

Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : BOR. OF MANHATTAN COMM. COLLEGE BMCC AUDITORIUM
Address : 199 CHAMBERS STREET @ WEST ST.
Borough : MANHATTAN **Agency's Number** : 2-25002
Program / Asset # : CUN0005.020 / 2098 **Yr Built/Renovated** : 1982 / 2015
Area Sq Ft : 23,337 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 04-Dec-2018 **Landmark Status** : NONE
Areas Surveyed : Floors 1,Mez
Block : 16 **Lot** : 215 **BIN** : 1084587

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$52,800	\$52,400
Electrical		\$507,500
Mechanical		\$672,900
Total	\$52,800	\$1,232,800
Importance Code A	\$52,800	\$52,400
Importance Code B		\$1,180,400
Total	\$52,800	\$1,232,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture		\$900		\$5,600
Interior Architecture	\$16,100	\$17,900	\$900	
Electrical	\$1,600	\$1,900	\$2,100	\$1,600
Mechanical	\$4,500	\$3,400	\$6,600	\$27,500
Site Pavements	\$8,100			
Total	\$30,400	\$24,100	\$9,500	\$34,800
Importance Code A		\$900		\$5,600
Importance Code B	\$21,300	\$23,100	\$9,500	\$29,200
Importance Code C	\$9,100			
Total	\$30,400	\$24,100	\$9,500	\$34,800



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	88%			LIFE	**	5	\$26,400	
		Efflorescence, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Metal Coiling Doors	2%			2043	**	5	\$1,900	
	Window Wall	10%			2050	**	5	\$11,200	
Windows									
	Metal Louvers	100%			2039	**	10	\$52,400	
Parapets									
	Masonry: Brick Cavity	95%			LIFE	**	5		
	Pre-Cast Concrete	5%			LIFE	**	5		
Roof									
	Cast in Place Concrete	15%			LIFE	**			
	Modified Bitumen	75%			2035	**	10	\$52,800	
	Skylight, Metal/Glass	10%			2050	**	10	\$23,500	
Soffits									
	Metal Panel	100%			2050	**	5-10		
Interior									
Floors									
	Carpet	45%			2029	\$214,900	3	\$23,700	
	Cast in Place Concrete	5%			LIFE	**	5	\$3,800	
	Ceramic Tile	5%			2039	**	5	\$1,800	
	Quarry Tile	30%			2043	**	5	\$15,800	
	Vinyl Tile	10%			2035	**	3	\$1,300	
	Wood	5%			2058	**	5	\$3,300	
Interior Walls									
	Gypsum Board	45%	Now	\$1,000	LIFE	**	5	\$6,700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : 1st Floor Corridor							
	Masonry: Brick	15%			LIFE	**			
	Plaster	20%			LIFE	**	5	\$1,500	
	Wood	20%			LIFE	**	5	\$19,800	
		Other Observation, Extent : Moderate, Area Affected : 60%							
		Location : Main Theater							
		Explanation : Wood Laminate							
Ceilings									
	AcousTileConcealSpLn	50%	Now	\$15,100	2043	**	5	\$11,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : First Floor Main Corridor							
	Exposed Concrete	10%			LIFE	**	5	\$500	
	Gypsum Board	20%			LIFE	**	5	\$8,800	
	Metal Panel	10%			LIFE	**	5	\$4,400	
	Plaster	10%			LIFE	**	5	\$2,200	
Site Enclosure									

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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CITY UNIVERSITY OF NEW YORK - 042
BOR. OF MANHATTAN COMM. COLLEGE BMCC AUDITORIUM
Asset # : 2098

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

Site Enclosure

Fence/Gates

Chain Link

75%

2050

* *

*Other Observation, Extent : Light, Area Affected : 100%**Location : South Side Of Building**Explanation : Actual Material Is Metal Decorative Panel*

Iron Picket

25%

2065

* *

Site Pavements

On-Site Walkways

Pavers/Stone

100%

2-4

\$8,100

2039

* *

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

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

Under 600 Volts

Raceway

Conduit

100%

2040

* *

1

Panelboards

Fused Disc Sw

5%

2038

* *

5

Molded Case Bkrs

95%

2038

* *

5

\$600

Wiring

Thermoplastic

100%

2040

* *

1

Motor Controllers

Locally Mounted

100%

2035

* *

5

\$200

Lighting

Interior Lighting

Fluorescent

5%

2030

\$12,500

10

\$1,100

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

Fluorescent

25%

2030

\$62,400

10

\$5,400

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

Incandescent

70%

2030

\$174,600

2

\$400

Egress Lighting

Emergency, Service

30%

2030

\$3,700

1

Emergency, Battery

20%

2030

\$6,700

10

\$1,100

Exit, Service

50%

2030

\$1,800

1

Exterior Lighting

HID

30%

2030

\$28,200

10

No Component

70%

Alarm

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Asset # : 2098

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

Alarm

Security System

No Component

70%

Generic

30%

2030

\$22,600

1

\$2,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Digital

100%

2030

\$258,000

1-3

\$14,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Station, Horns, Alarm Bells And Smoke Detectors*

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

Heating

Distribution

Central Plant Steam

100%

2040

* *

4

\$1,200

Piping/Pmp

Terminal Devices

Air Handler

100%

2030

\$328,100

1

\$14,400

Air Conditioning

Distribution

CW & CHW Wtr

100%

2040

* *

4

\$1,200

Pipe/Pump

Terminal Devices

Air Handler/Cool/Ht

100%

2030

\$261,700

1

\$14,400

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$13,000

Exhaust Fans

Interior

100%

2030

\$83,000

2

\$700

Plumbing

H/C Water Piping

Brass/Copper

100%

2040

* *

1

Water Heater

Electric

100%

2025

\$20,600

4

\$100

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

Sewage Ejector(s)

Electric

100%

2030

\$6,700

4

\$1,400

Fixtures

Generic

100%

Fire Suppression

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Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Standpipe							
	Generic	100%		2040	* *	1-5	\$12,200	
	Sprinkler							
	No Component	80%						
	Generic	20%		2040	* *	1-2	\$1,300	

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Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : BOR. OF MANHATTAN COMM. COLLEGE CHAMBERS ST BLDG. (MAIN CAMPUS)
Address : 199 CHAMBERS STREET @ WEST ST.
Borough : MANHATTAN **Agency's Number** : 1-25001
Program / Asset # : CUN0005.010 / 2097 **Yr Built/Renovated** : 1983 / 2015
Area Sq Ft : 662,615 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 04-Dec-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,7,8,Ph
Block : 16 **Lot** : 215 **BIN** : 1066406

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$4,316,400	\$1,051,900
Interior Architecture	\$2,740,700	\$1,529,000
Electrical	\$3,930,200	\$7,159,400
Mechanical	\$4,444,300	\$9,152,000
Site Pavements	\$81,700	
Total	\$15,513,400	\$18,892,300
Importance Code A	\$4,316,400	\$1,219,700
Importance Code B	\$11,065,600	\$17,267,500
Importance Code C	\$131,400	\$405,100
Total	\$15,513,400	\$18,892,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$39,400	\$4,500		
Interior Architecture	\$65,600	\$76,800	\$47,200	\$64,000
Electrical	\$67,400	\$78,100	\$65,400	\$104,000
Mechanical	\$246,400	\$176,000	\$385,700	\$188,300
Site Enclosure	\$30,200			
Site Pavements	\$11,600			
Elevators/Escalators	\$98,800	\$98,800	\$98,800	\$98,800
Total	\$559,400	\$434,200	\$597,000	\$455,200
Importance Code A	\$39,400	\$4,500		\$1,700
Importance Code B	\$478,200	\$429,700	\$575,400	\$453,400
Importance Code C	\$41,800		\$21,500	
Total	\$559,400	\$434,200	\$597,000	\$455,200



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

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Cast in Place Concrete	5%			LIFE	**	5	\$71,300		
Repairs in Progress, Extent : Light, Area Affected : 10%									
Location : North Side Of Building Adjacent To Parking Lot									
Masonry: Brick Cavity	60%			LIFE	**	5	\$171,100		
Efflorescence, Extent : Light, Area Affected : 10%									
Location : Throughout									
Metal Panel	14%			2050	**	5-10	\$274,500		
Corrosion/Rusting, Extent : Light, Area Affected : 5%									
Location : Penthouse Enclosure									
Deteriorated Finish, Extent : Light, Area Affected : 10%									
Location : Penthouse Enclosure									
Metal Coiling Doors	1%			2043	**	5	\$8,900		
Window Wall	20%			2050	**	5	\$213,900		
Windows									
Aluminum	95%	Now	\$3,740,400	2038	**	5	\$60,600		
Air Infiltration, Extent : Moderate, Area Affected : 60%									
Location : Throughout All Operable Windows									
Repairs in Progress, Extent : Light, Area Affected : 5%									
Location : West Side At 2nd Floor									
Caulking Deteriorated, Extent : Severe, Area Affected : 50%									
Location : Throughout All Operable Windows									
Metal Louvers	5%			2039	**	10	\$39,900		
Parapets									
Masonry: Brick Cavity	65%			LIFE	**	5	\$11,100		
Efflorescence, Extent : Light, Area Affected : 10%									
Location : Throughout									
Metal Rail	20%			2043	**	5-10	\$61,700		
Pre-Cast Concrete	15%			LIFE	**	5	\$16,100		
Roof									
IRMA/Protected Membrane	10%	Now	\$4,700	2030		\$232,900			
Gravel/Stone Ballast, Extent : Light, Area Affected : 10%									
Location : Below Cooling Tower And Child Care Area									
Paver Block Ballast, Extent : Light, Area Affected : 90%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 1st Floor Book Store, Connecting Corridors At 2nd Floor Gymnasium									
Modified Bitumen	90%	Now	\$356,900	2035	**				
Ponding, Extent : Light, Area Affected : 5%									
Location : Throughout Out Upper Roof									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Over Gymnasium, Library And Stair Tower E									

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Soffits								
	Metal Panel	100%	Now	\$34,700	2050	* *	5	\$169,600	
				Broken/Missing Elements, Extent : Severe, Area Affected : 10%					
				Location : West Side Exit And Loading Dock					
				Deformed/Dented, Extent : Light, Area Affected : 5%					
				Location : West Side Exit And Loading Dock					
				Deteriorated Finish, Extent : Light, Area Affected : 25%					
				Location : Throughout					
				Staining/Discoloring, Extent : Light, Area Affected : 25%					
				Location : Throughout					
Interior									
	Floors								
	Carpet	15%			2029	\$2,094,500	3	\$230,500	
	Cast in Place Concrete	15%	Now	\$34,100	LIFE	* *	5	\$336,200	
				Cracking/Crumbling, Extent : Moderate, Area Affected : 10%					
				Location : Various Mechanical Rooms At 1st Floor					
	Ceramic Tile	5%			2039	* *	5	\$51,200	
				Recent Installation, Extent : Light, Area Affected : 10%					
				Location : Swimming Pool					
				Other Observation, Extent : Light, Area Affected : 30%					
				Location : Toilets Throughout					
				Explanation : Under Construction For Handicap Upgrade					
	Quarry Tile	5%	4+	\$31,400	2043	* *	5	\$38,400	
				Cracking/Crumbling, Extent : Light, Area Affected : 10%					
				Location : 1st Floor Vestibules Throughout.					
	Sheet Vinyl/Rubber	10%	4+	\$237,000	2035	* *	5	\$76,800	
				Other Observation, Extent : Light, Area Affected : 15%					
				Location : Gymnasium					
				Explanation : Floor Wet Down To Substrate In Gymnasium Due To Roof Leak, Causing Staining.					
	Vinyl Tile	50%	2-4	\$465,100	2035	* *	3	\$192,100	
				Cracking/Crumbling, Extent : Moderate, Area Affected : 5%					
				Location : Throughout Cafateria And Corridors					
				Patching Evident, Extent : Light, Area Affected : 10%					
				Location : Throughout					
				Worn/Eroded, Extent : Moderate, Area Affected : 100%					
				Location : Throughout					

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

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Interior Walls									
Ceramic Tile	5%			2039	**	5	\$43,100		
Other Observation, Extent : Light, Area Affected : 30%									
Location : Toilets Throughout									
Explanation : Under Construction For Handicap Upgrade									
Concrete Masonry Unit	10%			LIFE	**	5	\$34,500		
Glass: Single Pane	3%			LIFE	**	5	\$19,400		
Gypsum Board	65%	Now	\$49,600	LIFE	**	5	\$336,200		
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Basement Mechanical Control Room									
Masonry: Brick	15%			LIFE	**				
Wood	2%			LIFE	**	5	\$69,000		
Ceilings									
AcousTileConcealSpLn	15%	Now	\$398,200	2043	**	5	\$96,100		
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Main Entry Lobby, Corridors, Outside Gymnasium									
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Various Locations Throughout									
Patching Evident, Extent : Light, Area Affected : 10%									
Location : Various Locations Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 30%									
Location : Outside Gymnasium And Various Locations Throughout									
AcousTileSusp.Lay-In	50%			2035	**	5	\$512,300		
Staining/Discoloring, Extent : Light, Area Affected : 5%									
Location : Library And Book Store									
Exposed Struc: Steel	10%	Now	\$1,152,000	LIFE	**				
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%									
Location : First Floor Mechanical Spaces And Gymnasium									
Gypsum Board	15%			LIFE	**	5	\$192,100		
Metal Panel	10%	Now	\$182,700	LIFE	**	5	\$128,100		
Bent/Warped Elements, Extent : Light, Area Affected : 15%									
Location : Corridors Throughout									
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Corridors Throughout									
Site Enclosure									
Fence/Gates									
Chain Link	75%	2-4	\$26,200	2040	**				
Corrosion/Rusting, Extent : Moderate, Area Affected : 100%									
Location : East Side Along Property Line									
Iron Picket	25%			2065	**				
Deteriorated Finish, Extent : Light, Area Affected : 50%									
Location : North West Parking Lot									

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Asset # : 2097

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Free Standing Walls								
Masonry: Brick	75%	0-2	\$4,000	2050		* *		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : North Side Exterior Stair							
Masonry: Fieldstone	25%			2050		* *		
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
	Location : Main Entrance							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Main Entrance							
	Explanation : Actual Material Is Granite Panel							
Retaining Walls								
Cast in Place Concrete	10%	2-4	\$100	2050		* *		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Northwest Parking Lot							
Concrete Masonry Unit	90%			2050		* *		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	85%			2043		* *		
Pavers/Stone	15%			2039		* *		
On-Site Walkways								
Cast in Place Concrete	20%	Now	\$4,200	2043		* *		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : West Side North And South Side Stairs, Harrison Street Entrance							
Masonry: Granite	5%			LIFE		* *		
Pavers/Stone	75%	Now	\$81,700	2039		* *		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout Main Entrane And East Side Elevated Walkway							
	Loose Units, Extent : Moderate, Area Affected : 10%							
	Location : Throughout Main Entrane And East Side Elevated Walkway							
Parking/Driveway								
Asphalt	90%	2-4	\$7,400	2033		* *		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : North Side Parking Lot							
Cast in Place Concrete	10%			2043		* *		
Activity Yard								
Rubber Matting	100%			2035		* *		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Child Care							
	Explanation : Located At Child Care Playground							

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

Under 600 Volts

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BOR. OF MANHATTAN COMM. COLLEGE CHAMBERS ST BLDG. (MAIN CAMPUS)
Asset # : 2097

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	100%			2030	\$167,800	5	\$3,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Four 4,000 Ampere Main Service Disconnect Switches. Currently The Incoming Feeders Are Being Replaced.									
Transformers									
	Dry Type	100%			2028	\$16,900	5	\$2,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical And Mechanical Room									
Explanation : One 150 Kilovolt-ampere, One 50 Kilovolt-ampere, Two 45 Kilovolt-ampere, 480/208/120 Volts									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2030	\$913,100	5	\$2,800	
Raceway									
	Conduit	100%			2030	\$1,077,900	1		
Panelboards									
	Fused Disc Sw	10%			2029	\$105,300	5	\$1,500	
	Molded Case Bkrs	80%			2038	* *	5	\$14,000	
	Molded Case Bkrs	10%			2046	* *	5	\$1,700	
Wiring									
	Thermoplastic	10%			2050	* *	1		
	Thermoplastic	90%			2030	\$1,311,000	1		
Motor Controllers									
	Locally Mounted	20%			2028	\$85,300	5	\$900	
	Motor Control Center	60%	0-2	\$1,604,600	2050	* *	5	\$5,400	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Mechanical Rooms									
Explanation : The Motor Control Centers Are Operational But Are Obsolete And Spare Parts Are Not Easy To Find.									
	Motor Control Center	20%			2035	* *	5	\$3,600	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$9,700	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2028	\$23,500	1	\$203,900	
Generators									
	Diesel	100%			2026	\$129,600	1	\$256,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof									
Explanation : Two New 600 Kilowatt Generators Are Installed On The Roof.									
Batteries									
	Lead/Acid	100%			2022	\$1,600	5	\$24,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof									
Explanation : Two New Generators With Associated Batteries Are Currently Installed.									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2055	**	5	\$61,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Two New Generators With Day Tank Are Installed On The Roof.							
	Main Tank	50%			2033	**	5	\$9,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : 5,000 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	70%			2030	\$1,092,200	10	\$425,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	10%			2035	**	10	\$60,800	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2030	\$156,000	10	\$60,800	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Lobby And Hallways							
	LED	10%			2040	**			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Gymnasium And Other Areas							
		Explanation : New LED Fixtures Have Been Installed In The Gymnasium And Other Areas.							
	Egress Lighting								
	Emergency, Service	55%			2030	\$191,400	1		
	Emergency, Service	5%			2035	**	1		
	Exit, Service	35%			2025	\$66,800	1		
	Exit, Service	5%			2035	**	1		
	Exterior Lighting								
	HID	30%			2030	\$801,500	10	\$600	
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2030	\$642,100	1	\$74,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways, Lobby And Outside							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%	0-2	\$2,198,000	2040	**	1-3	\$111,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Fire Alarm Is Obsolete, It Is Frequently Having Problems.							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2040	**	1		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 1st Floor Steam Room						
			Explanation : Steam Provided By Con Edison						
	Conversion Equipment								
	Under Construction	100%							
Distribution									
	Hot Wtr Piping/Pump	30%			2046	**	4	\$14,700	
	Central Plant Steam	70%			2050	**	4	\$34,300	
	Piping/Pmp								
Terminal Devices									
	Air Handler	40%			2038	**	1	\$163,900	
	Air Handler	30%			2025	\$2,795,100	1	\$122,900	
	Fan Coil Unit/Heat	30%			2030	\$2,977,000	1	\$64,200	
Air Conditioning									
	Energy Source								
	Plant Campus Steam / PRV	85%			2040	**	1		
	Electricity	15%			2038	**	1		
	Conversion Equipment								
	Absorption Chiller/Direct Fire	85%			2038	**	1	\$609,500	
			Other Observation, Extent : Light, Area Affected : 90%						
			Location : First Floor Mechanical Equipment Room						
			Explanation : Two Steam Turbine Driven Chillers Using R500 Refrigerant						
	Centrifugal, Elec Chiller	15%			2043	**	1	\$107,600	
			R-134a Refrigerant, Extent : Light, Area Affected : 10%						
			Location : Penthouse						
			Recent Installation, Extent : Light, Area Affected : 10%						
			Location : Penthouse						
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2050	**	4	\$49,000	
Terminal Devices									
	Air Handler/Cool/Ht	80%			2038	**	1	\$327,800	
	Fan Coil - 4 Pipe	20%			2030	\$3,102,700	1	\$42,800	
Heat Rejection									
	Air Cooled Condenser Unit	10%			2040	**	2	\$46,200	
	Air Cooled Condenser Unit	5%			2030	\$66,800	2	\$23,100	
	Water Cooling Tower	85%	Now	\$1,068,700	2028	\$2,137,300	2	\$453,500	
			Corroded, Extent : Severe, Area Affected : 10%						
			Location : Roof						
			Leak Evident, Extent : Severe, Area Affected : 5%						
			Location : Roof						

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$369,500	
	Exhaust Fans								
	Interior	100%			2035	**	2	\$20,300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	0-2	\$493,900	2040	**	1		
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : Main Shut Off Broken							
	HW Heat Exchanger								
	Steam Fired	100%			2040	**	4	\$65,500	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : All Floors							
		Explanation : New Risers And Bathrooms							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Pool Filter/Treatment								
	Under Construction	100%							
	Sewage Ejector(s)								
	Electric	100%			2030	\$190,800	4	\$39,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Various Locations							
		Explanation : 5 Duplex Units							
	Backflow Preventer								
	No Component	80%							
	Generic	20%			2030	\$33,700	1	\$8,100	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : One Unit From 1st To 8th Floor, Three Units From 1st To 7th Floor							
		Explanation : 4 Units							
	Escalators								
	Under 20' Rise	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor To 7th Floor							
		Explanation : 20 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2040	**	1-5	\$346,500	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Sprinkler									
	No Component	80%							
	Generic	20%			2040	* *	1-2	\$37,100	
Fire Pump									
	Generic	100%			2026	\$426,600	1	\$123,700	

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Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : BOR. OF MANHATTAN COMM. COLLEGE FITERMAN HALL
Address : 245 GREENWICH STREET @ PARK PL.
Borough : MANHATTAN **Agency's Number** : BMCC-FH
Program / Asset # : CUN0005.030 / 4131 **Yr Built/Renovated** : 2012 /
Area Sq Ft : 357,774 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 04-Dec-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,11,14,Ph
Block : 127 **Lot** : 1 **BIN** : 1001414

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$137,700	\$1,282,600
Interior Architecture	\$276,100	\$647,200
Electrical	\$39,900	\$368,000
Mechanical		\$182,200
Total	\$453,700	\$2,480,100
Importance Code A	\$137,700	\$1,282,600
Importance Code B	\$316,000	\$875,400
Importance Code C		\$322,100
Total	\$453,700	\$2,480,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$3,100	\$10,600		\$52,700
Interior Architecture	\$31,800	\$95,500	\$29,100	
Electrical	\$70,800	\$55,600	\$48,900	\$58,400
Mechanical	\$194,300	\$119,900	\$246,500	\$102,600
Elevators/Escalators	\$213,600	\$213,600	\$213,600	\$213,600
Total	\$513,600	\$495,200	\$538,100	\$427,200
Importance Code A	\$3,100	\$21,300		\$52,700
Importance Code B	\$478,800	\$474,000	\$521,300	\$374,600
Importance Code C	\$31,800		\$16,800	
Total	\$513,600	\$495,200	\$538,100	\$427,200



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	50%			LIFE	**	5	\$63,100	
	Metal Panel	10%			2050	**	5-10	\$86,800	
	Metal Coiling Doors	2%	4+	\$3,100	2043	**	5	\$3,900	
		Deformed/Dented, Extent : Light, Area Affected : 5%							
		Location : Loading Dock At Dumpster							
	Granite Panels	3%			LIFE	**	5	\$2,800	
	Window Wall	35%			2050	**	5	\$165,700	
Windows									
	Aluminum	10%			2046	**	5	\$18,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Fixed Windows							
	Metal Louvers	90%			2039	**	10	\$1,038,000	
Parapets									
	Masonry: Brick	20%			LIFE	**	5	\$1,300	
	Metal Rail	75%			2043	**	5-10	\$90,400	
	Pre-Cast Concrete	5%			LIFE	**	5	\$2,100	
Roof									
	Green, Roof Inaccessible	35%			LIFE	**			
		Extensive: Tray Type, Extent : Light, Area Affected : 100%							
		Location : 12th And 14th Floor Roofs							
	IRMA/Protected Membrane	50%			2035	**	10	\$29,000	
		Gravel/Stone Ballast, Extent : Light, Area Affected : 25%							
		Location : Throughout							
		Paver Block Ballast, Extent : Light, Area Affected : 75%							
		Location : Throughout							
	Metal Panel	10%			2043	**	10	\$10,600	
	Skylight, Metal/Glass	5%			2050	**	10	\$9,700	
Soffits									
	Cement-Fiber Panel	100%			2035	**	10		
Interior									
Floors									
	Carpet	15%			2029	\$1,008,100	3	\$111,000	
	Cast in Place Concrete	5%			LIFE	**	5	\$53,900	
	Ceramic Tile	5%			2039	**	5	\$24,700	
	Granite Panels	5%			LIFE	**	5	\$18,500	
	Quarry Tile	5%			2043	**	5	\$37,000	
	Vinyl Tile	65%			2035	**	3	\$120,200	

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

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

Interior

Interior Walls

Ceramic Tile	5%				2039	**	5	\$33,500	
Concrete Masonry Unit	10%	Now		\$31,800	LIFE	**	5	\$26,800	

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

Location : Loading Dock Area

Glass: Single Pane	5%				LIFE	**	5	\$25,200	
Gypsum Board	80%				LIFE	**	5	\$322,100	

Ceilings

AcousTileSusp.Lay-In	85%				2043	**	5	\$419,200	
Exposed Struc: Steel	3%	Now		\$66,500	LIFE	**			

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

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

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%				2043	**			
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On-Site Walkways

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%				2056	**	5	\$1,500	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Four 4,000 Ampere Main Disconnect Switches

Transformers

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

Location : Electrical Room

Explanation : Four 1,500 Kilovolt-ampere, 208 Pri 480/277 Volts

Switchgear / Switchboard

Fused Disc Sw	100%				2056	**	5	\$1,500	
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Raceway

Conduit	100%				2056	**	1		
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Panelboards

Fused Disc Sw	10%				2052	**	5	\$800	
Molded Case Bkrs	90%				2052	**	5	\$8,500	

Wiring

Thermoplastic	100%				2056	**	1		
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CITY UNIVERSITY OF NEW YORK - 042
BOR. OF MANHATTAN COMM. COLLEGE FITERMAN HALL
Asset # : 4131

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Variable Frequency Drive	100%			2047	**			
Ground									
	Grounding Devices								
	Not Accessible	100%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Basement							
		Explanation : Connected To Metal Water Pipe, Point Of Contact Not Visible Covered With Insulation Material							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2047	**	1	\$110,100	
	Generators								
	Diesel	100%			2043	**	1	\$138,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : Emergency Generator Rated At 1,000 Kilowatts							
	Batteries								
	Nickel Cadmium	100%			2025	\$1,600	5	\$79,700	
	Fuel Storage								
	Day Tank	50%			2052	**	5	\$33,200	
	Main Tank	50%			2065	**	5	\$5,300	
Lighting									
	Interior Lighting								
	Fluorescent	85%			2038	**	10	\$278,900	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	15%			2038	**	10	\$49,200	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
	Egress Lighting								
	Emergency, Service	50%			2038	**	1		
	Exit, LED	40%			2065	**	1		
	Exit, Service	10%			2038	**	1		
	Exterior Lighting								
	Fluorescent	10%			2038	**	10	\$3,300	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
	No Component	90%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2065	**	5	\$10,500	
Alarm									

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

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

Alarm

Security System

No Component

70%

Generic

30%

2038

* *

1

\$40,100

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

Fire/Smoke Detection

Generic, Digital

100%

2038

* *

1-3

\$220,500

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Horns, Alarm Bells*

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

Heating

Energy Source

Utility Steam

100%

2056

* *

1

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

Conversion Equipment

Pres. Reducing

100%

2043

* *

5

\$21,200

Valve/LP Steam

*Other Observation, Extent : Light, Area Affected : 25%**Location : Basement**Explanation : A Hot Water Converter For Heating Devices*

Distribution

Hot Wtr Piping/Pump

25%

2052

* *

4

\$4,400

Central Plant Steam

75%

2056

* *

4

\$13,200

Piping/Pmp

Terminal Devices

Air Handler

75%

2038

* *

1

\$165,900

Convactor/Radiator

25%

2047

* *

1

\$28,900

Air Conditioning

Energy Source

Electricity

100%

2052

* *

1

Conversion Equipment

Centrifugal, Elec Chiller

100%

2043

* *

1

\$387,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse**Explanation : 3 Units. Refrigerant: R-123*

Distribution

CW & CHW Wtr

100%

2056

* *

4

\$17,600

Pipe/Pump

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2038	**	1	\$221,200	
	Heat Rejection								
	Water Cooling Tower	100%			2034	**	2	\$360,100	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$199,500	
	Exhaust Fans								
	Interior	100%			2038	**	2	\$11,000	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2056	**	1		
	HW Heat Exchanger								
	Steam Fired	100%			2056	**	4	\$35,400	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2038	**	4	\$11,300	
	Sewage Ejector(s)								
	Electric	100%			2038	**	4	\$21,400	
	Backflow Preventer								
	Generic	100%			2038	**	1	\$21,900	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	98%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100% Location : One Unit From Basement To 14th Floor, Eleven Units From 1st To 14th Floor Explanation : 12 Units							
	Hydraulic	2%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 2% Location : Basement To 1st Floor Explanation : 2 Units							
	Escalators								
	Under 20' Rise	20%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 20% Location : 1st To 9th Floor Explanation : 8 Units							
	No Component	80%							
Fire Suppression									
	Standpipe								
	Generic	100%			2056	**	1-5	\$180,400	
	Sprinkler								
	Generic	100%			2056	**	1-2	\$100,200	

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

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

Asset # : 4131

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Fire Pump							
	Generic	100%		2043	* *	1	\$66,800	

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

Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

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 : 21-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2,3
Block : 3232 **Lot** : 78 **BIN** : 2015058

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$367,500	
Interior Architecture	\$105,500	
Electrical		\$80,700
Mechanical	\$58,200	\$36,400
Site Pavements	\$43,600	
Total	\$574,800	\$117,100
Importance Code A	\$425,700	
Importance Code B	\$105,500	\$117,100
Importance Code C	\$43,600	
Total	\$574,800	\$117,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$46,800			\$600
Interior Architecture	\$49,100	\$800		\$1,200
Electrical	\$10,400	\$300	\$9,400	\$200
Mechanical	\$16,800	\$600	\$2,000	\$600
Site Enclosure	\$35,500			
Total	\$158,700	\$1,700	\$11,400	\$2,600
Importance Code A	\$46,800	\$400	\$400	\$1,000
Importance Code B	\$72,100	\$1,300	\$11,000	\$1,600
Importance Code C	\$39,800			
Total	\$158,700	\$1,700	\$11,400	\$2,600



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE ALTSCHUL HOUSE

Asset # : 2070

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	60%	Now	\$182,400	LIFE	* *	5	\$11,300	1
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Low Wall Near Entrance							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 75%							
		Location : Low Wall Near Entrance							
		Misaligned/Bulging, Extent : Severe, Area Affected : 25%							
		Location : Low Wall Near Entrance							
		Worn/Eroded, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
	Masonry: Fieldstone	10%	Now	\$69,700	LIFE	* *	5	\$1,400	
		Diagonal Cracks, Extent : Severe, Area Affected : 10%							
		Location : Front Yard Retaining Wall							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Open Joints, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Other Observation, Extent : Severe, Area Affected : 10%							
		Location : South Side							
		Explanation : Loose Units							
	Metal Panel	20%	Now	\$8,700	2049	* *	5	\$7,100	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 35%							
		Location : West Facade							
		Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		Location : West Facade							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : West Facade							
	Stucco Cement	5%	0-2	\$8,800	2034	* *	5	\$1,200	
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Wood	5%	Now	\$15,900	2034	* *	5	\$2,400	
		Deteriorated Finish, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations							

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior										
Windows	Aluminum	52%			2045	* *	5	\$1,200		
		Other Observation, Extent : Light, Area Affected : 100%								
		Location : Throughout								
		Explanation : Vinyl Windows								
	Steel	48%	Now	\$60,100	2054	* *	5	\$6,700		
		Air Infiltration, Extent : Moderate, Area Affected : 50%								
		Location : West Facade								
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
		Location : West Facade								
		Corrosion/Rusting, Extent : Moderate, Area Affected : 40%								
	Location : West Facade									
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
	Location : West Facade									
	Water Penetration, Extent : Moderate, Area Affected : 15%									
	Location : West Facade									
Parapets	Metal Panel	10%	0-2	\$2,100	2039	* *	5	\$200		
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
		Location : Throughout								
	Metal: Cage/Fence	10%	Now	\$1,300	2034	* *	5	\$400		
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
		Location : West Facade								
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
		Location : West Facade								
	No Component	80%								
Roof	Asphalt Shingle	75%	Now	\$3,600	2032	* *				
		Water Penetration, Extent : Light, Area Affected : 10%								
		Location : Various Locations								
	Single Ply Membrane	25%	Now	\$55,300	2039	* *				
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%								
		Location : Over Multipurpose Room								
		Seams Open/Split, Extent : Moderate, Area Affected : 20%								
		Location : Over Multipurpose Room								
		Water Penetration, Extent : Moderate, Area Affected : 10%								
		Location : Over Multipurpose Room								
Soffits	Wood	100%	Now	\$6,500	2034	* *	5	\$2,900		
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
		Location : Throughout								
		Dry Rot/Decay, Extent : Moderate, Area Affected : 10%								
		Location : Throughout								
		Paint Peeling, Extent : Light, Area Affected : 25%								
		Location : Throughout								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Ceramic Tile	10%			2038	**	5	\$1,600	
Terrazzo	5%	0-2	\$3,900	LIFE	**	5	\$600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Stair Nosing								
Vinyl Tile	60%	0-2	\$50,800	2034	**	3	\$3,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 33%								
Location : Throughout Basement, 2nd And 3rd Floor								
Cracking/Crumbling, Extent : Moderate, Area Affected : 33%								
Location : Throughout Basement, 2nd And 3rd Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout Basement, 1st, 2nd And 3rd Floor								
Wood	25%	Now	\$54,700	2044	**	5	\$3,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$100	
Gypsum Board	20%	Now	\$600	LIFE	**	5	\$800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Repairs in Progress, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	5%			LIFE	**			
Plaster	70%	Now	\$12,000	LIFE	**	5	\$1,400	
Patching Evident, Extent : Moderate, Area Affected : 20%								
Location : Throughout 2nd And 3rd Floor								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : 3rd Floor								
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Explanation : Uneven Surface								
Ceilings								
Gypsum Board	25%			LIFE	**	5	\$4,900	
Plaster	75%	Now	\$32,700	LIFE	**	5	\$7,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout 3rd Floor								
Paint Peeling, Extent : Light, Area Affected : 15%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : 3rd Floor								

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

Asset # : 2070

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Chain Link	100%	2-4	\$27,200	2039		* *		
			Corrosion/Rusting, Extent : Light, Area Affected : 10%						
			Location : Throughout						
Retaining Walls									
	Cast in Place Concrete	75%			2049		* *		
			Cracking/Crumbling, Extent : Light, Area Affected : 5%						
			Location : Throughout						
	Masonry: Fieldstone	25%	2-4	\$8,400	2039		* *		
			Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%						
			Location : Throughout						
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2042		* *		
On-Site Walkways									
	Cast in Place Concrete	15%			2042		* *		
	Pavers/Stone	85%	Now	\$43,600	2032		* *		
			Broken/Missing Elements, Extent : Moderate, Area Affected : 5%						
			Location : Throughout						
			Cracking/Crumbling, Extent : Moderate, Area Affected : 10%						
			Location : Throughout						
			Efflorescence, Extent : Light, Area Affected : 5%						
			Location : Throughout						
			Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%						
			Location : Throughout						
Activity Yard									
	Rubber Matting	100%			2029				

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2039	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : There Is A 400 Ampere Main Switch In Good Condition. However, A Lot Of Communication Wiring Around The Equipment.							
Raceway									
	Conduit	30%			2039	* *	1		
	Conduit	70%			2029	\$23,400	1		
Panelboards									
	Molded Case Bkrs	50%			2037	* *	5	\$100	
	Molded Case Bkrs	50%			2028	\$8,000	5	\$100	

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

Asset # : 2070

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Wiring								
	Thermoplastic	50%			2029	\$14,800	1		
	Thermoplastic	50%			2039	* *	1		
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$10,200	LIFE	* *	5	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : There Is Evidence That The Grounding Connection Was Refurbished During The Last Few Years.								
Lighting									
	Interior Lighting								
	Fluorescent	100%			2029	\$80,700	10	\$6,900	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout Building.								
	Egress Lighting								
	Exit, Service	100%			2029	\$1,200	1		
	Exterior Lighting								
	HID	30%			2024	\$9,100	10		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Exterior Building Walls.								
	Explanation : Exterior Fixtures Are Controlled Via Photocell.								
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2029	\$7,300	1	\$900	
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2029	\$25,000	1-3	\$1,400	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2039	* *	5	\$2,300	
	Conversion Equipment								
	Hot Water Boiler	100%	0-2	\$58,200	2049	* *	1	\$3,400	
	Corroded, Extent : Moderate, Area Affected : 20%								
	Location : Boiler, Basement								
	Obsolete Equipment, Extent : Severe, Area Affected : 100%								
	Location : Boiler, Basement								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : One Unit								

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	100%			2028	\$11,800	4	\$400	
	Terminal Devices								
	Convactor/Radiator	90%			2027	\$36,400	1	\$2,200	
	Convactor/Radiator	5%	Now	\$2,000	2049	* *	1	\$100	
		Abandoned in Place, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Fan Coil Unit/Heat	5%			2034	* *	1	\$100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	* *	1		
	Conversion Equipment								
	Window/Wall Unit	80%			2022	\$12,600	1		
	No Component	20%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	40%			2039	* *	1		
	Galvanized Steel	60%	0-2	\$2,000	2027	\$19,900	1		
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Water Heater								
	Electric	100%			2028	\$6,600	4		
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

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 : 20-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,Mz
Block : 3222 **Lot** : 40 **BIN** : 2097306

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$214,400	\$67,600
Interior Architecture	\$107,100	\$84,900
Electrical	\$315,900	\$1,484,600
Mechanical	\$460,000	\$847,300
Total	\$1,097,400	\$2,484,400
Importance Code A	\$214,400	\$107,100
Importance Code B	\$814,000	\$2,377,400
Importance Code C	\$69,000	
Total	\$1,097,400	\$2,484,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$4,700	\$2,600		
Interior Architecture	\$45,900	\$13,200	\$9,700	\$3,500
Electrical	\$6,800	\$8,100	\$7,000	\$6,200
Mechanical	\$34,700	\$6,000	\$52,300	\$4,700
Site Pavements	\$21,200			
Total	\$113,300	\$29,800	\$69,000	\$14,400
Importance Code A	\$4,700	\$2,600	\$200	
Importance Code B	\$71,000	\$22,400	\$68,900	\$14,400
Importance Code C	\$37,700	\$4,800		
Total	\$113,300	\$29,800	\$69,000	\$14,400



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE ALUMNI GYMNASIUM
Asset # : 2080

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	90%	Now	\$108,800	LIFE	**	5	\$67,600	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Throughout Lower Base									
Paint Peeling, Extent : Moderate, Area Affected : 50%									
Location : East And West Facades									
Painted Surfaces, Extent : Moderate, Area Affected : 50%									
Location : East And West Facades									
Spalling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
	Masonry: Limestone	5%			LIFE	**	5	\$2,800	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
	Stucco Cement	5%			2042	**	5	\$9,400	
Windows									
	Aluminum	100%	Now	\$47,400	2045	**	5	\$5,300	
Corrosion/Rusting, Extent : Moderate, Area Affected : 100%									
Location : Window Guards									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : North And West Windows									
Parapets									
	Masonry: Brick	90%			LIFE	**	5	\$6,600	
	Masonry: Limestone	10%			LIFE	**	5	\$900	
Roof									
	Built-Up (BUR)	95%			2034	**	10	\$58,100	
Embedded Gravel Surface, Extent : Light, Area Affected : 100%									
Location : Throughout									
	Roll Roofing	5%			2028	\$13,500	5	\$5,100	
Interior									
Floors									
	Cast in Place Concrete	35%			LIFE	**	5	\$84,900	
	Ceramic Tile	15%			2038	**	5	\$16,600	
Other Observation, Extent : Light, Area Affected : 10%									
Location : Showers									
Explanation : Under Repair									
	Vinyl Tile	25%			2034	**	3	\$13,900	
	Wood	25%			2057	**	5	\$52,000	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	10%			2038	**	5	\$9,700	
	Recent Repair Evident, Extent : Light, Area Affected : 10%								
	Location : Showers And Toilet								
	Concrete Masonry Unit	60%	Now	\$69,000	LIFE	**	5	\$23,300	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Throughout, Toilets								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout, Toiets								
	Masonry: Brick	5%			LIFE	**			
	Plaster	15%	Now	\$12,500	LIFE	**	5	\$4,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Third Floor Administrative Offices								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : North Side Administrative Offices And Windows								
	SGFT/Glazed Masonry	5%	Now	\$4,000	LIFE	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout Corridors								
Ceilings									
	AcousTileConcealSpLn	10%			2034	**	5	\$13,900	
	Staining/Discoloring, Extent : Light, Area Affected : 15%								
	Location : Locker Rooms								
	AcousTileSusp.Lay-In	5%			2034	**	5	\$5,500	
	Exposed Concrete	50%	Now	\$38,100	LIFE	**	5	\$8,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Men Locker Room								
	Paint Peeling, Extent : Moderate, Area Affected : 25%								
	Location : Men Locker Room								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Men Locker Room								
	Exposed Struc: Steel	25%			LIFE	**			
	Plaster	10%			LIFE	**	5	\$6,900	
Site Enclosure									
Retaining Walls									
	Cast in Place Concrete	100%			2049	**			
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%	Now	\$21,200	2049	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Bridge Damage								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Bridge Damage								
	Other Observation, Extent : Moderate, Area Affected : 10%								
	Location : Bridge Damage								
	Explanation : Barrier In Place To Prevent Use.								

