	* *			В			
Sanitary Piping	1000/	LIE	* *	1		D			
Cast Iron	100%	LIFE	* *	1		В			
Storm Drain Piping	1000/	LIEE	* *	1		D			
Cast Iron	100%	LIFE		1		В			
Sump Pump(s)	1000/	2024	¢10.200	4	¢2.000	D			
Rigid Piping	100%	2024	\$10,300	4	\$2,000	В			
Fixtures	100%					В			
Generic	100%					D			
Vertical Transport Elevators									
Geared Traction	100%	LIFE	* *			C			
Gealed Traction						C			
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement To 4th Floor, Penthouse								
	Explanation : One Unit	I toor, I chimouse							
Fire Suppression	Explanation . One Onti								
Standpipe									
Generic	100%	2034	* *	1-5	\$68,400	В			
Generic	House Tank: Metal, Extent		l : 100%	1 5	φου, 100	D			
	Location: Penthouse, 3								
	Other Observation, Extent	-							
	Location : Penthouse								
	Explanation: Gravity An	nd Pressure Tanks Fee	d Science, Humani	ities And	Library Buildings				
Sprinkler	1		,		28**				
No Component	95%					D			
Generic	5%	2024	\$89,600	1-2	\$1,900	В			
Chemical System			, ,		, ,				
No Component	98%					D			
Generic	2%	2017	\$500	1-3	\$900	В			

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

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

Page: 405

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$338,700	
Interior Architecture	\$88,900	\$176,700
Electrical		\$287,500
Mechanical		\$159,500
Total	\$427,600	\$623,700
Priority A	\$338,700	
Priority B	\$88,900	\$447,100
Priority C		\$176,700
Total	\$427,600	\$623,700

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$20,900			
Interior Architecture	\$70,500		\$4,200	\$2,800
Electrical	\$3,100	\$2,200	\$3,000	\$3,600
Mechanical	\$93,100	\$3,600	\$6,300	\$3,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$191,600	\$9,800	\$17,500	\$13,800
Priority A	\$20,900			
Priority B	\$118,700	\$9,800	\$16,700	\$11,000
Priority C	\$52,000		\$800	\$2,800
Total	\$191,600	\$9,800	\$17,500	\$13,800



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 #: 2084

Architecture	Current Repair		Future	Future Replacement		Maintenance	
system Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior							
Exterior Walls Masonry: Brick	75% Now Diagonal Cracks, Ext		LIFE ea Affect	* * ed : 10%	5	\$24,300	A
Metal Coiling Doors	25%		2029	* *	5	\$25,300	A
Windows Aluminum	95% Now Caulking Deteriorate Location: Through Water Penetration, E Location: Through	out Extent : Moderate, A			5	\$400	A
Motel Louvers	5%		2033	* *	10	\$300	Λ
Metal Louvers Parapets	J 70		2033		10	\$300	A
Concrete Masonry Unit	25% Now Diagonal Cracks, Ext Location: Interior Vertical Cracks, Exte Location: Interior	Face Of Parapet O ent : Moderate, Ared	ver Secoi a Affected	nd Floor d : 10%	5	\$600	A
Masonry: Brick	70%		LIFE	* *	5-10	\$9,800	A
Pre-Cast Concrete	5% Now Cracking/Crumbling, Location: Coping Jnt Mortar Miss/Eroc Location: Coping Caulking Deteriorate	d, Extent : Moderat	te, Area A	ffected : 50%	5	\$600	A
Roof	Location : Coping						
Modified Bitumen	100% Now Miss/Damaged Flash Location: Through Worn/Eroded, Extent Location: Through	out t : Moderate, Area A					A
nterior							
Floors							
Carpet	5%		2023	\$9,600	3	\$2,500	C
Cast in Place Concrete	35%		LIFE	* *	5	\$50,100	C
Ceramic Tile	3%		2033	**	5	\$1,000	C C
	57%			\$176,700	3	\$9,300	C
Vinyl Tile	3170		2024	4170,700		1- 1	
Interior Walls				**		·	
	57% 40%		LIFE LIFE	·	5 5-10	\$14,300 \$21,300	C C

Maintenance \$ are aggregated over a 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 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 Code
Interior								
Ceilings								
AcousTileConcealSpLn	10%			2029	* *	5	\$4,200	В
AcousTileSusp.Lay-In	40%	Now	\$88,900	2044	* *	5	\$6,700	В
	Location Worn/Ero	: First Flo ded, Extent	Extent: Moderate or Corridor : Moderate, Area or Corridor		V			
AcousTileSusp.Lay-In	20%			2037	* *	5	\$6,700	В
			xtent : Moderate, A Facilities Office	rea Affe	cted : 5%			
Exposed Struc: Steel	25%			LIFE	* *	10	\$16,700	В
Plaster	5%			LIFE	* *	5-10	\$2,900	В

Electrical	Current Repair	Futur	e Replacement	M	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2024	\$3,000	5	\$100	В
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation : Main Service Switch R	ated @ 12	00 Amperes			
Switchgear / Switchboard						
Fused Disc Sw	100%	2024	\$59,300	5	\$100	В
Raceway						
Conduit	95%	2024	\$34,100	1		В
Conduit	5%	2044	* *	1		В
Panelboards						
Fused Disc Sw	10%	2023	\$5,600	5	\$100	В
Fused Disc Sw	5%	2040	* *	5		В
Molded Case Bkrs	75%	2023	\$42,100	5	\$500	В
Molded Case Bkrs	10%	2040	* *	5	\$100	В
Wiring						
Thermoplastic	85%	2024	\$29,300	1		В
Thermoplastic	5%	2044	* *	1		В
Thermoplastic	10%	2034	* *	1		В
Motor Controllers						
Locally Mounted	50%	2029	* *	5	\$100	В
Locally Mounted	50%	2022	\$6,300	5	\$100	В
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$700	В
Stand-by Power						
Transfer Switches						
Automatic	100%	2022	\$22,900	1	\$7,000	В