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

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

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

Site Pavements

Parking/Driveway

Asphalt

100%

2038

* *

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2029

\$39,500

5

\$300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : The Main Service Switch Is Rated At 800 Amperes.*

Transformers

Dry Type

100%

2027

\$16,900

5

\$300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : The Transformer System Includes Two 75 Kilovolt-ampere And Two 45 Kilovolt-ampere*

Switchgear / Switchboard

Fused Disc Sw

30%

2039

* *

5

\$100

Molded Case Bkrs

70%

2029

\$109,600

5

\$1,300

Raceway

Conduit

80%

2029

\$105,800

1

Conduit

20%

2039

* *

1

Panelboards

Fused Disc Sw

10%

2037

* *

5

\$200

Molded Case Bkrs

20%

2037

* *

5

\$400

Molded Case Bkrs

65%

2028

\$93,400

5

\$1,200

Molded Case Bkrs

5%

2045

* *

5

\$100

Wiring

Braided Cloth

40%

2-4

\$74,300

2054

* *

1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

55%

2029

\$102,100

1

Thermoplastic

5%

2049

* *

1

Motor Controllers

Locally Mounted

100%

2027

\$80,600

5

\$500

Ground

Grounding Devices

Not Accessible

100%

Stand-by Power

Transfer Switches

Automatic

100%

2042

* *

1

\$21,700

Lighting

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

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

Asset # : 2080

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	65%			2029	\$108,100	10	\$42,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps Are Installed In Most Areas.							
	Fluorescent	35%			2039	* *	10	\$22,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Pool Area							
		Explanation : New T-8 And Compact Fluorescent Light Fixtures Were Being Installed During The Site Visit.							
Egress Lighting									
	Emergency, Service	20%			2029	\$7,400	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : These Fixtures Are Powered From Adjacent Building Generator.							
	Exit, Service	80%			2029	\$16,300	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : These Fixtures Are Powered From Adjacent Building Generator.							
Exterior Lighting									
	Incandescent	100%			2024	\$241,700	2	\$100	
Alarm									
	Security System								
	No Component	80%							
	Under Construction	20%							
Fire/Smoke Detection									
	Generic, Analog	100%			2029	\$780,800	1-3	\$43,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : The Fire Alarm System Is Composed Of Bells, Smoke Detectors And Manual Pull Stations.							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2039	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Supplied From Adjacent Building							
<hr/>									
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	100%			2032	* *			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE ALUMNI GYMNASIUM
Asset # : 2080

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Central Plant Steam Piping/Pmp	88%	0-2	\$21,000	2039	* *	4	\$3,100	
Corroded, Extent : Moderate, Area Affected : 15%									
Location : Throughout. Leak In Female Staff Locker Room									
Leak Evident, Extent : Severe, Area Affected : 15%									
Location : Leaking Steam Valve In Basement Mechanical Room									
	Central Plant Steam Piping/Pmp	12%			2049	* *	4	\$400	
Terminal Devices									
	Air Handler	40%			2024	\$397,200	1	\$17,500	
	Convactor/Radiator	60%			2027	\$226,800	1	\$13,700	
Air Conditioning									
Energy Source									
	Electricity	100%			2037	* *	1		
Conversion Equipment									
	Interior Pkg Unit - Cooling	10%			2030	\$264,000	2	\$400	
	Int Pkg Unit - Heating/Cooling	10%			2033	* *	2	\$400	
Other Observation, Extent : Light, Area Affected : 10%									
Location : 3rd Floor									
Explanation : New Unit For Pool Area									
	No Component	80%							
Distribution									
	Ductwork/Diffusers	10%			LIFE	* *	2	\$9,200	
	No Component	90%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$39,400	
Exhaust Fans									
	Interior	25%			2024	\$62,800	2	\$500	
	Wall Unit	75%			2024	\$18,800	2	\$1,600	
Plumbing									
H/C Water Piping									
	Brass/Copper	50%			2039	* *	1		
	Galvanized Steel	50%			2034	* *	1		
Water Heater									
	Electric	100%			2027	\$62,200	4	\$600	
Recent Installation, Extent : Light, Area Affected : 30%									
Location : Basement Mechanical Room									
Other Observation, Extent : Light, Area Affected : 30%									
Location : Basement Mechanical Room									
Explanation : Four 250 Gallon Electric Water Heaters									
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		

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

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

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

Asset # : 2080

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2024	\$10,800	4	\$1,500	
	Pool Filter/Treatment								
	Sand	100%			2046	* *	4	\$26,200	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2029	\$294,300	1-5	\$35,600	

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

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

Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : BRONX COMMUNITY COLLEGE BEGRISCH HALL
Address : 2016 SEDGWICK AVENUE
Borough : BRONX **Agency's Number** : 21008
Program / Asset # : CUN0007.080 / 2093 **Yr Built/Renovated** : 1961 /
Area Sq Ft : 7,602 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 13-Dec-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Floors 1,2
Block : 3222 **Lot** : 62 **BIN** : 2100241

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$415,100	\$304,400
Total	\$415,100	\$304,400
Importance Code A	\$415,100	\$304,400
Total	\$415,100	\$304,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$9,600			
Interior Architecture	\$24,900	\$300		\$300
Electrical	\$400	\$200	\$200	\$300
Mechanical	\$1,100	\$1,000	\$1,500	\$1,200
Site Pavements	\$15,700			
Total	\$51,700	\$1,500	\$1,800	\$1,800
Importance Code A	\$9,600			
Importance Code B	\$19,300	\$1,500	\$1,800	\$1,800
Importance Code C	\$22,800			
Total	\$51,700	\$1,500	\$1,800	\$1,800



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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	100%	Now	\$359,900	LIFE	* *	5	\$91,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : Base, Around Windows, Exterior Stairs And Various Other Locations									
Exposed Reinforcement, Extent : Moderate, Area Affected : 25%									
Location : Various Locations									
Spalling, Extent : Moderate, Area Affected : 5%									
Location : Various Locations									
Windows									
	Aluminum	98%	Now	\$55,200	2054	* *	5	\$600	
Air Infiltration, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Bent/Warped Elements, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
	Metal Louvers	2%			2038	* *	10	\$100	
Roof									
	Modified Bitumen	100%			2029	\$212,700	10	\$13,500	
Soffits									
	Cast in Place Concrete	100%	Now	\$9,600	LIFE	* *	5	\$700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	* *	5	\$2,800	
	Ceramic Tile	5%			2038	* *	5	\$600	
	Terrazzo	65%			LIFE	* *	5	\$6,500	
	Vinyl Tile	20%	Now	\$15,100	2034	* *	3	\$1,000	
Adhesion Failure, Extent : Moderate, Area Affected : 35%									
Location : 2nd Floor									
Broken/Missing Elements, Extent : Severe, Area Affected : 25%									
Location : 2nd Floor									
Worn/Eroded, Extent : Severe, Area Affected : 100%									
Location : 2nd Floor									
Interior Walls									
	Cast in Place Concrete	20%			LIFE	* *			
	Concrete Masonry Unit	15%			LIFE	* *	5	\$1,400	
	Plaster	65%	Now	\$7,000	LIFE	* *	5	\$4,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : Southwest Corner In Ground Floor Stair									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Southwest Corner In Ground Floor Stair And Windows									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Interior

Ceilings

AcousTile,Adhered	30%			2042	**	5	\$3,800	
AcousTileConcealSpLn	10%			2042	**	5	\$1,600	
Plaster	60%			LIFE	**	5	\$4,800	

Site Pavements

On-Site Walkways

Cast in Place Concrete	81%	Now	\$15,700	2049	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Entry Stair</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entry Stair</i>								
<i>Explanation : Worning Sign Placed By Bcc</i>								

Cast in Place Concrete	19%			2049	**			
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Parking/Driveway

Asphalt	100%			2038	**			
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Raceway

Conduit	100%			2039	**	1		
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Panelboards

Fused Disc Sw	5%			2037	**	5		
Molded Case Bkrs	95%			2037	**	5	\$200	

Wiring

Thermoplastic	100%			2039	**	1		
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Motor Controllers

Locally Mounted	100%			2034	**	5	\$100	
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Lighting

Interior Lighting

Fluorescent	50%			2029	\$9,700	10	\$3,500	
LED	50%			2037	**			

Recent Installation, Extent : Light, Area Affected : 100%

Location : Classroom

Egress Lighting

Emergency, Service	50%			2034	**	1		
Exit, Service	50%			2034	**	1		

Exterior Lighting

HID	20%			2029	\$6,700	10		
-----	-----	--	--	------	---------	----	--	--

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

Location : Throughout

Explanation : Controlled Via Photocell

No Component	80%							
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Alarm

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

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

Asset # : 2093

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

Alarm

Fire/Smoke Detection

No Component

50%

Generic, Analog

50%

2034

* *

1-3

\$2,400

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

Heating

Energy Source

HTHW/HW

100%

2039

* *

1

Distribution

Central Plant Steam

100%

2049

* *

4

\$400

Piping/Pmp

Recent Replace Evident, Extent : Light, Area Affected : 30%

Location : 2nd Floor Mechanical Room

Terminal Devices

Air Handler

100%

2037

* *

1

\$4,700

Recent Installation, Extent : Light, Area Affected : 100%

Location : 2nd Floor Mechanical Room

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Campus Chilled Water

100%

2038

* *

Terminal Devices

Air Handler/Cool/Ht

100%

2037

* *

1

\$4,700

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$4,200

Exhaust Fans

Interior

100%

2029

\$29,400

2

\$200

Plumbing

H/C Water Piping

Galvanized Steel

10%

0-2

\$200

2034

* *

1

Corroded, Extent : Moderate, Area Affected : 15%

Location : Throughout

No Component

90%

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

Fixtures

Generic

100%

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

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

Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : BRONX COMMUNITY COLLEGE BLISS HALL
Address : 145 WEST 180TH STREET
Borough : BRONX **Agency's Number** : 21027
Program / Asset # : CUN0007.270 / 2062 **Yr Built/Renovated** : 1936 /
Area Sq Ft : 31,075 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 19-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,4
Block : 3222 **Lot** : 62 **BIN** : 2100252

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$772,400	\$74,300
Interior Architecture	\$265,900	\$280,000
Electrical	\$167,900	\$635,400
Mechanical	\$51,800	\$242,900
Total	\$1,258,000	\$1,232,600
Importance Code A	\$772,400	\$74,300
Importance Code B	\$485,700	\$1,158,300
Total	\$1,258,000	\$1,232,600

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$45,500			
Interior Architecture	\$24,900	\$5,000	\$12,800	
Electrical	\$3,000	\$3,500	\$15,900	\$2,700
Mechanical	\$11,400	\$1,000	\$6,500	\$1,800
Total	\$84,800	\$9,500	\$35,100	\$4,500
Importance Code A	\$45,800		\$400	
Importance Code B	\$14,000	\$9,500	\$34,700	\$4,500
Importance Code C	\$24,900			
Total	\$84,800	\$9,500	\$35,100	\$4,500



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	* *	5	\$23,200	
	Masonry: Brick	80%			LIFE	* *	5	\$74,300	
	Masonry: Limestone	5%	Now	\$54,200	LIFE	* *	5	\$3,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Cornices								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : Cornices								
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
	Location : Cornices								
	Metal Coiling Doors	5%	Now	\$84,400	2034	* *	5	\$7,300	
	Bent/Warped Elements, Extent : Moderate, Area Affected : 10%								
	Location : South Facade								
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : South Facade								
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
	Location : South Facade								
	Stucco Cement	5%	Now	\$14,400	2034	* *	5	\$5,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : South Facade								
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : South Facade								
Windows									
	Aluminum	100%	Now	\$20,400	2045	* *	5	\$11,400	
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
	Location : South Facade								
Parapets									
	Masonry: Brick	90%			LIFE	* *	5	\$14,600	
	Masonry: Limestone	10%			LIFE	* *	5	\$2,000	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	90%	Now	\$633,900	2039	**			1
		Blisters, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Drains Clogged, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Recent Repair Evident, Extent : Light, Area Affected : 15%							
		Location : Throughout							
		Vegetation Growth, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Bulkhead							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Roll Roofing	5%	Now	\$10,700	2031	\$10,700	5	\$2,000	1
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Bulkhead							
		Worn/Eroded, Extent : Severe, Area Affected : 50%							
		Location : Bulkhead							
	Skylight, Metal/Glass	5%			2039	**	10	\$8,100	
Soffits									
	Cast Stone/Terra Cotta	100%			LIFE	**	5		
Interior									
Floors									
	Cast in Place Concrete	30%			LIFE	**	5	\$47,900	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Boiler Room							
	Ceramic Tile	5%			2038	**	5	\$3,700	
	Terrazzo	5%			LIFE	**	5	\$2,900	
	Vinyl Tile	35%			2029	\$232,100	3	\$9,600	
	Vinyl Tile 9" X 9"	25%			2024	\$214,800	3	\$6,800	
		Worn/Eroded, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Interior Walls									
	Cast in Place Concrete	15%			LIFE	**			
	Gypsum Board	5%			LIFE	**	5	\$2,200	
	Plaster	80%	Now	\$24,900	LIFE	**	5	\$17,500	
		Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
		Location : Roof Stair							
		Repairs in Progress, Extent : Light, Area Affected : 30%							
		Location : Stair Below Roof Bulkhead							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Roof Stair							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Interior

Ceilings

AcousTileConcealSpLn	15%			2034	**	5	\$13,700	
AcousTileSusp.Lay-In	10%			2034	**	5	\$7,300	
Exposed Concrete	25%			LIFE	**	5	\$2,900	
Plaster	50%	Now	\$51,200	LIFE	**	5	\$22,800	

Cracking/Crumbling, Extent : Moderate, Area Affected : 30%

Location : Roof Stair

Repairs in Progress, Extent : Light, Area Affected : 30%

Location : Stair Below Roof Bulkhead

Water Penetration, Extent : Severe, Area Affected : 25%

Location : Throughout 4th Floor

Site Enclosure

Fence/Gates

Chain Link	100%			2049	**			
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Retaining Walls

Cast in Place Concrete	75%			2049	**			
Masonry: Fieldstone	25%			2039	**			

Site Pavements

On-Site Walkways

Cast in Place Concrete	90%			2042	**			
Masonry: Granite	10%			LIFE	**			

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2039	**	5	\$100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Service Equipment Includes: 9- Electronic Safety Switches Rated At 2-4,000, 2-3,000, 2-2,500, 1-800, And 1-700 Amperes.

Transformers

Dry Type	100%			2034	**	5	\$100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Two Transformers: 75 Kilovolt-ampere, 480-208/120 volt And 500 Kilovolt-ampere, 480-208/120volt. All In Good Condition.

Switchgear / Switchboard

Fused Disc Sw	20%			2039	**	5		
Molded Case Bkrs	80%			2029	\$83,500	5	\$700	

Raceway

Conduit	90%			2029	\$50,500	1		
Conduit	10%			2039	**	1		

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	10%			2028	\$8,000	5	\$100	
	Molded Case Bkrs	50%			2028	\$39,900	5	\$400	
	Molded Case Bkrs	40%			2037	* *	5	\$300	
Wiring									
	Braided Cloth	60%	2-4	\$42,600	2054	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building.								
	Thermoplastic	30%			2029	\$21,300	1		
	Thermoplastic	10%			2039	* *	1		
Motor Controllers									
	Locally Mounted	100%			2027	\$48,400	5	\$200	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Meter Room On Main Water Service Pipe.								
	Explanation : Grounding Is Relatively New.								
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2042	* *	1	\$9,600	
Lighting									
	Interior Lighting								
	Fluorescent	95%			2029	\$69,500	10	\$27,100	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building.								
	HID	5%			2029	\$2,700	10	\$100	
Egress Lighting									
	Emergency, Service	50%			2024	\$8,200	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Gets Power From Adjacent Building Generator.								
	Exit, Service	50%			2024	\$4,500	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building.								
	Explanation : Gets Power From Adjacent Building Generator.								
Exterior Lighting									
	HID	100%			2024	\$125,300	10	\$100	
Alarm									
Fire/Smoke Detection									
	Generic, Analog	100%			2029	\$343,600	1-3	\$19,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building.								
	Explanation : Fire Alarm System Is Composed Of Pull Station, Smoke Detectors, Strobe Lights And Alarm Bells.								

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

Asset # : 2062

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2029	\$76,600	1		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : This Building Was Previously The Power Plant					
				Explanation : Several Pieces Of Obsolete Equipment Need To Be Removed					
	Conversion Equipment								
	HTHW/HW Exchanger	100%			2038	* *	2	\$1,900	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : This Building Has Two Heat Exchangers. One Feeds New Hall, And One Heat Exchanger Feeds Bliss Hall.					
	Distribution								
	Central Plant Steam	100%			2049	* *	4	\$1,500	
	Piping/Pmp								
	Terminal Devices								
	Convactor/Radiator	100%			2027	\$166,400	1	\$10,000	
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	* *	1		
	Conversion Equipment								
	Window/Wall Unit	80%			2022	\$51,800	1		
	No Component	20%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%	Now	\$6,800	2034	* *	1		
				Corroded, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					
	HW Heat Exchanger								
	HTHW/HW	100%			2039	* *			
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	10%	0-2	\$3,200	LIFE	* *	1		
				Blockage /Clogged, Extent : Severe, Area Affected : 100%					
				Location : Throughout					
	Cast Iron	90%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2024	\$4,700	4	\$700	
	Fixtures								
	Generic	100%							

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Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : BRONX COMMUNITY COLLEGE BUTLER HALL
Address : 2018 SEDGWICK AVENUE
Borough : BRONX **Agency's Number** : 21010
Program / Asset # : CUN0007.100 / 2073 **Yr Built/Renovated** : 1859 /
Area Sq Ft : 17,028 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 12-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3222 **Lot** : 62 **BIN** : 2100242

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$528,000	\$249,100
Interior Architecture	\$180,300	\$217,600
Electrical	\$68,700	\$88,500
Mechanical	\$167,000	\$95,100
Total	\$944,000	\$650,300
Importance Code A	\$528,000	\$249,100
Importance Code B	\$366,300	\$401,200
Importance Code C	\$49,700	
Total	\$944,000	\$650,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$82,700		\$3,700	
Interior Architecture	\$62,700		\$900	\$2,300
Electrical	\$22,100	\$1,500	\$1,800	\$1,800
Mechanical	\$36,300	\$700	\$600	\$600
Site Pavements	\$100			
Total	\$204,000	\$2,200	\$7,000	\$4,700
Importance Code A	\$82,700		\$3,800	
Importance Code B	\$90,400	\$2,200	\$3,300	\$4,700
Importance Code C	\$30,800			
Total	\$204,000	\$2,200	\$7,000	\$4,700



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE BUTLER HALL
Asset # : 2073

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	90%	Now	\$401,200	LIFE	* *	5	\$249,100	
		Efflorescence, Extent : Moderate, Area Affected : 10%							
		Location : South Facade							
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 2%							
		Location : Front Entrance, North Facade, At Gutter Leaks							
	Masonry: Brownstone	10%			LIFE	* *	5	\$20,800	
Windows									
	Wood	80%	Now	\$31,700	2037	* *	5	\$13,200	
		Deteriorated Finish, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Dry Rot/Decay, Extent : Light, Area Affected : 20%							
		Location : Various Locations							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%							
		Location : Basement							
		Paint Peeling, Extent : Moderate, Area Affected : 60%							
		Location : Throughout							
	Wood	20%			2054	* *	5	\$6,600	
Parapets									
	Copper/Terne	27%			2049	* *	5	\$900	
	Wood Cornice	73%	Now	\$26,300	2059	* *	5	\$2,800	
		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 : 50%							
		Location : Eaves							
		Recent Repair Evident, Extent : Light, Area Affected : 50%							
		Location : Northeast And West Elevations							
Roof									
	Built-Up (BUR)	57%	Now	\$126,800	2039	* *			
		Worn/Eroded, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Roll Roofing	5%	Now	\$3,400	2031	\$3,400	5	\$600	1
		Blisters, Extent : Moderate, Area Affected : 50%							
		Location : Bulkhead							
		Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
		Location : Bulkhead							
	Slate	38%	Now	\$5,300	LIFE	* *			
		Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Loose Units, Extent : Light, Area Affected : 10%							
		Location : South Side							

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

Asset # : 2073

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Soffits								
	Cast in Place Concrete	10%			LIFE	**	5	\$800	
	Wood	90%	Now	\$16,100	2034	**	5	\$3,600	
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Dry Rot/Decay, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Paint Peeling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Interior									
	Floors								
	Cast in Place Concrete	12%			LIFE	**	5	\$6,100	
	Ceramic Tile	3%	2-4	\$1,400	2032	**	5	\$300	
	Worn/Eroded, Extent : Moderate, Area Affected : 10%								
	Location : Toilets								
	Quarry Tile	5%			2034	**	5	\$1,700	
	Vinyl Tile 9" X 9"	80%	Now	\$130,600	2029	\$217,600	3	\$6,900	
	Adhesion Failure, Extent : Severe, Area Affected : 100%								
	Location : Corridors, Bathrooms, Classrooms								
	Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
	Location : Corridors, Various Other Locations								
	Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
	Location : Corridors, Various Other Locations								

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

Asset # : 2073

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Concrete Masonry Unit	30%	Now	\$21,200	LIFE	* *	5	\$3,600	
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : Stair, At Roof Bulkhead							
	Masonry: Brick	40%	Now	\$49,700	LIFE	* *			
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Basement, Stair							
		Paint Peeling, Extent : Light, Area Affected : 10%							
		Location : Various Locations							
		Spalling, Extent : Light, Area Affected : 10%							
		Location : Basement							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Basement							
	Masonry: Fieldstone	10%	Now	\$4,300	LIFE	* *			
		Other Observation, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
		Explanation : Mortar Joints Eroded							
	Plaster	20%	Now	\$5,100	LIFE	* *	5	\$1,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Deteriorated Finish, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Paint Peeling, Extent : Light, Area Affected : 15%							
		Location : Classrooms							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Ceilings									
	Exposed Concrete	10%	Now	\$7,900	LIFE	* *	5	\$400	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
	Gypsum Board	20%			LIFE	* *	5	\$5,800	
	Plaster	70%	Now	\$22,700	LIFE	* *	5	\$10,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations							
		Loose/Delam Surface, Extent : Severe, Area Affected : 10%							
		Location : Classrooms							
		Paint Peeling, Extent : Light, Area Affected : 10%							
		Location : Classrooms							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Classrooms							

Site Enclosure

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

Asset # : 2073

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

Site Enclosure

Retaining Walls

Masonry: Brick

100%

2039

* *

Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%

Location : Areaway

Site Pavements

On-Site Walkways

Cast in Place Concrete

90%

2042

* *

Masonry: Granite

10%

0-2

\$100

LIFE

* *

Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%

Location : Main Entry Stair

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2039

* *

5

\$100

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

Location : Electrical Room.

Explanation : One 400 Ampere Main Disconnect Switch.

Switchgear / Switchboard

Molded Case Bkrs

100%

2039

* *

5

\$400

Raceway

Conduit

100%

2029

\$23,700

1

Panelboards

Molded Case Bkrs

20%

2028

\$6,400

5

\$100

Molded Case Bkrs

80%

2037

* *

5

\$400

Wiring

Thermoplastic

20%

2029

\$5,200

1

Thermoplastic

80%

2039

* *

1

Motor Controllers

Locally Mounted

100%

2027

\$48,400

5

\$100

Ground

Grounding Devices

Not Accessible

100%

Stand-by Power

Transfer Switches

Automatic

100%

2042

* *

1

\$5,200

Lighting

Interior Lighting

Fluorescent

100%

2-4

\$20,000

2029

\$40,100

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

Location : Throughout The Building

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

Location : Throughout The Building

Explanation : T-8 Lamps

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

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

Asset # : 2073

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Service	50%			2034	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Gets Power From Adjacent Building Generator							
	Exit, Service	50%			2034	* *	1		
	Exterior Lighting								
	HID	100%			2024	\$68,700	10	\$100	
Alarm									
	Fire/Smoke Detection								
	Generic, Analog	100%			2034	* *	1-3	\$10,800	
Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2039	* *	1		
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	100%			2038	* *			
	Distribution								
	Central Plant Steam Piping/Pmp	100%	0-2	\$167,000	2039	* *	4	\$1,000	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Steam Traps Faulty, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Terminal Devices								
	Convactor/Radiator	90%			2027	\$95,100	1	\$5,700	
	Convactor/Radiator	10%	0-2	\$10,600	2049	* *	1	\$600	
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations							
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	* *	1		
	Conversion Equipment								
	Window/Wall Unit	40%			2022	\$16,500	1		
	No Component	60%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%	Now	\$8,700	2034	* *	1		
		Leak Evident, Extent : Moderate, Area Affected : 15%							
		Location : Bathrooms							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2073

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater Electric	100%			2027	\$17,400	4	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 70 Gallon Electric							
	HW Heat Exchanger HTHW/HW	100%			2029	\$34,400			
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Fixtures Generic	100%							
		Obsolete Fixtures, Extent : Moderate, Area Affected : 75%							
		Location : Throughout							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : BRONX COMMUNITY COLLEGE CHILD DEVELOPMENT CENTER
Address : 2010 SEDGWICK AVENUE
Borough : BRONX **Agency's Number** : 21047
Program / Asset # : CUN0007.590 / 14555 **Yr Built/Renovated** : 2011 /
Area Sq Ft : 13,060 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 13-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Floors 1,2
Block : 3222 **Lot** : 62 **BIN** : 2116208

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$6,900		\$21,500	\$2,900
Interior Architecture	\$12,900	\$2,500		\$2,800
Electrical	\$1,300	\$1,100	\$13,300	\$1,400
Mechanical	\$1,600	\$1,400	\$6,800	\$1,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$26,600	\$8,900	\$45,600	\$12,700
Importance Code A	\$6,900		\$21,500	\$2,900
Importance Code B	\$19,700	\$7,400	\$24,000	\$9,800
Importance Code C		\$1,500		
Total	\$26,600	\$8,900	\$45,600	\$12,700



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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
Masonry: Brick		100%			LIFE	**	5	\$16,200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Exterior Masonry Is A Thin Brick System									
Windows									
Aluminum		100%			2045	**	5	\$5,800	
Parapets									
Masonry: Brick		30%			LIFE	**	5	\$1,200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Exterior Masonry Is A Thin Brick System									
Metal Cornice		10%			2057	**	10	\$1,300	
Metal: Cage/Fence		30%			2042	**	5-10	\$9,200	
Stucco Cement		30%			2042	**	5	\$3,100	
Roof									
Modified Bitumen		100%			2034	**	10	\$21,500	
Soffits									
Cement-Fiber Panel		100%			2034	**	10		
Interior									
Floors									
Carpet		10%			2028	\$26,600	3	\$3,900	
Ceramic Tile		10%			2038	**	5	\$2,000	
Quarry Tile		5%			2042	**	5	\$1,500	
Vinyl Tile		75%			2034	**	3	\$7,300	
Interior Walls									
Ceramic Tile		10%			2038	**	5	\$3,000	
Gypsum Board		90%			LIFE	**	5	\$16,100	
Ceilings									
AcousTileSusp.Lay-In		95%			2042	**	5	\$18,700	
Staining/Discoloring, Extent : Light, Area Affected : 2%									
Location : Lower Level Classroom. May Be Due To Hvac									
Gypsum Board		5%			LIFE	**	5	\$1,200	
Site Enclosure									
Fence/Gates									
Chain Link		100%			2049	**			
Retaining Walls									
Cast in Place Concrete		100%			2064	**			
Site Pavements									
On-Site Walkways									
Cast in Place Concrete		100%			2042	**			
Parking/Driveway									
Asphalt		100%			2038	**			
Activity Yard									
Rubber Matting		100%			2034	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Knife Sw	100%			2049	**	5	\$100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : 800 Amperes						
Transformers									
	Dry Type	100%			2042	**	5		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : 30 Kilovolt-ampere						
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2049	**	5	\$300	
Raceway									
	Conduit	100%			2049	**	1		
Panelboards									
	Molded Case Bkrs	100%			2045	**	5	\$300	
Wiring									
	Thermoplastic	100%			2049	**	1		
Motor Controllers									
	Locally Mounted	100%			2042	**	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$200	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2042	**	1	\$4,000	
Lighting									
	Interior Lighting								
	Fluorescent	100%			2034	**	10	\$12,000	
			T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%						
			Location : Throughout						
Egress Lighting									
	Emergency, Service	50%			2034	**	1		
	Exit, LED	50%			2057	**	1		
Exterior Lighting									
	HID	50%			2034	**	10		
	No Component	50%							
Alarm									
	Security System								
	No Component	40%							
	Generic	60%			2034	**	1	\$2,900	
Fire/Smoke Detection									
	No Component	50%							
	Generic, Digital	50%			2034	**	1-3	\$4,100	

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2055	**	1		
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	100%			2038	**			
	Distribution								
	Hot Wtr Piping/Pump	100%			2045	**	4	\$600	
	Terminal Devices								
	Fan Coil Unit/Heat	90%			2034	**	1	\$3,800	
	Unit Heater - Steam	10%			2034	**	4	\$200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2051	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	90%			2034	**	2	\$700	
	Split Unit	10%			2034	**			
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$17,000	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2034	**	1	\$8,100	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,300	
	Exhaust Fans								
	Roof	100%			2034	**	2	\$400	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2042	**	1		
	Water Heater								
	Electric	100%			2027	\$11,500	4	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : Two 80 Gallon Heaters								
	Sanitary Piping								
	Not Accessible	100%							
	Backflow Preventer								
	Generic	100%			2034	**	1	\$800	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st To 2nd Floor								
	Explanation : 1 Unit								

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Sprinkler								
	No Component	80%						
	Generic	20%		2049	* *	1-2	\$700	
Chemical System								
	Wet	5%		2027	\$1,400	1-3	\$200	
	No Component	95%						

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

Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

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 : 12-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,5,8
Block : 3222 **Lot** : 62 **BIN** : 2100240

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$3,467,600	\$1,370,100
Interior Architecture	\$735,400	\$190,200
Electrical	\$254,900	\$1,207,700
Mechanical		\$3,186,400
Total	\$4,457,800	\$5,954,300
Importance Code A	\$3,467,600	\$1,370,100
Importance Code B	\$871,100	\$4,502,600
Importance Code C	\$119,100	\$81,600
Total	\$4,457,800	\$5,954,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$29,800		\$12,100	
Interior Architecture	\$84,400	\$12,300		\$17,900
Electrical	\$26,300	\$8,500	\$40,900	\$6,800
Mechanical	\$33,500	\$19,300	\$27,400	\$10,700
Elevators/Escalators	\$31,600	\$31,600	\$31,600	\$31,600
Total	\$205,600	\$71,700	\$112,000	\$66,900
Importance Code A	\$29,800		\$12,400	
Importance Code B	\$151,000	\$64,500	\$99,600	\$66,900
Importance Code C	\$24,800	\$7,200		
Total	\$205,600	\$71,700	\$112,000	\$66,900



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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	15%			LIFE	**	5	\$53,000	
	Masonry: Brick	60%	Now	\$136,500	LIFE	**	5	\$42,400	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout Including Penthouse							
	Masonry: Fieldstone	15%			LIFE	**	5	\$7,900	
	Metal Panel	5%			2039	**	5-10	\$24,300	
	Metal Coiling Doors	5%			2034	**	5	\$11,000	
Windows									
	Aluminum	95%	Now	\$2,646,200	2054	**	5	\$29,600	
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : Window Film Cracked And Worn Out							
	Steel	5%	Now	\$173,600	2054	**	5	\$19,500	1
		Corrosion/Rusting, Extent : Severe, Area Affected : 25%							
		Location : Bulkheads							
		Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
		Location : Bulkheads							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Bulkheads							
Parapets									
	Cast in Place Concrete	90%			LIFE	**	5	\$252,200	
	Metal Rail	10%			2042	**	5-10	\$49,000	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 10%							
		Location : Stair Tower							
Roof									
	Modified Bitumen	100%	Now	\$511,200	2029	\$1,022,500			
		Alligatoring, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Blisters, Extent : Severe, Area Affected : 33%							
		Location : Throughout							
		Ponding, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Worn/Eroded, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
Interior									

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

Asset # : 2090

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$44,700	
	Ceramic Tile	5%			2038	**	5	\$10,200	
	Quarry Tile	5%			2042	**	5	\$15,300	
	Steel Grating	1%	Now	\$121,100	2059	**	1		
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : Mechanical Penthouse									
	Terrazzo	9%	0-2	\$45,600	LIFE	**	5	\$14,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Stair Nosing									
	Vinyl Tile	70%	Now	\$129,900	2034	**	3	\$53,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Various Locations Throughout									
Patching Evident, Extent : Moderate, Area Affected : 10%									
Location : Corridors									
Uneven Surface, Extent : Severe, Area Affected : 75%									
Location : Corridors									
Worn/Eroded, Extent : Moderate, Area Affected : 75%									
Location : Throughout									
Interior Walls									
	Cast in Place Concrete	10%			LIFE	**			
	Ceramic Tile	5%			2038	**	5	\$14,500	
	Concrete Masonry Unit	3%			LIFE	**	5	\$3,500	
	Gypsum Board	22%			LIFE	**	5	\$38,200	
	Masonry: Brick	5%			LIFE	**			
	Mosaic Tile	5%	Now	\$119,100	LIFE	**			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Stairs									
	Plaster	50%	Now	\$24,800	LIFE	**	5	\$43,400	
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : Stair Bulkhead, Throughout									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2090

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTile,Adhered	10%	Now	\$20,300	2034	* *	5	\$10,200	
				Adhesion Failure, Extent : Moderate, Area Affected : 10%					
				Location : 8th Floor					
				Other Observation, Extent : Severe, Area Affected : 20%					
				Location : 8th Floor					
				Explanation : Water Infiltration					
	AcousTileConcealSpLn	10%	2-4	\$17,600	2042	* *	5	\$12,800	
				Worn/Eroded, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					
	AcousTileSusp.Lay-In	20%	Now	\$176,500	2042	* *	5	\$20,400	
				Misaligned/Bulging, Extent : Severe, Area Affected : 100%					
				Location : Throughout Corridors					
				Staining/Discoloring, Extent : Severe, Area Affected : 80%					
				Location : Throughout Corridors					
	Exposed Concrete	10%	Now	\$14,000	LIFE	* *	5	\$3,200	
				Exposed Reinforcement, Extent : Moderate, Area Affected : 5%					
				Location : North Stair Tower					
				Water Penetration, Extent : Moderate, Area Affected : 5%					
				Location : North Stair Tower					
	Plaster	50%	Now	\$143,200	LIFE	* *	5	\$63,900	
				Broken/Missing Elements, Extent : Moderate, Area Affected : 10%					
				Location : Throughout					
				Cracking/Crumbling, Extent : Moderate, Area Affected : 10%					
				Location : Throughout					
Site Enclosure									
	Fence/Gates								
	Aluminum Rail	100%			2042	* *	5-10		
	Retaining Walls								
	Masonry: Fieldstone	100%			2049	* *			
				Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%					
				Location : Throughout					
Site Pavements									
	On-Site Walkways								
	Asphalt	90%			2038	* *			
	Cast in Place Concrete	10%			2042	* *			
	Parking/Driveway								
	Asphalt	100%			2038	* *			

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

Under 600 Volts

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

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

Asset # : 2090

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	60%			2039	**	5	\$300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room.									
Explanation : One 4,000 Ampere, One 2,000 Ampere And 1,600 Ampere.									
	Fused Disc Sw	40%			2039	**	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room.									
Explanation : One 1,600 Ampere And One 1,200 Ampere Main Disconnect Switches For Fire Pump									
Transformers									
	Dry Type	100%			2034	**	5	\$400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room.									
Explanation : One 500 Kilovolt-ampere 480volt-208/120volt, Work Being Performed On The 500 Kilovolt-ampere Transformer									
Switchgear / Switchboard									
	Fused Disc Sw	20%			2029	\$41,700	5	\$100	
	Fused Disc Sw	80%			2039	**	5	\$400	
Raceway									
	Conduit	80%			2029	\$178,200	1		
	Conduit	20%			2039	**	1		
Panelboards									
	Fused Disc Sw	5%			2037	**	5	\$100	
	Fused Disc Sw	10%			2028	\$19,200	5	\$300	
	Molded Case Bkrs	75%			2028	\$143,600	5	\$2,200	
	Molded Case Bkrs	10%			2045	**	5	\$300	
Wiring									
	Braided Cloth	80%	2-4	\$254,900	2054	**	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout Building.									
Explanation : Insulation Aged									
	Thermoplastic	20%			2039	**	1		
Motor Controllers									
	Locally Mounted	100%			2042	**	5	\$800	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$1,700	
Stand-by Power									
Transfer Switches									
	Automatic	75%			2042	**	1	\$25,900	
	Automatic	25%			2034	**	1	\$8,700	
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.*

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	80%			2029	\$211,800	10	\$82,500	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 80% Location : Throughout The Building.							
	Fluorescent	20%			2034	* *	10	\$20,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Corridors.							
Egress Lighting									
Emergency, Service		50%			2034	* *	1		
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Building. Explanation : Gets Power From Adjacent Building Generator							
	Exit, Service	10%			2034	* *	1		
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Building. Explanation : Gets Power From Adjacent Building Generator							
Exit, Service		40%			2024	\$13,000	1		
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Building. Explanation : Gets Power From Adjacent Building Generator							
Exterior Lighting									
HID		15%			2029	\$68,000	10	\$100	
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof. Explanation : Controlled Via Photocell							
	Incandescent	5%	4+	\$19,200	2039	* *	2		
		Obsolete Fixtures, Extent : Light, Area Affected : 100% Location : On Roof.							
No Component		80%							
Alarm									
Security System									
No Component		70%							
	Generic	30%			2029	\$108,900	1	\$12,600	
Fire/Smoke Detection									
No Component		70%							
	Generic, Analog	30%			2029	\$372,900	1-3	\$20,800	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2029	\$277,000	1		

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	100%			2032	**			
	Distribution								
	Hot Wtr Piping/Pump	100%	Now	\$8,800	2037	**	4	\$5,500	
			Corroded, Extent : Moderate, Area Affected : 10%						
			Location : Throughout						
			Recent Repair Evident, Extent : Light, Area Affected : 1%						
			Location : Basement, O S And Y Valve						
	Terminal Devices								
	Convactor/Radiator	20%			2034	**	1	\$7,300	
	No Component	80%							
			Other Observation, Extent : Light, Area Affected : 0%						
			Location : Throughout						
			Explanation : Covered Under Air Conditioning Terminal Devices						
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	**	1		
	Conversion Equipment								
	Campus Chilled Water	80%			2038	**			
	Split Unit	20%			2034	**			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : 2 Dry Coolers						
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2039	**	4	\$8,300	
	Terminal Devices								
	Fan Coil - 4 Pipe	100%			2029	\$2,631,900	1	\$36,300	
	Heat Rejection								
	Dry Cooler	10%			2029	\$61,100	2	\$7,800	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$12,500	
	No Component	80%							
	Exhaust Fans								
	Interior	20%	4+	\$16,000	2029	\$80,000	2	\$600	
			Other Observation, Extent : Moderate, Area Affected : 10%						
			Location : Basement						
			Explanation : 1 Fan Under Repair						
	Roof	20%			2029	\$37,300	2	\$700	
	No Component	60%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2042	**	1		

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

Asset # : 2090

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Electric	100%			2027	\$99,000	4	\$1,000	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : Two 250 Gallon Electric Water Heaters						
	HW Heat Exchanger								
	Steam Fired	100%			2039	* *	4	\$16,700	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 1st To 8th Floor						
			Explanation : Four Units						
Fire Suppression									
	Standpipe								
	Generic	100%			2039	* *	1-5	\$56,700	
	Sprinkler								
	No Component	90%							
	Generic	10%			2039	* *	1-2	\$3,200	
	Fire Pump								
	Generic	100%			2032	* *	1	\$21,000	

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

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

Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

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 : 12-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Floors 1,2
Block : 3222 **Lot** : 62 **BIN** : 2100240

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$342,400	
Interior Architecture		\$303,600
Electrical		\$276,200
Mechanical	\$1,359,000	\$89,700
Total	\$1,701,400	\$669,400
Importance Code A	\$342,400	
Importance Code B	\$1,359,000	\$669,400
Total	\$1,701,400	\$669,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$56,900		\$21,200	
Interior Architecture	\$38,600	\$500	\$6,800	\$4,200
Electrical	\$32,100	\$3,000	\$23,300	\$3,500
Mechanical	\$44,400	\$5,700	\$49,000	\$3,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$175,900	\$13,200	\$104,200	\$15,600
Importance Code A	\$56,900		\$21,200	
Importance Code B	\$118,200	\$13,200	\$83,000	\$15,600
Importance Code C	\$800			
Total	\$175,900	\$13,200	\$104,200	\$15,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE COMMUNITY HALL
Asset # : 2091

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	10%	Now	\$5,900	LIFE	**	5	\$24,600		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Various Locations									
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%									
Location : West Facade Overhang									
Masonry: Brick	25%	2-4	\$7,900	LIFE	**	5	\$12,300		
Repointing Failure, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Masonry: Fieldstone	25%	2-4	\$22,700	LIFE	**	5	\$9,200		
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Various Locations									
Metal Panel	5%			2049	**	5-10	\$16,900		
Stucco Cement	5%	Now	\$3,800	2034	**	5	\$3,100		
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : East Facade, West Facade Overhang									
Window Wall	30%	0-2	\$303,600	2049	**	5	\$27,700		
Air Infiltration, Extent : Severe, Area Affected : 100%									
Location : Various Locations									
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%									
Location : Upper Level - Especially West Side									
Glazing Clouded, Extent : Light, Area Affected : 33%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Various Locations									
Weather Strip Missing, Extent : Moderate, Area Affected : 33%									
Location : Throughout									
Windows									
Aluminum	95%			2037	**	5	\$1,900		
Metal Louvers	5%	2-4	\$600	2032	**				
Corrosion/Rusting, Extent : Light, Area Affected : 30%									
Location : North Side Lower Floor									
Parapets									
Cast in Place Concrete	75%	0-2	\$4,000	LIFE	**	5	\$30,700		
Diagonal Cracks, Extent : Light, Area Affected : 5%									
Location : Printing Room									
Metal Rail	25%			2042	**	5-10	\$17,900		
Roof									
Modified Bitumen	50%			2034	**	10	\$16,500		
Plaza Roof: Stone Panels	50%	Now	\$38,800	2039	**				
Other Observation, Extent : Severe, Area Affected : 10%									
Location : Throughout									
Explanation : Ponding On South Side, Some Cracked Pavers									
Soffits									
Cast in Place Concrete	100%			LIFE	**	5			

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	20%			LIFE	**	5	\$21,500		
Ceramic Tile	2%			2038	**	5	\$1,000		
Quarry Tile	5%			2034	**	5	\$3,700		
Worn/Eroded, Extent : Light, Area Affected : 10%									
Location : Throughout									
Terrazzo	5%			LIFE	**	5	\$1,900		
Vinyl Tile	68%	Now	\$6,100	2029	\$303,600	3	\$12,500		
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Interior Walls									
Cast in Place Concrete	5%			LIFE	**				
Ceramic Tile	3%	0-2	\$800	2032	**	5	\$700		
Adhesion Failure, Extent : Light, Area Affected : 5%									
Location : Throughout									
Concrete Masonry Unit	5%			LIFE	**	5	\$900		
Concrete Masonry Unit	5%			LIFE	**	5	\$900		
Gypsum Board	42%			LIFE	**	5	\$11,900		
Masonry: Brick	10%			LIFE	**				
Plaster	25%			LIFE	**	5	\$3,500		
SGFT/Glazed Masonry	5%			LIFE	**				
Ceilings									
AcousTile,Adhered	20%			2034	**	5	\$9,800		
AcousTileSusp.Lay-In	40%	0-2	\$3,400	2034	**	5	\$9,800		
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Exposed Concrete	20%	Now	\$16,900	LIFE	**	5	\$1,500		
Exposed Reinforcement, Extent : Moderate, Area Affected : 3%									
Location : South End Of Mechanical Room									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : South End Of Mechanical Room									
Gypsum Board	5%	Now	\$2,700	LIFE	**	5	\$3,100		
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Metal Panel	5%	0-2	\$8,800	LIFE	**	5	\$3,100		
Misaligned/Bulging, Extent : Moderate, Area Affected : 75%									
Location : Print Room									
Plaster	10%			LIFE	**	5	\$3,100		

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

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

Site Enclosure

Retaining Walls

Masonry: Fieldstone

100%

2049

* *

Site Pavements

On-Site Walkways

Cast in Place Concrete

100%

2042

* *

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

Under 600 Volts

Service Equipment

Fused Disc Sw

70%

2049

* *

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two 1600 Ampere Main Disconnect Switches*

Fused Disc Sw

30%

2029

\$2,700

5

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 3,000 Ampere Main Disconnect Switch.*

Transformers

Dry Type

100%

2034

* *

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 500 Kilovolt-ampere And One 45 Kilovolt-ampere 480volt-208/120volt.*

Switchgear / Switchboard

Fused Disc Sw

60%

2049

* *

5

\$100

Molded Case Bkrs

40%

2029

\$41,700

5

\$400

Raceway

Conduit

30%

2039

* *

1

Conduit

70%

2029

\$39,300

1

Panelboards

Fused Disc Sw

10%

2028

\$8,000

5

\$100

Molded Case Bkrs

20%

2028

\$16,000

5

\$200

Molded Case Bkrs

70%

2045

* *

5

\$700

Wiring

Braided Cloth

30%

2-4

\$21,300

2054

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout Building.**Explanation : Aged Insulation.*

Thermoplastic

50%

2049

* *

1

Thermoplastic

20%

2029

\$14,200

1

Motor Controllers

Locally Mounted

100%

2027

\$48,400

5

\$200

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$500

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2042	* *	1	\$11,200	
Lighting									
	Interior Lighting								
	Fluorescent	20%			2034	* *	10	\$6,700	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout Building.							
	Fluorescent	40%			2034	* *	10	\$13,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Fluorescent	40%			2029	\$34,300	10	\$13,400	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Lobby							
Egress Lighting									
	Emergency, Service	25%			2034	* *	1		
	Emergency, Battery	25%			2029	\$13,100	10	\$2,200	
	Exit, Service	50%			2029	\$5,200	1		
Exterior Lighting									
	HID	20%			2034	* *	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof.							
		Explanation : Controlled Via Photocell							
	Incandescent	10%	4+	\$7,500	2034	* *	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Canopy							
		Explanation : Downlights Under The Canopy							
	No Component	70%							
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2029	\$82,300	1	\$9,500	
Fire/Smoke Detection									
	No Component	60%							
	Generic, Analog	40%			2034	* *	1-3	\$9,200	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2029	\$89,700	1		
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	100%			2038	* *			

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	15%	4+	\$8,500	2054	**	4	\$300	
Corroded, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
	Hot Wtr Piping/Pump	5%			2037	**	4	\$100	
	Central Plant Steam Piping/Pmp	80%	4+	\$147,900	2039	**	4	\$1,400	
Corroded, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Terminal Devices									
	Air Handler	80%			2024	\$409,500	1	\$18,000	
	Fan Coil Unit/Heat	20%			2024	\$109,000	1	\$2,400	
Air Conditioning									
Energy Source									
	Electricity	100%			2037	**	1		
Conversion Equipment									
	Campus Chilled Water	80%			2038	**			
	Split Unit	5%			2034	**			
	Window/Wall Unit	15%			2024	\$11,400	1		
Terminal Devices									
	Fan Coil - 2 Pipe	100%			2024	\$692,600	1	\$11,800	
Ventilation									
Distribution									
	Ductwork/Diffusers	80%			LIFE	**	2-5	\$16,200	
	No Component	20%							
Exhaust Fans									
	Interior	20%			2024	\$25,900	2	\$200	
	No Component	80%							
Plumbing									
H/C Water Piping									
	Galvanized Steel	100%	Now	\$31,900	2034	**	1		
Corroded, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Water Heater									
	Electric	100%			2028	\$32,100	4	\$200	
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Mechanical Room 175 Gallons									
HW Heat Exchanger									
	Steam Fired	100%			2055	**	4	\$5,400	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Fixtures									
	Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Throughout									

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

Asset # : 2091

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st To 2nd Floor									
Explanation : One Unit									
Fire Suppression									
Standpipe									
	Generic	100%			2039		* *	1-5	\$18,400

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

Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

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 : 19-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 3222 **Lot** : 62 **BIN** : 2100251

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$448,500	\$156,000
Interior Architecture		\$87,200
Electrical		\$405,300
Mechanical		\$176,500
Total	\$448,500	\$825,000
Importance Code A	\$448,500	\$156,000
Importance Code B		\$669,000
Total	\$448,500	\$825,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$37,600		\$27,000	
Interior Architecture	\$39,200	\$1,400		
Electrical	\$4,600	\$3,100	\$24,100	\$3,100
Mechanical	\$11,700	\$7,700	\$19,900	\$7,300
Total	\$93,100	\$12,200	\$70,900	\$10,400
Importance Code A	\$40,000	\$2,500	\$29,500	\$2,500
Importance Code B	\$19,800	\$9,700	\$41,400	\$7,900
Importance Code C	\$33,200			
Total	\$93,100	\$12,200	\$70,900	\$10,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE ENERGY PLANT
Asset # : 2083

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	Now	\$22,200	LIFE	* *	5	\$18,400	
	Expansion Joint Failure, Extent : Moderate, Area Affected : 5%								
	Location : West Facade								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 15%								
	Location : West Facade								
	Masonry: Brick	75%	Now	\$35,600	LIFE	* *	5	\$55,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
	Location : Northwest Corner								
	Expansion Joint Failure, Extent : Severe, Area Affected : 10%								
	Location : At All Control Joints								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Throughout And South Side								
	Staining/Discoloring, Extent : Light, Area Affected : 5%								
	Location : Below Louvers								
	Metal Panel	10%			2049	* *	5-10	\$50,600	
	Metal Coiling Doors	5%			2034	* *	5	\$11,500	
	Corrosion/Rusting, Extent : Light, Area Affected : 2%								
	Location : Throughout								
	Window Wall	5%			2049	* *	5	\$13,800	
Windows									
	Metal Louvers	100%			2038	* *	10	\$64,000	
	Other Observation, Extent : Light, Area Affected : 50%								
	Location : Sills								
	Explanation : No Drip Edge Causing Brick To Stain								
Parapets									
	Masonry: Brick	95%	Now	\$15,400	LIFE	* *	5	\$5,000	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : At Flashing, Interior Face								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
	Location : Corners								
	Metal Panel	5%			2049	* *	5	\$1,000	
Roof									
	Modified Bitumen	100%	Now	\$412,900	2039	* *			
	Blisters, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Deteriorated Finish, Extent : Severe, Area Affected : 2%								
	Location : Rusted Roof Hatch								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Ponding, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Recent Repair Evident, Extent : Light, Area Affected : 15%								
	Location : Throughout								
	Seams Open/Split, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	90%			LIFE	**	5	\$87,200	
		Horizontal Cracks, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Recent Repair Evident, Extent : Light, Area Affected : 40%							
		Location : Surface Coating Throughout Mezzanine							
	Ceramic Tile	5%			2038	**	5	\$2,200	
	Vinyl Tile	5%			2029	\$20,100	3	\$800	
		Worn/Eroded, Extent : Light, Area Affected : 25%							
		Location : Throughout							
Interior Walls									
	Concrete Masonry Unit	90%	0-2	\$33,200	LIFE	**	5	\$28,000	
		Vertical Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Glass: Single Pane	5%			LIFE	**	5	\$2,900	
	Metal Panel	5%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	7%	0-2	\$5,400	2042	**	5	\$1,600	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Offices At Mezzanine							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Offices At Mezzanine							
	AcousTileSusp.Lay-In	3%			2042	**	5	\$1,300	
	Exposed Struc: Steel	85%			LIFE	**			
	Metal Panel	5%			LIFE	**	5	\$2,800	
Site Enclosure									
Fence/Gates									
	Aluminum Rail	50%			2042	**	5-10		
	Chain Link	50%			2049	**			
Retaining Walls									
	Cast in Place Concrete	100%			2064	**			
Site Pavements									
On-Site Walkways									
	Asphalt	80%			2038	**			
	Cast in Place Concrete	20%			2042	**			
Parking/Driveway									
	Asphalt	100%			2038	**			

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

Under 600 Volts

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BRONX COMMUNITY COLLEGE ENERGY PLANT
Asset # : 2083

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	100%			2039	**	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : There Are Two 4,000 Ampere And 1- 2,500 Ampere Circuit Breaker Main. They Are In Good Condition.									
Transformers									
	Dry Type	100%			2034	**	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : The Transformers System Includes: 2- 112.5 Kilovolt-ampere, 1- 30 Kilovolt-ampere And 1-15 Kilovolt-ampere (Fire Alarm). They Are In Good Condition.									
Switchgear / Switchboard									
	Fused Disc Sw	50%			2049	**	5	\$100	
	Molded Case Bkrs	50%			2049	**	5	\$300	
Raceway									
	Conduit	100%			2049	**	1		
Panelboards									
	Molded Case Bkrs	100%			2045	**	5	\$700	
Wiring									
	Thermoplastic	20%			2039	**	1		
	Thermoplastic	80%			2049	**	1		
Motor Controllers									
	Locally Mounted	20%			2027	\$4,800	5		
	Motor Control Center	20%			2034	**	5	\$100	
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Refrigeration Plant And Boiler Room.									
	Motor Control Center	60%			2042	**	5	\$400	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$400	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2042	**	1	\$7,800	
Generators									
	Diesel	50%			2038	**	1	\$4,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof									
Explanation : This Generator Is Rated 600 Kilowatts. It Is In Good Condition.									
	Diesel	50%			2038	**	1	\$4,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof									
Explanation : This Generator Is Rated 750 Kilowatts. It Is In Good Condition.									
Batteries									
	Nickel Cadmium	100%			2024	\$1,600	5	\$5,600	

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

Asset # : 2083

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Fuel Storage									
	Day Tank	50%			2037	* *	5	\$2,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Roof</i>									
<i>Explanation : There Are Two 75 Gallon Capacity Tanks.</i>									
	Main Tank	50%			2044	* *	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Underground</i>									
<i>Explanation : There Are Four 25,000 Gallon Capacity Tanks.</i>									
Lighting									
Interior Lighting									
	Fluorescent	50%			2029	\$136,100	10	\$11,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Mezzanine</i>									
	HID	50%			2029		10	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement Boiler Room.</i>									
<i>Explanation : Fixtures In The Boiler Room Are In Good Condition.</i>									
Egress Lighting									
	Exit, Service	100%			2029	\$3,000	1		
Exterior Lighting									
	HID	100%			2029	\$101,700	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Roof</i>									
<i>Explanation : Exterior Lighting Fixtures Are Controlled Via Photocell.</i>									
Lightning Protection									
Arresters/Cabling									
	Generic	100%			2057	* *	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Roof</i>									
<i>Explanation : The Lightning Protection System Covers Mechanical Equipment.</i>									
Alarm									
Security System									
	No Component	80%							
	Generic	20%			2024	\$16,300	1	\$1,900	
Fire/Smoke Detection									
	No Component	40%							
	Generic, Analog	60%			2029	\$167,400	1-3	\$9,300	

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

Heating

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

Asset # : 2083

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2029	\$27,700	1		
			Other Observation, Extent : Light, Area Affected : 100% Location : Buried Tanks Explanation : Four Tanks Of 100,000 Gallons Total						
	Conversion Equipment								
	Steam Boiler	100%			2034	* *	1	\$25,000	
			Other Observation, Extent : Light, Area Affected : 100% Location : 1st Floor Explanation : Three Units						
	Distribution								
	Central Plant Steam Piping/Pmp	100%			2039	* *	4	\$1,900	
	Terminal Devices								
	Air Handler	80%			2034	* *	1	\$12,500	
	Unit Heater - Steam	20%			2034	* *	4	\$700	
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	95%			2034	* *	1	\$11,100	
	Window/Wall Unit	5%			2024	\$2,600	1		
	Heat Rejection								
	Water Cooling Tower	100%			2030	\$95,700	2	\$25,400	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$14,100	
	Exhaust Fans								
	Interior	90%			2029	\$80,800	2	\$700	
	Roof	10%			2029	\$4,200	2	\$100	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2042	* *	1		
	Water Heater								
	Electric	100%			2027	\$22,200	4	\$200	
			Recent Installation, Extent : Light, Area Affected : 100% Location : Mezzanine Other Observation, Extent : Light, Area Affected : 100% Location : Mezzanine Explanation : Two 91 Gallon Heaters. They Serve Adjacent Buildings						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		

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

Asset # : 2083

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Sump Pump(s)							
	Non-Submersible	100%		2029	\$3,800	4	\$500	
	Backflow Preventer							
	Generic	100%		2034	* *	1	\$1,500	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Standpipe							
	Generic	100%		2039	* *	1-5	\$12,700	
	Sprinkler							
	Generic	100%		2055	* *	1-2	\$7,100	
	Fire Pump							
	Generic	100%		2042	* *	1	\$4,700	

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Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : BRONX COMMUNITY COLLEGE GOULD MEMORIAL LIBRARY
Address : 2060 SEDGWICK AVENUE
Borough : BRONX **Agency's Number** : 21012
Program / Asset # : CUN0007.120 / 1571 **Yr Built/Renovated** : 1898 / 2003
Area Sq Ft : 82,721 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 12-Dec-2017 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK
Areas Surveyed : Basement, Sub Basement, Floors 1,2,3,Att
Block : 3222 **Lot** : 62 **BIN** : 2100243

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,939,800	\$181,900
Interior Architecture	\$783,300	\$95,500
Electrical	\$1,481,600	\$225,600
Mechanical	\$383,400	\$1,472,300
Total	\$4,588,100	\$1,975,300
Importance Code A	\$1,939,800	\$181,900
Importance Code B	\$2,478,700	\$1,793,400
Importance Code C	\$169,600	
Total	\$4,588,100	\$1,975,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$27,600		\$7,400	
Interior Architecture	\$71,100	\$500	\$24,600	\$3,900
Electrical	\$38,600	\$4,200	\$44,600	\$5,100
Mechanical	\$8,200	\$9,600	\$44,900	\$9,600
Site Pavements	\$30,600			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$184,100	\$22,200	\$129,400	\$26,500
Importance Code A	\$27,600		\$7,600	
Importance Code B	\$100,700	\$22,200	\$121,800	\$26,500
Importance Code C	\$55,700			
Total	\$184,100	\$22,200	\$129,400	\$26,500



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

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	2%			LIFE	**	5	\$15,400	
	Masonry: Brick	66%	Now	\$346,600	LIFE	**	5	\$65,100	
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 50%								
	Location : Throughout								
	Vertical Cracks, Extent : Moderate, Area Affected : 15%								
	Location : At Rotunda								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Areaways								
	Masonry: Granite	10%	Now	\$27,600	LIFE	**	5	\$7,400	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Masonry: Limestone	20%			LIFE	**	5	\$14,800	
	Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
	Location : Window Sills								
	Marble Panels	2%			LIFE	**	5	\$1,500	
Windows									
	Wood	100%	Now	\$1,018,700	2054	**	5	\$116,700	
	Air Infiltration, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Dry Rot/Decay, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Paint Peeling, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Split/Cracked, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Parapets									
	Copper/Terne	25%			2049	**	5	\$2,200	
	Masonry: Limestone	75%			LIFE	**	5	\$1,700	

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Clay Tile	35%	Now	\$106,800	2039	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Copper/Terne	32%	Now	\$53,200	2044	**			
		Seams Open/Split, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Copper/Terne	13%			2069	**	10	\$13,700	
	Single Ply Membrane	15%			2034	**	10	\$6,300	
	Skylight, Metal/Glass	5%	Now	\$414,400	2059	**			1
		Corrosion/Rusting, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Miss/Damaged Flashings, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Soffits									
	Cast Stone/Terra Cotta	100%			LIFE	**	5		
Interior									

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BRONX COMMUNITY COLLEGE GOULD MEMORIAL LIBRARY
Asset # : 1571

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	10%			2028	\$116,800	3	\$15,800	
		Staining/Discoloring, Extent : Light, Area Affected : 15%							
		Location : Auditorium							
	Cast in Place Concrete	10%			LIFE	**	5	\$17,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Glass Block	10%	Now	\$78,200	2044	**	1		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Upper Levels Around Rotunda							
	Mosaic Tile	25%			2034	**	5	\$49,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : In Rotunda							
	Panel/Paver: Cer/Brk	3%	Now	\$38,700	2037	**	5	\$2,700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Basement Mechanical Spaces							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Basement Mechanical Spaces							
	Marble Panels	10%			LIFE	**	5	\$5,900	
	Terrazzo	12%			LIFE	**	5	\$7,400	
	Vinyl Tile	5%			2029	\$38,900	3	\$1,500	
		Worn/Eroded, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Wood	15%	Now	\$452,600	2069	**	5	\$11,100	
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
		Location : Upper Levels Around The 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%							
		Location : Upper Levels Around The Rotunda							

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

Asset # : 1571

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Glass: Single Pane	2%	Now	\$25,100	LIFE	* *	5	\$2,200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Other Observation, Extent : Moderate, Area Affected : 10%								
	Location : Upper Level Of Rotunda								
	Explanation : Stain Glass Panes Vandalized								
	Masonry: Brick	10%	Now	\$65,200	LIFE	* *			
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%								
	Location : Basement								
	Spalling, Extent : Severe, Area Affected : 20%								
	Location : Basement								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Basement								
	Masonry: Limestone	20%			LIFE	* *			
	Marble Panels	20%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 30%								
	Location : Rotunda								
	Explanation : Includes Columns In Rotunda								
	Plaster	23%	Now	\$104,400	LIFE	* *	5	\$10,000	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
	Location : Upper Level Around Rotunda								
	Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
	Location : Basement And Upper Level Walls Around The Rotunda								
	Paint Peeling, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Plaster	20%			LIFE	* *	5	\$8,700	
	Wood	5%			LIFE	* *	5	\$28,900	

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BRONX COMMUNITY COLLEGE GOULD MEMORIAL LIBRARY
Asset # : 1571

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileConcealSpLn	2%	Now	\$200	2034	**	5	\$800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>									
<i>Location : Bathrooms</i>									
	Exposed Concrete	20%	Now	\$24,100	LIFE	**	5	\$2,000	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Basement</i>									
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Sub-basement</i>									
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Basement</i>									
	Exposed Struc: Steel	8%			LIFE	**			
	Masonry: Infill Arch	20%			LIFE	**			
	Plaster	40%	Now	\$44,100	LIFE	**	5	\$16,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Various Locations</i>									
<i>Paint Peeling, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
	Wood	10%	Now	\$17,600	LIFE	**	5	\$56,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Basement</i>									
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Throughout Basement</i>									
<i>Split/Cracked, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout Basement</i>									
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2049	**			
Retaining Walls									
	Masonry: Brick	100%			2039	**			
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	40%			2042	**			
	Masonry: Granite	10%	Now	\$30,600	LIFE	**			
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Main Entry Stair</i>									
	Pavers/Stone	50%			2038	**			

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE GOULD MEMORIAL LIBRARY
Asset # : 1571

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2049	**	5	\$400	
		Water Present, Extent : Light, Area Affected : 100%							
		Location : Basement Electrical Room.							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 800 Ampere, One 600 Ampere, And 400 Ampere Main Disconnect Switch							
	Transformers								
	Dry Type	100%			2042	**	5	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room.							
		Explanation : The Main Transformer Is 300 Kilovolt-ampere, 480Volt-208/120Volt. It Is In Good Condition.							
	Switchgear / Switchboard								
	Fused Disc Sw	70%			2049	**	5	\$200	
	Fused Disc Sw	30%			2029	\$17,000	5	\$100	
	Raceway								
	Conduit	90%			2029	\$55,800	1		
	Conduit	10%			2049	**	1		
	Panelboards								
	Fused Disc Sw	10%			2028	\$4,300	5	\$200	
	Fused Toggle Switch	5%	2-4	\$2,200	2054	**	5		
		Enclosure Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Obsolete Equipment, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Hallway 2nd Floor							
	Molded Case Bkrs	20%			2028	\$8,700	5	\$400	
	Molded Case Bkrs	65%			2045	**	5	\$1,400	
	Wiring								
	Braided Cloth	60%	2-4	\$35,000	2054	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout Building.							
	Thermoplastic	30%			2029	\$17,500	1		
	Thermoplastic	10%			2049	**	1		
	Motor Controllers								
	Locally Mounted	50%	2-4	\$33,700	2049	**	5	\$100	
		Enclosure Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Basement.							
	Locally Mounted	50%			2034	**	5	\$300	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,200	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2042	**	1	\$25,500	

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	15%			2029	\$144,100	10	\$11,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building.							
	Fluorescent	35%			2024	\$336,300	10	\$26,600	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Throughout The Building.							
	HID	10%			2024	\$65,400	10	\$300	
	Incandescent	40%	Now	\$384,300	2039	* *	2	\$600	
		Malfunctioning, Extent : Light, Area Affected : 100% Location : Throughout Building Obsolete Fixtures, Extent : Light, Area Affected : 100% Location : Throughout Building.							
	Egress Lighting								
	Emergency, Service	45%			2034	* *	1		
	Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Building. Explanation : This Building Gets Power From The Adjacent Building.								
Emergency, Battery	5%			2024	\$6,500	10	\$1,000		
	Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : Gets Power From Adjacent Building Generator.								
Exit, LED	10%			2044	* *	1			
	Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : Gets Power From Adjacent Building Generator.								
Exit, Service	40%			2024	\$5,500	1			
	Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Building. Explanation : Gets Power From Adjacent Building Generator.								
Exterior Lighting									
	HID	100%			2024	\$362,400	10	\$300	
Alarm									
Fire/Smoke Detection									
No Component	70%								
Generic, Analog	30%	Now	\$298,200	2039	* *	1-3	\$13,900		
	Malfunctioning, Extent : Moderate, Area Affected : 100% Location : Throughout Building.								

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2039	* *	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	100%			2038	* *			
	Distribution								
	Central Plant Steam Piping/Pmp	100%	Now	\$304,200	2039	* *	4	\$4,100	
				Corroded, Extent : Moderate, Area Affected : 25%					
				Location : Throughout					
				Steam Traps Faulty, Extent : Moderate, Area Affected : 30%					
				Location : Throughout					
	Terminal Devices								
	Air Handler	20%			2029	\$252,800	1	\$10,200	
	Convactor/Radiator	80%			2027	\$384,900	1	\$21,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	* *	1		
	Conversion Equipment								
	Split Unit	40%			2034	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : Serving The Auditorium					
	No Component	60%							
	Distribution								
	Ductwork/Diffusers	40%			LIFE	* *	2	\$43,100	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Auditorium					
				Explanation : Serving The Auditorium					
	No Component	60%							
	Terminal Devices								
	Fan Coil - 4 Pipe	40%			2029	\$336,700	1	\$10,700	
	No Component	60%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	* *	2-5	\$9,200	
	No Component	80%							
	Exhaust Fans								
	Interior	20%			2029	\$64,000	2	\$500	
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2027	\$394,400	1		

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BRONX COMMUNITY COLLEGE GOULD MEMORIAL LIBRARY
Asset # : 1571

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
Water Heater	Electric	50%			2024	\$39,600	4	\$200	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Basement							
		Explanation : 50 Gallons							
	Electric	50%	Now	\$39,600	2029	\$39,600	4	\$200	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : One Of The Hot Water Tanks In Basement							
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Basement							
		Explanation : 50 Gallons							
HW Heat Exchanger									
	HTHW/HW	100%			2049	* *			
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2024	\$13,700	4	\$1,700	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 3rd Floor							
		Explanation : Two Units - Not In Service							
Fire Suppression									
Standpipe									
	No Component	20%							
	Generic	80%			2039	* *	1-5	\$33,400	
		House Tank: Metal, Extent : Light, Area Affected : 100%							
		Location : Basement, New Pressure Tank							
Sprinkler									
	No Component	20%							
	Generic	80%			2039	* *	1-2	\$18,500	
Fire Pump									
	Generic	100%			2032	* *	1	\$15,500	

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Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

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 : 20-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Floors 1,2,3,5,Att
Block : 3222 **Lot** : 62 **BIN** : 2100248

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$73,500	\$40,900
Interior Architecture	\$170,600	\$196,300
Electrical	\$107,200	\$885,300
Mechanical	\$127,200	\$769,400
Total	\$478,500	\$1,891,900
Importance Code A	\$73,500	\$40,900
Importance Code B	\$277,600	\$1,851,000
Importance Code C	\$127,500	
Total	\$478,500	\$1,891,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$58,100		\$6,100	
Interior Architecture	\$65,800	\$2,100		\$3,700
Electrical	\$4,000	\$5,000	\$8,600	\$3,700
Mechanical	\$21,900	\$2,200	\$2,600	\$2,500
Site Enclosure	\$8,300			
Site Pavements	\$14,000	\$100	\$100	\$500
Total	\$172,100	\$9,300	\$17,500	\$10,500
Importance Code A	\$58,100		\$6,700	
Importance Code B	\$92,500	\$7,200	\$10,700	\$10,000
Importance Code C	\$21,500	\$2,100	\$100	\$500
Total	\$172,100	\$9,300	\$17,500	\$10,500



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

Asset # : 2794

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	87%	Now	\$25,100	LIFE	**	5	\$15,600	
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Vertical Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Water Penetration, Extent : Severe, Area Affected : 25%								
	Location : Foundation								
	Masonry: Fieldstone	3%	Now	\$9,900	LIFE	**	5	\$400	
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%								
	Location : East Facade Base								
	Open Joints, Extent : Severe, Area Affected : 50%								
	Location : East Facade Base								
	Water Penetration, Extent : Severe, Area Affected : 25%								
	Location : Various Rooms In Basement								
	Other Observation, Extent : Severe, Area Affected : 20%								
	Location : East Facade Base								
	Explanation : Cement Boards Are Aggravating Water Problem								
	Masonry: Granite	5%	Now	\$11,300	LIFE	**	5	\$700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Front Steps At Main Entrance								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Building Base								
	Water Penetration, Extent : Severe, Area Affected : 25%								
	Location : Boiler Room, South Facade								
	Masonry: Limestone	5%			LIFE	**	5	\$1,300	
	Staining/Discoloring, Extent : Severe, Area Affected : 20%								
	Location : East Elevation, 1st Floor								
	Other Observation, Extent : Severe, Area Affected : 20%								
	Location : East Elevation, 1st Floor								
	Explanation : Rusted Metal Railing Staining Lower Limestone Banding								
Windows									
	Wood	100%	Now	\$73,500	2037	**	5	\$40,900	
	Air Infiltration, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Deteriorated Finish, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Dry Rot/Decay, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Worn/Eroded, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Parapets									
	Copper/Terne	50%			2049	**	5	\$12,300	
	Masonry: Limestone	50%			LIFE	**	5	\$3,200	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Roof								
	Slate	100%	Now	\$11,100	LIFE	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Attic							
Soffits									
	Masonry: Limestone	100%			LIFE	**	5		
Interior									
	Floors								
	Cast in Place Concrete	5%	Now	\$900	LIFE	**	5	\$3,600	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : 1st Floor							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : 1st Floor							
		Water Penetration, Extent : Severe, Area Affected : 25%							
		Location : Electrical Room							
	Ceramic Tile	3%			2032	**	5	\$1,000	
	Terrazzo	2%			LIFE	**	5	\$500	
	Vinyl Tile	65%	Now	\$9,800	2029	\$196,300	3	\$8,100	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Loose Units, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Patching Evident, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Vinyl Tile 9" X 9"	25%	Now	\$19,600	2039	**	3	\$3,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
		Location : Basement Corridor							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Basement Corridor							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Corridor							
		Explanation : Vinyl Tile 9 X 9							
Interior Walls									
	Ceramic Tile	5%			2038	**	5	\$4,100	
	Gypsum Board	5%			LIFE	**	5	\$2,500	
	Plaster	90%	Now	\$127,500	LIFE	**	5	\$22,300	
		Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
		Location : Rooms 107, 108, 109, 110, Southwest Stairwell							
		Water Penetration, Extent : Severe, Area Affected : 30%							
		Location : Rooms 101, 103, 107, 107b, 108, 110, Southwest Stairwell							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileConcealSpLn	25%	Now	\$43,100	2042	**	5	\$5,200	
				Cracking/Crumbling, Extent : Moderate, Area Affected : 25%					
				Location : Corridors					
				Staining/Discoloring, Extent : Moderate, Area Affected : 50%					
				Location : Corridors					
				Worn/Eroded, Extent : Moderate, Area Affected : 25%					
				Location : Corridors					
	Plaster	75%	Now	\$35,000	LIFE	**	5	\$15,600	
				Cracking/Crumbling, Extent : Moderate, Area Affected : 20%					
				Location : Rooms 101, 107b, 110					
				Water Penetration, Extent : Severe, Area Affected : 25%					
				Location : Rooms 101, 107b, 110					
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%	Now	\$7,500	2049	**			
				Corrosion/Rusting, Extent : Moderate, Area Affected : 10%					
				Location : Throughout					
	Retaining Walls								
	Concrete Masonry Unit	100%	Now	\$800	2039	**			
				Cracking/Crumbling, Extent : Moderate, Area Affected : 5%					
				Location : Throughout					
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	75%			2042	**			
	Masonry: Granite	10%			LIFE	**			
	Wood	15%	Now	\$14,000	2029	\$14,000	1-3	\$1,800	
				Loose Connections, Extent : Moderate, Area Affected : 10%					
				Location : Handicap Ramp					
				Rotting/Splitting, Extent : Moderate, Area Affected : 10%					
				Location : Handicap Ramp					
				Other Observation, Extent : Moderate, Area Affected : 25%					
				Location : Handicap Ramp					
				Explanation : Impact Damage					

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2049	**	5	\$1,100	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : The Service Equipment Consists Of A 600 Ampere Switch. It Is In Good Condition.					