Maintenance \$ are aggregated over a 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 Re	eplacement	Maintenance			
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Stand-by Power	•					-	
Generators							
Diesel	100%	2020	\$72,400	1	\$8,800	В	
	Other Observation, Extent : Moder	rate, Area Affectea	! : 100%				
	Location: Generator Room						
-	Explanation: Emergency Genera	ator Rated @ 250 .	Kva				
Batteries	1000/	2017	¢<00	_	¢000	D	
Lead/Acid	100%	2017	\$600	5	\$800	В	
Fuel Storage	500/	2022	¢000	_	¢2.000	D	
Day Tank	50%	2023	\$900	5	\$2,000	В	
	Other Observation, Extent : Moder Location : Generator Room	raie, Area А <u>јј</u> есіва	1. 100%				
	Explanation: 275 Gallons Capac	ait.					
M : T 1			* *		Ф200	D.	
Main Tank	50%	2027		5	\$300	В	
	Other Observation, Extent : Moder	rate, Area Affectea	: 100%				
	Location: Underground	٠,					
f t 1 d	Explanation: 8000 Gallons Capa	асну					
Lighting Interior Lighting							
Interior Lighting Fluorescent	100%	2029	* *	10	\$20,000	В	
Tuorescent	T-8 Lamps, Extent : Moderate, Are			10	\$20,000	ъ	
	Location: Throughout The Build						
Egress Lighting							
Emergency, Service	50%	2024	\$1,800	1		В	
Exit, Service	50%	2024	\$1,800	1		В	
Exterior Lighting			•				
HID	100%	2024	\$9,400	10	\$100	В	
Alarm							
Security System							
No Component	70%					D	
Generic	30%	2029	* *	1	\$2,500	В	
	Other Observation, Extent : Moder	rate, Area Affectea	! : 100%				
	Location: Hallways						
	Explanation : C C T V Surveilla	nce Camera					
Fire/Smoke Detection							
No Component	70%					D	
Generic	30%	2019	\$79,600	1-3	\$4,300	В	
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location: Hallways						
	Explanation : Manual Pull Statio	on, Alarm Bells, Ar	nd Horns				

Mechanical	Curren	t Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Heating

Maintenance \$ are aggregated over a 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 R	epair	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	<u>'</u>			•				•
Energy Source HTHW/HW	100% Other Obse Location :		xtent : Light, Area out	2034 Affected	**	1		В
	Explanation	on : High '	Temp. Water Fron	n Adjacei	nt Building " Kenn	edy Hall	Gym"	
Conversion Equipment Heat Exchanger	Location :	Mechanio		2020 Affected	\$5,300 \$:100%	1	\$10,800	В
Distribution	Explanation	on : 2 Unii	TS .					
Steam Piping/Pump			\$17,300 vere, Area Affecte Areas	2034 d : 10%	* *	4	\$1,100	В
Terminal Devices Air Handler		2nd Floor	xtent : Light, Area r Mech Room	2024 Affected	\$66,800 : 50%	1	\$6,800	В
Convector/Radiator	25%	on . An m	inaiers —	2029	* *	1	\$1,800	В
Fan Coil Unit/Heat	25%			2024	\$92,700	1	\$1,800	В
Air Conditioning Energy Source Electricity	100%			2032	* *	1		В
Conversion Equipment Reciprocating Compr/Chiller	30%	0-2	\$25,200	2034	* *	1	\$2,700	В
	Corroded, I Location :		oderate, Area Affe	cted : 20	%			
	Obsolete Eq Location :		Extent : Moderate pof	, Area Af	fected : 30%			
	R-22 Refrig Location :		ent : Light, Area A	ffected :	30%			
No Component	70%							D
Distribution Chilled Wtr Pipe/Pump	30%			2024	\$10,900	4	\$500	В
No Component Terminal Devices	70%							D
Air Handler/Cool/Ht No Component	30% 70%			2024	\$9,500	1	\$4,100	B D

Maintenance \$ are aggregated over a 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		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Heat Rejection	2004	0.2	Φ.4. 7 00	2024	* *	2	φ 2.7 00	ъ
Air Condenser Unit	30%	0-2	\$4,500	2034	* *	2	\$3,700	В
	Location		evere, Area Affecte	a : 100%				
			Extent : Moderate, A	Area Affe	cted · 30%			
	Location		zaiem i moderaie, i	170011990	cica . 5070			
		-	solete Unit					
No Component	70%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$19,300	В
Exhaust Fans								
Interior	50%			2024	\$13,700	2	\$300	В
Roof	50%			2024	\$9,900	2	\$300	В
Plumbing								
H/C Water Piping	5 00/			2024	de de			-
Brass/Copper	50%	NT	Ф1 000	2034	* *	1		В
Galv Iron/Steel	50%	Now	\$1,900	2029		1		В
		: Basemer	loderate, Area Affe nt	стеа : 5%)			
Water Heater	400				4.2.000		*	_
Electric	100%			2019	\$3,800	4	\$200	В
HW Heat Exchanger	1.000/	NT	Ф24.200	20.14	* *			ъ
HTHW/HW	100%	Now	\$34,300	2044				В
		ervanon, 1 : Basemei	Extent : Severe, Are	а Ајјесте	a: 100%			
			u olete Equipment					
Sanitary Piping	Exprenter		tete Equipment					
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sewage Ejector(s)								
Electric	100%			2029	* *	4	\$1,300	В
Fixtures								
Generic	100%							В
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			C
			Extent : Light, Area	Affected	: 100%			
	Location		I.T., !4					
Eine Commencia	Explana	ion : One	Unit					
Fire Suppression Sprinkler								
No Component	40%							D
Generic	60%			2034	* *	1-2	\$3,700	В
Ocheric	00%			2034		1-4	\$3,700	ם

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

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

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

Asset Name : OUEENSBOROUGH 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 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$796,500	\$141,500
Interior Architecture	\$255,300	\$85,900
Electrical		\$392,100
Mechanical		\$336,500
Total	\$1,051,800	\$955,900
Priority A	\$796,500	\$141,500
Priority B	\$145,300	\$728,500
Priority C	\$110,000	\$85,900
Total	\$1,051,800	\$955,900