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2049	* *	5	\$1,100	
	Raceway								
	Conduit	100%			2029	\$74,100	1		
	Panelboards								
	Molded Case Bkrs	80%			2028	\$89,400	5	\$900	
	Molded Case Bkrs	20%			2037	* *	5	\$200	
	Wiring								
	Braided Cloth	60%	2-4	\$58,500	2054	* *	1		
		Insulation Aged, Extent : Light, Area Affected : 100% Location : Throughout The Building.							
	Thermoplastic	40%			2039	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2027	\$48,400	5	\$300	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2042	* *	1	\$12,700	
Lighting									
	Interior Lighting								
	Fluorescent	50%			2029	\$48,700	10	\$19,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout Building.							
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	25%	0-2	\$24,400	2039	* *			
		Malfunctioning, Extent : Light, Area Affected : 100% Location : Throughout Building.							
	Fluorescent	15%	Now	\$14,600	2039	* *			
		Damaged Fixtures, Extent : Light, Area Affected : 100% Location : Third Floor.							
	Fluorescent	10%			2024	\$9,700	10	\$3,800	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Attic							
	Egress Lighting								
	Exit, Service	50%			2029	\$6,000	1		
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Building.							
		Explanation : Emergency Lights Are Supplied From Adjacent Building Generator.							
	Exit, Battery	50%			2029	\$20,300	10	\$1,400	
	Exterior Lighting								
	HID	100%			2029	\$166,900	10	\$100	

Alarm

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Alarm

Security System

No Component

90%

Generic

10%

2037

* *

1

\$1,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside On The Wall**Explanation : The Security System Is Composed Of CCTV Cameras.*

Fire/Smoke Detection

Generic, Analog

100%

2029

\$457,800

1-3

\$25,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Corridors.**Explanation : The Fire Alarm System Includes Alarm Bells, Manual Pull Stations, Strobe Lights, Smoke Detectors.*

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

Heating

Energy Source

HTHW/HW

100%

2039

* *

1

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

Conversion Equipment

Heat Exchanger, Shell & Tube

100%

2032

* *

Distribution

Hot Wtr Piping/Pump

20%

2028

\$12,900

4

\$400

Central Plant Steam

40%

Now

\$84,100

2039

* *

4

\$800

Piping/Pmp

*Corroded, Extent : Severe, Area Affected : 40%**Location : Extensive Rusting Throughout**Leak Evident, Extent : Severe, Area Affected : 10%**Location : East Side Of The Building*Central Plant Steam
Piping/Pmp

40%

2049

* *

4

\$800

Terminal Devices

Convactor/Radiator

100%

2027

\$221,600

1

\$13,400

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Window/Wall Unit

50%

2024

\$43,100

1

No Component

50%

Ventilation

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

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

Asset # : 2794

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	* *	2-5	\$4,600	
	No Component	80%							
	Exhaust Fans								
	Interior	20%	Now	\$2,900	2029	\$29,500	2	\$200	
			Not in Service, Extent : Severe, Area Affected : 10%						
			Location : Restrooms						
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	0-2	\$15,400	2029	\$308,600	1		
			Corroded, Extent : Severe, Area Affected : 10%						
			Location : Water Main						
	Water Heater								
	Electric	100%			2027	\$36,500	4	\$400	
			Recent Replace Evident, Extent : Light, Area Affected : 40%						
			Location : 1st Floor						
			Other Observation, Extent : Light, Area Affected : 40%						
			Location : 1st Floor						
			Explanation : One 250 Gallon Electric Water Heater						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2022	\$1,400	4	\$1,300	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	50%							
	Generic	50%			2029	\$202,700	1-2	\$5,800	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

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 : 19-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 3222 **Lot** : 62 **BIN** : 2100253

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$490,600	\$430,100
Interior Architecture	\$95,900	\$269,800
Electrical	\$56,800	\$337,600
Mechanical		\$111,400
Total	\$643,300	\$1,148,800
Importance Code A	\$490,600	\$430,100
Importance Code B	\$110,800	\$718,800
Importance Code C	\$41,900	
Total	\$643,300	\$1,148,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$14,500		\$1,400	
Interior Architecture	\$27,500	\$800	\$4,100	\$2,900
Electrical	\$1,400	\$1,700	\$21,500	\$1,300
Mechanical	\$33,300	\$2,000	\$33,800	\$2,100
Site Pavements	\$6,500			
Total	\$83,200	\$4,500	\$60,800	\$6,300
Importance Code A	\$15,600	\$1,100	\$2,600	\$1,100
Importance Code B	\$61,200	\$3,500	\$58,200	\$5,200
Importance Code C	\$6,500			
Total	\$83,200	\$4,500	\$60,800	\$6,300



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

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

Asset # : 2646

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	85%	Now	\$130,000	LIFE	* *	5	\$40,400	
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Building Corners							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 15%							
		Location : Various Locations							
		Loose Units, Extent : Severe, Area Affected : 2%							
		Location : Building Corners							
		Vegetation Growth, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Masonry: Granite	5%			LIFE	* *	5	\$1,800	
	Masonry: Limestone	5%	Now	\$6,100	LIFE	* *	5	\$1,800	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : North And West Facades							
	Stucco Cement	5%	Now	\$3,700	2034	* *	5	\$3,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Lower Bulkhead							
		Vertical Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Lower Bulkhead							
Windows									
	Aluminum	100%	0-2	\$4,700	2045	* *	5	\$2,600	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Missing Insect Screens At Multiple Locations							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE GUGGENHEIM HALL
Asset # : 2646

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Masonry: Brick	90%	Now	\$245,500	LIFE	* *	5	\$10,000	1
		Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
		Location : Upper Roof							
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Upper Roof							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%							
		Location : Upper Roof							
		Loose Units, Extent : Severe, Area Affected : 5%							
		Location : Upper Roof							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
		Location : Upper Roof							
		Miss/Damaged Copings, Extent : Moderate, Area Affected : 5%							
		Location : Upper Roof							
		Vegetation Growth, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Worn/Eroded, Extent : Severe, Area Affected : 20%							
		Location : Upper Roof							
	Masonry: Limestone	10%	Now	\$37,100	LIFE	* *	5	\$1,400	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Decorative Cornice At Northwest Corner And Horizontal Bands							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Coping And Decorative Cornice							
		Loose Units, Extent : Moderate, Area Affected : 2%							
		Location : Upper And Lower Roof Coping Slabs							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Coping And At Decorative Cornice - Northwest Corner							
Roof									
	Built-Up (BUR)	94%	Now	\$77,900	2029	\$389,700			
		Debris on Roof, Extent : Severe, Area Affected : 10%							
		Location : Near Parapets From Failing Mortar							
		Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 10%							
		Location : Upper Roof							
		Ponding, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations							
		Vegetation Growth, Extent : Moderate, Area Affected : 10%							
		Location : Upper Roof							
		Water Penetration, Extent : Severe, Area Affected : 15%							
		Location : Various Locations							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Upper Roof							
		Explanation : Roof Location							
	Built-Up (BUR)	1%			2039	* *	10	\$300	
	Single Ply Membrane	5%			2034	* *	10	\$1,400	
Soffits									
	Masonry: Limestone	100%			LIFE	* *	5		

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	15%			LIFE	**	5	\$10,800	
		Paint Peeling, Extent : Light, Area Affected : 15%							
		Location : Throughout Basement							
	Ceramic Tile	5%			2038	**	5	\$1,600	
	Terrazzo	10%			LIFE	**	5	\$2,600	
	Vinyl Tile 9" X 9"	70%	Now	\$54,000	2029	\$269,800	3	\$8,600	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations							
		Worn/Eroded, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Interior Walls									
	Concrete Masonry Unit	10%			LIFE	**	5	\$2,300	
	Marble Panels	5%			LIFE	**			
	Plaster	85%	Now	\$41,900	LIFE	**	5	\$14,700	
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Various Locations							
		Loose/Delam Surface, Extent : Severe, Area Affected : 10%							
		Location : Stair Bulkheads, Music Practice Rooms							
		Staining/Discoloring, Extent : Severe, Area Affected : 5%							
		Location : Music Practice Rooms							
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Bulkheads, Music Practice Rooms, Various Other Locations							
Ceilings									
	AcousTileSusp.Lay-In	37%	Now	\$10,500	2042	**	5	\$6,100	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	AcousTileSusp.Lay-In	25%			2049	**	5	\$8,200	
	Exposed Concrete	25%	Now	\$14,100	LIFE	**	5	\$1,300	
		Paint Peeling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Main Stairway Bulkhead							
	Plaster	13%	Now	\$3,000	LIFE	**	5	\$2,700	
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Stairways, Music Practice Rooms							
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	90%	2-4	\$400	2034	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Masonry: Granite	10%			LIFE	**			

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Estimates are rounded to the nearest hundred dollars.
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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE GUGGENHEIM HALL

Asset # : 2646

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

Site Pavements

Parking/Driveway

Asphalt

100% 2-4 \$6,100 2032 * *

Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout, Side And Rear Of Building

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2049 * * 5 \$100

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

Location : Electrical Room.

Explanation : Service Equipment Consists Of One 600 Ampere Main Disconnect Switch.

Switchgear / Switchboard

Fused Disc Sw

100% 2029 \$104,300 5 \$100

Raceway

Conduit

90% 2039 * * 1

Conduit

10% 2049 * * 1

Panelboards

Fused Disc Sw

10% 2037 * * 5 \$100

Molded Case Bkrs

10% 2045 * * 5 \$100

Molded Case Bkrs

80% 2028 \$63,800 5 \$500

Wiring

Braided Cloth

80% 2-4 \$56,800 2054 * * 1

Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building.

Thermoplastic

20% 2049 * * 1

Motor Controllers

Locally Mounted

100% 2027 \$48,400 5 \$100

Ground

Grounding Devices

Not Accessible

100%

Stand-by Power

Transfer Switches

Automatic

100% 2042 * * 1 \$6,700

Lighting

Interior Lighting

Fluorescent

100% 2034 * * 10 \$20,100

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

Location : Throughout

Egress Lighting

Emergency, Service

50% 2029 \$5,800 1

Exit, LED

50% 2044 * * 1

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

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

Asset # : 2646

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

Lighting

Exterior Lighting

HID

30%

2029

\$26,500

10

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

Location : Throughout

Explanation : Fixtures Are Controlled Via Photocell.

No Component

70%

Alarm

Fire/Smoke Detection

No Component

50%

Generic, Analog

50%

2029

\$121,100

1-3

\$6,700

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

Heating

Energy Source

HTHW/HW

100%

2039

* *

1

Conversion Equipment

Heat Exchanger, Plate & Frame

100%

2038

* *

1

\$10,800

Distribution

Central Plant Steam Piping/Pmp

85%

Now

\$31,500

2039

* *

4

\$900

Corroded, Extent : Severe, Area Affected : 10%

Location : Throughout

Steam Traps Faulty, Extent : Severe, Area Affected : 10%

Location : Throughout

Central Plant Steam Piping/Pmp

15%

2039

* *

4

\$200

Terminal Devices

Air Handler

5%

2029

\$15,400

1

\$700

Other Observation, Extent : Light, Area Affected : 5%

Location : Basement

Explanation : For Auto Shop

Convactor/Radiator

95%

2027

\$111,400

1

\$6,700

Air Conditioning

Energy Source

Electricity

100%

2045

* *

1

Conversion Equipment

Window/Wall Unit

70%

2024

\$31,900

1

No Component

30%

Ventilation

Exhaust Fans

Interior

10%

2029

\$7,800

2

\$100

No Component

90%

Plumbing

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

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

Asset # : 2646

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2034	* *	1		
	Water Heater								
	Electric	100%			2027	\$19,300	4	\$200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 80 Gallon Heater								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2029	\$3,300	4	\$500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : Not Accessible								
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	98%							
	Generic	2%			2049	* *	1-2	\$100	
	Other Observation, Extent : Light, Area Affected : 10%								
	Location : Basement								
	Explanation : Sprinkler Only For Closet And Basement Storage								

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

Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : BRONX COMMUNITY COLLEGE HALL OF FAME - AUD AND COLONNADE
Address : 2060 SEDGWICK AVENUE
Borough : BRONX **Agency's Number** : 21013
Program / Asset # : CUN0007.130 / 2075 **Yr Built/Renovated** : 1898 / 2002
Area Sq Ft : 12,191 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 12-Dec-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Floors 1
Block : 3222 **Lot** : 62 **BIN** : 2100243

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$135,400	\$53,600
Interior Architecture		\$114,900
Electrical		\$96,200
Total	\$135,400	\$264,800
Importance Code A	\$135,400	\$53,600
Importance Code B		\$211,100
Total	\$135,400	\$264,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture			\$7,100	
Interior Architecture	\$53,600			
Electrical	\$500	\$500	\$500	\$500
Site Enclosure	\$20,600			
Total	\$74,700	\$500	\$7,500	\$500
Importance Code A			\$7,100	
Importance Code B	\$25,800	\$500	\$500	\$500
Importance Code C	\$48,900			
Total	\$74,700	\$500	\$7,500	\$500



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Granite	10%			LIFE	**	5	\$2,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : In Colonnade And Areaway							
		Explanation : Polished Granite Blocks							
	Masonry: Granite	60%			LIFE	**	5	\$15,800	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%							
		Location : West Wall							
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lower Level Under Colonnade							
		Explanation : Rusticated Granite Blocks							
	Masonry: Limestone	30%	Now	\$74,300	LIFE	**	5	\$7,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Base At 1st Floor Colonnade							
		Loose Units, Extent : Severe, Area Affected : 10%							
		Location : Colonnade Scuppers/ Cornice							
		Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 10%							
		Location : Throughout Colonnade							
Windows									
	Wood	100%	Now	\$61,100	2054	**	5	\$7,000	1
		Air Infiltration, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
		Location : Areaways							
		Dry Rot/Decay, Extent : Severe, Area Affected : 100%							
		Location : Basement							
Roof									
	Clay Tile	95%			2039	**	10	\$53,600	
	Copper/Terne	5%			2044	**	10	\$7,100	
Soffits									
	Masonry: Brick	100%			LIFE	**	5		
Interior									
	Floors								
	Cast in Place Concrete	90%	Now	\$19,800	LIFE	**	5	\$35,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Electrical Room, Basement							
	Ceramic Tile	5%			2032	**	5	\$900	
	Terrazzo	5%			LIFE	**	5	\$700	

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Ceramic Tile	5%			2032	**	5	\$1,000		
Masonry: Brick	20%			LIFE	**				
Plaster	75%	Now	\$27,700	LIFE	**	5	\$4,500		
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Basement									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : Basement									
Ceilings									
Exposed Struc: Steel	50%			LIFE	**				
Masonry: Infill Arch	20%	Now	\$5,100	LIFE	**				
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Arched Ceiling, 1st Floor Colonnade									
Wood	30%			LIFE	**	5	\$79,000		
Site Enclosure									
Fence/Gates									
Iron Picket	100%			2049	**				
Free Standing Walls									
Masonry: Fieldstone	90%	0-2	\$20,600	2039	**				
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Loose Units, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Limestone									
Masonry: Fieldstone	10%			2039	**				
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Granite									
Retaining Walls									
Masonry: Fieldstone	100%			2039	**				
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Granite									
Site Pavements									
On-Site Walkways									
Pavers/Stone	100%			2032	**				
Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts									

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Not Accessible	100%							
	Wiring								
	Thermoplastic	100%			2029	\$28,200	1		
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Exterior Lighting								
	HID	100%			2029	\$53,400	10		
Alarm									
	Security System								
	Generic	100%			2029	\$42,800	1	\$4,600	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	No Component	90%							
	No Component	10%							
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		

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

Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

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 : 08-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2
Block : 3222 **Lot** : 62 **BIN** : 2100256

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$226,200	
Interior Architecture	\$101,100	\$168,600
Electrical		\$99,900
Mechanical	\$45,400	
Total	\$372,800	\$268,400
Importance Code A	\$226,200	
Importance Code B	\$146,600	\$268,400
Total	\$372,800	\$268,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$33,900			
Interior Architecture	\$96,300			\$2,300
Electrical	\$800	\$800	\$700	\$800
Mechanical	\$22,700	\$600	\$1,600	\$600
Site Pavements	\$1,400			
Total	\$155,100	\$1,400	\$2,300	\$3,700
Importance Code A	\$33,900			
Importance Code B	\$76,400	\$1,400	\$2,300	\$3,700
Importance Code C	\$44,800			
Total	\$155,100	\$1,400	\$2,300	\$3,700



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	85%	Now	\$44,500	LIFE	* *	5	\$13,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Vertical Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Masonry: Limestone	15%			LIFE	* *	5	\$1,800	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
		Location : Entrance Stair, Areaway							
Windows									
	Aluminum	100%	Now	\$78,300	2045	* *	5	\$2,900	
		Air Infiltration, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Cttrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Unit Inoperable, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
Roof									
	Clay Tile	90%	Now	\$103,500	2049	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Miss/Damaged Flashings, Extent : Severe, Area Affected : 10%							
		Location : Surrounding Skylight							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Skylight, Metal/Glass	10%	Now	\$33,900	2039	* *			1
		Miss/Damaged Flashings, Extent : Severe, Area Affected : 100%							
		Location : East Roof Face							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Skylight							
Soffits									
	Masonry: Limestone	100%			LIFE	* *	5		
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
		Location : Throughout							
Interior									

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Mosaic Tile	5%	Now	\$28,100	2034	* *	5	\$1,200	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Toilets							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Toilets							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Toilets							
	Vinyl Tile	95%	Now	\$101,100	2029	\$168,600	3	\$7,000	
		Adhesion Failure, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Worn/Eroded, Extent : Light, Area Affected : 80%							
		Location : Throughout							
Interior Walls									
	Gypsum Board	10%	Now	\$700	LIFE	* *	5	\$1,800	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Masonry: Brick	20%	Now	\$24,900	LIFE	* *			
		Efflorescence, Extent : Moderate, Area Affected : 20%							
		Location : Attic							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Attic							
	Plaster	70%	Now	\$17,900	LIFE	* *	5	\$6,300	
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Basement							
		Paint Peeling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
Ceilings									
	Exposed Concrete	10%			LIFE	* *	5	\$300	
	Plaster	90%	Now	\$24,800	LIFE	* *	5	\$11,100	
		Loose/Delam Surface, Extent : Severe, Area Affected : 10%							
		Location : Near Roof Hatch, Classrooms, Basement							
		Water Penetration, Extent : Severe, Area Affected : 100%							
		Location : Near Roof Hatch, Classrooms, Basement							
Site Enclosure									
Retaining Walls									
	Cast in Place Concrete	100%			2049	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Areaway							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete

95%

2034

* *

*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Throughout*

Masonry: Granite

5%

4+

\$1,400

LIFE

* *

*Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%**Location : Main Entry Stair*

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2049

* *

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 800 Ampere Main Disconnect Switch And One 400 Ampere Main Disconnect Switch*

Transformers

Dry Type

100%

2046

* *

5

*Other Observation, Extent : Light, Area Affected : 100%**Location : Main Electrical Room**Explanation : The Building Has A 300 Kilovolt-ampere 480Volt-208/120Volt Which Is In Good Condition.*

Switchgear / Switchboard

Fused Disc Sw

100%

2049

* *

5

\$100

Raceway

Conduit

90%

2029

\$21,300

1

Conduit

10%

2049

* *

1

Panelboards

Fused Disc Sw

10%

2028

\$3,200

5

Fused Disc Sw

5%

2045

* *

5

Molded Case Bkrs

55%

2028

\$17,600

5

\$200

Molded Case Bkrs

30%

2045

* *

5

\$100

Wiring

Thermoplastic

80%

2029

\$20,700

1

Thermoplastic

20%

2049

* *

1

Motor Controllers

Locally Mounted

100%

2027

\$48,400

5

\$100

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$200

Stand-by Power

Transfer Switches

Automatic

100%

2042

* *

1

\$3,900

Lighting

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	100%			2029	\$30,100	10	\$11,700	
				T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building.					
	Egress Lighting								
	Emergency, Service	50%			2034	* *	1		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout					
				Explanation : Building Gets Power From Adjacent Building Generator.					
	Exit, Service	50%			2034	* *	1		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout					
				Explanation : Gets Power From Adjacent Building Generator.					
	Exterior Lighting								
	HID	100%			2029	\$51,500	10		
Alarm									
	Fire/Smoke Detection								
	No Component	60%							
	Generic, Analog	40%			2034	* *	1-3	\$3,200	
Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2029	\$31,500	1		
	Distribution								
	Central Plant Steam	100%	Now	\$21,600	2039	* *	4	\$600	
	Piping/Pmp								
				Corroded, Extent : Severe, Area Affected : 20%					
				Location : Basement					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Adjacent Building					
				Explanation : Steam Supplied From Annex					
	Terminal Devices								
	Convactor/Radiator	100%			2034	* *	1	\$4,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	* *	1		
	Conversion Equipment								
	Window/Wall Unit	80%			2027	\$21,300	1		
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,100	

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	100%	Now	\$45,400	2039	* *	2	\$300	
				Malfunctioning, Extent : Moderate, Area Affected : 100%					
				Location : Basement					
				Noisy/Vibrating, Extent : Moderate, Area Affected : 100%					
				Location : Basement					
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2034	* *	1		
	Water Heater								
	Electric	100%			2027	\$11,200	4	\$100	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : 40 Gallons					
	HW Heat Exchanger								
	HTHW/HW	100%			2029	\$22,300			
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2022	\$400	4	\$400	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	70%							
	Generic	30%			2039	* *	1-2	\$1,100	

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

Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : BRONX COMMUNITY COLLEGE HAVEMEYER LABORATORY ANNEX
Address : 185 WEST 180th STREET
Borough : BRONX **Agency's Number** : 21033
Program / Asset # : CUN0007.330 / 2067 **Yr Built/Renovated** : 1948 / 2002
Area Sq Ft : 6,480 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 13-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 3222 **Lot** : 62 **BIN** : 2100256

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$60,100	\$122,600
Interior Architecture	\$40,600	\$81,200
Electrical		\$120,000
Total	\$100,700	\$323,900
Importance Code A	\$60,100	\$122,600
Importance Code B	\$40,600	\$201,200
Total	\$100,700	\$323,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$45,500			
Interior Architecture	\$7,100			\$1,100
Electrical	\$400	\$600	\$6,300	\$400
Mechanical	\$500	\$200	\$12,900	\$400
Site Enclosure	\$5,300			
Total	\$58,800	\$800	\$19,200	\$1,900
Importance Code A	\$45,500			
Importance Code B	\$8,700	\$800	\$19,200	\$1,900
Importance Code C	\$4,600			
Total	\$58,800	\$800	\$19,200	\$1,900



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	* *	5	\$2,900	
		Paint Peeling, Extent : Light, Area Affected : 25%							
		Location : 2066 Havemeyer Laboratory							
	Masonry: Limestone	90%	Now	\$60,100	LIFE	* *	5	\$7,700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Near Northeast And Southeast Corners							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Severe, Area Affected : 100%							
		Location : Perimeter Sealant At Base Of Walls, Throughout							
	Wood	5%	Now	\$19,200	2049	* *	5	\$1,400	
		Deteriorated Finish, Extent : Moderate, Area Affected : 100%							
		Location : Fascia Trims Below Roof Line							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 30%							
		Location : Fascia, Both Entry Doors							
		Split/Cracked, Extent : Light, Area Affected : 20%							
		Location : Fascia Trims Below Roof Line							
Windows									
	Aluminum	98%	Now	\$26,200	2054	* *	5	\$300	
		Bent/Warped Elements, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Severe, Area Affected : 10%							
		Location : North Side Windows							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Around Window Frames							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Around Window Frames							
	Aluminum	2%			2054	* *	5		
Roof									
	Modified Bitumen	100%			2029	\$122,600	10	\$8,500	

Interior

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$1,000	
		Paint Peeling, Extent : Light, Area Affected : 25%							
		Location : Mechanical Spaces							
	Vinyl Tile	95%	Now	\$40,600	2029	\$81,200	3	\$3,400	
		Adhesion Failure, Extent : Severe, Area Affected : 15%							
		Location : 2066 Havemeyer Laboratory							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : Various Locations							
		Patching Evident, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Uneven Surface, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Interior Walls									
	Cast in Place Concrete	15%			LIFE	**			
	Concrete Masonry Unit	50%	0-2	\$3,500	LIFE	**	5	\$1,200	
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Gypsum Board	20%	Now	\$500	LIFE	**	5	\$700	
		Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%							
		Location : Corridor Wall							
	Masonry: Brick	5%	Now	\$600	LIFE	**			
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : West Side							
		Other Observation, Extent : Severe, Area Affected : 10%							
		Location : West Side Party Wall							
		Explanation : Deteriorated Finish							
	Plywood/Hardboard	10%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	2%			2042	**	5	\$200	
	Exposed Struc: Wood	5%			LIFE	**			
		Paint Peeling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Plaster	93%	Now	\$2,500	LIFE	**	5	\$5,500	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
Site Enclosure									

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
Retaining Walls									
	Concrete Masonry Unit	50%			2049	* *			
	Masonry: Brick	44%	Now	\$5,300	2039	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Entry - Limestone								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Entry - Limestone								
	Spalling, Extent : Moderate, Area Affected : 10%								
	Location : Entry - Limestone								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Entry - Limestone								
	Explanation : Masonry-limestone								
	Masonry: Brick	6%			2059	* *			
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	95%			2042	* *			
	Wood	5%			2027		1-3		
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Landing At Entry								
	Explanation : Plastic Lumber								
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	100%			2029	\$14,800	1		
Panelboards									
	Fused Disc Sw	3%			2028	\$700	5		
	Molded Case Bkrs	77%			2028	\$18,400	5	\$100	
	Molded Case Bkrs	20%			2045	* *	5		
Wiring									
	Thermoplastic	80%			2029	\$15,800	1		
	Thermoplastic	20%			2049	* *	1		
Motor Controllers									
	Locally Mounted	100%			2027	\$48,400	5		
Ground									
Grounding Devices									
	Not Accessible	100%							
Lighting									
Interior Lighting									
	Fluorescent	100%			2034	* *	10	\$5,900	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Service	50%			2034	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Gets Power From Adjacent Building Generator							
	Exit, Service	50%			2034	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Gets Power From Adjacent Building Generator							
	Exterior Lighting								
	HID	100%			2029	\$26,100	10		
Alarm									
	Fire/Smoke Detection								
	Generic, Analog	100%			2029	\$71,700	1-3	\$4,000	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2049	**	1		
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	100%			2038	**			
	Distribution								
	Central Plant Steam Piping/Pmp	100%			2049	**	4	\$300	
	Terminal Devices								
	Convactor/Radiator	100%			2027	\$34,700	1	\$2,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	**	1		
	Conversion Equipment								
	Window/Wall Unit	10%			2024	\$1,400	1		
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,600	
	Exhaust Fans								
	Roof	100%			2024	\$10,800	2	\$200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2027	\$28,400	1		
	Water Heater								
	Not Accessible	100%							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	HW Heat Exchanger HTHW/HW	100%		2029	\$11,300			
	Sanitary Piping Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
	Sump Pump(s) Submersible	100%		2022	\$200	4	\$200	
	Fixtures Generic	100%						

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

Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

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 : 12-Dec-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Floors 1,3
Block : 3222 **Lot** : 62 **BIN** : 2096464

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$234,700	\$49,600
Interior Architecture	\$56,500	
Electrical	\$46,300	\$147,500
Mechanical		\$600,900
Total	\$337,600	\$798,100
Importance Code A	\$234,700	\$49,600
Importance Code B	\$46,300	\$748,500
Importance Code C	\$56,500	
Total	\$337,600	\$798,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$7,800			
Interior Architecture	\$52,400			\$137,800
Electrical	\$9,900	\$1,200	\$27,500	\$1,400
Mechanical	\$23,500	\$1,600	\$3,100	\$1,800
Site Pavements	\$500			
Total	\$94,200	\$2,900	\$30,500	\$141,000
Importance Code A	\$8,100		\$300	
Importance Code B	\$84,700	\$2,900	\$30,200	\$141,000
Importance Code C	\$1,300			
Total	\$94,200	\$2,900	\$30,500	\$141,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE LANGUAGE HALL

Asset # : 2074

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%	0-2	\$86,800	LIFE	* *	5	\$49,600	
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Vertical Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
Masonry: Granite	5%			LIFE	* *	5	\$2,200	
Masonry: Limestone	10%	Now	\$82,100	LIFE	* *	5	\$4,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Main Entry							
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 5%							
	Location : Main Entry							
Windows								
Aluminum	100%	4+	\$65,800	2045	* *	5	\$6,800	
	Air Infiltration, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Roof								
Clay Tile	100%	Now	\$7,800	2039	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
	Location : South Side							
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		
Interior								
Floors								
Carpet	20%			2025	\$130,600	3	\$17,600	
Ceramic Tile	5%			2042	* *	5	\$2,200	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Toilets							
Steel Plate	5%			LIFE	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Stair							
	Explanation : Found At Egress Stair Only							
Terrazzo	20%			LIFE	* *	5	\$6,900	
	Horizontal Cracks, Extent : Moderate, Area Affected : 15%							
	Location : First And Third Floor							
Vinyl Tile	50%	2-4	\$21,800	2034	* *	3	\$8,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Room 23b							
	Worn/Eroded, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2074

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Concrete Masonry Unit	5%			LIFE	**	5	\$800	
	Gypsum Board	20%	Now	\$800	LIFE	**	5	\$5,000	
		Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
		Location : Bathroom							
	Masonry: Fieldstone	2%			LIFE	**			
	Plaster	73%	Now	\$56,500	LIFE	**	5	\$9,100	
		Misaligned/Bulging, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Paint Peeling, Extent : Moderate, Area Affected : 25%							
		Location : Various Locations							
		Patching Evident, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : West Stair							
Ceilings									
	AcousTileSusp.Lay-In	80%			2042	**	5	\$35,300	
	Plaster	20%	Now	\$6,700	LIFE	**	5	\$5,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Paint Peeling, Extent : Moderate, Area Affected : 20%							
		Location : Various Classrooms							
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2064	**			
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	90%			2042	**			
	Masonry: Granite	10%	Now	\$500	LIFE	**			
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Main Entry Stair							

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1600 Ampere And 800 Ampere Main Disconnect Switch.								
Transformers								
Dry Type	100%			2042	**	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 500 Kilovolt-ampere And One 30 Kilovolt-ampere, 480Volt-208/120Volt.								

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2074

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Switchgear / Switchboard									
	Fused Disc Sw	40%			2029	\$45,400	5		
	Fused Disc Sw	60%			2049	* *	5	\$100	
Raceway									
	Conduit	90%			2029	\$54,900	1		
	Conduit	10%			2049	* *	1		
Panelboards									
	Fused Disc Sw	10%			2028	\$8,700	5	\$100	
	Molded Case Bkrs	70%			2037	* *	5	\$400	
	Molded Case Bkrs	20%			2045	* *	5	\$100	
Wiring									
	Braided Cloth	60%	2-4	\$46,300	2054	* *	1		
		Insulation Aged, Extent : Light, Area Affected : 100% Location : Throughout Building.							
	Thermoplastic	30%			2029	\$23,200	1		
	Thermoplastic	10%			2049	* *	1		
Motor Controllers									
	Locally Mounted	90%			2027	\$47,300	5	\$100	
	Locally Mounted	10%			2034	* *	5		
Ground									
	Grounding Devices								
	Not Accessible	100%							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2042	* *	1	\$6,600	
Lighting									
	Interior Lighting								
	Fluorescent	85%			2034	* *	10	\$16,700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout Building.							
	Fluorescent	15%	0-2	\$8,200	2039	* *			
		Damaged Fixtures, Extent : Light, Area Affected : 100% Location : Stairs							
Egress Lighting									
	Emergency, Service	50%			2024	\$6,100	1		
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Building. Explanation : Gets Power From Adjacent Building Generator.							
	Exit, Service	50%			2024	\$3,400	1		
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Building. Explanation : Gets Power From Adjacent Building Generator.							
Alarm									
	Security System								
	No Component	90%							
	Generic	10%			2039	* *	1	\$800	

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

Asset # : 2074

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

Alarm

Fire/Smoke Detection

No Component

60%

Generic, Analog

40%

2034

* *

1-3

\$5,400

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

Heating

Energy Source

HTHW/HW

100%

2055

* *

1

Conversion Equipment

HTHW/HW Exchanger

100%

2038

* *

2

\$1,300

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

Location : Basement

Explanation : Unit Replaced About 6 Years Ago

Distribution

Hot Wtr Piping/Pump

50%

0-2

\$3,600

2037

* *

4

\$500

Corroded, Extent : Moderate, Area Affected : 50%

Location : Throughout

Hot Wtr Piping/Pump

50%

Now

\$3,600

2037

* *

4

\$500

Leak Evident, Extent : Severe, Area Affected : 50%

Location : Basement

Terminal Devices

Air Handler

5%

2029

\$16,400

1

\$700

Convactor/Radiator

85%

2027

\$105,900

1

\$5,900

Fan Coil Unit/Heat

10%

2029

\$34,800

1

\$700

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Split Unit

20%

2029

\$99,300

Window/Wall Unit

30%

2022

\$14,500

1

No Component

50%

Distribution

Ductwork/Diffusers

20%

LIFE

* *

2

\$5,600

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

Location : Basement

Explanation : Serving Lunch Room

No Component

80%

Terminal Devices

Fan Coil - 4 Pipe

100%

2029

\$272,400

1

\$6,900

Ventilation

Exhaust Fans

Interior

100%

2029

\$82,800

2

\$700

Plumbing

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

Asset # : 2074

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping Galvanized Steel	100%			2034	* *	1		
			Corroded, Extent : Moderate, Area Affected : 20%						
			Location : Throughout						
	Water Heater Electric	100%			2027	\$20,500	4	\$200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : 120 Gallons						
	HW Heat Exchanger HTHW/HW	100%			2029	\$40,600			
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s) Non-Submersible	100%			2029	\$3,500	4	\$500	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : Single Unit						
	Fixtures Generic	100%							
			Obsolete Fixtures, Extent : Light, Area Affected : 100%						
			Location : Throughout						

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Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

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 : 20-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 3222 **Lot** : 40 **BIN** : 2097307

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$382,100	\$165,100
Interior Architecture	\$90,600	\$47,000
Electrical	\$108,400	\$56,100
Mechanical	\$99,400	\$227,200
Total	\$680,500	\$495,400
Importance Code A	\$436,000	\$165,100
Importance Code B	\$244,400	\$330,300
Total	\$680,500	\$495,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$700			
Interior Architecture	\$27,600			\$1,200
Electrical	\$26,300	\$900	\$19,900	\$800
Mechanical	\$44,500	\$500	\$24,200	\$500
Total	\$99,100	\$1,400	\$44,100	\$2,500
Importance Code A	\$1,000		\$300	
Importance Code B	\$97,100	\$1,400	\$43,800	\$2,500
Importance Code C	\$1,000			
Total	\$99,100	\$1,400	\$44,100	\$2,500



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

Asset # : 2079

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Stucco Cement	100%	Now	\$119,300	2034	**	5	\$16,100	
		<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>							
		<i>Location : Throughout</i>							
		<i>Vertical Cracks, Extent : Severe, Area Affected : 15%</i>							
		<i>Location : Throughout</i>							
Parapets									
	Metal: Cage/Fence	2%	Now	\$700	2049	**	5	\$100	
		<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Around Roof Equipment</i>							
	No Component	98%							
Roof									
	Built-Up (BUR)	65%	Now	\$262,900	2039	**			
		<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%</i>							
		<i>Location : Throughout</i>							
		<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : Throughout</i>							
		<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Offices</i>							
		<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>							
		<i>Location : Throughout</i>							
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
		<i>Explanation : Inaccessible</i>							
	Single Ply Membrane	35%			2029	\$165,100	10	\$9,800	

Interior

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

Asset # : 2079

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Ceramic Tile	5%	0-2	\$800	2038	**	5	\$400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Bathrooms								
Raised Access Floor	30%	Now	\$11,700	2032	**	5	\$8,300	
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Uneven Substrate, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Vinyl Tile	35%	Now	\$14,100	2029	\$47,000	3	\$1,900	
Adhesion Failure, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Vinyl Tile 9" X 9"	30%	Now	\$52,200	2039	**	3	\$1,700	
Adhesion Failure, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Worn/Eroded, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Interior Walls								
Concrete Masonry Unit	70%			LIFE	**	5	\$4,100	
Other Observation, Extent : Light, Area Affected : 15%								
Location : Throughout								
Explanation : Paint Peeling								
Glass: Single Pane	5%			LIFE	**	5	\$500	
Gypsum Board	10%			LIFE	**	5	\$900	
Plywood/Hardboard	15%	Now	\$1,000	LIFE	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Receiving Area								
Ceilings								
AcousTileSusp.Lay-In	100%	Now	\$38,400	2042	**	5	\$7,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Site Pavements								
On-Site Walkways								
Asphalt	80%			2038	**			
Pavers/Stone	20%			2032	**			

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

Asset # : 2079

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	75%			2039	**	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : The Main Service Switches Are Rated At 3- 400 Amperes. The Building Is Fed From Bliss Hall Building.							
	Fused Disc Sw	25%			2039	**	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : The Service Equipment Includes One 400 Ampere Switch. The Switch Is In Good Condition.							
Transformers									
	Dry Type	100%			2034	**	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : The Transformer System Includes Two 112 Kilovolt-ampere, One 30 Kilovolt-ampere. They Are In Good Condition.							
Switchgear / Switchboard									
	Fused Disc Sw	60%			2039	**	5		
	Molded Case Bkrs	40%			2039	**	5	\$100	
Raceway									
	Conduit	100%			2039	**	1		
Panelboards									
	Molded Case Bkrs	60%			2037	**	5	\$200	
	Molded Case Bkrs	40%	2-4	\$6,400	2054	**	5	\$100	
		Aged Component, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
Wiring									
	Braided Cloth	30%	2-4	\$8,900	2054	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout Building.							
	Thermoplastic	70%			2039	**	1		
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$10,200	LIFE	**	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Water Main.							
		Explanation : Recent Upgrade Visible.							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2042	**	1	\$3,100	
Lighting									
	Interior Lighting								
	Fluorescent	100%			2024	\$108,400	10	\$9,300	
		Damaged Fixtures, Extent : Light, Area Affected : 40%							
		Location : Throughout Building.							

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

Asset # : 2079

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

Lighting

Egress Lighting Exit, Service	100%			2024	\$1,500	1		
Exterior Lighting HID	20%			2024	\$8,200	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Exterior Fixtures Are Controlled Via Photocell.</i>								
No Component	80%							

Alarm

Security System No Component	50%							
Generic	50%			2029	\$16,400	1	\$1,900	
Fire/Smoke Detection No Component	50%							
Generic, Analog	50%			2029	\$56,100	1-3	\$3,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : The Fire Alarm System Is Composed Of Smoke Detector And Strobe Lights.</i>								

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

Heating

Energy Source Electricity	50%			2029		1		
HTHW/HW	50%			2029	\$3,700	1		
Conversion Equipment Radiant Heater	30%			2024	\$53,900	2	\$1,400	
No Component	70%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Supplied From Adjacent Building</i>								
Distribution Hot Wtr Piping/Pump	70%	2-4	\$1,000	2037	* *	4	\$400	
<i>Corroded, Extent : Light, Area Affected : 30%</i>								
<i>Location : 1st Floor</i>								
No Component	30%							
Terminal Devices Air Handler	70%	Now	\$6,000	2029	\$29,900	1	\$4,000	
<i>Not in Service, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 1st Floor</i>								
Fan Coil Unit/Heat	30%			2029	\$13,700	1	\$1,000	

Air Conditioning

Energy Source Electricity	100%			2037	* *	1		
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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE LOEW ANNEX

Asset # : 2079

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Interior Pkg Unit - Cooling	40%	Now	\$45,500	2027	\$151,600	2	\$200	
		Not in Service, Extent : Severe, Area Affected : 30% Location : 1st Floor							
	Exterior Pkg Unit - Cooling	40%	Now	\$32,800	2039	**	2	\$200	
		Unit Inoperable, Extent : Severe, Area Affected : 40% Location : Roof							
	Window/Wall Unit	20%			2022	\$4,200	1		
		Other Observation, Extent : Light, Area Affected : 20% Location : 1st Floor Office Explanation : 2 Units							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,700	
	Exhaust Fans								
	Interior	20%			2029	\$7,200	2	\$100	
	Roof	80%			2024	\$13,500	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2029	\$75,600	1		
	Water Heater								
	Electric	100%			2024	\$8,900	4	\$100	
		Other Observation, Extent : Light, Area Affected : 50% Location : 1st Floor Explanation : 30 Gallon Heater							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							

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Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

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 : 19-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,5
Block : 3222 **Lot** : 1 **BIN** : 2014898

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,392,300	\$78,100
Interior Architecture	\$1,067,200	
Electrical	\$37,100	\$1,407,700
Mechanical	\$100,900	\$47,400
Total	\$2,597,500	\$1,533,100
Importance Code A	\$1,392,300	\$78,100
Importance Code B	\$1,205,200	\$1,455,100
Total	\$2,597,500	\$1,533,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$17,200		\$500	
Interior Architecture	\$2,200	\$2,200	\$15,000	\$2,200
Electrical	\$17,700	\$6,200	\$5,300	\$4,700
Mechanical	\$29,600	\$2,400	\$5,600	\$3,500
Site Enclosure	\$9,000			
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$80,600	\$15,700	\$31,300	\$15,400
Importance Code A	\$17,200		\$600	
Importance Code B	\$54,400	\$15,700	\$30,800	\$15,400
Importance Code C	\$9,000			
Total	\$80,600	\$15,700	\$31,300	\$15,400



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

Asset # : 2078

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	100%	Now	\$503,000	LIFE	* *	5	\$78,100	1
		Diagonal Cracks, Extent : Severe, Area Affected : 20%							
		Location : North Bulkhead							
		Horizontal Cracks, Extent : Moderate, Area Affected : 25%							
		Location : North Bulkhead							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : North Bulkhead							
		Loose Units, Extent : Moderate, Area Affected : 20%							
		Location : North Bulkhead							
		Misaligned/Bulging, Extent : Severe, Area Affected : 25%							
		Location : North Bulkhead							
		Rusting Masonry Supt, Extent : Severe, Area Affected : 50%							
		Location : North Bulkhead							
	Windows								
	Aluminum	100%	Now	\$366,100	2054	* *	5	\$4,100	
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Parapets								
	Masonry: Brick	5%	Now	\$7,400	LIFE	* *	5	\$200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Above Penthouse							
		Horizontal Cracks, Extent : Moderate, Area Affected : 15%							
		Location : Above Penthouse							
	Metal Panel	5%			2049	* *	5	\$900	
	Metal Rail	90%	Now	\$2,500	2042	* *	5	\$30,700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Lower Roof							
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : Lower Roof							
	Roof								
	Built-Up (BUR)	95%	Now	\$523,200	2039	* *			
		Blisters, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Vegetation Growth, Extent : Moderate, Area Affected : 30%							
		Location : Lower Roof							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Modified Bitumen	5%			2029	\$27,500	10	\$1,900	

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

Asset # : 2078

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Soffits									
	Cast in Place Concrete	100%	Now	\$7,300	LIFE	**	5	\$3,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Interior									
Floors									
	Carpet	5%	Now	\$1,200	2028	\$60,700	3	\$6,700	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
	Cast in Place Concrete	5%	0-2	\$1,000	LIFE	**	5	\$9,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : At Stair									
	Ceramic Tile	5%			2038	**	5	\$4,500	
	Vinyl Tile 9" X 9"	85%			2024	\$890,400	3	\$28,400	
Broken/Missing Elements, Extent : Light, Area Affected : 2%									
Location : Throughout									
Interior Walls									
	Concrete Masonry Unit	95%			LIFE	**	5	\$25,500	
	Masonry: Brick	5%			LIFE	**			
Ceilings									
	AcousTile,Adhered	20%	0-2	\$176,800	2049	**	5	\$8,900	
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Corridors									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Corridors									
	AcousTileConcealSpLn	10%			2034	**	5	\$11,100	
	Exposed Concrete	50%			LIFE	**	5	\$7,000	
	Plaster	20%			LIFE	**	5	\$11,100	
Site Enclosure									
Free Standing Walls									
	Masonry: Brick	100%	Now	\$9,000	2049	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Retaining Walls									
	Cast in Place Concrete	100%			2064	**			
Site Pavements									

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

Asset # : 2078

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

Site Pavements

On-Site Walkways

Cast in Place Concrete

100%

2042

**

Parking/Driveway

Asphalt

100%

2038

**

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2039

**

5

\$200

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

Location : Electrical Room

Explanation : The Service Equipment Includes A Main Service Switch Rated At 1,200 Amperes. It Is In Good Condition.

Transformers

Dry Type

100%

2034

**

5

\$200

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

Location : Electrical Room

Explanation : The Building Has One 300 Kilovolt-ampere And One 112 Kilovolt-ampere Transformer. They Are Both In Good Condition.

Switchgear / Switchboard

Fused Disc Sw

50%

2039

**

5

\$100

Molded Case Bkrs

50%

2029

\$78,300

5

\$700

Raceway

Conduit

85%

2029

\$112,400

1

Conduit

15%

2039

**

1

Panelboards

Molded Case Bkrs

30%

2037

**

5

\$400

Molded Case Bkrs

70%

2028

\$78,200

5

\$1,000

Wiring

Braided Cloth

20%

2-4

\$37,100

2054

**

1

Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic

65%

2029

\$120,700

1

Thermoplastic

15%

2039

**

1

Motor Controllers

Locally Mounted

100%

2027

\$48,400

5

\$400

Ground

Grounding Devices

Generic

100%

LIFE

**

5

\$800

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

Location : Basement.

Explanation : There Is Evidence The Grounding System Was Refurbished On The Last Few Years.

Stand-by Power

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

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
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2042	* *	1	\$16,500	
Lighting									
	Interior Lighting								
	Fluorescent	90%			2029	\$114,000	10	\$44,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building.							
	Fluorescent	10%	0-2	\$12,700	2039	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Third Floor.							
		Explanation : Some Of The Fluorescent Fixtures Are Old And In Need Of Replacement.							
	Egress Lighting								
	Exit, Service	100%			2029	\$15,500	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building.							
		Explanation : This Building Gets Emergency Power From Adjacent Building Generator.							
	Exterior Lighting								
	HID	100%			2029	\$216,800	10	\$200	
Alarm									
	Fire/Smoke Detection								
	Generic, Analog	100%			2029	\$594,600	1-3	\$33,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Corridors							
		Explanation : The Fire Alarm System Includes Smoke Detectors, Bells And Manual Pull Stations.							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2039	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Supplied From Adjacent Building							
Conversion Equipment									
	Heat Exchanger, Shell & Tube	100%			2038	* *			
Distribution									
	Central Plant Steam Piping/Pmp	100%			2049	* *	4	\$2,700	
Terminal Devices									
	Convactor/Radiator	100%			2034	* *	1	\$17,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	* *	1		

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

Asset # : 2078

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Window/Wall Unit	90%			2024	\$100,900	1		
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	40%			LIFE	* *	2-5	\$12,000	
	No Component	60%							
	Exhaust Fans								
	Interior	10%			2034	* *	2	\$200	
	Roof	30%			2029	\$26,800	2	\$500	
	No Component	60%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	0-2	\$20,000	2039	* *	1		
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Water Main							
	Water Heater								
	Electric	100%			2027	\$47,400	4	\$500	
		Other Observation, Extent : Light, Area Affected : 35%							
		Location : Basement							
		Explanation : One 250 Gallon Electric Water Heater							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%	0-2	\$5,600	LIFE	* *	1		
		Broken, Extent : Moderate, Area Affected : 50%							
		Location : Rooftop							
	Sump Pump(s)								
	Submersible	100%	0-2	\$1,800	2024	\$1,800	4	\$1,100	
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Basement							
	Backflow Preventer								
	Generic	100%			2037	* *	1	\$3,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : New Installation							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st To 5th Floor							
		Explanation : 1 Unit							
Fire Suppression									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2078

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Sprinkler									
	No Component	98%							
	Generic	2%			2039	* *	1-2	\$300	

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

Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : BRONX COMMUNITY COLLEGE MACCRACKEN HALL
Address : 181 HALL OF FAME TERRACE
Borough : BRONX **Agency's Number** : 21050
Program / Asset # : CUN0007.500 / 2069 **Yr Built/Renovated** : 1895 /
Area Sq Ft : 17,028 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 21-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3223 **Lot** : 50 **BIN** : 2090982

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$319,800	\$38,700
Interior Architecture	\$556,900	
Electrical		\$82,500
Mechanical	\$86,500	\$54,700
Total	\$963,100	\$175,900
Importance Code A	\$319,800	\$38,700
Importance Code B	\$499,900	\$137,200
Importance Code C	\$143,500	
Total	\$963,100	\$175,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$10,700		\$1,500	\$10,000
Interior Architecture	\$64,600		\$1,600	\$3,800
Electrical	\$19,500	\$600	\$700	\$300
Mechanical	\$84,300	\$2,200	\$19,900	\$2,200
Total	\$179,200	\$2,800	\$23,700	\$16,300
Importance Code A	\$43,800	\$1,700	\$3,400	\$11,700
Importance Code B	\$112,100	\$1,200	\$20,300	\$4,600
Importance Code C	\$23,200			
Total	\$179,200	\$2,800	\$23,700	\$16,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE MACCRACKEN HALL
Asset # : 2069

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	3%	Now	\$2,600	LIFE	**	5	\$800	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Around Windows							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Around Windows							
	Masonry: Fieldstone	75%	Now	\$91,500	LIFE	**	5	\$14,900	
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Stucco Cement	2%	Now	\$8,200	2034	**	5	\$700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Wood	10%	Now	\$88,900	2049	**	5	\$6,600	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Dormers, Fascia, Eaves, Columns							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 30%							
		Location : Fascia, Porch, Eaves, Columns, Wood Planks							
		Paint Peeling, Extent : Moderate, Area Affected : 50%							
		Location : Throughout Porch, Eaves And Dormers							
		Split/Cracked, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Wood	10%	Now	\$44,400	2042	**	5	\$6,600	
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Fascia, Porch, Eaves							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Windows									
	Aluminum	100%	0-2	\$94,900	2045	**	5	\$1,800	
		Bent/Warped Elements, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Weather Strip Missing, Extent : Severe, Area Affected : 75%							
		Location : Throughout							
Roof									
	Roll Roofing	55%			2030	\$38,700	5	\$14,600	
	Skylight, Metal/Glass	5%			2055	**	10	\$2,700	
	Slate	40%			LIFE	**			
Soffits									
	Wood	100%			2034	**	5	\$3,000	

Interior

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

Asset # : 2069

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	25%			2028	\$82,300	3	\$12,100	
Cast in Place Concrete	10%	Now	\$8,000	LIFE	**	5	\$5,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 45%								
Location : Basement								
Uneven Surface, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Mosaic Tile	5%	Now	\$77,200	2049	**	5	\$1,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Toilets Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilets Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 75%								
Location : Toilets Throughout								
Slate	10%	Now	\$9,000	LIFE	**	5	\$2,600	
Uneven Substrate, Extent : Moderate, Area Affected : 100%								
Location : Basement Under Porch								
Vinyl Tile 9" X 9"	25%	Now	\$21,300	2039	**	3	\$2,300	
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Various Offices								
Wood	25%	Now	\$212,700	2069	**	5	\$5,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 35%								
Location : Throughout								
Deflection Evident, Extent : Moderate, Area Affected : 25%								
Location : Stairs, And Lobby								
Uneven Surface, Extent : Moderate, Area Affected : 50%								
Location : Open Stairs								
Worn/Eroded, Extent : Moderate, Area Affected : 55%								
Location : Throughout								
Interior Walls								
Gypsum Board	5%			LIFE	**	5	\$1,100	
Masonry: Brick	15%	Now	\$23,200	LIFE	**			
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%								
Location : Columns In Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Plaster	75%	Now	\$143,500	LIFE	**	5	\$8,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Third Floor, Basement								
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Third Floor, Basement								
Water Penetration, Extent : Severe, Area Affected : 50%								
Location : Third Floor, Basement								
Wood	5%			LIFE	**	5	\$7,400	

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

Asset # : 2069

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

Interior

Ceilings

AcousTile,Adhered 15% 2034 * * 5 \$3,100

Exposed Struc: Wood 15% Now \$41,900 LIFE * *

Dry Rot/Decay, Extent : Moderate, Area Affected : 35%

Location : Basement Under Porch

Split/Cracked, Extent : Moderate, Area Affected : 45%

Location : Basement Under Porch

Worn/Eroded, Extent : Moderate, Area Affected : 50%

Location : Basement Under Porch

Plaster 70% Now \$81,700 LIFE * * 5 \$9,100

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

Worn/Eroded, Extent : Moderate, Area Affected : 35%

Location : Throughout

Site Pavements

On-Site Walkways

Asphalt 100% 2038 * *

Parking/Driveway

Asphalt 100% 2038 * *

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

Under 600 Volts

Service Equipment

Molded Case Bkrs 100% 2039 * * 5 \$400

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

Location : Electrical Room

Explanation : The Service Equipment Consists Of One 400 Ampere Main Disconnect Switch.

Switchgear / Switchboard

Molded Case Bkrs 100% 2049 * * 5 \$400

Raceway

Conduit 100% 2039 * * 1

Panelboards

Molded Case Bkrs 100% 2028 \$31,900 5 \$400

Wiring

Braided Cloth 20% 2-4 \$5,200 2054 * * 1

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

Location : Throughout Building.

Explanation : The Wiring Is Old.

Thermoplastic 80% 2039 * * 1

Ground

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

Asset # : 2069

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : There Is Evidence That The Grounding System Has Been Recently Upgraded.							
Lighting									
	Interior Lighting								
	Fluorescent	65%			2029	\$26,100	10	\$10,200	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building.							
	Fluorescent	35%	Now	\$14,000	2039	* *			
		Obsolete Fixtures, Extent : Light, Area Affected : 100%							
		Location : 2nd And 3rd Floor.							
	Egress Lighting								
	Emergency, Service	50%			2029	\$4,500	1		
	Exit, Service	50%			2029	\$2,500	1		
	Exterior Lighting								
	HID	30%			2029	\$20,600	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Exterior							
		Explanation : Exterior Fixtures Are Controlled Via Photocell.							
	No Component	70%							
Alarm									
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2029	\$56,500	1-3	\$3,100	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2039	* *	5	\$5,300	
	Conversion Equipment								
	Steam Boiler	100%	2-4	\$33,100	2034	* *	1	\$15,200	
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Boiler, Basement							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : One Unit							
	Distribution								
	Central Plant Steam Piping/Pmp	100%	2-4	\$86,500	2039	* *	4	\$800	
		Insul. Deteriorating, Extent : Light, Area Affected : 30%							
		Location : Basement							

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

Asset # : 2069

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	60%			2027	\$54,700	1	\$3,300	
	Convactor/Radiator	40%	Now	\$18,200	2049	* *	1	\$2,000	
	Damaged, Extent : Light, Area Affected : 30%								
	Location : 3rd Floor, Partial 2nd Floor								
Air Conditioning									
	Energy Source								
	Electricity	100%			2028	\$25,700	1		
	Conversion Equipment								
	Window/Wall Unit	50%			2022	\$17,700	1		
	No Component	50%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%	0-2	\$14,900	2034	* *	1		
	Corroded, Extent : Moderate, Area Affected : 30%								
	Location : Basement								
	Water Heater								
	Electric	100%			2024	\$15,000	4	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 40 Gallons								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							

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Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : BRONX COMMUNITY COLLEGE MEISTER HALL (TECH II)
Address : 161 WEST 180th STREET
Borough : BRONX **Agency's Number** : 21029
Program / Asset # : CUN0007.290 / 2063 **Yr Built/Renovated** : 1967 / 2004
Area Sq Ft : 241,234 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 13-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,8,9,Ph
Block : 3222 **Lot** : 62 **BIN** : 2014900

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,117,800	\$963,100
Interior Architecture	\$1,841,900	\$464,500
Electrical	\$913,300	\$2,090,500
Mechanical	\$2,074,200	\$4,023,600
Total	\$5,947,300	\$7,541,700
Importance Code A	\$1,117,800	\$963,100
Importance Code B	\$4,229,700	\$6,411,900
Importance Code C	\$599,800	\$166,700
Total	\$5,947,300	\$7,541,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$19,600		\$100	
Interior Architecture	\$106,900	\$25,100		\$84,700
Electrical	\$59,700	\$25,100	\$59,700	\$24,700
Mechanical	\$47,700	\$60,100	\$62,700	\$62,700
Site Enclosure	\$1,500			
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Total	\$270,800	\$145,900	\$157,900	\$207,700
Importance Code A	\$25,500	\$6,000	\$6,500	\$6,000
Importance Code B	\$243,800	\$126,900	\$151,400	\$201,700
Importance Code C	\$1,500	\$13,000		
Total	\$270,800	\$145,900	\$157,900	\$207,700



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

Asset # : 2063

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Cast in Place Concrete	25%	4+	\$106,700	LIFE	**	5	\$443,000		
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : North And West Facades, Pilotis									
Spalling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Concrete Masonry Unit	2%			LIFE	**	5	\$4,400		
Masonry: Brick	20%			LIFE	**	5	\$70,900		
Masonry: Fieldstone	9%	0-2	\$58,900	LIFE	**	5	\$23,900		
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : West Facade									
Open Joints, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Pre-Cast Concrete	39%	0-2	\$97,600	LIFE	**	5	\$449,200		
Open Joints, Extent : Severe, Area Affected : 5%									
Location : Near Parking Area, Various Other Locations									
Caulking Deteriorated, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Window Wall	5%	Now	\$91,000	2039	**	5	\$33,200		
Air Infiltration, Extent : Moderate, Area Affected : 30%									
Location : North Facade									
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : North Facade									
Windows									
Aluminum	97%	Now	\$107,900	2037	**	5	\$6,000		
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : Penthouse									
Caulking Deteriorated, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Stair Towers - All Levels, Various Classrooms									
Metal Louvers	3%			2038	**	10	\$2,300		
Parapets									
Cast in Place Concrete	20%	Now	\$200	LIFE	**	5	\$1,200		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
Masonry: Brick	45%			LIFE	**	5	\$300		
Metal Panel	5%			2049	**	5	\$100		
Pre-Cast Concrete	30%	Now	\$300	LIFE	**	5	\$1,100	1	
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%									
Location : Low Mechanical Roof									
Open Joints, Extent : Severe, Area Affected : 50%									
Location : Low Mechanical Roof									
Vertical Cracks, Extent : Light, Area Affected : 5%									
Location : Various Locations Throughout									

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

Estimates are rounded to the nearest hundred dollars.

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

Asset # : 2063

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	50%	Now	\$655,800	2039	* *			
	Blisters, Extent : Severe, Area Affected : 10%								
	Location : Throughout								
	Embedded Gravel Surface, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Worn/Eroded, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Plaza Roof: Stone Panels	45%	Now	\$19,100	2049	* *			
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Other Observation, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Explanation : Spalling								
	Skylight, Metal/Glass	5%			2049	* *	10	\$15,100	
Soffits									
	Cast in Place Concrete	25%			LIFE	* *	5		
	Pre-Cast Concrete	75%			LIFE	* *	5		
Interior									
Floors									
	Carpet	20%			2028	\$1,319,900	3	\$193,700	
	Cast in Place Concrete	10%			LIFE	* *	5	\$105,900	
	Ceramic Tile	5%			2038	* *	5	\$24,200	
	Terrazzo	5%	0-2	\$60,100	LIFE	* *	5	\$18,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Stair Nosing In Stair Tower								
	Vinyl Tile	10%			2034	* *	3	\$24,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Laboratories								
	Explanation : Vinyl Sheet Tile								
	Vinyl Tile 9" X 9"	50%	0-2	\$854,200	2039	* *	3	\$90,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Various Locations Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 100%								
	Location : Various Locations Throughout								

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset # : 2063

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Cast in Place Concrete	15%	0-2	\$105,600	LIFE	**				
Diagonal Cracks, Extent : Moderate, Area Affected : 5%									
Location : Stair Tower									
Ceramic Tile	5%			2038	**	5	\$26,100		
Concrete Masonry Unit	80%	Now	\$494,200	LIFE	**	5	\$166,700		
Broken/Missing Elements, Extent : Severe, Area Affected : 2%									
Location : Water Cooler Locations On Each Floor									
Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Staining/Discoloring, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Ceilings									
AcousTileConcealSpLn	19%	Now	\$158,900	2049	**	5	\$57,500		
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Laboratories And Corridors Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : 8th Floor									
Worn/Eroded, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
AcousTileConcealSpLn	6%			2042	**	5	\$36,300		
AcousTileSusp.Lay-In	41%	Now	\$85,700	2042	**	5	\$99,300		
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Classrooms									
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 50%									
Location : Classrooms									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : 8th Floor, Various Other Locations									
Worn/Eroded, Extent : Moderate, Area Affected : 100%									
Location : Classrooms									
AcousTileSusp.Lay-In	7%			2042	**	5	\$33,900		
Exposed Concrete	25%	Now	\$83,200	LIFE	**	5	\$18,900		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Entrance Lobby									
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%									
Location : Entrance Lobby									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Entrance Lobby									
Explanation : Stucco Coating									
Metal Panel	2%	Now	\$17,300	LIFE	**	5	\$12,100		
Bent/Warped Elements, Extent : Moderate, Area Affected : 5%									
Location : Observation Penthouse									

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

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

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

Asset # : 2063

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

Site Enclosure

Free Standing Walls

Masonry: Fieldstone

100% 2-4 \$1,500 2039 * *

Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%

Location : Throughout

Retaining Walls

Cast in Place Concrete

100% 2064 * *

Site Pavements

On-Site Walkways

Cast in Place Concrete

50% 2042 * *

Pavers/Stone

50% 2038 * *

Parking/Driveway

Asphalt

100% 2038 * *

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

Under 600 Volts

Service Equipment

Fused Disc Sw

70% 2039 * * 5 \$700

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

Location : Electrical Room

Explanation : The Service Equipment Is In Good Condition. It Is Composed Of Two 2,000 Ampere Main Disconnect Switches.

Fused Disc Sw

30% 2049 * * 5 \$300

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

Location : Electrical Room

Explanation : The 800 Ampere Main Disconnect Switch Is In Better Condition Than Other Equipment. It Is Newer.

Transformers

Dry Type

100% 2027 \$16,900 5 \$900

Switchgear / Switchboard

Fused Disc Sw

30% 2049 * * 5 \$300

Fused Disc Sw

70% 2029 \$365,200 5 \$700

Raceway

Conduit

90% 2039 * * 1

Conduit

10% 2049 * * 1

Panelboards

Fused Disc Sw

5% 2045 * * 5 \$300

Fused Disc Sw

10% 2028 \$51,100 5 \$600

Molded Case Bkrs

10% 2028 \$51,100 5 \$600

Molded Case Bkrs

75% 2051 * * 5 \$4,800

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

Asset # : 2063

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	40%	2-4	\$333,000	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout The Building.</i>									
<i>Recent Replace Evident, Extent : Light, Area Affected : 20%</i>									
<i>Location : Replacement Underway On 7th, 8th And 9th Floors</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : 8th Floor</i>									
<i>Explanation : Replacement Is Currently Underway</i>									
	Thermoplastic	20%			2029	\$166,500	1		
	Thermoplastic	40%			2049	**	1		
Motor Controllers									
	Locally Mounted	10%	2-4	\$24,600	2049	**	5	\$100	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout Mechanical Equipment Areas.</i>									
	Locally Mounted	10%			2034	**	5	\$200	
	Motor Control Center	80%	2-4	\$370,100	2027	\$1,233,700	5	\$2,600	
<i>Enclosure Damaged, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Basement And 9th Floor Mechanical Room.</i>									
Ground									
Grounding Devices									
	Generic	100%	2-4	\$10,200	LIFE	**	5	\$3,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Water Main.</i>									
<i>Explanation : Corroded.</i>									
Stand-by Power									
Transfer Switches									
	Automatic	100%			2046	**	1	\$74,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Mechanical Floor And Basement</i>									
<i>Explanation : One 60 Ampere Automatic Transfer Switch On Mechanical Floor And Two In Basement Are In Good Condition.</i>									
Lighting									
Interior Lighting									
	Fluorescent	90%			2034	**	10	\$199,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building.</i>									
	Fluorescent	5%			2034	**	10	\$11,100	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Lobby And Various Areas.</i>									
	Fluorescent	5%			2029	\$28,400	10	\$11,100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>									
<i>Location : Lobby And Auditorium.</i>									

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

Asset # : 2063

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Service	50%			2034	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Gets Power From Adjacent Building Generator.							
	Exit, LED	10%			2057	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout Building.							
		Explanation : Gets Power From Adjacent Building Generator.							
	Exit, Service	40%			2024	\$27,800	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout Building.							
		Explanation : Gets Power From Adjacent Building Generator.							
	Exterior Lighting								
	HID	20%			2029	\$194,500	10	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout Building Exterior.							
		Explanation : Fixtures Are Controlled Via Photocell.							
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2044	* *	5	\$7,100	
Alarm									
	Security System								
	Generic	100%			2034	* *	1	\$90,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Exteriors, Some Rooms							
		Explanation : The Security System Is Composed Of Cameras.							
	Fire/Smoke Detection								
	No Component	40%							
	Generic, Digital	60%			2039	* *	1-3	\$89,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout Building.							
		Explanation : Fire Alarm System Is Being Replaced.							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2039	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Supplied From Adjacent Building							

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

Asset # : 2063

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	50%			2038	**			
	Heat Exchanger, Plate & Frame	50%			2042	**	1	\$59,600	
	Recent Replace Evident, Extent : Light, Area Affected : 50% Location : 9th Floor Mechanical Room								
Distribution									
	Hot Wtr Piping/Pump	80%	Now	\$60,200	2037	**	4	\$9,500	
	Corroded, Extent : Severe, Area Affected : 50% Location : Extensively Rusted, Inside The Wall, Throughout								
	Central Plant Steam Piping/Pmp	20%	0-2	\$81,700	2039	**	4	\$2,400	
	Corroded, Extent : Moderate, Area Affected : 10% Location : Sub-basement And Penthouse								
Terminal Devices									
	Air Handler	50%	0-2	\$169,600	2024	\$1,696,000	1	\$67,100	
	Corroded, Extent : Severe, Area Affected : 20% Location : 9th Floor Mechanical Room Not in Service, Extent : Light, Area Affected : 10% Location : 9th Floor Mechanical Room								
	Air Handler	10%			2037	**	1	\$14,900	
	Recent Replace Evident, Extent : Light, Area Affected : 10% Location : Penthouse								
	Fan Coil Unit/Heat Induction Unit	10%			2029	\$361,300	1	\$7,800	
		30%			2032	**	1	\$23,400	
	Unit Inoperable, Extent : Light, Area Affected : 40% Location : At Perimeter Windows Other Observation, Extent : Light, Area Affected : 40% Location : At Perimeter Windows Explanation : Units Are Original								
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	**	1		
	Conversion Equipment								
	Campus Chilled Water	100%			2038	**			
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2049	**	4	\$11,900	
	Other Observation, Extent : Light, Area Affected : 20% Location : Sub-basement And Penthouse Explanation : Chilled Water From Central Plant								
Terminal Devices									
	Air Handler/Cool/Ht	100%			2029	\$2,705,400	1	\$149,200	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$134,500	

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

Asset # : 2063

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	40%			2029	\$343,300	2	\$3,000	
	Roof	50%			2029	\$200,300	2	\$3,700	
	Roof	10%			2029	\$40,100	2	\$700	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	* *	1		
	Water Heater								
	Electric	100%			2027	\$212,500	4	\$2,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Sub-basement								
	Explanation : Two 250 Gallon Electric Water Heaters								
	HW Heat Exchanger								
	Steam Fired	100%			2039	* *	4	\$35,800	
	Sanitary Piping								
	Cast Iron	100%	Now	\$35,300	LIFE	* *	1		
	Leak Evident, Extent : Moderate, Area Affected : 5%								
	Location : 9th Floor Mechanical Room								
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	90%	0-2	\$6,600	2039	* *	4	\$4,600	
	Corroded, Extent : Severe, Area Affected : 100%								
	Location : The Housing Is Extensively Rusted								
	No Component	10%							
	Sewage Ejector(s)								
	Electric	100%			2029	\$69,500	4	\$9,600	
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Two Units From Sub-basement To 8th Follor, Two Units From Basement To 8th Floor								
	Explanation : 4 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2049	* *	1-5	\$126,100	
	Sprinkler								
	No Component	55%							
	Generic	45%			2039	* *	1-2	\$30,400	
	Other Observation, Extent : Light, Area Affected : 30%								
	Location : Basement, 3rd To 8th Floor								
	Explanation : Missing Caps								
	Fire Pump								
	Generic	100%			2038	* *	1	\$45,100	

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Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

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 : 19-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3222 **Lot** : 62 **BIN** : 2100250

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$920,500	\$104,400
Interior Architecture		\$115,900
Electrical		\$295,900
Mechanical	\$249,800	\$425,800
Total	\$1,170,300	\$942,000
Importance Code A	\$920,500	\$104,400
Importance Code B	\$249,800	\$784,900
Importance Code C		\$52,800
Total	\$1,170,300	\$942,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$58,000		\$6,600	
Interior Architecture	\$42,700	\$7,000		\$78,900
Electrical	\$30,800	\$2,400	\$2,300	\$2,400
Mechanical	\$23,900	\$2,700	\$18,100	\$2,700
Site Enclosure	\$2,600			
Site Pavements	\$1,900			
Total	\$160,000	\$12,200	\$27,000	\$84,000
Importance Code A	\$58,000		\$6,600	
Importance Code B	\$86,000	\$12,200	\$20,400	\$84,000
Importance Code C	\$16,000			
Total	\$160,000	\$12,200	\$27,000	\$84,000



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%	Now	\$93,100	LIFE	* *	5	\$38,700	
	Diagonal Cracks, Extent : Severe, Area Affected : 10%								
	Location : East Facade, North And East Corners								
	Exposed Reinforcement, Extent : Moderate, Area Affected : 2%								
	Location : At Doorways And Rollup Doors								
	Masonry: Brick	85%	Now	\$635,200	LIFE	* *	5	\$65,700	
	Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
	Location : Throughout All Parapets								
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 50%								
	Location : Lintel Angles Throughout								
	Sidewalk Shed in Use, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Water Penetration, Extent : Severe, Area Affected : 20%								
	Location : Bulkhead								
	Metal Coiling Doors	5%			2034	* *	5	\$12,100	
Windows									
	Aluminum	90%	Now	\$43,300	2037	* *	5	\$4,800	
	Air Infiltration, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Citrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Metal Louvers	5%	Now	\$3,400	2038	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Steel	5%	Now	\$30,000	2054	* *	5	\$3,400	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : Bulkheads								
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Bulkheads								
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
	Location : Bulkheads								
	Water Penetration, Extent : Severe, Area Affected : 25%								
	Location : Bulkheads								
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Bulkhead								
	Explanation : Boarded Up With Plywood								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Masonry: Brick	28%	Now	\$61,200	LIFE	* *	5	\$1,700	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 20%							
		Location : North And East Facades							
	Metal Panel	5%			2049	* *	5	\$1,100	
	Metal Rail	67%			2042	* *	5-10	\$71,600	
Roof									
	Modified Bitumen	60%	Now	\$44,200	2034	* *			
		Recent Installation, Extent : Light, Area Affected : 90%							
		Location : Above Third Floor							
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : Above Third Floor							
		Explanation : Flashing And Fascia Not Installed.							
	Panel/Paver: Cer/Brk	40%	Now	\$24,600	2039	* *			
		Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%							
		Location : 1st Floor Ceiling							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Paint Shop							
Interior									
	Floors								
	Carpet	10%			2025	\$73,200	3	\$10,700	
		Wrinkling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Cast in Place Concrete	25%	2-4	\$3,000	LIFE	* *	5	\$29,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Stairs							
	Ceramic Tile	5%			2038	* *	5	\$2,700	
	Raised Access Floor	5%			2038	* *	5	\$10,100	
	Vinyl Tile	45%			2034	* *	3	\$12,100	
		Patching Evident, Extent : Light, Area Affected : 5%							
		Location : Above Third Floor							
	Vinyl Tile 9" X 9"	10%			2029	\$63,100	3	\$2,000	
		Patching Evident, Extent : Light, Area Affected : 5%							
		Location : Above Third Floor							
		Worn/Eroded, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	5%	Now	\$11,400	2038	* *	5	\$3,900	
		Adhesion Failure, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Concrete Masonry Unit	85%			LIFE	* *	5	\$52,800	
	Gypsum Board	10%			LIFE	* *	5	\$9,300	

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

Asset # : 2082

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

Interior

Ceilings

Exposed Concrete	70%				LIFE	**	5	\$5,900	
Plaster	30%	Now	\$22,600		LIFE	**	5	\$10,100	

Broken/Missing Elements, Extent : Severe, Area Affected : 15%

Location : Throughout

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

Location : 3rd Floor Corridor

Site Enclosure

Fence/Gates

Aluminum Rail	100%				2042	**	5-10	\$4,300	
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Retaining Walls

Cast in Place Concrete	100%				2064	**			
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Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	Now	\$1,900		2042	**			
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Broken/Missing Elements, Extent : Moderate, Area Affected : 5%

Location : Entry Stair At 2nd Floor

Parking/Driveway

Asphalt	100%				2038	**			
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Switchgear / Switchboard

Fused Disc Sw	100%				2039	**	5	\$200	
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Raceway

Conduit	50%				2029	\$28,100	1		
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Conduit	50%				2049	**	1		
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Panelboards

Fused Disc Sw	10%				2028	\$8,000	5	\$100	
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Molded Case Bkrs	45%				2037	**	5	\$500	
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Molded Case Bkrs	45%				2045	**	5	\$500	
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Wiring

Braided Cloth	40%	2-4	\$28,400		2054	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	60%				2039	**	1		
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Stand-by Power

Transfer Switches

Automatic	100%				2034	**	1	\$12,200	
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Lighting

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

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

Asset # : 2082

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

Lighting

Interior Lighting

Fluorescent

95%

2029

\$88,600

10

\$34,500

Motion Sensors in Use, Extent : Light, Area Affected : 100%

Location : Throughout Building.

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

Location : Throughout

LED

5%

2034

**

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

Location : Offices

Explanation : Cove Lighting

Egress Lighting

Emergency, Service

50%

2029

\$10,400

1

Exit, Service

50%

2029

\$5,700

1

Exterior Lighting

HID

30%

2029

\$47,900

10

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

Location : Exterior

Explanation : Controlled Via Photocell.