Total	\$164,900	\$5,200	\$11,500	\$10,000
Priority C	\$35,000		\$700	\$3,600
Priority B	\$76,100	\$5,200	\$8,300	\$6,400
Priority A	\$53,800		\$2,500	
Total	\$164,900	\$5,200	\$11,500	\$10,000
Mechanical	\$20,600	\$2,800	\$4,800	\$3,400
Electrical	\$31,200	\$2,400	\$3,500	\$3,000
Interior Architecture	\$59,300		\$700	\$3,600
Exterior Architecture	\$53,800		\$2,500	
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



Maintenance \$ are aggregated over a 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	Future Replacement		M	Maintenance				
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
terior											
Exterior Walls						_	440.000				
Cast in Place Concrete	5%		# 40,000	LIFE	* *	5	\$18,000	A			
Masonry: Brick	20%		\$48,000	LIFE	**	5	\$7,200	A			
	_		tent : Moderate, Ai	rea А <u></u> ijес	tea : 5%						
		Location : Corners Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
		ı : South Fa		ie, 111eu 1	ijjeciea . 2570						
			Extent : Moderate,	Area Afi	fected : 10%						
	_	ı : South Fa									
Masonry: Fieldstone	15%			LIFE	* *	5	\$8,100	A			
Metal/Glass Curt Wall	55%		\$179,500	LIFE	* *	5	\$37,000	A			
Wictar/Glass Curt Wall			ed, Extent : Modera		Affected : 25%		+,				
	_	ı : Through									
	Water Per	netration, E	xtent : Moderate, A	Area Affe	cted : 10%						
	Location	ı : Through	out								
Metal Panel	5%			2044	* *	5-10	\$12,300	A			
Windows											
Aluminum	95%	Now	\$568,900	2049	* *	5	\$5,900	A			
			Extent : Moderate,	Area Afj	fected : 50%						
		ı : Through									
		_	Extent : Moderate, 1	Area Affe	ected : 50%						
		ı : Through		4.00	1 1000/						
	-		, Extent : Light, Ar	ea Affect	ed : 100%						
		ı : Through	<i>оит</i> 				** • • • •				
Metal Louvers	5%			2033	* *	10	\$3,900	A			
Parapets Masangu Briefs	500/	Now	¢15 100	LIEE	* *	5	¢1 100	Δ.			
Masonry: Brick	50% Broken/M		\$15,100 nents, Extent : Mod	LIFE		5	\$1,100	A			
		issing Eien 1 : Southeas		eruie, Ar	eu Ajjecieu . 1070						
			nt : Moderate, Are	a Affecte	ed: 10%						
		ı : Southwe									
Metal/Glass Curt Wall	35%			2044	* *	5	\$3,100	A			
Metal Panel	5%			2044	* *	5	\$400	A			
Metal Rail	10%			2037	* *	5-10	\$4,100	A			
Roof							. , , , , , , , , , , , , , , , , , , ,				
Modified Bitumen	60%			2024	\$104,500	10	\$14,500	A			
Single Ply Membrane	10%			2024	\$8,600	10	\$2,400	A			
Single Ply Membrane	30%		\$25,700	2034	* *			A			
			tent : Moderate, A		ted : 35%						
		•	ry Roof Over Pent								
			: Moderate, Area		: 100%						
	Location	ı : Tempora	ary Roof Over Pent	houses							

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 #: 2647

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	\$31,700	C
Ceramic Tile	3%			2033	* *	5	\$1,100	C
Slate	5%			LIFE	* *	5	\$3,900	C
Vinyl Tile	15%			2029	* *	3	\$2,000	C
Vinyl Tile	32%		\$110,000	2034	* *	3	\$4,400	C
			tent : Moderate, Ai	ea Affec	ted : 50%			
		ı : Through						
	_	_	Extent : Moderate	, Area Aj	ffected : 50%			
		ı : Through			500/			
			: Moderate, Area	Affected	: 50%			
		ı : Through		1.00	. 1 1000/			
			Extent : Moderate, A	Area Affe	ected : 100%			
		n : Through						
X. 1 m.		tion : 9x9 T	ites	2024	ΦΩ		Φ4. 5 00	
Vinyl Tile	25%			2024	\$85,900	3	\$4,500	С
Interior Walls	20/			2022	* *	_	¢1 000	C
Ceramic Tile	3%			2033	* *	5 5	\$1,000	C
Concrete Masonry Unit	80%			LIFE LIFE	* *		\$22,200	C C
Gypsum Board Metal Panel	10% 2%			LIFE	* *	5-10 10	\$5,900 \$300	C
SGFT/Glazed Masonry	2% 5%			LIFE	* *	10	\$900	C
Ceilings	3%			LIFE		10	\$900	<u> </u>
AcousTileConcealSpLn	30%	Now	\$85,400	2044	* *	5	\$7,000	В
Acoust neconcealspen			985,400 nents, Extent : Ligh			3	\$7,000	Ь
		ıssıng Etem 1 : Corridoi		, 1116411	gjeciea . 2570			
			Extent : Moderate	Area A	ffected · 30%			
	_	ı : Corridoi		, 111 ca 11,	geerea : 3070			
Exposed Concrete	60%		• •	LIFE	* *	5-10	\$27,800	В
Metal Panel	10%		\$60,000	LIFE	* *	5	\$4,600	В
Mictal I alici			ts, Extent : Modera		Affected: 25%	3	Ψ+,000	D
	-	ı : Basemen		,	JJ 000000 . 2070			
			Extent : Moderate,	Area Af	fected : 50%			
		ı : Basemen		5 4))				

Electrical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2024	\$5,200	5	\$100	В
	Other Observation, Extent: Moderate, A	Area Affec	eted : 100%			
	Location: Electrical Room					
	Explanation : 2- Main Service Disconn Amperes	nect Switc	hes Rated @ 2000) Ampere	es And 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 #: 2647

Electrical	Current Repair	Future	Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	I Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts	•	•				•
Switchgear / Switchboard						
Fused Disc Sw	25%	2024	\$14,800	5		В
Molded Case Bkrs	75%	2024	\$44,500	5	\$500	В
Raceway						_
Conduit	100%	2024	\$35,900	1		В
Panelboards	1.007	2022	Φ.Σ	_	#100	ъ
Fused Disc Sw	10%	2023	\$5,600	5	\$100	В
Molded Case Bkrs	90%	2023	\$50,500	5	\$600	В
Wiring Braided Cloth	80% 2-4 \$27 Insulation Aged, Extent : Modera Location : Throughout The Bui		**: 100%	1		В
771 1 · ·			Φ.ς. 0.0.0	1		D.
Thermoplastic	20%	2024	\$6,900	1		В
Motor Controllers	1000/	2022	¢12.700	_	¢200	D
Locally Mounted	100%	2022	\$12,700	5	\$200	В
Ground Grounding Devices						
Generic	100%	LIFE	* *	5	\$700	В
Stand-by Power	100/0	LIFE			Ψ700	ъ
Transfer Switches						
Automatic	100%	2029	* *	1	\$7,700	В
Generators					, , , , , , , ,	
Diesel	100%	2020	\$114,000	1	\$9,700	В
	Other Observation, Extent : Mod	lerate, Area Affect	ed : 100%			
	Location: Generator Room	D 10.55				
	Explanation: Emergency Gene	erator Rated @ 55	Kw			
Batteries	1000/	2017	\$ <00	_	ф000	D
Lead/Acid	100%	2017	\$600	5	\$900	В
Fuel Storage Main Tank	100%	2027	* *	5	\$700	В
Maii Talik	Other Observation, Extent : Mod Location : Outside Explanation : 400 Gallons Cap	lerate, Area Affect		3	\$700	Б
Lighting	- 1	-				
Interior Lighting						
Fluorescent	98%	2029	* *	10	\$21,800	В
	Other Observation, Extent : Mod		ed : 100%			
	Location : Throughout The Bui	lding				
	Explanation: T-8 Lamps					
Incandescent	2%	2019	\$4,300	2		В
Egress Lighting						
Emergency, Service	50%	2029	* *	1		В
Exit, Service	50%	2029	* *	1		В
Exterior Lighting						
HID	100%	2019	\$10,400	10	\$100	В

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 #: 2647

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 Code
Alarm						
Fire/Smoke Detection						
No Component	50%					D
Generic	50%	2019	\$147,200	1-3	\$8,000	В
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%			
	Location : Hallways					
	Explanation: Manual Pull Stations A	nd Alarm	Bells Only			

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 Code
Heating								
Energy Source	1.000/			2024	* *			ъ.
HTHW/HW	100%		Entant Light Anga	2034		1		В
			Extent : Light, Area	Affectea	: 100%			
		i : Through	oui Temp. Water Fron	. Adianar	nt Duilding " Vonn	adv Hall	C23742"	
Conversion Equipment	Ехріана	uon . nign	Temp. water From	і Аајасеп	a building Kenne	еау пан	Gym	
HTHW/HW Exchanger	100%	0-2	\$400	2027	* *	2	\$1,200	В
11111W/11W Exchanger			Joderate, Area Affe		,	2	Ψ1,200	Ъ
		: Basemen		0.000.070				
Distribution								
Steam Piping/Pump	100%	Now	\$9,600	2034	* *	4	\$1,200	В
1 5 1	Corroded,	Extent : M	oderate, Area Affe	cted : 109	%			
	Location	: Various	Areas					
Terminal Devices								
Air Handler	50%			2024	\$74,100	1	\$7,500	В
Convector/Radiator	30%			2029	* *	1	\$2,400	В
Fan Coil Unit/Heat	20%			2024	\$82,300	1	\$1,600	В
Air Conditioning								
Energy Source	400							_
District C.W.	100%			2044	**	1		В
			Extent : Light, Area	Affected	: 100%			
		i : Through		ia a aut Ma	diaal Auta Duildia	_		
Distribution	Expiana	non : Cniii	ed Water From Adj	iacent Me	eaicai Arts Builain	g		
Chilled Wtr Pipe/Pump	100%			2034	* *	4	\$1,200	В
Chinied wit ripe/rump		ervation F	Extent : Light, Area		. 100%	4	\$1,200	Ъ
		ı : Basemer	_	rijjeerea	. 100/0			
	Explana	tion : Supp	lied From Medical	Arts Buil	ding			
Terminal Devices	7	~		= 1300	U			
Air Handler/Cool/Ht	100%			2024	\$116,700	1	\$15,000	В
Ventilation					•			
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$21,400	В
Exhaust Fans								
Interior	80%			2024	\$24,300	2	\$600	В
No Component	20%							D

Note: 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 \$ are aggregated over a 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 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 Code
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		В
Water Heater								
Electric	100%			2019	\$4,300	4	\$200	В
HW Heat Exchanger								
HTHW/HW	100%			2024	\$63,400			В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Backflow Preventer								
Not Accessible	100%							D
Fixtures								
Generic	100%							В

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

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

Page: 417

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Y1

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 2015 - 2018	FY 2019 - 2024
Exterior Architecture		\$101,300
Interior Architecture		\$47,300
Electrical		\$225,500
Mechanical		\$40,200
Total		\$414,300
Priority A		\$101,300
Priority B		\$265,700
Priority C		\$47,300
Total		\$414.300

Total	\$38,000	\$3,100	\$6,000	\$6,400
Priority C	\$10,400		\$900	\$2,800
Priority B	\$6,100	\$3,100	\$4,700	\$3,600
Priority A	\$21,600		\$400	
Total	\$38,000	\$3,100	\$6,000	\$6,400
Mechanical	\$4,600	\$2,700	\$4,200	\$2,800
Electrical	\$1,400	\$500	\$500	\$800
Interior Architecture	\$10,400		\$900	\$2,800
Exterior Architecture	\$21,600		\$400	
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 2088

Architecture		Current Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior							
Exterior Walls							
Cast in Place Concrete	5%		LIFE	* *	5	\$3,700	A
Masonry: Brick	10%		LIFE	* *	5	\$1,500	A
Metal Panel	85%		2044	* *	5-10	\$43,500	A
Windows							
Aluminum	100%		2032	* *	5	\$700	A
Roof							
Roll Roofing	100%		2020	\$101,300	5	\$37,900	Α
nterior							
Floors							
Carpet	10%		2023	\$7,300	3	\$1,900	C
Carpet	30%		2020	\$22,000	3	\$7,500	C
Ceramic Tile	5%		2033	* *	5	\$600	C
Vinyl Tile	15%		2029	* *	3	\$700	C
Vinyl Tile	40%		2024	\$47,300	3	\$2,500	C
Interior Walls				•			
Gypsum Board	20%		LIFE	* *	5-10	\$4,600	C
Metal Panel	80%		LIFE	* *	10	\$4,900	C
Ceilings							
AcousTileSusp.Lay-In	100%		2029	* *	5	\$12,400	В
1 2	Staining/I	Discoloring, Extent : Moderate	e, Area A	ffected : 10%			
	Location	ı : Throughout					