No Component

70%

Alarm

Security System

No Component

80%

Generic

20%

2029

\$25,600

1

\$3,000

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2029

\$131,400

1-3

\$7,300

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

Heating

Energy Source

HTHW/HW

100%

2039

**

1

Distribution

Central Plant Steam

63%

Now

\$42,200

2039

**

4

\$1,200

Piping/Pmp

Corroded, Extent : Severe, Area Affected : 20%

Location : Basement

No Component

37%

Terminal Devices

Air Handler

20%

2037

**

1

\$4,900

Recent Replace Evident, Extent : Light, Area Affected : 20%

Location : Basement

Convactor/Radiator

60%

2027

\$127,200

1

\$7,700

Fan Coil Unit/Heat

20%

2024

\$118,600

1

\$2,600

Air Conditioning

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

Asset # : 2082

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	**	1		
	Conversion Equipment								
	Split Unit	20%			2029	\$169,100			
	Window/Wall Unit	60%			2024	\$49,500	1		
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$22,100	
	Exhaust Fans								
	Interior	20%			2029	\$28,200	2	\$200	
	Roof	60%			2024	\$39,500	2	\$700	
	Roof	20%	2-4	\$3,900	2029	\$13,200	2	\$200	
	Noisy/Vibrating, Extent : Light, Area Affected : 100%								
	Location : Roof								
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%	Now	\$17,400	2034	**	1		
	Corroded, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	HW Heat Exchanger								
	HTHW/HW	100%			2049	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location :								
	Explanation : Supplied From Adjacent Building								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2024	\$6,000	4	\$800	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2039	**	1-5	\$20,000	
	Sprinkler								
	No Component	70%							
	Generic	30%			2029	\$116,300	1-2	\$3,300	

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

Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

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 : 19-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,4,Att
Block : 3222 **Lot** : 62 **BIN** : 2100249

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$946,700	\$229,000
Interior Architecture	\$261,400	\$426,700
Electrical	\$402,300	\$734,200
Mechanical	\$635,200	\$701,200
Total	\$2,245,600	\$2,091,200
Importance Code A	\$946,700	\$229,000
Importance Code B	\$1,298,900	\$1,862,200
Total	\$2,245,600	\$2,091,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$25,500		\$1,100	
Interior Architecture	\$119,800	\$2,900		\$15,500
Electrical	\$16,400	\$2,700	\$2,900	\$2,300
Mechanical	\$50,600	\$7,600	\$4,600	\$9,400
Site Pavements	\$200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$216,400	\$17,100	\$12,600	\$31,200
Importance Code A	\$25,500		\$1,300	
Importance Code B	\$145,300	\$17,100	\$11,300	\$31,200
Importance Code C	\$45,700			
Total	\$216,400	\$17,100	\$12,600	\$31,200



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 Estimates are rounded to the nearest hundred dollars.
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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE NICHOLS HALL
Asset # : 2081

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Copper/Terne	30%	Now	\$239,900	2049	**			
		Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
		Location : Bulkhead And Dormer At South Facade							
		Deformed/Dented, Extent : Moderate, Area Affected : 25%							
		Location : Bulkhead And Dormer At South Facade							
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : Bulkhead And Dormer At South Facade							
	Masonry: Brick	65%	Now	\$219,400	LIFE	**	5	\$68,100	
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Various Window Lintels							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Vertical Cracks, Extent : Light, Area Affected : 5%							
		Location : North Facade							
	Masonry: Limestone	5%	Now	\$67,800	LIFE	**	5	\$3,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Building Base							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : At Cornices							
		Loose/Delam Surface, Extent : Severe, Area Affected : 5%							
		Location : Balustrade- Parapet Along The Main Entrance							
Windows									
	Aluminum	100%	0-2	\$324,000	2045	**	5	\$18,100	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 100%							
		Location : All Windows							
Parapets									
	Masonry: Brick	5%			LIFE	**	5	\$600	
	Metal Panel	5%			2049	**	5	\$2,300	
	Metal Rail	20%			2042	**	5-10	\$42,000	
	No Component	70%							
Roof									
	Copper/Terne	75%	Now	\$95,600	2044	**			
		Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%							
		Location : South Side							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Over Unfinished Attic							
	Modified Bitumen	25%			2029	\$160,900	10	\$11,100	
Soffits									
	Masonry: Limestone	100%			LIFE	**	5		

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	16%			2028	\$249,900	3	\$36,700	
	Cast in Place Concrete	25%	Now	\$31,800	LIFE	**	5	\$62,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Attic Fourth Floor Corridor									
	Ceramic Tile	5%			2038	**	5	\$5,700	
	Quarry Tile	5%			2042	**	5	\$8,600	
	Terrazzo	5%	4+	\$14,200	LIFE	**	5	\$4,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Diagonal Cracks, 1st Floor Entrance									
	Vinyl Tile	35%	Now	\$72,800	2029	\$364,100	3	\$15,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
	Vinyl Tile 9" X 9"	9%	Now	\$60,600	2039	**	3	\$3,900	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%									
Location : Room 312									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Near Elevator On Fourth Floor And Various Locations Throughout									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout, Room 312									
Explanation : Vinyl Tile 9 X 9									
Interior Walls									
	Concrete Masonry Unit	30%			LIFE	**	5	\$18,100	
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Library									
	Gypsum Board	5%			LIFE	**	5	\$4,500	
	Masonry: Brick	5%	Now	\$31,300	LIFE	**			
Broken/Missing Elements, Extent : Severe, Area Affected : 20%									
Location : Attic At South Side									
	Marble Panels	5%			LIFE	**			
	Plaster	55%	Now	\$14,200	LIFE	**	5	\$24,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : Room 312									
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : Room 312									

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

Asset # : 2081

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	15%	Now	\$14,800	2049	**	5	\$8,600	
				<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>					
				<i>Location : Throughout</i>					
				<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>					
				<i>Location : Throughout</i>					
				<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>					
				<i>Location : Rooms 101, 102, 103</i>					
				<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>					
				<i>Location : Rooms 101, 102, 103</i>					
	Exposed Concrete	65%	Now	\$127,900	LIFE	**	5	\$11,600	
				<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>					
				<i>Location : Attic, Fourth Floor</i>					
				<i>Exposed Reinforcement, Extent : Severe, Area Affected : 10%</i>					
				<i>Location : Attic</i>					
				<i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>					
				<i>Location : Room 312, Computer Laboratories</i>					
				<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>					
				<i>Location : Room 312, 313a</i>					
	Plaster	20%			LIFE	**	5	\$14,300	
Site Enclosure									
	Retaining Walls								
	Cast in Place Concrete	100%			2049	**			
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	90%			2042	**			
	Masonry: Granite	10%	Now	\$200	LIFE	**			
				<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>					
				<i>Location : Main Entry Stair</i>					

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2039	**	5	\$300	
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
				<i>Location : Electrical Room</i>					
				<i>Explanation : The Service Equipment Consists Of 2 High Pressure Contact Switches One Rated At 1,200 Amperes And One At 1,600 Amperes.</i>					
	Transformers								
	Dry Type	100%			2034	**	5	\$300	
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
				<i>Location : Electrical Room</i>					
				<i>Explanation : Transformers Include One 500 Kilovolt-ampere, One 225 Kilovolt-ampere And One 75 Kilovolt-ampere. All In Good Condition.</i>					

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

Asset # : 2081

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2039	* *	5	\$300	
	Raceway								
	Conduit	85%			2039	* *	1		
	Conduit	15%			2049	* *	1		
	Panelboards								
	Fused Knife Sw	10%	2-4	\$14,400	2054	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Upper Floor And Basement.							
		Explanation : Obsolete Equipment.							
	Fused Toggle Switch	60%	2-4	\$86,200	2054	* *	5	\$500	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building.							
	Molded Case Bkrs	30%			2045	* *	5	\$600	
	Wiring								
	Braided Cloth	70%	2-4	\$129,900	2054	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	30%			2049	* *	1		
	Motor Controllers								
	Locally Mounted	20%			2034	* *	5	\$100	
	Motor Control Center	50%	2-4	\$186,200	2049	* *	5	\$500	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Attic							
	Motor Control Center	30%			2034	* *	5	\$600	
	Ground								
	Grounding Devices								
	Not Accessible	100%							
	Lighting								
	Interior Lighting								
	Fluorescent	99%			2029	\$171,000	10	\$66,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout Building.							
	Fluorescent	1%			2029	\$1,700	10	\$700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout Building.							
	Egress Lighting								
	Exit, Service	100%			2029	\$21,100	1		
	Exterior Lighting								
	HID	30%			2029	\$88,700	10	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Fixtures Are Controlled Via Photocell.							
	No Component	70%							

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

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

Alarm

Fire/Smoke Detection

No Component

50%

Generic, Analog

50%

2029

\$405,500

1-3

\$22,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Corridors**Explanation : Manual Pull Station, Smoke Detector, Alarm Bells*

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

Heating

Energy Source

HTHW/HW

100%

2-4

\$18,100

2039

* *

1

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Hthw Supply Line*

Conversion Equipment

Heat Exchanger, Shell & Tube

100%

2038

* *

Distribution

Central Plant Steam

100%

2039

* *

4

\$5,400

Piping/Pmp

Terminal Devices

Air Handler

35%

0-2

\$361,000

2039

* *

1

\$14,300

*Obsolete Equipment, Extent : Severe, Area Affected : 100%**Location : Penthouse*

Convactor/Radiator

55%

2027

\$216,000

1

\$13,000

No Component

10%

Air Conditioning

Energy Source

Electricity

100%

2045

* *

1

Conversion Equipment

Exterior Pkg Unit - Cooling

10%

2029

\$59,400

2

\$500

*Other Observation, Extent : Light, Area Affected : 100%**Location : 3rd Floor Roof**Explanation : For Auditorium*

Window/Wall Unit

80%

2022

\$122,300

1

No Component

10%

Terminal Devices

Fan Coil - 4 Pipe

20%

2029

\$309,100

1

\$4,700

No Component

80%

Heat Rejection

Air Cooled Condenser Unit

20%

2029

\$26,600

2

\$10,200

No Component

80%

Ventilation

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

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

Asset # : 2081

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	15%			LIFE	**	2-5	\$6,100	
	No Component	85%							
Exhaust Fans									
	Interior	15%	Now	\$39,100	2039	**	2	\$300	
			Obsolete Equipment, Extent : Severe, Area Affected : 100%						
			Location : In Attic						
	No Component	85%							
Plumbing									
H/C Water Piping									
	Brass/Copper	50%			2039	**	1		
	Galvanized Steel	50%	Now	\$48,300	2034	**	1		
			Corroded, Extent : Severe, Area Affected : 30%						
			Location : Throughout						
			Not Insulated, Extent : Moderate, Area Affected : 20%						
			Location : Throughout						
Water Heater									
	Electric	100%			2024	\$64,600	4	\$400	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : 300 Gallons						
HW Heat Exchanger									
	Steam Fired	100%			2029	\$116,800	4	\$7,300	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%	Now	\$30,600	LIFE	**	1		
			Cracked, Extent : Severe, Area Affected : 25%						
			Location : Basement						
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	**			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement To 4th Floor						
			Explanation : One Unit						
Fire Suppression									
Sprinkler									
	No Component	90%							
	Generic	10%			2039	**	1-2	\$2,100	

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Estimates are rounded to the nearest hundred dollars.

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

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Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : BRONX COMMUNITY COLLEGE NORTH HALL AND LIBRARY
Address : 200 HALL OF FAME TERRACE
Borough : BRONX **Agency's Number** : 21001
Program / Asset # : CUN0007.610 / 14719 **Yr Built/Renovated** : 2012 /
Area Sq Ft : 93,845 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 12-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,Ph
Block : 3222 **Lot** : 62 **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$141,900	\$271,000
Interior Architecture	\$261,400	\$188,900
Electrical		\$86,100
Mechanical		\$82,700
Total	\$403,300	\$628,700
Importance Code A	\$141,900	\$271,000
Importance Code B	\$261,400	\$303,500
Importance Code C		\$54,100
Total	\$403,300	\$628,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture			\$22,500	\$10,400
Interior Architecture	\$54,900	\$10,000	\$21,900	\$10,500
Electrical	\$16,300	\$14,600	\$29,700	\$16,800
Mechanical	\$21,700	\$21,200	\$69,800	\$29,600
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$100,800	\$53,700	\$151,800	\$75,200
Importance Code A	\$4,600	\$4,600	\$27,100	\$15,200
Importance Code B	\$96,100	\$46,000	\$124,700	\$60,000
Importance Code C		\$3,000		
Total	\$100,800	\$53,700	\$151,800	\$75,200



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	20%			LIFE	**	5	\$187,200	
	Masonry: Brick Cavity	70%			LIFE	**	5	\$83,900	
	Window Wall	10%			2049	**	5	\$44,900	
Windows									
	Aluminum	100%			2045	**	5	\$20,800	
Parapets									
	Masonry: Brick	90%			LIFE	**	5	\$14,600	
	Metal Cornice	10%			2057	**	10	\$5,200	
Roof									
	Metal Panel	50%			2042	**	10	\$93,100	
	Single Ply Membrane	48%			2034	**	10	\$48,800	
	Skylight, Metal/Glass	2%			2049	**	10	\$6,800	
Soffits									
	Cast Stone/Terra Cotta	90%			LIFE	**	5		
	Masonry: Brick	10%			LIFE	**	5		
Interior									
Floors									
	Carpet	15%			2028	\$287,100	3	\$42,100	
	Ceramic Tile	10%			2038	**	5	\$14,000	
	Cork Tile	35%	Now	\$261,400	2049	**	5	\$21,500	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Main Library								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Main Library								
	Cork Tile	10%			2049	**	5	\$12,300	
	Quarry Tile	15%			2042	**	5	\$31,600	
	Sheet Vinyl/Rubber	15%			2034	**	5	\$31,600	
Interior Walls									
	Ceramic Tile	5%			2038	**	5	\$6,000	
	Gypsum Board	75%			LIFE	**	5	\$54,100	
	Plywood/Hardboard	20%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	25%			2042	**	5	\$35,900	
	Gypsum Board	34%	0-2	\$10,600	LIFE	**	5	\$61,100	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : 1st Floor Corridors								
	Gypsum Board	41%			LIFE	**	5	\$73,700	
Site Enclosure									
Fence/Gates									
	Aluminum Picket	100%			2049	**			
Retaining Walls									
	Cast in Place Concrete	100%			2064	**			
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%			2042	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2055	* *	5	\$400	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement Main Electrical Room						
			Explanation : 5,000 Ampere Main Switch						
Transformers									
	Dry Type	100%			2046	* *	5	\$300	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement Main Electrical Room						
			Explanation : 1,500 Kilovolt-ampere Step Up Transformer						
Switchgear / Switchboard									
	Air Circuit Breaker	100%			2055	* *	5	\$500	
Raceway									
	Conduit	100%			2055	* *	1		
Panelboards									
	Molded Case Bkrs	100%			2051	* *	5	\$2,500	
Wiring									
	Thermoplastic	100%			2055	* *	1		
Motor Controllers									
	Locally Mounted	100%			2046	* *	5	\$600	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Throughout The Building.						
			Explanation : Locally Mounted Starters.						
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,400	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement Water Service.						
			Explanation : Grounding Bus Bar Is In Good Condition.						
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2046	* *	1	\$28,900	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement Emergency Electric Room.						
			Explanation : Two Transfer Switches, One For Fire Alarm, One For Critical Building Equipment.						
Generators									
	Diesel	100%			2042	* *	1	\$36,300	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement Generator Room.						
			Explanation : 250 Kilowatts						
Batteries									
	Nickel Cadmium	100%			2024	\$1,600	5	\$20,900	

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	100%			2051	**	5	\$17,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Generator Room.							
		Explanation : 275 Gallons							
Lighting									
	Interior Lighting								
	Fluorescent	80%			2037	**	10	\$68,900	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Motion Sensors							
	Fluorescent	20%			2037	**	10	\$17,200	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Emergency, Service	15%			2037	**	1		
	Emergency, Service	70%			2037	**	1		
	Exit, LED	15%			2064	**	1		
	Exterior Lighting								
	Fluorescent	20%			2034	**	10	\$1,700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Lower Roof.							
	HID	30%			2037	**	10	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Exterior Of Building							
		Explanation : Photocell Control							
	No Component	50%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2064	**	5	\$2,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Upper Roof							
		Explanation : Lightning Protection Is Present							
Alarm									
	Security System								
	No Component	20%							
	Generic	80%			2037	**	1	\$28,000	
	Fire/Smoke Detection								
	Generic, Digital	100%			2037	**	1-3	\$59,600	

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

Heating

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2055	**	1		
	Conversion Equipment								
	Heat Exchanger, Plate & Frame	100%			2038	**	1	\$46,400	
	Distribution								
	Hot Wtr Piping/Pump	20%			2045	**	4	\$900	
	Central Plant Steam Piping/Pmp	80%			2049	**	4	\$3,700	
	Terminal Devices								
	Convactor/Radiator	10%			2042	**	1	\$3,000	
	Fan Coil Unit/Heat	85%			2034	**	1	\$25,800	
	Unit Heater - Steam	5%			2034	**	4	\$600	
Air Conditioning									
	Energy Source								
	Electricity	10%			2045	**	1		
	No Component	90%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : Chilled Water From Offsite Plant								
	Conversion Equipment								
	Campus Chilled Water	90%			2038	**			
	Split Unit	10%			2034	**			
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$122,100	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2034	**	1	\$58,000	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$52,300	
	Exhaust Fans								
	Roof	100%			2034	**	2	\$2,900	
Plumbing									
	H/C Water Piping								
	Brass/Copper	40%			2049	**	1		
	Galvanized Steel	60%			2042	**	1		
	Water Heater								
	Electric	100%			2027	\$82,700	4	\$800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 150 Gallons								
	HW Heat Exchanger								
	High Temp	100%			2049	**	4	\$9,300	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	Generic	100%			2034	* *	1	\$5,800	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Ground To 3rd Floor							
		Explanation : 2 Elevators							
Fire Suppression									
	Standpipe								
	Generic	100%			2049	* *	1-5	\$49,100	
Sprinkler									
	Generic	100%			2049	* *	1-2	\$26,300	
Fire Pump									
	Generic	100%			2038	* *	1	\$17,500	

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

Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

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 : 31-Aug-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 3223 **Lot** : 50 **BIN** : 2096013

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$106,600	
Total	\$106,600	
Importance Code A	\$106,600	
Total	\$106,600	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture				
Interior Architecture				
Electrical				
Mechanical	\$300	\$300	\$2,500	\$300
Total	\$300	\$300	\$2,500	\$300
Importance Code A	\$300	\$300	\$2,500	\$300
Importance Code B				
Importance Code C				
Total	\$300	\$300	\$2,500	\$300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE PATTERSON GARAGE

Asset # : 13563

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	66%			LIFE	**	5	\$10,300	
		Recent Repair Evident, Extent : Light, Area Affected : 25%							
		Location : Throughout							
	Metal Sect. OHD	34%	Now	\$106,600	2046	**	5	\$8,300	
		Bent/Warped Elements, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Unit Inoperable, Extent : Severe, Area Affected : 80%							
		Location : Throughout							
	Windows								
	Aluminum	100%			2037	**	5		
	Roof								
	Not Accessible	100%							
Interior									
	Floors								
	Cast in Place Concrete	100%			LIFE	**	5	\$20,200	
	Interior Walls								
	Concrete Masonry Unit	90%			LIFE	**	5	\$500	
	Plywood/Hardboard	10%			LIFE	**			
	Ceilings								
	Exposed Struc: Wood	100%			LIFE	**			
		Recent Repair Evident, Extent : Light, Area Affected : 20%							
		Location : Throughout							
Site									
	Enclosure								
	Fence/Gates								
	Aluminum Picket	50%			2055	**			
	Chain Link	50%			2055	**			
Site									
	Pavements								
	On-Site Walkways								
	Cast in Place Concrete	100%			2046	**			
	Parking/Driveway								
	Asphalt	100%			2042	**			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	90%			2029	\$3,600	1		
	Conduit	10%			2055	* *	1		
Panelboards									
	Fused Disc Sw	5%			2028	\$400	5		
	Molded Case Bkrs	85%			2051	* *	5	\$100	
	Molded Case Bkrs	10%			2028	\$800	5		
Wiring									
	Thermoplastic	100%			2029	\$8,700	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 13563

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

Lighting

Interior Lighting
Fluorescent

70%

2029

\$10,100

10

\$4,000

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

Location : Throughout The Building

Explanation : T-8 Lamps

HID

30%

2029

\$16,200

10

\$100

Exterior Lighting

LED

10%

2037

* *

No Component

90%

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

Heating

Energy Source

Electricity

2%

2049

* *

1

Natural Gas

98%

2049

* *

1

Conversion Equipment

Furnace

98%

2034

* *

1

\$3,000

Radiant Heater

2%

2024

\$2,200

2

\$100

Ventilation

Exhaust Fans

Wall Unit

2%

2024

2

No Component

98%

Plumbing

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

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

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

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

Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : BRONX COMMUNITY COLLEGE PHILOSOPHY HALL
Address : 2070 SEDGWICK AVENUE
Borough : BRONX **Agency's Number** : 21014
Program / Asset # : CUN0007.140 / 2076 **Yr Built/Renovated** : 1912 / 2003
Area Sq Ft : 16,234 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 12-Dec-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Floors 1,3
Block : 3222 **Lot** : 62 **BIN** : 2100244

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$350,400	\$44,900
Interior Architecture	\$345,700	
Electrical		\$224,700
Mechanical	\$59,700	\$383,500
Total	\$755,900	\$653,100
Importance Code A	\$350,400	\$44,900
Importance Code B	\$405,500	\$608,200
Total	\$755,900	\$653,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$46,100			
Interior Architecture	\$132,000			\$1,000
Electrical	\$26,300	\$1,200	\$44,300	\$900
Mechanical	\$46,000	\$1,000	\$1,700	\$1,800
Site Pavements	\$1,700			
Total	\$252,100	\$2,200	\$46,100	\$3,600
Importance Code A	\$54,000		\$200	
Importance Code B	\$156,800	\$2,200	\$45,900	\$3,600
Importance Code C	\$41,200			
Total	\$252,100	\$2,200	\$46,100	\$3,600



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

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

Asset # : 2076

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	90%	Now	\$238,800	LIFE	* *	5	\$44,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout Facade							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%							
		Location : North Facade, South Facade							
		Recent Repair Evident, Extent : Light, Area Affected : 10%							
		Location : Stitch Repair Throughout							
	Masonry: Granite	5%			LIFE	* *	5	\$1,900	
	Masonry: Limestone	5%	Now	\$17,500	LIFE	* *	5	\$1,900	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Horizontal Bands							
Windows									
	Aluminum	100%	Now	\$11,000	2045	* *	5	\$2,300	
		Bent/Warped Elements, Extent : Severe, Area Affected : 10%							
		Location : Entry Hall							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Throughout							
Roof									
	Clay Tile	97%	Now	\$111,600	2039	* *			
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Stair And Third Floor Classrooms							
	Skylight, Metal/Glass	3%	Now	\$17,600	2049	* *			
		Water Penetration, Extent : Moderate, Area Affected : 100%							
		Location : Skylight							
Soffits									
	Masonry: Limestone	100%			LIFE	* *	5		

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE PHILOSOPHY HALL
Asset # : 2076

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$5,900	
	Terrazzo	15%	0-2	\$294,200	LIFE	**	5	\$3,200	
	Cracking/Crumbling, Extent : Severe, Area Affected : 75%								
	Location : Stair Nosing								
	Deflection Evident, Extent : Moderate, Area Affected : 100%								
	Location : Stair Treads								
	Vinyl Tile	25%	Now	\$33,200	2039	**	3	\$2,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Various Locations								
	Worn/Eroded, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Vinyl Tile 9" X 9"	5%	Now	\$17,200	2039	**	3	\$500	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Room 34								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
	Location : Room 34								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Room 34								
	Explanation : Vinyl Tile 9 X 9								
	Wood	20%			2057	**	5	\$10,100	
	Wood	25%	Now	\$51,500	2044	**	5	\$6,300	
	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	\$7,400	LIFE	**			
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Mechanical Room								
	Concrete Masonry Unit	5%			LIFE	**	5	\$800	
	Gypsum Board	10%	Now	\$1,900	LIFE	**	5	\$2,400	
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
	Location : Women Bathroom In Basement								
	Plaster	80%	Now	\$30,200	LIFE	**	5	\$9,700	
	Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
	Location : Rear Stair								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Rear Stair								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileConcealSpLn	5%			2042	**	5	\$1,700		
AcousTileSusp.Lay-In	10%	0-2	\$1,300	2042	**	5	\$1,300		
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%									
Location : Various Locations									
Plaster	85%	Now	\$34,900	LIFE	**	5	\$14,300		
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Stair And Third Floor Rooms									
Site Enclosure									
Fence/Gates									
Iron Picket	100%			2049	**				
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	90%			2042	**				
Masonry: Granite	10%	Now	\$1,700	LIFE	**				
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Main Entry									

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	4+	\$2,800	2039	* *	5		
Suspect Water Damage, Extent : Light, Area Affected : 50%								
Location : Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Ampere Main Disconnect Switch Fed From Language Hall								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$94,100	5	\$100	
Raceway								
Conduit	90%			2029	\$23,100	1		
Conduit	10%			2039	* *	1		
Panelboards								
Fused Disc Sw	10%			2028	\$3,500	5		
Molded Case Bkrs	70%			2028	\$24,300	5	\$300	
Molded Case Bkrs	20%			2037	* *	5	\$100	
Wiring								
Braided Cloth	80%	2-4	\$22,500	2054	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Building.								
Explanation : Insulation Aged.								
Thermoplastic	20%			2039	* *	1		
Motor Controllers								
Locally Mounted	100%			2027	\$52,600	5	\$100	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2034	* *	1	\$5,000	
Lighting									
	Interior Lighting								
	Fluorescent	100%			2034	* *	10	\$14,900	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Egress Lighting								
	Emergency, Service	50%			2024	\$4,600	1		
	Exit, Service	50%			2024	\$2,500	1		
	Exterior Lighting								
	HID	30%			2024	\$21,300	10		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Exterior								
	Explanation : Controlled Via Photocell								
	No Component	70%							
Alarm									
	Fire/Smoke Detection								
	No Component	60%							
	Generic, Analog	40%			2029	\$78,000	1-3	\$4,000	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2049	* *	1		
	Conversion Equipment								
	HTHW/HW Exchanger	100%	0-2	\$5,100	2044	* *	2	\$800	
	Corroded, Extent : Moderate, Area Affected : 100%								
	Location : Heat Exchanger								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : One Unit, Converts High Temperature Hot Water To Low Pressure Steam.								
	Distribution								
	Central Plant Steam	100%	Now	\$59,700	2029	\$298,500	4	\$800	
	Piping/Pmp								
	Corroded, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
	Steam Traps Faulty, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
	Terminal Devices								
	Convactor/Radiator	90%			2027	\$85,000	1	\$4,700	
	No Component	10%							
Air Conditioning									

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	**	1		
	Conversion Equipment								
	Window/Wall Unit	60%			2022	\$22,100	1		
	No Component	40%							
	Distribution								
	Ductwork/Diffusers	15%			LIFE	**	2	\$3,200	
	No Component	85%							
	Terminal Devices								
	Air Handler/Cool/Ht	15%			2029	\$17,800	1	\$1,500	
	No Component	85%							
	Heat Rejection								
	Air Cooled Condenser Unit	15%			2029	\$3,200	2	\$1,700	
	No Component	85%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	**	2-5	\$900	
	No Component	90%							
	Exhaust Fans								
	Interior	10%			2029	\$6,300	2	\$100	
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%	0-2	\$15,500	2034	**	1		
	Corroded, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
	Water Heater								
	Electric	100%			2027	\$15,500	4	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 50 Gallons								
	HW Heat Exchanger								
	Steam Fired	100%			2049	**	4	\$1,600	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%	Now	\$2,700	2039	**	4	\$300	
	Broken, Extent : Severe, Area Affected : 100%								
	Location : Basement								
	Fixtures								
	Generic	100%							

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Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : BRONX COMMUNITY COLLEGE POLOWCZYK HALL
Address : 2016 SEDGWICK AVENUE
Borough : BRONX **Agency's Number** : 21009
Program / Asset # : CUN0007.090 / 2094 **Yr Built/Renovated** : 1959 / 2004
Area Sq Ft : 61,969 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 13-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 2,4,Ph
Block : 3222 **Lot** : 62 **BIN** : 2100241

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$802,900	\$153,600
Interior Architecture	\$586,000	\$349,100
Electrical	\$198,900	\$772,000
Mechanical	\$1,864,700	\$1,292,000
Total	\$3,452,500	\$2,566,800
Importance Code A	\$802,900	\$165,500
Importance Code B	\$2,582,800	\$2,344,900
Importance Code C	\$66,900	\$56,400
Total	\$3,452,500	\$2,566,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$80,900		\$5,100	
Interior Architecture	\$30,800	\$3,900		\$25,100
Electrical	\$26,300	\$9,200	\$12,800	\$11,100
Mechanical	\$70,900	\$8,400	\$28,000	\$11,100
Site Enclosure	\$3,000			
Site Pavements	\$300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$216,100	\$25,400	\$49,900	\$51,200
Importance Code A	\$80,900		\$5,300	
Importance Code B	\$104,800	\$22,500	\$44,600	\$51,200
Importance Code C	\$30,400	\$2,900		
Total	\$216,100	\$25,400	\$49,900	\$51,200



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

Architecture		Current Repair			Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior										
Exterior Walls	Cast in Place Concrete	10%	Now	\$33,000	LIFE	**	5	\$27,400		
		Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
		Location : Throughout, Spandrels And Columns								
		Exposed Reinforcement, Extent : Severe, Area Affected : 5%								
		Location : East Facade, West Facade								
		Water Penetration, Extent : Moderate, Area Affected : 100%								
	Location : Stairs									
	Masonry: Brick	70%	Now	\$123,700	LIFE	**	5	\$38,400		
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
		Location : North And South Cantilevers								
		Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Throughout									
	Masonry: Fieldstone	5%	Now	\$25,300	LIFE	**	5	\$2,100		
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
		Location : Various Locations								
	Metal Panel	5%			2049	**	5-10	\$18,900		
	Stucco Cement	5%			2042	**	5	\$6,900		
	Window Wall	5%	Now	\$7,000	2039	**	5	\$5,100		
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%										
Location : Penthouse										
Windows										
Aluminum	100%	Now	\$318,200	2054	**	5	\$3,600			
	Air Infiltration, Extent : Moderate, Area Affected : 15%									
	Location : Throughout									
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%									
	Location : Throughout									
	Glazing Broken/Cracked, Extent : Severe, Area Affected : 10%									
	Location : Various Locations									
	Glazing Clouded, Extent : Moderate, Area Affected : 5%									
Location : Throughout										
Parapets										
Cast in Place Concrete	50%	Now	\$7,400	LIFE	**	5	\$56,600			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%									
	Location : Throughout									
	Exposed Reinforcement, Extent : Moderate, Area Affected : 10%									
	Location : Throughout									
Masonry: Brick	20%			LIFE	**	5	\$2,200			
Metal Rail	30%	Now	\$4,700	2042	**	5	\$23,300			
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
	Location : Over Penthouse									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	100%	Now	\$325,700	2039	**			1
	Drains Inad/Misposn, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Ponding, Extent : Severe, Area Affected : 20%								
	Location : West Side								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : North Side								
	Worn/Eroded, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
Soffits									
	Cast in Place Concrete	100%	Now	\$35,300	LIFE	**	5	\$58,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
Interior									
Floors									
	Carpet	2%			2025	\$17,600	3	\$2,600	
	Cast in Place Concrete	5%			LIFE	**	5	\$7,100	
	Ceramic Tile	3%			2038	**	5	\$1,900	
	Panel/Paver: Bluestone	3%			LIFE	**	5	\$1,500	
	Terrazzo	2%			LIFE	**	5	\$1,000	
	Vinyl Tile	50%	Now	\$117,100	2029	\$292,700	3	\$12,100	
	Cracking/Crumbling, Extent : Severe, Area Affected : 33%								
	Location : Basement Corridors								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 40%								
	Location : Corridors								
	Patching Evident, Extent : Moderate, Area Affected : 10%								
	Location : Various Locations								
	Uneven Surface, Extent : Severe, Area Affected : 60%								
	Location : Throughout								
	Vinyl Tile 9" X 9"	35%	Now	\$53,100	2024	\$265,400	3	\$8,500	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Various Locations								
	Worn/Eroded, Extent : Moderate, Area Affected : 80%								
	Location : Throughout								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	3%			2038	**	5	\$5,900	
	Concrete Masonry Unit	72%	Now	\$66,900	LIFE	**	5	\$56,400	
	Broken/Missing Elements, Extent : Light, Area Affected : 2%								
	Location : Throughout								
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Gypsum Board	10%	Now	\$4,300	LIFE	**	5	\$11,700	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Basement								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Basement								
	Masonry: Brick	2%			LIFE	**			
	Mosaic Tile	8%	Now	\$25,800	LIFE	**			
	Vertical Cracks, Extent : Severe, Area Affected : 10%								
	Location : In Stair Near Perforated Concrete Wall								
	Other Observation, Extent : Moderate, Area Affected : 10%								
	Location : Near Elevator								
	Explanation : Staining / Discolored								
Ceilings									
	AcousTileConcealSpLn	75%	Now	\$83,500	2042	**	5	\$30,200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
	Location : Fourth Floor, Various Other Locations								
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
	Location : Fourth Floor								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 33%								
	Location : Throughout								
	Exposed Concrete	20%			LIFE	**	5	\$2,000	
	Gypsum Board	5%			LIFE	**	5	\$4,000	
Site Enclosure									
Free Standing Walls									
	Masonry: Fieldstone	100%			2039	**			
Retaining Walls									
	Masonry: Fieldstone	100%	4+	\$3,000	2039	**			
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	50%	Now	\$300	2034	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Pavers/Stone	50%			2038	**			

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

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

Site Pavements

Parking/Driveway

Asphalt

100%

2032

* *

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

Under 600 Volts

Service Equipment

Fused Disc Sw

70%

2049

* *

5

\$200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room.**Explanation : The Service Equipment Includes 1- 3,000 Ampere And 1- 1,200 Ampere Main Disconnect Switch.*

Fused Disc Sw

30%

2029

\$11,900

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room.**Explanation : 1- 1600 Ampere Main Disconnect Switch Is Much Older Than Other Equipment.*

Transformers

Dry Type

100%

2034

* *

5

\$200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room.**Explanation : The Observed Transformer Is 150 Kilovolt-ampere, 480volt-208/120volt. It Is In Good Condition.*

Switchgear / Switchboard

Fused Disc Sw

30%

2039

* *

5

\$100

Molded Case Bkrs

70%

4+

\$11,000

2039

* *

5

\$600

*Corroded, Extent : Moderate, Area Affected : 50%**Location : Penthouse Mechanical Room.*

Raceway

Conduit

80%

2029

\$105,800

1

Conduit

20%

2049

* *

1

Panelboards

Fused Disc Sw

10%

2028

\$14,400

5

\$100

Molded Case Bkrs

80%

2028

\$114,900

5

\$1,300

Molded Case Bkrs

10%

2037

* *

5

\$200

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	70%	2-4	\$129,900	2054	**	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building.									
Explanation : Insulation Aged.									
	Thermoplastic	10%			2049	**	1		
	Thermoplastic	15%			2029	\$27,800	1		
	Thermoplastic	5%	Now	\$9,300	2059	**	1		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : Visible Corrosion In Box And Trough Due To Water Penetration. Temporary Solution In Placed.									
Motor Controllers									
	Locally Mounted	30%			2027	\$24,200	5	\$100	
	Locally Mounted	10%			2042	**	5		
	Motor Control Center	60%			2027	\$187,400	5	\$1,000	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$900	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2042	**	1	\$19,100	
Generators									
	Diesel	100%			2038	**	1	\$24,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outside The Building.									
Explanation : The Generator Is In Good Condition. Its Size Is 750 Kilowatts.									
Batteries									
	Lead/Acid	100%			2023	\$1,600	5	\$2,300	
Fuel Storage									
	Day Tank	100%			2045	**	5	\$11,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outside Without Generator.									
Explanation : There Is One 700 Gallon Fuel Tank, The Generator Is Also Supplied From The Energy/ Central Plant.									
Lighting									
Interior Lighting									
	Fluorescent	50%			2034	**	10	\$28,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout									
	Fluorescent	30%			2029	\$43,800	10	\$17,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout Building.									
	Fluorescent	20%			2024	\$29,200	10	\$11,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout Building.									