Electrical	Current Repa	air Futu	Future Replacement		aintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2024	\$3,000	5		В
	Other Observation, Exten	ıt : Moderate, Area Afj	fected : 100%			
	Location : Electrical Re	oom				
	Explanation : Main Ser	vice Switch Rated @ 4	00 Amperes			
Switchgear / Switchboard						
Fused Disc Sw	100%	2024	\$49,400	5		В
Raceway						
Conduit	100%	2024	\$15,100	1		В
Panelboards						
Fused Disc Sw	10%	2023	\$2,200	5		В
Molded Case Bkrs	90%	2023	\$20,200	5	\$200	В
Wiring						
Thermoplastic	100%	2024	\$12,800	1		В
Ground						
Grounding Devices						
Not Accessible	100%					D
Lighting						

0 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 #: 2088

Electrical	Current Repair	Future Re	eplacement	Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting						
Interior Lighting						
Fluorescent	100%	2024	\$74,800	10	\$7,700	В
	Other Observation, Extent : Mod	lerate, Area Affected	! : 100%			
	Location: Throughout The Bui	ilding				
	Explanation: T-8 Lamps					
Egress Lighting						
Emergency, Battery	50%	2024	\$1,700	10	\$1,000	В
Exit, Service	50%	2024	\$700	1		В
Exterior Lighting						
Fluorescent	100%	2019	\$7,700	10	\$800	В
	Other Observation, Extent : Mod	lerate, Area Affected	! : 100%			
	Location: Door Entrance					
	Explanation: Compact Fluore	scent Light Fixtures				
Alarm						
Fire/Smoke Detection						
Generic	100%	2019	\$101,300	1-3	\$5,500	В
	Other Observation, Extent : Mod	lerate, Area Affectea	! : 100%			
	Location : Throughout The Bui	ilding				
	Explanation : Manual Pull Sta	tions And Alarm Bel	ls			

Mechanical	Curren	Current Repair Future Replacement		M	aintenance		
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Natural Gas	100%		2034	* *	1		В
Conversion Equipment							
Furnace	100%		2024	\$11,600	1	\$4,100	В
		Extent : Light, Area s Built Into The Air I					
	Explanation: 2 (Ceiling Mounted Units	;				
Air Conditioning							
Energy Source							
Electricity	100%		2032	* *	1		В
Conversion Equipment Reciprocating Compr/Chiller	100%		2024	\$32,100	1	\$3,900	В
1	R-22 Refrigerant, I	Extent : Light, Area A	ffected :	100%			
	Location: 2 Unit	s, Side Of The Buildin	ig				
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2	\$13,600	В
Terminal Devices							
Air Handler/Cool/Ht	100%		2024	\$40,200	1	\$5,200	В
	Location : Ceilin						
	Explanation : 2 U	Inits With Built In Ga	s Furna	ces			

Maintenance \$ are aggregated over a 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 Repai	r Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning						
Heat Rejection	4.0007	2024	#10.000		Φ	
Air Condenser Unit	100%	2024	\$18,900	2	\$5,800	В
	Other Observation, Extent		: 100%			
	Location: Side Of The B	e e				
X7 - 21 - 2	Explanation: R-22 Is Us	sea As Kefrigerant				
Ventilation Distribution						
Distribution Ductwork/Diffusers	10%	LIFE	* *	2-5	\$700	В
No Component	90%	LINE		2-3	\$700	D
Exhaust Fans	9070					
Roof	10%	2024	\$800	2		В
No Component	90%	2024	ΨΟΟΟ	2		D
Plumbing	7070					
H/C Water Piping						
Brass/Copper	100%	2034	* *	1		В
Water Heater						
Gas Fired	100%	2022	\$2,200	2	\$100	В
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Fixtures						
Generic	100%					В
Fire Suppression						
Chemical System						
No Component	95%					D
Generic	5%	2019	\$1,200	1-3	\$2,300	В
	Other Observation, Extent	: Light, Area Affected	: 5%			
	Location: Kitchen					
	Explanation: For Stove	Only				

Page: 421

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 2015 - 2018	FY 2019 - 2024
Exterior Architecture		\$111,100
Interior Architecture		\$129,700
Electrical		\$263,900
Total		\$504,600
Priority A		\$111,100
Priority B		\$263,900
Priority C		\$129,700
Total		\$504,600

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$55,800	_		
Interior Architecture	\$15,200			\$2,200
Electrical	\$900	\$700	\$700	\$1,000
Mechanical	\$3,100	\$1,400	\$2,900	\$1,400
Total	\$75,000	\$2,000	\$3,600	\$4,500
Priority A	\$55,800			
Priority B	\$4,000	\$2,000	\$3,600	\$2,400
Priority C	\$15,200			\$2,200
Total	\$75,000	\$2,000	\$3,600	\$4,500



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 #: 2089

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 Code
Exterior								
Exterior Walls Metal Panel		Now Rusting, E : Building	\$16,600 Extent : Moderate, A Base	2034 Area Affe	* * ected : 15%	5	\$19,800	A
	Location	: East Fac						
		ed Finish, : Through	Extent : Moderate, out	Area Afj	fected : 25%			
Windows								
Steel		Now ed Finish, : Through	\$18,400 Extent : Moderate, out	2049 Area Afj	* * fected : 50%	5	\$2,000	A
		Inefficient, : Through	, Extent : Moderate out	e, Area Ą	ffected : 100%			
		rip Missin : Through	g, Extent : Modera out	te, Area	Affected : 100%			
Roof	1000/			2020	Ф111 100		# 41.600	<u> </u>
Roll Roofing	100%			2020	\$111,100	5	\$41,600	A
nterior Floors								
Ceramic Tile	5%			2033	* *	5	\$800	C
Vinyl Tile	90%			2024	\$129,700	3	\$6,800	C
Vinyl Tile	5%	Now	\$7,200	2034	* *	3	\$300	C
·		ssing Elem : Electrica	ents, Extent : Mod al Room	erate, Ar	ea Affected : 100%	ó		
		ts, Extent : : Electrica	Moderate, Area Aj al Room	ffected : .	20%			
Interior Walls								
Concrete Masonry Unit	35%			LIFE	* *	5	\$4,100	C
Metal Panel	65%			LIFE	* *	10	\$4,200	С
Ceilings	400			2025		_		-
AcousTileSusp.Lay-In	_	iscoloring, : Through	Extent : Moderate	2029 e, Area Ą	* * ffected : 10%	5	\$15,500	В

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts		•				•
Service Equipment						
Fused Disc Sw	100%	2024	\$3,000	5		В
	Other Observation, Extent: Moderate, A	Area Affec	eted : 100%			
	Location: Electrical Room					
	Explanation : No Available Nameplate	Ratings				
Switchgear / Switchboard						
Fused Disc Sw	100%	2024	\$49,400	5		В

Maintenance \$ are aggregated over a 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 #: 2089

Electrical	Cu	rrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts	•						•
Raceway							
Conduit	100%		2024	\$15,100	1		В
Panelboards							
Fused Disc Sw	10%		2023	\$2,200	5		В
Molded Case Bkrs	70%		2023	\$15,700	5	\$200	В
Molded Case Bkrs	20%		2032	* *	5	\$100	В
Wiring							
Thermoplastic	100%		2024	\$12,800	1		В
Ground							
Grounding Devices							
Not Accessible	100%						D
Lighting							
Interior Lighting							
Fluorescent	100%		2024	\$91,100	10	\$9,300	В
		tion, Extent : Moderate, 1	Area Affe	ected : 100%			
		roughout The Building					
	Explanation .	T-8 Lamps					
Egress Lighting							
Emergency, Battery	50%		2024	\$2,100	10	\$1,200	В
Exit, Service	50%		2024	\$800	1		В
Exterior Lighting							
HID	100%		2019	\$4,400	10		В
Alarm							
Security System							
No Component	80%						D
Generic	20%		2024	\$7,200	1	\$800	В
		tion, Extent : Moderate, 1	Area Affe	ected : 100%			
	Location : O						
	Explanation .	CCTV Surveillance C	`amera				
Fire/Smoke Detection							
Generic	100%		2019	\$123,400	1-3	\$6,700	В
		tion, Extent : Moderate, 1	Area Affe	ected : 100%			
		roughout The Building					
	Explanation .	Manual Pull Stations A	nd Alarm	Bells			

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
eating		•				
Energy Source						
Natural Gas	100%	2034	* *	1		В
Conversion Equipment						
Furnace	100%	2024	\$14,100	1	\$5,000	В
	Other Observation, Extent : Light, Are	a Affected .	100%			
	Location : In The Ceiling					
	Explanation: 2 Units Built Into Ceil	ing Handle	r Units			

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.

Mechanical	Current R	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 Code
Air Conditioning							
Energy Source							
Electricity	100%		2032	* *	1		В
Conversion Equipment Reciprocating Compr/Chiller	50%		2029	* *	1	\$2,400	В
	R-22 Refrigerant, Ext Location : Side Of T		ffected :	50%			
Window/Wall Unit	30%		2019	\$7,100	1		В
No Component	20%						D
Terminal Devices							
Air Handler/Cool/Ht	100%		2029	* *	1	\$6,300	В
	Other Observation, E. Location: Ceiling A Explanation: 2 Uni	ir Handlers With I					
Heat Rejection							
Air Condenser Unit	100% Other Observation, E. Location : At Side O Explanation : R-22	of Building		* * cted : 100%	2	\$7,100	В
Ventilation	1	, ,					_
Distribution							
Ductwork/Diffusers	10%		LIFE	* *	2-5	\$900	В
No Component	90%						D
Exhaust Fans							_
Roof	10%		2024	\$900	2		В
No Component	90%						D
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2034	* *	1		В
Water Heater							
Electric	100%		2019	\$1,800	4	\$100	В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Fixtures							
Generic	100%						В

Maintenance \$ are aggregated over a 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: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$47,800	\$92,000
Interior Architecture	\$40,700	\$63,200
Electrical		\$144,700
Mechanical		\$51,300
Total	\$88,600	\$351,100
Priority A	\$47,800	\$92,000
Priority B	\$40,700	\$195,900
Priority C		\$63,200
Total	\$88,600	\$351,100

Exterior Architecture	FY 2015 \$44,900	FY 2016	FY 2017	FY 2018
Interior Architecture	\$11,200		\$800	\$2,100
Electrical	\$600	\$500	\$500	\$600
Mechanical	\$2,900	\$700	\$2,800	\$700
Total	\$59,600	\$1,100	\$4,000	\$3,500
Priority A	\$44,900			
Priority B	\$6,700	\$1,100	\$3,200	\$1,300
Priority C	\$8,000		\$800	\$2,100
Total	\$59,600	\$1,100	\$4,000	\$3,500