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

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

Lighting

Egress Lighting

Emergency, Service

50%

2029

\$16,300

1

Exit, Service

40%

2024

\$7,100

1

Exit, Service

10%

2029

\$1,800

1

Exterior Lighting

HID

30%

2029

\$75,000

10

\$100

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

No Component

70%

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2029

\$205,600

1-3

\$11,500

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

Heating

Energy Source

HTHW/HW

100%

2029

\$152,700

1

Conversion Equipment

Heat Exchanger, Shell & Tube

100%

2038

* *

Distribution

Hot Wtr Piping/Pump

10%

2-4

\$9,700

2054

* *

4

\$300

*Other Observation, Extent : Light, Area Affected : 25%**Location : Attic**Explanation : 2 Of 3 Pumps Need Repair*

Hot Wtr Piping/Pump

10%

2037

* *

4

\$300

Central Plant Steam

80%

Now

\$83,900

2029

\$839,000

4

\$2,400

Piping/Pmp

*Leak Evident, Extent : Severe, Area Affected : 20%**Location : Basement And Throughout*

Terminal Devices

Air Handler

60%

Now

\$26,100

2024

\$522,800

1

\$20,700

*Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Air Handler Coil, Penthouse*

Convector/Radiator

40%

Now

\$13,300

2027

\$132,700

1

\$7,200

*Damaged, Extent : Moderate, Area Affected : 10%**Location : Throughout***Air Conditioning**

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	20%			2028	\$37,500	1		
	No Component	80%							
Other Observation, Extent : Light, Area Affected : 0%									
Location :									
Explanation : Chilled Water From Plant									
Conversion Equipment									
	Split Unit	10%			2034	* *			
	Window/Wall Unit	90%			2024	\$116,200	1		
Distribution									
	CW & CHW Wtr	100%			2029	\$75,600	4	\$3,100	
	Pipe/Pump								
Not in Service, Extent : Light, Area Affected : 20%									
Location : Various Locations									
Terminal Devices									
	Air Handler/Cool/Ht	100%	Now	\$139,000	2024	\$695,000	1	\$34,500	
Not in Service, Extent : Light, Area Affected : 20%									
Location : Attic									
Heat Rejection									
	Evaporative Condenser	100%	Now	\$192,100	2039	* *	2	\$34,500	
Not in Service, Extent : Light, Area Affected : 20%									
Location : Roof									
Ventilation									
	Distribution								
	Ductwork/Diffusers	55%	2-4	\$62,800	LIFE	* *	2-5	\$19,000	
Insul. Deteriorating, Extent : Light, Area Affected : 20%									
Location : 4th Floor									
	No Component	45%							
Exhaust Fans									
	Interior	80%	0-2	\$52,900	2039	* *	2	\$1,200	
Malfunctioning, Extent : Light, Area Affected : 50%									
Location : Attic									
	Interior	20%			2034	* *	2	\$400	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%	Now	\$13,600	2034	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Water Heater									
	Electric	100%			2027	\$54,600	4	\$500	
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Attic 225 Gallons									
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Submersible	100%			2022	\$2,100	4	\$2,000	
	Backflow Preventer								
	No Component	80%							
	Generic	20%			2029	\$3,100	1	\$800	
	Other Observation, Extent : Light, Area Affected : 10%								
	Location : Basement								
	Explanation : For Sprinkler System Only								
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		**		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To 4th Floor								
	Explanation : One Unit								
Fire Suppression									
	Standpipe								
	Generic	100%			2049	**	1-5	\$32,400	
	Sprinkler								
	No Component	95%							
	Generic	5%	4+	\$3,000	2039	**	1-2	\$800	
	Other Observation, Extent : Light, Area Affected : 50%								
	Location : Basement								
	Explanation : Sprinkler Caps Missing								

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

Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : BRONX COMMUNITY COLLEGE RECEIVING BLDG
Address : 161 HALL OF FAME TERRACE
Borough : BRONX **Agency's Number** : BXCC-RB
Program / Asset # : CUN0007.620 / 14799 **Yr Built/Renovated** : 2015 /
Area Sq Ft : 5,730 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 31-Aug-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 3223 **Lot** : 50 **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$336,900	\$126,300
Total	\$336,900	\$126,300
Importance Code A	\$336,900	\$126,300
Total	\$336,900	\$126,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$14,000			
Interior Architecture	\$500			\$200
Electrical	\$1,600	\$300	\$400	\$500
Mechanical	\$400	\$500	\$1,100	\$500
Total	\$16,500	\$900	\$1,500	\$1,200
Importance Code A	\$14,300	\$300	\$300	\$300
Importance Code B	\$2,100	\$600	\$1,200	\$900
Importance Code C	\$100			
Total	\$16,500	\$900	\$1,500	\$1,200



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

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

Asset # : 14799

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Metal Panel	95%			2055	**	5-10	\$463,200	
	Metal Coiling Doors	5%			2046	**	5	\$11,100	
	Windows								
	Aluminum	95%			2051	**	5	\$800	
	Metal Louvers	5%			2042	**	10	\$300	
	Roof								
	Metal Panel	95%			2046	**	10	\$24,300	
	Skylight, Plastic	5%	Now	\$13,700	2046	**	1		
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Interior									
	Floors								
	Cast in Place Concrete	80%			LIFE	**	5	\$15,000	
	Ceramic Tile	5%			2042	**	5	\$400	
	Vinyl Tile	15%			2037	**	3	\$600	
	Interior Walls								
	Ceramic Tile	5%			2042	**	5	\$300	
	Concrete Masonry Unit	45%			LIFE	**	5	\$1,100	
	Gypsum Board	50%			LIFE	**	5	\$1,800	
	Ceilings								
	AcousTileSusp.Lay-In	20%			2046	**	5	\$1,900	
	Exposed Struc: Steel	80%			LIFE	**			
Site Enclosure									
	Fence/Gates								
	Aluminum Picket	100%			2055	**			
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	100%			2046	**			
	Parking/Driveway								
	Asphalt	100%			2042	**			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2055	* *	5		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : One 400 Amperes Main Service And One 30 Amperes Fire Alarm Disconnect Switches								
Switchgear / Switchboard									
	Fused Disc Sw	100%			2055	* *	5		
Raceway									
	Conduit	100%			2055	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Panelboards								
	Molded Case Bkrs	100%			2051	* *	5	\$200	
	Wiring								
	Thermoplastic	100%			2055	* *	1		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	60%			2037	* *	10	\$3,200	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Mechanical Rooms							
		Explanation : Lighting Fixtures With Motion Sensors							
	LED	40%	0-2	\$1,200	2037	* *			
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Storage Area							
		Explanation : One Lighting Fixture Out Of Service And One Fixture Flashing							
	Egress Lighting								
	Emergency, Battery	50%			2037	* *	10	\$700	
	Exit, Battery	50%			2037	* *	10	\$200	
	Exterior Lighting								
	LED	10%			2037	* *			
	No Component	90%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2064	* *	5	\$200	
Alarm									
	Fire/Smoke Detection								
	Generic, Analog	100%			2037	* *	1-3	\$3,600	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2055	* *	1		
	Conversion Equipment								
	Furnace	100%			2037	* *	1	\$2,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Gas Fired Unit Heaters								
	Distribution								
	Ductwork/Diffusers	10%			LIFE	* *	2-5	\$300	
	No Component	90%							

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

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

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

Asset # : 14799

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2051	* *	1		
Conversion Equipment									
	Interior Pkg Unit - Cooling	10%			2033	* *	2		
	No Component	90%							
Distribution									
	Ductwork/Diffusers	10%			LIFE	* *	2	\$700	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,200	
Exhaust Fans									
	Interior	100%			2037	* *	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2055	* *	1		
Water Heater									
	Gas Fired	100%			2028	\$3,500	2	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Mechanical Room									
Explanation : One 50 Gallon Tank									
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2055	* *	1-2	\$1,600	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

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 : 14-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,ph
Block : 3222 **Lot** : 62 **BIN** : 2100247

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,260,700	\$107,500
Electrical	\$104,200	\$386,800
Mechanical	\$710,400	\$261,000
Total	\$2,075,300	\$755,300
Importance Code A	\$1,260,700	\$107,500
Importance Code B	\$814,600	\$647,800
Total	\$2,075,300	\$755,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$29,800		\$3,900	
Interior Architecture	\$101,800	\$3,800	\$23,300	\$7,600
Electrical	\$5,300	\$4,600	\$4,600	\$5,600
Mechanical	\$19,100	\$6,200	\$30,600	\$7,500
Site Enclosure	\$5,300			
Site Pavements	\$3,200			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$172,300	\$22,500	\$70,300	\$28,700
Importance Code A	\$29,800		\$4,100	
Importance Code B	\$110,100	\$20,700	\$66,300	\$28,700
Importance Code C	\$32,400	\$1,800		
Total	\$172,300	\$22,500	\$70,300	\$28,700



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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$767,800	LIFE	* *	5	\$59,600	1
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Theater And Main Building							
	Diagonal Cracks, Extent : Severe, Area Affected : 10%							
	Location : Throughout Theater, East Side Of Roscoe							
	Expansion Joint Failure, Extent : Severe, Area Affected : 20%							
	Location : Whole East Facade Of Theater, Various Other Locations							
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Repairs in Progress, Extent : Light, Area Affected : 20%							
	Location : Theater							
	Sidewalk Shed in Use, Extent : Light, Area Affected : 20%							
	Location : Theater							
Masonry: Limestone	10%			LIFE	* *	5	\$5,300	
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 20%							
	Location : Along First And Second Floor Horizontal Bands							
Metal Panel	3%			2039	* *	5-10	\$14,500	
Granite Panels	2%	Now	\$19,900	LIFE	* *	5	\$1,100	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%							
	Location : Main Entrance							
	Loose Units, Extent : Severe, Area Affected : 50%							
	Location : Main Entrance To Main Building							
	Water Penetration, Extent : Moderate, Area Affected : 50%							
	Location : Main Entrance							
Windows								
Aluminum	95%	Now	\$82,300	2037	* *	5	\$4,600	
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Deteriorated Finish, Extent : Moderate, Area Affected : 30%							
	Location : Portions Of Main Building							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%							
	Location : Various Rooms							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Metal Louvers	5%			2038	* *	10	\$3,000	

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Parapets									
Masonry: Brick	75%	Now	\$6,100	LIFE	**	5	\$500	1	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Various On Every Roof									
Diagonal Cracks, Extent : Severe, Area Affected : 15%									
Location : Various At Every Roof On Exterior Face									
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%									
Location : Interior Face									
Spalling, Extent : Moderate, Area Affected : 25%									
Location : Interior Face									
Masonry: Limestone	5%	Now	\$400	LIFE	**	5			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Coping									
Metal Rail	20%	Now	\$400	2034	**	5	\$900		
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%									
Location : Main Roof									
Deteriorated Finish, Extent : Severe, Area Affected : 40%									
Location : Main Roof									
Roof									
Cast in Place Concrete	10%	Now	\$2,600	LIFE	**				
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Terraces									
Caulking Deteriorated, Extent : Severe, Area Affected : 100%									
Location : Terraces									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Terrace Over Lobby									
Modified Bitumen	15%	Now	\$77,000	2039	**				
Blisters, Extent : Severe, Area Affected : 20%									
Location : Theater Roof									
Seams Open/Split, Extent : Moderate, Area Affected : 10%									
Location : Theater Roof									
Worn/Eroded, Extent : Moderate, Area Affected : 100%									
Location : Theater Roof									
Modified Bitumen	65%	Now	\$333,600	2039	**				
Blisters, Extent : Severe, Area Affected : 75%									
Location : Main Roof									
Seams Open/Split, Extent : Moderate, Area Affected : 25%									
Location : Main Roof, Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 100%									
Location : Main Roof, Throughout									
Single Ply Membrane	8%			2029	\$47,900	10	\$2,800		
Skylight, Metal/Glass	2%			2049	**	10	\$2,400		
Soffits									
Cement-Fiber Panel	100%	0-2	\$500	2034	**				
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Throughout									

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	3%			2028	\$32,900	3	\$4,800	
	Cast in Place Concrete	15%	Now	\$2,700	LIFE	* *	5	\$26,400	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : North End Of Mechanical Room								
	Ceramic Tile	5%			2038	* *	5	\$4,000	
	Quarry Tile	3%			2042	* *	5	\$3,600	
	Terrazzo	10%			LIFE	* *	5	\$6,300	
	Vinyl Tile	64%	Now	\$23,400	2034	* *	3	\$19,300	
	Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Worn/Eroded, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
Interior Walls									
	Ceramic Tile	5%			2038	* *	5	\$3,600	
	Concrete Masonry Unit	35%	4+	\$11,800	LIFE	* *	5	\$9,900	
	Vertical Cracks, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Gypsum Board	15%			LIFE	* *	5	\$6,400	
	Masonry: Brick	5%			LIFE	* *			
	Plaster	40%	Now	\$12,200	LIFE	* *	5	\$8,500	
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : South Wing Of Main Building								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : South Wing Of Main Building - Roscoe								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileConcealSpLn	2%	Now	\$13,900	2049	**	5	\$1,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 100%									
Location : Lobby/ Corridors									
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 100%									
Location : Lobby									
Water Penetration, Extent : Moderate, Area Affected : 100%									
Location : Lobby									
	AcousTileSusp.Lay-In	58%			2049	**	5	\$46,700	
Staining/Discoloring, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
	Exposed Concrete	15%	Now	\$20,700	LIFE	**	5	\$1,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%									
Location : Concrete Beam In Basement Crawl Space Under Main Building									
Exposed Reinforcement, Extent : Severe, Area Affected : 2%									
Location : Basement Crawl Space Beams Under Main Building									
Spalling, Extent : Moderate, Area Affected : 10%									
Location : Various Areas In Basements									
	Plaster	25%	Now	\$14,100	LIFE	**	5	\$12,600	
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%									
Location : South Wing Of Main Building									
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : South Wing Of Main Building									
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2055	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : North Side									
Explanation : Safety Fence									
	Free Standing Walls								
	Masonry: Brick	100%	0-2	\$5,300	2049	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Main Entrance									
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%	Now	\$3,200	2042	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%									
Location : Side Stair									
	Parking/Driveway								
	Asphalt	100%			2038	**			

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

Under 600 Volts

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2039	**	5	\$300	
Switchgear / Switchboard									
	Fused Disc Sw	100%			2049	**	5	\$300	
Raceway									
	Conduit	50%			2029	\$66,100	1		
	Conduit	50%			2049	**	1		
Panelboards									
	Fused Disc Sw	5%			2045	**	5	\$100	
	Fused Disc Sw	10%			2028	\$11,200	5	\$100	
	Molded Case Bkrs	20%			2028	\$22,300	5	\$300	
	Molded Case Bkrs	65%			2045	**	5	\$1,000	
Wiring									
	Braided Cloth	30%	2-4	\$55,700	2054	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	20%			2029	\$37,100	1		
	Thermoplastic	50%			2049	**	1		
Motor Controllers									
	Locally Mounted	50%			2042	**	5	\$200	
	Locally Mounted	50%			2027	\$24,200	5	\$200	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2042	**	1	\$18,100	
Lighting									
	Interior Lighting								
	Fluorescent	20%			2034	**	10	\$10,800	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout Building							
	Fluorescent	30%			2034	**	10	\$16,200	
	Fluorescent	40%			2034	**	10	\$21,600	
	HID	10%			2029	\$10,100	10	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Main Building, Auditorium							
		Explanation : Lamps							
Egress Lighting									
	Emergency, Service	50%			2037	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Gets Power From Adjacent Building Generator.							
	Exit, Service	50%			2034	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout Building.							
		Explanation : Equipment Is In Good Condition.							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	HID	100%			2029	\$237,100	10	\$200	
Alarm									
	Security System								
	No Component	90%							
	Generic	10%			2034	* *	1	\$2,200	
	Fire/Smoke Detection								
	No Component	30%							
	Generic, Analog	70%			2034	* *	1-3	\$26,100	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	70%			2039	* *	1		
	Natural Gas	30%			2049	* *	1		
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	100%			2038	* *			
	Distribution								
	Central Plant Steam Piping/Pmp	100%			2049	* *	4	\$2,900	
	Terminal Devices								
	Air Handler	80%			2024	\$661,400	1	\$29,100	
	Convactor/Radiator	20%			2034	* *	1	\$3,800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	30%			2034	* *	2	\$1,100	
	Split Unit	10%			2034	* *			
	Window/Wall Unit	40%			2024	\$49,000	1		
	No Component	20%							
	Distribution								
	Ductwork/Diffusers	30%			LIFE	* *	2	\$22,900	
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$32,800	
	Exhaust Fans								
	Interior	100%			2029	\$209,200	2	\$1,800	
Plumbing									

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping Galvanized Steel	100%	Now	\$12,900	2034	* *	1		
			Corroded, Extent : Severe, Area Affected : 25%						
			Location : Throughout						
	Water Heater Electric	100%			2027	\$51,800	4	\$500	
			Recent Replace Evident, Extent : Light, Area Affected : 10%						
			Location : 120 Gallon In Basement						
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s) Non-Submersible	65%			2024	\$5,800	4	\$800	
	Submersible	35%			2022	\$700	4	\$700	
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Hydraulic	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Freight: 1st Floor To Roof, Passenger: 1st To 3rd Floor						
			Explanation : 2 Units - 1 Freight And 1 Passenger						
Fire Suppression									
	Standpipe Generic	100%			2039	* *	1-5	\$29,600	
	Sprinkler No Component	40%							
	Generic	60%			2039	* *	1-2	\$9,900	

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

Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : BRONX COMMUNITY COLLEGE ROSCOE C. STUDENT CENTER - ANNEX
Address : 160 HALL OF FAME TERRACE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : CUN0007.600 / 14634 **Yr Built/Renovated** :
Area Sq Ft : 14,295 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 14-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 3222 **Lot** : 62 **BIN** : 2100247

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$150,700	\$157,800
Interior Architecture		\$136,000
Electrical		\$24,200
Total	\$150,700	\$317,900
Importance Code A	\$150,700	\$157,800
Importance Code B		\$160,100
Total	\$150,700	\$317,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$28,000		\$1,300	
Interior Architecture	\$41,700			\$2,900
Electrical	\$9,100	\$1,100	\$14,200	\$1,300
Mechanical	\$1,300	\$1,100	\$26,600	\$1,100
Site Pavements	\$200			
Total	\$80,300	\$2,200	\$42,200	\$5,300
Importance Code A	\$28,000		\$1,300	
Importance Code B	\$52,100	\$2,200	\$40,900	\$5,300
Importance Code C	\$200			
Total	\$80,300	\$2,200	\$42,200	\$5,300



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$19,700	LIFE	**	5	\$12,200	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
	Location : Various Locations							
	Vertical Cracks, Extent : Moderate, Area Affected : 2%							
	Location : Southeast Corner At First Floor Window Sill							
Masonry: Limestone	10%	Now	\$3,400	LIFE	**	5	\$1,100	
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Metal Panel	5%			2049	**	5-10	\$4,900	
Windows								
Aluminum	98%	Now	\$71,800	2037	**	5	\$4,000	
	Air Infiltration, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 30%							
	Location : Various Locations							
Metal Louvers	2%			2038	**	10	\$1,000	
Parapets								
Masonry: Brick	80%			LIFE	**	5	\$1,900	
Metal Panel	5%	Now	\$1,000	2049	**	5	\$200	
	Miss/Damaged Copings, Extent : Moderate, Area Affected : 5%							
	Location : Northeast Corner Of Roof							
Metal Rail	15%			2042	**	5-10	\$6,500	
Roof								
Modified Bitumen	82%	Now	\$78,900	2029	\$157,800			
	Blisters, Extent : Severe, Area Affected : 25%							
	Location : Various Locations							
	Seams Open/Split, Extent : Moderate, Area Affected : 10%							
	Location : Various Locations							
	Worn/Eroded, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Modified Bitumen	18%			2039	**	10	\$2,400	
Soffits								
Cement-Fiber Panel	100%			2034	**	10		
Interior								
Floors								
Carpet	10%			2028	\$29,200	3	\$4,300	
Cast in Place Concrete	15%			LIFE	**	5	\$7,000	
Mosaic Tile	5%			2042	**	5	\$2,700	
Vinyl Tile	70%	Now	\$27,200	2029	\$136,000	3	\$5,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Concrete Masonry Unit	95%			LIFE	**	5	\$15,700		
Gypsum Board	5%			LIFE	**	5	\$1,200		
Ceilings									
AcousTile,Adhered	30%	Now	\$6,400	2034	**	5	\$3,200		
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : Various Classrooms On Third Floor									
AcousTileSusp.Lay-In	30%	Now	\$2,800	2034	**	5	\$3,200		
Staining/Discoloring, Extent : Light, Area Affected : 10%									
Location : Corridors									
Exposed Concrete	20%			LIFE	**	5	\$700		
Plaster	20%	Now	\$3,000	LIFE	**	5	\$2,700		
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%									
Location : Third Floor									
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : Third Floor									
Site Enclosure									
Retaining Walls									
Cast in Place Concrete	100%			2064	**				
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	100%	4+	\$200	2042	**				
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
Parking/Driveway									
Asphalt	100%			2038	**				
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	

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Fused Disc Sw		100%			2055	* *	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 800 Ampere And Two 400 Ampere Main. Serve From Another Building.									
Transformers									
Dry Type		100%			2042	* *	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 500 Kilovolt-ampere And One 225 Kilovolt-ampere 480v-208/120v									
Switchgear / Switchboard									
Fused Disc Sw		100%			2049	* *	5	\$100	
Raceway									
Conduit		50%			2029	\$11,800	1		
Conduit		50%			2055	* *	1		

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2045	**	5		
	Fused Disc Sw	10%			2028	\$3,200	5		
	Molded Case Bkrs	20%			2028	\$6,400	5	\$100	
	Molded Case Bkrs	65%			2051	**	5	\$200	
Wiring									
	Braided Cloth	30%	2-4	\$7,800	2054	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout Building							
	Thermoplastic	20%			2029	\$5,200	1		
	Thermoplastic	50%			2055	**	1		
Motor Controllers									
	Locally Mounted	50%			2042	**	5		
	Locally Mounted	50%			2027	\$24,200	5		
Ground									
Grounding Devices									
	Not Accessible	100%							
Stand-by Power									
Transfer Switches									
	Automatic	100%			2042	**	1	\$4,400	
Lighting									
Interior Lighting									
	Fluorescent	20%			2034	**	10	\$2,600	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Fluorescent	30%			2034	**	10	\$3,900	
	Fluorescent	50%			2034	**	10	\$6,600	
Egress Lighting									
	Emergency, Service	50%			2034	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Gets Power From Adjacent Building Generator							
	Exit, Service	50%			2034	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Gets Power From Adjacent Building Generator							
Exterior Lighting									
	HID	100%			2034	**	10		
Alarm									
Security System									
	No Component	90%							
	Generic	10%			2034	**	1	\$500	
Fire/Smoke Detection									
	No Component	30%							
	Generic, Analog	70%			2037	**	1-3	\$6,400	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2039	**	1		
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	100%			2038	**			
	Distribution								
	Central Plant Steam Piping/Pmp	100%			2039	**	4	\$1,100	
	Terminal Devices								
	Convactor/Radiator	100%			2034	**	1	\$4,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	**	1		
	Conversion Equipment								
	Window/Wall Unit	80%			2024	\$23,800	1		
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$1,600	
	No Component	80%							
	Exhaust Fans								
	Roof	20%			2029	\$4,700	2	\$100	
	Not Accessible	80%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2042	**	1		
	Water Heater								
	Electric	100%			2027	\$12,600	4	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 120 Gallons								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	60%			2029	\$1,300	4	\$200	
	Submersible	40%			2022	\$200	4	\$200	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2049	**	1-5	\$7,500	

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

Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

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 : 13-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2
Block : 3222 **Lot** : 62 **BIN** : 2100254

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$219,200	\$49,600
Interior Architecture	\$50,400	
Electrical		\$142,100
Mechanical	\$66,400	\$676,100
Total	\$336,000	\$867,800
Importance Code A	\$219,200	\$49,600
Importance Code B	\$116,800	\$818,200
Total	\$336,000	\$867,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$34,600		\$4,600	
Interior Architecture	\$49,300	\$200		\$3,500
Electrical	\$27,900	\$1,600	\$1,800	\$1,800
Mechanical	\$5,000	\$900	\$40,200	\$1,600
Site Pavements	\$1,200			
Total	\$117,900	\$2,800	\$46,600	\$6,900
Importance Code A	\$34,600		\$4,600	
Importance Code B	\$73,700	\$2,800	\$42,000	\$6,900
Importance Code C	\$9,600			
Total	\$117,900	\$2,800	\$46,600	\$6,900



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

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

Asset # : 2064

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	Now	\$17,600	LIFE	* *	5	\$14,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : South Facade								
	Vertical Cracks, Extent : Moderate, Area Affected : 5%								
	Location : South Facade								
	Masonry: Brick	85%	Now	\$159,800	LIFE	* *	5	\$49,600	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Loose Units, Extent : Severe, Area Affected : 5%								
	Location : East Facade At Doorway								
	Vertical Cracks, Extent : Moderate, Area Affected : 5%								
	Location : North And South Facade								
	Masonry: Limestone	5%	4+	\$17,000	LIFE	* *	5	\$2,200	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : 2nd Floor Horizontal Band								
	Metal Coiling Doors	5%			2034	* *	5	\$9,100	
	Corrosion/Rusting, Extent : Light, Area Affected : 2%								
	Location : Throughout								
	Paint Peeling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
Windows									
	Aluminum	98%	Now	\$59,300	2045	* *	5	\$6,600	
	Air Infiltration, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Broken/Missing Elements, Extent : Light, Area Affected : 2%								
	Location : South Side								
	Unit Inoperable, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Metal Louvers	2%			2038	* *	10	\$1,700	
Parapets									
	Masonry: Brick	90%			LIFE	* *	5	\$5,900	
	Pre-Cast Concrete	10%			LIFE	* *	5	\$4,100	
Roof									
	Modified Bitumen	100%			2037	* *	10	\$20,200	
Soffits									
	Masonry: Limestone	100%			LIFE	* *	5		

Interior

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE SAGE HALL
Asset # : 2064

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	8%	Now	\$3,900	LIFE	**	5	\$7,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Various Locations Throughout The Basement							
	Ceramic Tile	5%			2032	**	5	\$2,200	
	Terrazzo	5%			LIFE	**	5	\$1,700	
		Horizontal Cracks, Extent : Light, Area Affected : 10% Location : Corridor							
	Traffic Topping	15%			2037	**	5	\$8,300	
	Vinyl Tile	63%	0-2	\$50,400	2034	**	3	\$10,400	
		Worn/Eroded, Extent : Light, Area Affected : 50% Location : Throughout							
	Vinyl Tile 9" X 9"	4%			2029		3	\$700	
		Worn/Eroded, Extent : Light, Area Affected : 50% Location : Throughout							
Interior Walls									
	Cast in Place Concrete	15%	Now	\$8,400	LIFE	**			
		Paint Peeling, Extent : Moderate, Area Affected : 33% Location : Basement Water Penetration, Extent : Moderate, Area Affected : 5% Location : Mechanical Area - Basement							
	Concrete Masonry Unit	20%			LIFE	**	5	\$3,300	
	Gypsum Board	10%			LIFE	**	5	\$2,500	
	Masonry: Brick	10%			LIFE	**			
	Plaster	45%			LIFE	**	5	\$5,600	
Ceilings									
	AcousTileSusp.Lay-In	50%	Now	\$9,500	2042	**	5	\$11,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10% Location : Various Locations Throughout 2nd Floor Misaligned/Bulging, Extent : Moderate, Area Affected : 10% Location : Various Locations Throughout 2nd Floor Staining/Discoloring, Extent : Light, Area Affected : 5% Location : Throughout							
	Exposed Concrete	15%	Now	\$11,400	LIFE	**	5	\$1,000	
		Cracking/Crumbling, Extent : Severe, Area Affected : 5% Location : Beams In Basement							
	Plaster	35%	Now	\$10,800	LIFE	**	5	\$9,600	
		Vertical Cracks, Extent : Light, Area Affected : 5% Location : Throughout Water Penetration, Extent : Severe, Area Affected : 5% Location : 2nd Floor Corridor							
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2049	**			

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

Asset # : 2064

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Retaining Walls								
	Cast in Place Concrete	75%			2064	* *			
	Masonry: Fieldstone	25%			2049	* *			
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	90%	4+	\$700	2046	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Granite	10%	0-2	\$500	LIFE	* *			
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Main Entry Stairs							
	Parking/Driveway								
	Asphalt	100%			2038	* *			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2039	* *	5	\$100	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : One 1600 Ampere Main Disconnect Switch					
Transformers									
	Dry Type	100%			2034	* *	5	\$100	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : One 30 Kilovolt-ampere 408v-208/120 Volts					
Switchgear / Switchboard									
	Fused Disc Sw	100%			2039	* *	5	\$100	
Raceway									
	Conduit	90%			2039	* *	1		
	Conduit	10%			2049	* *	1		
Panelboards									
	Fused Disc Sw	10%			2028	\$8,000	5	\$100	
	Molded Case Bkrs	10%			2045	* *	5	\$100	
	Molded Case Bkrs	80%			2037	* *	5	\$600	
Wiring									
	Thermoplastic	90%			2039	* *	1		
	Thermoplastic	10%			2049	* *	1		
Motor Controllers									
	Locally Mounted	100%			2027	\$48,400	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	

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

Asset # : 2064

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2042	* *	1	\$8,400	
Lighting									
	Interior Lighting								
	Fluorescent	60%			2029	\$38,600	10	\$15,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	40%	0-2	\$25,700	2039	* *			
		Inadequate Lighting Level, Extent : Light, Area Affected : 100%							
		Location : First Floor							
Egress Lighting									
	Emergency, Service	50%			2029	\$7,200	1		
	Exit, Service	50%			2029	\$3,900	1		
Exterior Lighting									
	HID	50%			2029	\$55,100	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Controlled Via Photocell							
	No Component	50%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2029	\$26,500	1	\$3,100	
Fire/Smoke Detection									
	No Component	70%							
	Generic, Analog	30%			2034	* *	1-3	\$5,200	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2029	\$67,300	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Supplied From Adjacent Building								
Conversion Equipment									
	Heat Exchanger, Shell & Tube	100%			2038	* *			
Distribution									
	Central Plant Steam Piping/Pmp	100%			2029	\$462,500	4	\$1,300	
Terminal Devices									
	Convactor/Radiator	100%			2027	\$146,300	1	\$8,800	

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

Asset # : 2064

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	30%	0-2	\$66,400	2039	**	2	\$400	
		Damaged, Extent : Moderate, Area Affected : 20%							
		Location : Roof							
		Malfunctioning, Extent : Moderate, Area Affected : 80%							
		Location : Roof							
	Window/Wall Unit	60%			2024	\$34,200	1		
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	30%			LIFE	**	2-5	\$4,600	
	No Component	70%							
	Exhaust Fans								
	Roof	30%			2029	\$13,600	2	\$300	
	No Component	70%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	Now	\$4,100	2039	**	1		
		Corroded, Extent : Severe, Area Affected : 10%							
		Location : Street Supply Line							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2024	\$4,200	4	\$600	
	Fixtures								
	Generic	100%							

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Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

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 : 21-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2,3
Block : 3224 **Lot** : 1 **BIN** : 2014903

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$75,100	
Site Pavements	\$169,900	
Total	\$245,000	
Importance Code A	\$75,100	
Importance Code C	\$169,900	
Total	\$245,000	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$20,800		\$3,000	
Interior Architecture	\$26,400		\$1,800	\$1,500
Electrical	\$600	\$600	\$2,200	\$600
Mechanical	\$900	\$900	\$4,300	\$1,600
Site Enclosure	\$5,100			
Total	\$53,800	\$1,600	\$11,400	\$3,800
Importance Code A	\$21,300	\$500	\$3,500	\$500
Importance Code B	\$20,400	\$1,100	\$7,900	\$3,200
Importance Code C	\$12,100			
Total	\$53,800	\$1,600	\$11,400	\$3,800



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

Asset # : 2068

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	90%			LIFE	* *	5	\$21,300	
		Graffiti, Extent : Light, Area Affected : 5%							
		Location : South Side							
	Wood	10%	Now	\$13,300	2049	* *	5	\$5,900	
		Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
		Location : Fascia							
		Deteriorated Finish, Extent : Severe, Area Affected : 50%							
		Location : Fascia							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 50%							
		Location : Fascia							
Windows									
	Aluminum	98%			2054	* *	5	\$2,700	
	Metal Louvers	2%			2038	* *	10	\$300	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Toilet Vents							
		Explanation : Bird Nest Blocking Vent							
Roof									
	Asphalt Shingle	100%	Now	\$7,500	2025	\$75,100			
		Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 100%							
		Location : Gutters Throughout							
Soffits									
	Cement-Fiber Panel	100%			2034	* *	10	\$1,700	
Interior									

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CITY UNIVERSITY OF NEW YORK - 042
BRONX COMMUNITY COLLEGE SNOW HALL
Asset # : 2068

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	10%	Now	\$10,700	2030	\$17,700	3	\$2,000	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
		Water Penetration, Extent : Moderate, Area Affected : 25%							
		Location : Basement							
	Cast in Place Concrete	20%			LIFE	**	5	\$5,700	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Third Floor							
		Explanation : Repair							
	Ceramic Tile	5%	Now	\$700	2038	**	5	\$300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Basement Toilet							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Basement Toilet							
	Vinyl Tile	50%	Now	\$3,000	2039	**	3	\$2,400	
		Adhesion Failure, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Basement							
	Wood	15%			2064	**	5	\$3,700	
Interior Walls									
	Cast in Place Concrete	10%	Now	\$11,100	LIFE	**			
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
	Concrete Masonry Unit	5%	0-2	\$1,000	LIFE	**	5	\$300	
		Diagonal Cracks, Extent : Moderate, Area Affected : 2%							
		Location : Basement							
	Gypsum Board	85%			LIFE	**	5	\$8,400	
Ceilings									
	AcousTileSusp.Lay-In	30%			2046	**	5	\$3,900	
	Exposed Concrete	20%			LIFE	**	5	\$400	
	Plaster	50%			LIFE	**	5	\$4,100	
Site Enclosure									
	Fence/Gates								
	Chain Link	25%			2049	**			
		Impact Damage, Extent : Light, Area Affected : 10%							
		Location : Parking Lot Gate							
	Iron Picket	75%			2064	**			
Free Standing Walls									
	Masonry: Brick	100%			2049	**			

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

Asset # : 2068

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

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%	Now	\$5,100	2079	* *			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Areaways</i>								

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2042	* *			
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On-Site Walkways

Cast in Place Concrete	85%			2042	* *			
Pavers/Stone	15%			2032	* *			

Parking/Driveway

Asphalt	100%	Now	\$169,900	2044	* *			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Potholes, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2055	* *		5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : The Service Equipment Includes One 400 Ampere Main Disconnect Switch Which Is In Good Condition.</i>									

Raceway

Conduit	100%			2049	* *		1		
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Panelboards

Fused Disc Sw	5%			2051	* *		5		
Molded Case Bkrs	95%			2051	* *		5	\$200	

Wiring

Thermoplastic	100%			2055	* *		1		
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Ground

Grounding Devices

Generic	100%			LIFE	* *		5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : The Grounding System Is In Good Condition.</i>									

Lighting

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

Asset # : 2068

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	90%			2037	* *	10	\$8,100	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout Building.							
	Under Construction	10%							
Egress Lighting									
	Emergency, Battery	50%			2029	\$7,000	10	\$1,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Emergency Lighting System Is Supplied From Adjacent Building Generator.							
	Exit, Service	50%			2024	\$1,400	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Emergency Lighting System Is Supplied From Adjacent Building Generator.							
Exterior Lighting									
	HID	100%			2034	* *	10		
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Building Exterior.							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2039	* *	1	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Main Entrance							
		Explanation : There Is A CCTV System Which Covers The Building Interior.							
Fire/Smoke Detection									
	Generic, Analog	100%			2039	* *	1-3	\$6,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout Building.							
		Explanation : There Is Evidence The System Has Recently Been Upgraded.							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2039	* *	5	\$3,000	
	Conversion Equipment								
	Hot Water Boiler	100%			2042	* *	1	\$4,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 140,000 Btu Unit							
	Distribution								
	Hot Wtr Piping/Pump	100%			2037	* *	4	\$500	

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

Asset # : 2068

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	100%			2042	**	1	\$3,200	
			Recent Replace Evident, Extent : Light, Area Affected : 100%						
			Location : Throughout						
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	**	1		
	Conversion Equipment								
	Split Unit	60%			2034	**			
	No Component	40%							
	Distribution								
	Ductwork/Diffusers	60%			LIFE	**	2	\$7,600	
	No Component	40%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	10%			2049	**	1		
	Galvanized Steel	90%			2042	**	1		
	Water Heater								
	Electric	100%			2027	\$8,600	4	\$100	
			Other Observation, Extent : Light, Area Affected : 50%						
			Location : Basement						
			Explanation : 61 Gallon Heater						
	HW Heat Exchanger								
	Steam Fired	100%			2049	**	4	\$1,000	
			Recent Replace Evident, Extent : Light, Area Affected : 20%						
			Location : Basement - 6 Years Ago						
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Backflow Preventer								
	No Component	50%							
	Generic	50%			2029	\$1,200	1	\$300	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	75%							
	Generic	25%			2039	**	1-2	\$700	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

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 : 13-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2,3,Att
Block : 3222 **Lot** : 62 **BIN** : 2100255

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$52,200	\$88,700
Interior Architecture	\$133,400	
Electrical		\$93,100
Mechanical		\$286,900
Total	\$185,700	\$468,700
Importance Code A	\$52,200	\$88,700
Importance Code B	\$37,700	\$379,900
Importance Code C	\$95,700	
Total	\$185,700	\$468,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$12,600			\$20,400
Interior Architecture	\$89,700			\$253,700
Electrical	\$6,800	\$1,400	\$1,800	\$1,700
Mechanical	\$43,100	\$1,400	\$61,000	\$1,300
Site Enclosure	\$1,200			
Total	\$153,300	\$2,700	\$62,700	\$277,100
Importance Code A	\$12,600		\$300	\$20,400
Importance Code B	\$96,200	\$2,700	\$62,500	\$256,700
Importance Code C	\$44,500			
Total	\$153,300	\$2,700	\$62,700	\$277,100



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

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

Asset # : 2065

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	85%			LIFE	**	5	\$42,400	
		Diagonal Cracks, Extent : Light, Area Affected : 2%							
		Location : North Facade							
	Masonry: Brownstone	5%			LIFE	**	5	\$1,900	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 2%							
		Location : South Facade							
	Masonry: Fieldstone	10%			LIFE	**	5	\$3,700	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
		Location : South Side							
Windows									
	Aluminum	95%			2045	**	5	\$4,300	
	Steel	5%	Now	\$12,600	2054	**	5	\$1,400	
		Air Infiltration, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Basement							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Basement							
Parapets									
	Wood Cornice	100%			2055	**	5-10	\$32,600	
Roof									
	Metal Panel	85%			2046	**	10	\$46,300	
	Plaza Roof: Stone Panels	15%	Now	\$52,200	2055	**			
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%							
		Location : Over Basement							
		Water Penetration, Extent : Moderate, Area Affected : 25%							
		Location : Over Basement							
Soffits									
	Wood	100%			2042	**	5		

Interior

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

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

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

Asset # : 2065

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	50%			2025	\$243,500	3	\$35,700	
		Worn/Eroded, Extent : Light, Area Affected : 25%							
		Location : Throughout							
	Cast in Place Concrete	10%	Now	\$7,900	LIFE	* *	5	\$7,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
		Uneven Surface, Extent : Severe, Area Affected : 50%							
		Location : Basement							
	Ceramic Tile	5%			2042	* *	5	\$1,800	
	Vinyl Tile	20%	2-4	\$3,200	2034	* *	3	\$2,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Worn/Eroded, Extent : Light, Area Affected : 25%							
		Location : Third Floor							
	Vinyl Tile 9" X 9"	10%	Now	\$12,600	2039	* *	3	\$1,300	
		Broken/Missing Elements, Extent : Severe, Area Affected : 75%							
		Location : Third Floor							
		Patching Evident, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Wood	5%	0-2	\$37,700	2057	* *	5	\$1,700	
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : Throughout Attic							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 5%							
		Location : Throughout Attic							

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

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

Asset # : 2065

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Gypsum Board	10%	Now	\$10,800	LIFE	* *	5	\$2,400	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 10%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Explanation : Mold / Mildew								
Masonry: Brick	10%	Now	\$33,700	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Masonry: Fieldstone	5%	Now	\$43,600	LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 75%								
Location : Basement								
Explanation : Water Penetration And Missing Mortar Joints								
Plaster	75%	Now	\$52,000	LIFE	* *	5	\$9,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 60%								
Location : Basement, Various Locations Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Basement								
Ceilings								
AcousTile,Adhered	20%			2042	* *	5	\$7,100	
Plaster	80%	0-2	\$8,000	LIFE	* *	5	\$17,900	
Patching Evident, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Site Enclosure								
Retaining Walls								
Masonry: Brick	25%			2049	* *			
Masonry: Fieldstone	75%	2-4	\$1,200	2049	* *			
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	75%			2042	* *			
Pavers/Stone	25%			2038	* *			

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

Estimates are rounded to the nearest hundred dollars.