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 #: 2104

rchitecture	Current Rep	air	Future Replacement		Maintenance			
stem Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod	
terior								
Exterior Walls								
Cast in Place Concrete	5%		LIFE	* *	5	\$7,900	A	
Metal Panel	95% Now	\$23,700	2034	* *	5	\$28,200	Α	
	Corrosion/Rusting, Exten		Area Affecte	d : 20%				
	Location: At Building							
	Deformed/Dented, Exten		rea Affectea	l : 10%				
	Location : At Building	Base						
Windows					_			
Steel	100% Now	\$47,800	2049	* *	5	\$5,100	Α	
	Air Infiltration, Extent:		Affected: 5	50%				
	Location: Throughout		A CC .	1 250/				
	Corrosion/Rusting, Exter		Area Affecte	d: 25%				
	Location: Throughout			1 250/				
	Caulking Deteriorated, I		te, Area Aff	ected : 25%				
Dark	Location: Throughout							
Roof Roll Boofing	100%		2020	\$02,000	5	\$24.400	٨	
Roll Roofing erior	100%		2020	\$92,000	5	\$34,400	A	
Floors								
Carpet	15%		2020	\$9,000	3	\$3,100	C	
Ceramic Tile	5%		2033	* *	5	\$500	Č	
Quarry Tile	10%		2037	* *	5	\$1,500	Č	
Vinyl Tile	65%		2024	\$63,200	3	\$3,300	C	
Wood	5%		2039	* *	5	\$1,000	C	
Interior Walls	-					·		
Ceramic Tile	5%		2033	* *	5	\$600	C	
Concrete Masonry Unit	15%		LIFE	* *	5	\$1,300	C	
Gypsum Board	15%		LIFE	* *	5-10	\$2,900	C	
Metal Panel	10%		LIFE	* *	10	\$500	C	
Plaster	55%		LIFE	* *	5-10	\$5,200	C	
Ceilings								
AcousTileSusp.Lay-In	60% 0-2	\$40,700	2044	* *	5	\$3,100	В	
	Cracking/Crumbling, Ex		, Area Affec	ted : 25%				
	Location: Throughout							
	Staining/Discoloring, Ex Location: Throughout		, Area Affec	eted : 20%				
	Worn/Eroded, Extent : M	Aoderate, Area A	Affected : 25	5%				
	World Broada, Extent . It							
	Location: Throughout							
AcousTileSusp.Lav-In	Location: Throughout		2029	* *	5	\$2.600	В	
AcousTileSusp.Lay-In Exposed Struc: Steel			2029 LIFE	* *	5 10	\$2,600 \$2,000	B B	

Electrical	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 Code

Under 600 Volts

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

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

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

Page: 427

CITY UNIVERSITY OF NEW YORK - 042 QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Z

Asset #: 2104

Electrical	Curren	t 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 Code
Jnder 600 Volts							
Service Equipment	400				_		_
Fused Disc Sw	100%	T	2024	\$1,600	5		В
		Extent : Moderate, A	Area Affe	cted: 100%			
	Location : Electri		4010010	00.4			
Switchgear / Switchboard	Explanation : Ma	in Service Switch Ra	iea & 40	O Amperes			
Fused Disc Sw	100%		2024	\$29,600	5		В
Raceway	10070		2024	\$27,000			ъ
Conduit	100%		2024	\$9,500	1		В
Panelboards	10070		2021	Ψ,,200	-		
Fused Disc Sw	10%		2040	* *	5		В
Molded Case Bkrs	30%		2032	* *	5	\$100	В
Molded Case Bkrs	60%		2023	\$10,100	5	\$100	В
Wiring				· · · · · · · · · · · · · · · · · · ·			
Thermoplastic	30%		2034	* *	1		В
Thermoplastic	70%		2024	\$6,700	1		В
Ground							
Grounding Devices							
Not Accessible	100%						D
Lighting							
Interior Lighting							_
Fluorescent	100%		2024	\$61,500	10	\$6,300	В
		Extent: Moderate, A	Area Affe	cted : 100%			
		ghout The Building					
T. 1.1	Explanation: T-8	Lamps					
Egress Lighting	50 0/		2024	¢1 400	10	\$000	D
Emergency, Battery Exit, Service	50% 50%		2024 2024	\$1,400 \$600	10 1	\$800	B B
Exterior Lighting	30%		2024	\$000	1		D
HID	100%		2024	\$2,900	10		В
Alarm	10070		2024	Ψ2,700	10		ъ
Security System							
No Component	80%						D
Generic	20%		2024	\$4,900	1	\$500	В
		Extent : Moderate,		. ,		,	
	Location : Outsid	e					
	Explanation: C C	TV Surveillance C	'amera				
Fire/Smoke Detection							
Generic	100%		2019	\$83,200	1-3	\$4,500	В
		Extent: Moderate, A	Area Affe	cted : 100%			
		ghout The Building					
	Explanation : Ma	nual Pull Station An	d Alarm I	Bells Only			

Mechanical	Current R	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 Code

Heating

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

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

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

Mechanical		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 Code
Heating								
Energy Source								
Natural Gas	100%			2034	* *	1		В
Conversion Equipment								
Furnace	100%			2024	\$9,500	1	\$3,400	В
			Extent : Light, Area	Affected	: 100%			
			The Building					
	Explana	tion : 3 Un	its Built Into A C P	ackage U	Init			
Air Conditioning								
Energy Source								_
Electricity	100%			2032	* *	1		В
Conversion Equipment								
Ext Pkg Unit -	100%			2024	\$51,300	2	\$400	В
Heating/Cooling		_						
			tent : Light, Area A					
		_	e Unit At Side Of Th		_			
			Extent : Light, Area	Affected	: 100%			
		: Side Of	o .					
	Explana	tion : 3 Pa	ckage Units With B	uilt In G	as Furnaces			
Distribution						_		_
Ductwork/Diffusers	100%			LIFE	* *	2	\$11,200	В
Ventilation								
Distribution								_
Ductwork/Diffusers	10%			LIFE	* *	2-5	\$600	В
No Component	90%							D
Exhaust Fans								
Roof	10%			2024	\$600	2		В
No Component	90%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		В
Water Heater								
Electric	100%			2019	\$1,200	4	\$100	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Fixtures								
Generic	100%							В
Fire Suppression								
Sprinkler								
Generic	100%			2034	* *	1-2	\$1,900	В
Generic	100%			2034		1-2	\$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.

Page: 429

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 : 07-Jan-2013 Landmark Status : NONE

Areas Surveyed :

Block : 8760 Lot : 60 BIN :

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Bulkheads		\$1,001,300
Total		\$1,001,300
Priority B		\$1,001,300
Total		\$1,001,300

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Bulkheads	\$22,500		\$2,600	\$1,200
Total	\$22,500		\$2,600	\$1,200
Priority A	\$22,200			\$100
Priority B			\$2,600	\$1,100
Priority C	\$300			
Total	\$22,500		\$2,600	\$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 BULKHEAD

Bulkheads	Current Re	pair Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural						
Revetment						
Stone	5%	LIFE	* *	5	\$600	C
No Component	95%					D
Sheet Piles						
Steel	55%	LIFE	* *	10		A
		ht, Area Affected : 10%				
	Location : Above Mh	w Elevation				
Not Accessible	45%					D
Wales						
Steel	90%	LIFE	* *	5	\$39,200	A
	Corrosion, Extent : Lig	ht, Area Affected : 35%				
	Location : Throughou	ıt				
Not Accessible	10%					D
Pile Caps						
Concrete	95%	LIFE	* *	5	\$5,300	A
	Cracking, Extent: Ligh					
	Location : Isolated Ti	-				
		ent : Light, Area Affected	l : 5%			
	Location : Isolated To	_				
	Explanation : Efferen	ce				
Steel	3%	2028	* *	5	\$200	A
No Component	2%					D
ackfill Fill						
Not Accessible	100%					D
Surface						
Concrete	50%	2037	* *	5	\$5,300	В
	Cracking, Extent : Ligh	nt, Area Affected : 5%			. ,	
	Location : Isolated A	long Walkway				
Topsoil	50%	2023	\$28,200	5	\$2,200	В
Deck Elements						
Railing						
Steel	100%	2022	\$1,001,300			В
	Corrosion, Extent : Lig	ht, Area Affected : 10%				
	Location : Isolated Ti	hroughout				

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

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

Print Date: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 : 07-Jan-2013 Landmark Status : NONE

Areas Surveyed :

Block : 8760 Lot : 60 BIN :

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Bulkheads	\$199,100	
Total	\$199,100	
Priority A	\$199,100	
Total	\$199,100	

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Bulkheads	\$11,600			\$900
Total	\$11,600			\$900
Priority A	\$2,400			
Priority B				\$900
Priority C	\$9,100			
Total	\$11,600			\$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 KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD

Bulkheads		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 Code
Structural								
Coping/Curb								
Concrete	85%		1 1 2 2 2	LIFE	* *	5-10	\$2,500	C
	_		ght, Area Affected . Throughout	: 5%				
			ht, Area Affected :	5%				
			Throughout	570				
No Component	15%							D
Revetment	1370							
Stone	85%			LIFE	* *	5	\$15,800	C
No Component	15%							D
Sheet Piles								
Steel	15%	4+	\$157,200	LIFE	* *			A
			Ioderate, Area Affe	ected : 40	0%			
		: Through						
Steel	2%	Now	\$41,900	LIFE	* *			A
			evere, Area Affecte		0.047 11.00			
		: Holes In	Sheeting 8+21 To	0 8+22 10	0+94 10 11+00 			
No Component	83%							D
Wales	15%			LIFE	* *	4	¢£ 200	A
Timber		littina Ext	ent : Light, Area Aj			4	\$5,200	A
		: Through		yeerea.	2070			
No Component	85%							D
Pile Caps	0370							<u> </u>
Concrete	15%			LIFE	* *	5	\$1,400	A
	Cracking,	Extent : Li	ght, Area Affected				, ,	
	Location	: Through	out					
No Component	85%							D
Backfill								
Fill								
Not Accessible	100%							D
Surface	5 0/			2022	* *	F	фосо	D
Asphalt Concrete	5% 90%			2033 2039	* *	5 5	\$900 \$15,900	B B
Concrete	90% 5%			2039	* *	5 5	\$15,900 \$900	В
Concrete	3%			2000		J	ゆうしし	ע

Maintenance \$ are aggregated over a 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: 05-Sep-2013 CITY UNIVERSITY OF NEW YORK - FY 2014

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 : 07-Jan-2013 Landmark Status : NONE

Areas Surveyed :

Block : 8760 Lot : 60 BIN :

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Bulkheads	\$183,900	
Total	\$183,900	
Priority A	\$183,900	
Total	\$183,900	

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Bulkheads	\$12,700			\$7,200
Total	\$12,700			\$7,200
Priority A				
Priority B	\$6,300			\$7,200
Priority C	\$6,400			
Total	\$12,700			\$7,200



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 BULKHEAD

Bulkheads	Current Repair	Current Repair Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural						
Gravity Wall						
Concrete	80% 4+ \$183,900	LIFE	* *	5	\$4,100	Α
	Cracking, Extent: Light, Area Affected	l : 10%				
	Location: Isolated Throughout	/				
	Spalling, Extent: Light, Area Affected	: 5%				
	Location : Isolated Throughout					
No Component	20%					D
Revetment						
Stone	85%	LIFE	* *	5	\$12,800	C
No Component	15%					D
	Other Observation, Extent : Light, Are	a Affectea	l : 100%			
	Location: Western End Of Asset					
	Explanation: No Revetment At Beach	h				
Backfill						
Fill						
Not Accessible	100%					D
Surface						
Asphalt	35%	2033	* *	5	\$5,000	В
Concrete	65%	2033	* *	5	\$9,300	В
	Cracking, Extent : Light, Area Affected	l : 2%				
	Location: Isolated throughout					
Deck Elements						
Railing						_
Concrete	90% 4+ \$6,300	2028	**			В
	Mechanical Damage, Extent: Light, Area Affected: 5%					
	Location: Isolated Throughout Also	Disconne	cted Chains Betwee	en Posts .	Isolated	
No Component	10%					D

^{**} 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 2015 - 2018		FY 2019 - 2024
Miscellaneous Buildings		162,200		139,000
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Miscellaneous Buildings	45,000	6,300	9,300	7,400

ASSET#	NAME	SQFT	CAPITAL	EXPENSE
1844	BRONX COMMUNITY COLLEGE INFORMATION CENTER	250	0	6,800
1845	BRONX COMMUNITY COLLEGE GUARD HOUSE #1	60	0	1,600
1846	BRONX COMMUNITY COLLEGE GREENHOUSE	300	0	8,200
1847	BRONX COMMUNITY COLLEGE DROP-IN-CENTER	4,032	162,100	19,700
1858	QUEENSBOROUGH COMMUNITY COLLEGE TEMP VEHICLE STORAGE - TEMP 5	2,624	105,500	12,800
2640	KINGSBOROUGH COMMUNITY COLLEGE SECURITY POST - R	1,130	33,600	17,300
13608	BRONX COMMUNITY COLLEGE GUARD HOUSE #2	60	0	1,600

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.