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2049	* *	5	\$500	
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2049	* *	5	\$500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 400 Ampere Main Distribution Board									
Raceway									
	Conduit	80%			2049	* *	1		
	Conduit	20%			2029	\$4,700	1		
Panelboards									
	Fused Disc Sw	10%			2028	\$3,200	5		
	Molded Case Bkrs	20%			2028	\$6,400	5	\$100	
	Molded Case Bkrs	70%			2045	* *	5	\$400	
Wiring									
	Braided Cloth	20%	2-4	\$5,200	2054	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Upper Levels									
	Thermoplastic	80%			2049	* *	1		
Motor Controllers									
	Locally Mounted	100%			2027	\$48,400	5	\$100	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2042	* *	1	\$5,800	
Lighting									
Interior Lighting									
	Fluorescent	100%			2029	\$44,700	10	\$17,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Egress Lighting									
	Emergency, Service	50%			2034	* *	1		
	Exit, Service	50%			2034	* *	1		
Exterior Lighting									
	HID	30%			2029	\$23,000	10		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Controlled Via Photocell									
	No Component	70%							
Alarm									
Security System									
	No Component	90%							
	Generic	10%			2029	\$6,100	1	\$700	
Fire/Smoke Detection									
	No Component	40%							
	Generic, Analog	60%			2037	* *	1-3	\$7,200	

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

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

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

Asset # : 2065

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2029	\$46,800	1		
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	100%			2038	* *			
	Distribution								
	Hot Wtr Piping/Pump	100%	2-4	\$8,900	2045	* *	4	\$900	
			Corroded, Extent : Light, Area Affected : 30%						
			Location : Basement						
			Insul. Deteriorating, Extent : Light, Area Affected : 50%						
			Location : Basement						
	Terminal Devices								
	Convactor/Radiator	90%			2027	\$91,400	1	\$5,500	
	Fan Coil Unit/Heat	10%			2024	\$28,400	1	\$600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	* *	1		
	Conversion Equipment								
	Window/Wall Unit	80%			2024	\$31,600	1		
	No Component	20%							
Ventilation									
	Exhaust Fans								
	Roof	100%			2037	* *	2	\$600	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%	Now	\$33,300	2034	* *	1		
			Corroded, Extent : Moderate, Area Affected : 25%						
			Location : Throughout						
	Water Heater								
	Electric	100%			2027	\$16,700	4	\$200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : 50 Gallon Tank						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Not Accessible	100%							
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	20%							
	Generic	80%			2029	\$148,700	1-2	\$4,300	

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

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

Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : HOSTOS COMMUNITY COLLEGE ADMINISTRATION BUILDING - G
Address : 135 EAST 146TH ST. @ WALTON AVE.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : CUN0002.060 / 14556 **Yr Built/Renovated** : 1965 / 2012
Area Sq Ft : 13,178 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 28-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2350 **Lot** : 24 **BIN** : 2001088

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture		\$305,500
Electrical		\$53,100
Mechanical		\$140,100
Total		\$498,700
Importance Code A		\$305,500
Importance Code B		\$193,300
Total		\$498,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$3,900		\$400	
Interior Architecture	\$7,200	\$1,200		\$2,300
Electrical	\$500	\$300	\$43,300	\$300
Mechanical	\$700	\$900	\$22,100	\$900
Site Enclosure	\$1,700			
Site Pavements	\$2,800			
Total	\$16,800	\$2,400	\$65,800	\$3,500
Importance Code A	\$4,500	\$700	\$1,000	\$700
Importance Code B	\$12,300	\$1,000	\$64,800	\$2,800
Importance Code C		\$700		
Total	\$16,800	\$2,400	\$65,800	\$3,500



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
Masonry: Brick		90%			LIFE	**	5	\$14,600	
		Broken/Missing Elements, Extent : Light, Area Affected : 1%							
		Location : Main Entry							
Metal Coiling Doors		10%			2042	**	5	\$5,100	
Windows									
Aluminum		50%			2051	**	5	\$2,900	
Glass Block		50%			LIFE	**	5	\$1,800	
Parapets									
Masonry: Brick		95%			LIFE	**	5	\$3,800	
Metal Panel		5%			2049	**	5	\$800	
Roof									
Modified Bitumen		98%			2029	\$305,500	10	\$21,100	
		Blisters, Extent : Light, Area Affected : 5%							
		Location : Throughout							
Skylight, Metal/Glass		2%	Now	\$1,400	2039	**			
		Glazing Broken/Cracked, Extent : Light, Area Affected : 5%							
		Location : Roof							
Interior									
Floors									
Carpet		3%			2028	\$8,000	3	\$1,200	
Cast in Place Concrete		10%			LIFE	**	5	\$4,300	
Ceramic Tile		5%			2038	**	5	\$1,000	
Vinyl Tile		82%			2034	**	3	\$8,000	
Interior Walls									
Ceramic Tile		5%			2038	**	5	\$1,500	
Concrete Masonry Unit		45%			LIFE	**	5	\$5,400	
Gypsum Board		50%			LIFE	**	5	\$9,000	
Ceilings									
AcousTileSusp.Lay-In		50%			2042	**	5	\$9,800	
Exposed Concrete		20%			LIFE	**	5	\$600	
Exposed Struc: Steel		15%			LIFE	**			
Gypsum Board		10%			LIFE	**	5	\$2,500	
Plaster		5%			LIFE	**	5	\$600	
Site Enclosure									
Fence/Gates									
Chain Link		100%			2049	**			
Retaining Walls									
Cast in Place Concrete		100%	2-4	\$1,700	2079	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : E 146th Street							
Site Pavements									
Public Sidewalk									
Cast in Place Concrete		100%	2-4	\$2,800	2034	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Site Pavements

Parking/Driveway

Asphalt

85%

2038

* *

*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Throughout*

Cast in Place Concrete

15%

2034

* *

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2029

\$5,200

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : No Available Nameplate Ratings*

Switchgear / Switchboard

Fused Disc Sw

100%

2039

* *

5

\$100

Raceway

Conduit

100%

2039

* *

1

Panelboards

Molded Case Bkrs

100%

2037

* *

5

\$300

Wiring

Thermoplastic

100%

2039

* *

1

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$200

Lighting

Interior Lighting

Fluorescent

97%

2034

* *

10

\$11,700

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

Fluorescent

2%

2034

* *

10

\$200

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

Incandescent

1%

2024

\$1,800

2

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

Egress Lighting

Emergency, Battery

50%

2029

\$9,500

10

\$1,600

Exit, Service

50%

2029

\$2,300

1

Exterior Lighting

HID

100%

2029

\$53,100

10

Alarm

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Alarm

Security System

No Component

70%

Generic

30%

2037

* *

1

\$1,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2024

\$29,100

1-3

\$1,600

*Local/Battery Operated Detect, Extent : Light, Area Affected : 100%**Location : Throughout Building*

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

Heating

Energy Source

Electricity

30%

2039

* *

1

Natural Gas

70%

2039

* *

1

Conversion Equipment

Furnace

90%

2029

\$27,900

1

\$5,900

*Other Observation, Extent : Light, Area Affected : 70%**Location : 1st Floor Garage And Back Mechanical Room**Explanation : 5 Units*

Radiant Heater

10%

2029

\$23,400

2

\$600

*Other Observation, Extent : Light, Area Affected : 10%**Location : Hallways**Explanation : 3 Units*

Distribution

Ductwork/Diffusers

70%

LIFE

* *

2-5

\$5,100

No Component

30%

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	50%			2027	\$140,100	2	\$400	
				R-22 Refrigerant, Extent : Light, Area Affected : 20% Location : 1st And 2nd Floor Closets Other Observation, Extent : Light, Area Affected : 100% Location : 1st And 2nd Floor Closets Explanation : 2 Units. 1 Dedicated To 1st Floor And 1 To 2nd Floor.					
	Split Unit	5%			2029	\$14,100			
				Other Observation, Extent : Light, Area Affected : 100% Location : 1st Floor Purchasing Room Explanation : 1 Unit Dedicated To Purchasing Room.					
	Window/Wall Unit	25%			2024	\$6,900	1		
	No Component	20%							
Distribution									
	Ductwork/Diffusers	50%			LIFE	* *	2	\$8,600	
	No Component	50%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	* *	2-5	\$700	
	No Component	90%							
Exhaust Fans									
	Interior	10%			2029	\$4,700	2		
	Wall Unit	10%			2029	\$500	2		
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	* *	1		
Water Heater									
	Electric	100%			2024	\$11,600	4	\$100	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Backflow Preventer									
	Generic	100%			2029	\$3,300	1	\$800	
Fixtures									
	Generic	100%							

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

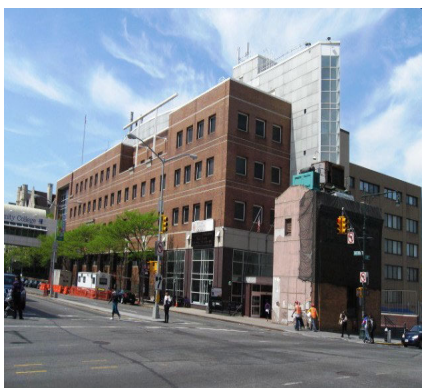
Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

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 : 26-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,5
Block : 2346 **Lot** : 29 **BIN** : 2001038

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$879,400	\$101,900
Interior Architecture	\$1,516,300	\$285,200
Electrical	\$651,300	\$1,258,900
Mechanical		\$5,169,700
Total	\$3,047,000	\$6,815,600
Importance Code A	\$879,400	\$146,700
Importance Code B	\$2,167,600	\$6,510,500
Importance Code C		\$158,300
Total	\$3,047,000	\$6,815,600

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$64,800		\$59,900	\$14,600
Interior Architecture	\$27,200		\$19,400	\$34,400
Electrical	\$57,200	\$30,400	\$30,600	\$30,100
Mechanical	\$55,500	\$90,300	\$153,000	\$86,700
Elevators/Escalators	\$34,500	\$34,500	\$34,500	\$34,500
Total	\$239,300	\$155,100	\$297,300	\$200,300
Importance Code A	\$83,100	\$18,200	\$78,500	\$32,800
Importance Code B	\$156,300	\$136,900	\$209,600	\$167,500
Importance Code C			\$9,200	
Total	\$239,300	\$155,100	\$297,300	\$200,300



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	25%			LIFE	**	5	\$46,300	
	Masonry: Brick	30%			LIFE	**	5	\$55,600	
	Metal Panel	10%	Now	\$2,800	2049	**	5	\$34,700	
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 2%									
Location : Roof									
	Stucco Cement	10%			2034	**	5	\$46,300	
	Stucco Cement	15%			2042	**	5	\$69,500	
	Window Wall	10%			2049	**	5	\$69,500	
Windows									
	Aluminum	57%			2045	**	5	\$29,200	
	Aluminum	38%	Now	\$261,100	2037	**	5	\$9,700	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%									
Location : Old Wing									
Unit Inoperable, Extent : Moderate, Area Affected : 30%									
Location : Old Wing									
	Metal Louvers	5%			2038	**	10	\$16,000	
Parapets									
	Concrete Masonry Unit	15%			LIFE	**	5	\$1,700	
	Masonry: Brick	20%			LIFE	**	5	\$2,100	
	Masonry: Brick	30%			LIFE	**	5	\$3,100	
	Metal Panel	10%			2049	**	5	\$4,000	
	Metal Rail	15%	2-4	\$8,800	2042	**	5	\$10,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%									
Location : Throughout, Welded Joints									
	Metal: Cage/Fence	5%			2042	**	5-10	\$4,000	
	Stucco Cement	5%			2042	**	5	\$1,300	

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	40%	Now	\$618,300	2039	**			
	Blisters, Extent : Moderate, Area Affected : 25%							
	Location : Old Wing							
	Vegetation Growth, Extent : Moderate, Area Affected : 5%							
	Location : At Roof Drains, Old Wing							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Old Wing							
Modified Bitumen	48%	Now	\$14,800	2034	**			
	Broken/Missing Elements, Extent : Light, Area Affected : 1%							
	Location : Drain Strainer Cooling Tower							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%							
	Location : Upper And Upper Low Roof							
Panel/Paver: Cer/Brk	5%			2049	**	10	\$7,100	
Skylight, Plastic	2%			2042	**	1		
Traffic Topping	5%	0-2	\$700	2034	**			
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 1%							
	Location : Childrens Play Area							
	Vegetation Growth, Extent : Moderate, Area Affected : 20%							
	Location : Childrens Play Area							
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Carpet	10%			2028	\$395,000	3	\$58,000	
Cast in Place Concrete	5%			LIFE	**	5	\$31,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 1%							
	Location : Basement							
Ceramic Tile	7%			2044	**	5	\$20,300	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Restrooms							
Sheet Vinyl/Rubber	8%	Now	\$220,400	2034	**	5	\$17,400	
	Worn/Eroded, Extent : Moderate, Area Affected : 5%							
	Location : Stair Nosings							
Terrazzo	15%	4+	\$107,900	LIFE	**	5	\$34,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Vinyl Tile	35%			2034	**	3	\$50,700	
Vinyl Tile	20%	Now	\$263,100	2034	**	3	\$21,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 35%							
	Location : Old Wing							
	Worn/Eroded, Extent : Moderate, Area Affected : 50%							
	Location : Old Wing, IT Room							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Interior Walls									
Ceramic Tile	5%			2044	**	5	\$18,400		
Concrete Masonry Unit	40%			LIFE	**	5	\$58,900		
Gypsum Board	45%			LIFE	**	5	\$99,400		
Worn/Eroded, Extent : Light, Area Affected : 20%									
Location : Throughout									
Plaster	10%			LIFE	**	5	\$11,000		
Ceilings									
AcousTileConcealSpLn	50%			2042	**	5	\$181,200		
AcousTileSusp.Lay-In	25%	Now	\$312,900	2042	**	5	\$36,200		
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Old Wing									
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
Location : 5th Floor Laboratories									
Staining/Discoloring, Extent : Moderate, Area Affected : 50%									
Location : Old Wing, 5th Floor New Wing									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Old Wing									
Exposed Concrete	10%			LIFE	**	5	\$4,500		
Exposed Struc: Steel	8%	4+	\$521,400	LIFE	**				
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%									
Location : Boiler Room									
Gypsum Board	7%			LIFE	**	5	\$25,400		
Site Enclosure									
Fence/Gates									
Chain Link	100%			2049	**				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2042	**				
On-Site Walkways									
Cast in Place Concrete	100%			2042	**				
Parking/Driveway									
Asphalt	100%			2032	**				

Electrical		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2029	\$44,900	5	\$800		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : 3- Main Service Switches Rated At 4,000 Amperes, 3,000 Amperes And 2,000 Amperes									

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Dry Type	100%			2027	\$16,900	5	\$700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : 1,000 Kilovolt-ampere And 750 Kilovolt-ampere, 480/277/208 Volts									
Switchgear / Switchboard									
	Fused Disc Sw	50%			2039	* *	5	\$400	
	Fused Disc Sw	50%			2029	\$130,400	5	\$400	
Raceway									
	Conduit	90%			2029	\$277,700	1		
	Conduit	10%			2039	* *	1		
Panelboards									
	Fused Disc Sw	5%			2037	* *	5	\$200	
	Fused Knife Sw	5%	2-4	\$13,600	2054	* *	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Upper Floors									
Explanation : Obsolete Equipment									
	Molded Case Bkrs	40%			2037	* *	5	\$2,000	
	Molded Case Bkrs	50%			2028	\$135,600	5	\$2,600	
Wiring									
	Braided Cloth	20%	2-4	\$83,200	2054	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Basement, Upper Floors									
	Thermoplastic	80%			2039	* *	1		
Motor Controllers									
	Locally Mounted	75%			2027	\$92,200	5	\$1,000	
	Locally Mounted	20%			2034	* *	5	\$300	
	Locally Mounted	5%			2042	* *	5	\$100	
Ground									
Grounding Devices									
	Not Accessible	100%							
Other Observation, Extent : Light, Area Affected : 100%									
Location :									
Explanation : Covered With Insulation									
Stand-by Power									
Transfer Switches									
	Automatic	100%			2034	* *	1	\$59,600	
Generators									
	Diesel	50%			2038	* *	1	\$37,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Penthouse									
Explanation : Emergency Generator 1 Rated At 150 Kilowatts									
	Diesel	50%			2032	* *	1	\$37,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Penthouse									
Explanation : Emergency Generator 2 Rated At 300 Kilowatts									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Batteries									
	Lead/Acid	50%			2023	\$800	5	\$3,600	
	Lead/Acid	50%			2022	\$800	5	\$3,600	
Fuel Storage									
	Day Tank	50%			2037	* *	5	\$18,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Penthouse							
		Explanation : 275 Gallon Capacity							
	Main Tank	50%			2044	* *	5	\$2,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 275 Gallon Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	90%			2034	* *	10	\$159,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	10%			2034	* *	10	\$17,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lobby And Hallways							
		Explanation : Compact Fluorescent Lamps							
Egress Lighting									
	Emergency, Service	50%			2034	* *	1		
	Exit, LED	10%			2057	* *	1		
	Exit, Service	40%			2034	* *	1		
Exterior Lighting									
	HID	50%			2029	\$390,400	10	\$300	
	HID	50%			2024	\$390,400	10	\$300	
Lightning Protection									
	Arresters/Cabling								
	No Component	50%							
	Generic	50%			2044	* *	5	\$2,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : New Addition Building Roof							
		Explanation : Copper Lightning Rods							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2029	\$187,700	1	\$21,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Corridors							
		Explanation : Internet Protocol Digital Video Surveillance System							
Fire/Smoke Detection									
	Generic, Digital	100%			2034	* *	1-3	\$123,000	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	10%			2049	**	1		
	Interruptible Gas/Dual Fuel	90%			2049	**	1		
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement Vault Explanation : No.4 Fuel Oil								
Conversion Equipment									
	Furnace	10%			2037	**	1	\$9,600	
	Other Observation, Extent : Light, Area Affected : 10% Location : Roof Explanation : 3 Gas Fired Rooftop Package Units								
	Steam Boiler	90%			2042	**	1	\$172,600	
	Other Observation, Extent : Light, Area Affected : 90% Location : Penthouse Mechanical Room Explanation : 2 Steam Boilers								
Distribution									
	Hot Wtr Piping/Pump	60%			2045	**	4	\$5,700	
	Steam Piping/Pump	40%			2039	**			
Terminal Devices									
	Air Handler	30%			2034	**	1	\$35,900	
	Convactor/Radiator	40%			2027	\$414,700	1	\$25,000	
	Fan Coil Unit/Heat	30%			2034	**	1	\$18,800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	**	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	50%			2032	**	1	\$104,800	
	Other Observation, Extent : Light, Area Affected : 100% Location : Penthouse Mechanical Room Explanation : 2 Units, Refrigerant 134 - A								
	Int Pkg Unit - Heating/Cooling	33%			2030	\$1,359,100	2	\$3,900	
	R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Various Areas								
	Ext Pkg Unit - Heating/Cooling	15%			2029	\$363,700	2	\$1,800	
	R-22 Refrigerant, Extent : Light, Area Affected : 15% Location : 2 Units, New Wing Roof								
	Split Unit	2%			2029	\$82,700			
	Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : Elevator Machine Rooms And Server Rooms								
Distribution									
	CW & CHW Wtr Pipe/Pump	15%			2039	**	4	\$2,100	
	Ductwork/Diffusers	85%			LIFE	**	2	\$214,200	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Air Handler/Cool/Ht	50%			2029	\$1,085,900	1	\$59,900	
	Fan Coil - 4 Pipe	20%			2029	\$906,800	1	\$12,500	
	No Component	30%							
Heat Rejection									
	Water Cooling Tower	50%			2027	\$367,500	2	\$97,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Penthouse Roof							
		Explanation : 2 Cooling Towers							
	No Component	50%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$108,000	
	Exhaust Fans								
	Interior	30%			2029	\$206,700	2	\$1,800	
	Roof	50%			2029	\$160,800	2	\$3,000	
	Wall Unit	20%			2029	\$13,800	2	\$1,200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	* *	1		
	Water Heater								
	Gas Fired	100%			2029	\$118,100	2	\$2,800	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Unit Installed In 2017. Used Only When Boilers Are Off.							
	HW Heat Exchanger								
	Steam Fired	100%			2039	* *	4	\$28,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Unit, Used Only When Boilers Are On.							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2029	\$55,800	4	\$7,700	
	Fixtures								
	Generic	100%							
Vertical Transport									

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	90%			LIFE		* *		
		<i>Other Observation, Extent : Light, Area Affected : 90%</i> <i>Location : One Unit From 1st To 6th Floor, One Unit From 1st To 5th Floor, Two Units From Basement To 5th Floor</i> <i>Explanation : 4 Units</i>							
	Hydraulic	10%			LIFE		* *		
		<i>Other Observation, Extent : Light, Area Affected : 10%</i> <i>Location : Library 2nd To 3rd Floor</i> <i>Explanation : 1 Unit</i>							
Fire Suppression									
	Standpipe								
	Generic	100%			2039		* *	1-5	\$97,600
	Sprinkler								
	Generic	100%			2039		* *	1-2	\$54,200
	Fire Pump								
	Generic	100%			2038		* *	1	\$36,200

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Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

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 : 26-Jul-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 2343 **Lot** : 32 **BIN** : 2001019

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$219,400	\$469,100
Interior Architecture	\$147,700	\$1,249,700
Electrical	\$63,700	\$2,486,200
Mechanical		\$372,000
Total	\$430,800	\$4,577,100
Importance Code A	\$219,400	\$513,900
Importance Code B	\$211,400	\$4,000,500
Importance Code C		\$62,600
Total	\$430,800	\$4,577,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$3,700		\$28,100	\$14,000
Interior Architecture	\$27,600	\$19,800	\$7,400	\$21,100
Electrical	\$8,800	\$6,700	\$6,400	\$7,000
Mechanical	\$45,200	\$25,200	\$97,900	\$29,800
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$100,200	\$66,600	\$154,600	\$86,700
Importance Code A	\$5,000	\$1,200	\$29,600	\$15,300
Importance Code B	\$77,500	\$65,300	\$125,000	\$71,500
Importance Code C	\$17,700			
Total	\$100,200	\$66,600	\$154,600	\$86,700



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

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

Asset # : 2121

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	38%	4+	\$183,400	LIFE	**	5	\$56,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%									
Location : Lintels Roof Windows And Louvers									
Efflorescence, Extent : Light, Area Affected : 5%									
Location : Roof Above Windows And Louvers									
	Pre-Cast Concrete	50%			LIFE	**	5	\$243,500	
	Stucco Cement	2%			2042	**	5	\$7,500	
	Window Wall	10%			2049	**	5	\$56,200	
Windows									
	Aluminum	90%			2045	**	5	\$25,500	
	Aluminum	5%			2051	**	5	\$1,400	
	Metal Louvers	5%			2038	**	10	\$8,900	
Parapets									
	Masonry: Brick	25%			LIFE	**	5	\$3,300	
	Metal Panel	5%			2055	**	5	\$2,500	
	Metal Rail	25%			2034	**	5-10	\$59,200	
	Pre-Cast Concrete	45%			LIFE	**	5	\$37,100	
Roof									
	Modified Bitumen	100%			2037	**	10	\$131,500	
Soffits									
	Pre-Cast Concrete	100%			LIFE	**	5		
Interior									
Floors									
	Carpet	10%			2028	\$270,100	3	\$39,600	
	Cast in Place Concrete	10%			LIFE	**	5	\$43,400	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Boiler Room									
	Ceramic Tile	5%			2038	**	5	\$9,900	
	Panel/Paver: Cer/Brk	5%			2045	**	5	\$22,300	
	Sheet Vinyl/Rubber	5%			2034	**	5	\$14,900	
	Terrazzo	5%			LIFE	**	5	\$7,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
	Vinyl Tile	60%			2029	\$1,079,400	3	\$44,600	

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

Asset # : 2121

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2032	**	5	\$13,000	
	Concrete Masonry Unit	10%			LIFE	**	5	\$10,400	
	Gypsum Board	8%			LIFE	**	5	\$12,500	
	Gypsum Board	32%			LIFE	**	5	\$50,100	
	Marble Panels	5%			LIFE	**			
	Plaster	5%	Now	\$11,200	LIFE	**	5	\$3,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Mechanical Penthouse									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Mechanical Penthouse									
	Plaster	35%			LIFE	**	5	\$27,400	
Ceilings									
	AcousTileSusp.Lay-In	65%			2034	**	5	\$128,800	
	AcousTileSusp.Lay-In	15%			2046	**	5	\$29,700	
	Exposed Concrete	10%			LIFE	**	5	\$3,100	
Exposed Reinforcement, Extent : Moderate, Area Affected : 2%									
Location : Electrical Room									
	Plaster	10%	Now	\$83,300	LIFE	**	5	\$12,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Oil Burner Room									
Site Enclosure									
Fence/Gates									
	Aluminum Picket	60%			2049	**			
	Chain Link	40%			2049	**			
Retaining Walls									
	Cast in Place Concrete	100%			2064	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2034	**			
On-Site Walkways									
	Pavers/Stone	100%			2038	**			
Parking/Driveway									
	Asphalt	50%			2038	**			
	Cast in Place Concrete	50%			2042	**			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2029	\$44,900	5	\$500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 2,500 Amperes									

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

Asset # : 2121

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Dry Type	100%			2034	**	5	\$500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : 2- 400 Kilovolt-ampere, 480/277v									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2029	\$208,700	5	\$500	
Raceway									
	Conduit	80%			2029	\$178,200	1		
	Conduit	10%			2039	**	1		
	Conduit	10%			2055	**	1		
Panelboards									
	Fused Disc Sw	10%			2028	\$23,900	5	\$300	
	Molded Case Bkrs	10%			2051	**	5	\$300	
	Molded Case Bkrs	60%			2028	\$143,600	5	\$2,000	
	Molded Case Bkrs	20%			2037	**	5	\$700	
Wiring									
	Braided Cloth	20%	2-4	\$63,700	2054	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Upper Floors									
	Thermoplastic	60%			2029	\$191,100	1		
	Thermoplastic	10%			2039	**	1		
	Thermoplastic	10%			2055	**	1		
Motor Controllers									
	Locally Mounted	10%			2027	\$12,300	5	\$100	
	Locally Mounted	5%			2042	**	5		
	Motor Control Center	85%			2027	\$655,400	5	\$2,900	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$1,800	
Lighting									

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

Asset # : 2121

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	50%			2029	\$147,000	10	\$57,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	35%			2029	\$102,900	10	\$40,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Staff Room And Basement							
		Explanation : T-8 Lamps							
	Fluorescent	10%			2037	* *	10	\$11,500	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Fifth Floor							
	Fluorescent	5%			2029	\$14,700	10	\$5,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Rooms							
		Explanation : Compact Fluorescent Light Fixtures							
	Egress Lighting								
	Emergency, Battery	40%			2029	\$71,900	10	\$12,100	
	Emergency, Battery	10%			2037	* *	10	\$3,000	
	Exit, LED	10%			2064	* *	1		
	Exit, Service	40%			2029	\$14,400	1		
Exterior Lighting									
	HID	100%			2029	\$503,600	10	\$400	
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2029	\$121,000	1	\$14,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Corridors And Outside							
		Explanation : Internet Protocol Digital Video Surveillance System							
Fire/Smoke Detection									
	No Component	40%							
	Generic, Analog	60%			2037	* *	1-3	\$47,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Lobby							
		Explanation : Strobe Lights, Manual Pull Station, Alarm Bells And Smoke Detectors							

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

Heating

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

Asset # : 2121

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	10%			2049	**	1		
No Component	90%							
	Other Observation, Extent : Light, Area Affected : 0%							
	Location : Building C							
	Explanation : Hot And Chilled Water Sourced From Building C							
Conversion Equipment								
Steam Boiler	10%			2042	**	1	\$12,400	
	Other Observation, Extent : Light, Area Affected : 10%							
	Location : Basement							
	Explanation : 1 Small Boiler Used For 1st Floor Only. 2 Old Boilers Abandoned In Place, Not In Use, Disconnected From System.							
No Component	90%							
	Other Observation, Extent : Light, Area Affected : 0%							
	Location : Building C							
	Explanation : Hot And Chilled Water Sourced From Building C							
Distribution								
Hot Wtr Piping/Pump	90%			2037	**	4	\$5,500	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : From East Complex							
	Explanation : Heating Hot Water From East Complex							
Steam Piping/Pump	10%			2039	**			
Terminal Devices								
Air Handler	60%			2029	\$105,400	1	\$46,300	
Convactor/Radiator	20%			2042	**	1	\$8,100	
Fan Coil Unit/Heat	20%			2034	**	1	\$8,100	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	15%			2037	**	2	\$1,100	
	R-134a Refrigerant, Extent : Light, Area Affected : 15%							
	Location : Roof							
	Other Observation, Extent : Light, Area Affected : 15%							
	Location : Roof							
	Explanation : 1 Unit							
Split Unit	1%			2037	**			
No Component	84%							
	Other Observation, Extent : Light, Area Affected : 0%							
	Location : Building C							
	Explanation : Hot And Chilled Water Sourced From Building C							
Distribution								
CW & CHW Wtr Pipe/Pump	15%			2039	**	4	\$1,400	
Ductwork/Diffusers	85%			LIFE	**	2	\$138,100	

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

Asset # : 2121

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Terminal Devices									
	Air Handler/Cool/Ht	85%			2029	\$190,500	1	\$65,700	
	No Component	15%							
Heat Rejection									
	Air Cooled Condenser Unit	85%			2034	**	2	\$73,900	
	No Component	15%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$69,600	
Exhaust Fans									
	Roof	99%			2034	**	2	\$3,800	
	Wall Unit	1%			2029	\$400	2		
Other Observation, Extent : Light, Area Affected : 1%									
Location : Basement Electrical Room									
Explanation : 1 Unit									
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2039	**	1		
Water Heater									
	Gas Fired	100%			2027	\$76,200	2	\$1,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement Boiler Room									
Explanation : 1 Unit 2013 In Use. 1 Old Unit Abandoned In Place, Not In Use, Completely Disconnected From The System.									
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Submersible	100%			2022	\$4,200	4	\$4,000	
Backflow Preventer									
	Generic	100%			2034	**	1	\$7,700	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : One Unit From Sub-basement To 5th Floor, Two Units From Basement To 5th Floor									
Explanation : 3 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2049	**	1-5	\$65,300	
Sprinkler									
	Generic	100%			2039	**	1-2	\$35,000	

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

Asset # : 2121

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Fire Pump							
	Generic	100%		2038	* *	1	\$23,300	

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Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : HOSTOS COMMUNITY COLLEGE EAST ACADEMIC COMPLEX - C
Address : 450 GRAND CONCOURSE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : CUN0002.040 / 4130 **Yr Built/Renovated** : 1994 / 2007
Area Sq Ft : 269,002 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 26-Jul-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 2343 **Lot** : 1 **BIN** : 2820268

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$143,700	\$260,400
Interior Architecture	\$566,700	\$689,800
Electrical		\$4,456,300
Mechanical	\$35,200	\$6,595,400
Site Enclosure	\$65,800	
Total	\$811,400	\$12,001,900
Importance Code A	\$143,700	\$260,400
Importance Code B	\$575,200	\$11,427,000
Importance Code C	\$92,500	\$314,500
Total	\$811,400	\$12,001,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$18,500		\$38,800	\$27,100
Interior Architecture	\$69,200	\$10,100		\$50,300
Electrical	\$80,700	\$36,800	\$42,500	\$33,300
Mechanical	\$122,400	\$159,100	\$179,800	\$156,500
Elevators/Escalators	\$20,700	\$20,700	\$20,700	\$20,700
Total	\$311,500	\$226,700	\$281,900	\$287,900
Importance Code A	\$31,800	\$13,300	\$52,700	\$40,400
Importance Code B	\$279,700	\$213,400	\$229,200	\$247,500
Importance Code C				
Total	\$311,500	\$226,700	\$281,900	\$287,900



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	80%			LIFE	**	5	\$102,600	
	Metal Panel	5%			2049	**	5-10	\$44,100	
	Metal Coiling Doors	5%			2042	**	5	\$20,000	
	Window Wall	10%			2049	**	5	\$48,100	
Windows									
	Aluminum	93%			2045	**	5	\$54,200	
	Glass Block	2%			LIFE	**	5	\$700	
	Metal Louvers	5%			2038	**	10	\$18,200	
Parapets									
	Masonry: Brick	95%			LIFE	**	5	\$9,000	
	Metal Panel	5%			2049	**	5	\$1,800	
Roof									
	Fiberglass Panel	5%	Now	\$8,500	2038	**	1		
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Bridge Between Building A And C							
	Modified Bitumen	85%			2034	**	10	\$143,700	
		Recent Repair Evident, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Skylight, Plastic	3%			2042	**	1		
	Sloped Glazing	7%			LIFE	**	5	\$157,800	
Soffits									
	Metal Panel	40%			2049	**	5-10	\$6,800	
	Pre-Cast Concrete	60%			LIFE	**	5	\$4,800	
Interior									
Floors									
	Carpet	15%			2028	\$823,000	3	\$120,800	
	Cast in Place Concrete	10%			LIFE	**	5	\$88,100	
	Ceramic Tile	5%			2038	**	5	\$20,100	
	Terrazzo	25%			LIFE	**	5	\$78,600	
	Vinyl Tile	40%			2034	**	3	\$80,500	
		Worn/Eroded, Extent : Light, Area Affected : 15%							
		Location : Throughout							
	Wood	5%			2057	**	5	\$37,700	
Interior Walls									
	Ceramic Tile	30%			2038	**	5	\$185,000	
	Concrete Masonry Unit	10%			LIFE	**	5	\$24,700	
	Gypsum Board	60%			LIFE	**	5	\$222,000	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileSusp.Lay-In	65%			2042	* *	5	\$212,700	
	Exposed Struc: Steel	5%	Now	\$367,900	LIFE	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Steel Beam In Basement							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Below Main Entrance, Pool Floor Drains							
	Gypsum Board	25%			LIFE	* *	5	\$102,300	
	Metal Panel	5%			LIFE	* *	5	\$20,500	
Site Enclosure									
Fence/Gates									
	Chain Link	75%			2049	* *			
	Exposed Struc: Steel	25%			LIFE	* *			
Retaining Walls									
	Masonry: Brick	100%	Now	\$65,800	2039	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : Entry Ramp							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Entry Ramp							
		Spalling, Extent : Moderate, Area Affected : 15%							
		Location : Entry Ramp							
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2042	* *			
On-Site Walkways									
	Cast in Place Concrete	100%			2042	* *			
Parking/Driveway									
	Asphalt	100%			2038	* *			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Fused Disc Sw		100%			2039	* *	5	\$1,200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : 2- Bolted Pressure Contact Swicthes Rated At 4,000 Amperes Each									
Transformers									
Dry Type		100%			2034	* *	5	\$1,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : 225 Kilovolt-ampere And 150 Kilovolt-ampere, 460/277/120 Volts									
Switchgear / Switchboard									
Fused Disc Sw		90%			2039	* *	5	\$1,000	
Molded Case Bkrs		10%			2039	* *	5	\$700	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2039	**	1		
	Panelboards								
	Fused Disc Sw	30%			2037	**	5	\$1,900	
	Molded Case Bkrs	70%			2037	**	5	\$5,000	
	Wiring								
	Thermoplastic	100%			2039	**	1		
	Motor Controllers								
	Locally Mounted	10%			2034	**	5	\$200	
	Motor Control Center	90%			2034	**	5	\$6,600	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$4,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Fire Pump Room							
		Explanation : Connected To Metal Water Pipe							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2034	**	1	\$82,800	
	Generators								
	Diesel	100%			2032	**	1	\$104,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 700 Kilowatts, Detroit Diesel Generator							
	Batteries								
	Nickel Cadmium	100%			2022	\$1,600	5	\$60,000	
	Fuel Storage								
	Day Tank	50%			2037	**	5	\$25,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 275 Gallon Capacity							
	Underground Storage	50%			LIFE	**	5	\$8,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : 2,500 Gallon Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	94%			2029	\$595,400	10	\$231,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	5%			2029	\$31,700	10	\$12,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lobby And Hallways							
		Explanation : Compact Fluorescent Light Fixtures							
	HID	1%			2029	\$4,600	10	\$100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE EAST ACADEMIC COMPLEX - C
Asset # : 4130

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Service	50%			2029	\$70,600	1		
	Exit, LED	25%			2044	* *	1		
	Exit, Service	25%			2029	\$19,400	1		
	Exterior Lighting								
	HID	100%			2029	\$1,084,600	10	\$800	
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2044	* *	5	\$7,900	
Alarm									
	Security System								
	No Component	60%							
	Generic	40%			2029	\$347,500	1	\$40,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Corridors And Outside								
	Explanation : Internet Protocol Digital Video Surveillance System								
	Fire/Smoke Detection								
	No Component	30%							
	Generic, Analog	70%			2029	\$2,082,100	1-3	\$116,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways								
	Explanation : Manual Pull Station, Alarm Bells, Strobe Lights, Smoke Detectors								
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2049	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Underground								
	Explanation : No.4 Oil - One 20,000 Gallon Tank								
	Conversion Equipment								
	Hot Water Boiler	100%			2034	* *	1	\$133,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 2 Hot Water Boilers								
	Distribution								
	Hot Wtr Piping/Pump	100%			2045	* *	4	\$13,300	
	Terminal Devices								
	Air Handler	2%			2029	\$75,600	1	\$3,300	
	Convactor/Radiator	50%			2034	* *	1	\$43,400	
	Fan Coil Unit/Heat	48%			2029	\$1,933,700	1	\$41,700	
Air Conditioning									

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Energy Source	Electricity	100%			2045	**	1		
Conversion Equipment	Centrifugal, Elec Chiller	98%			2032	**	1	\$285,300	
		Other Observation, Extent : Light, Area Affected : 100% Location : Penthouse Mechanical Equipment Room Explanation : Refrigerant R11							
	Split Unit	2%			2034	**			
Distribution									
	CW & CHW Wtr	15%			2039	**	4	\$3,000	
	Pipe/Pump								
	Ductwork/Diffusers	85%			LIFE	**	2	\$297,500	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2029	\$3,016,800	1	\$166,400	
Heat Rejection									
	Water Cooling Tower	100%			2027	\$1,020,800	2	\$270,700	
Ventilation									
Distribution	Ductwork/Diffusers	100%			LIFE	**	2-5	\$150,000	
Exhaust Fans	Roof	100%			2029	\$446,600	2	\$8,200	
Plumbing									
H/C Water Piping	Brass/Copper	100%			2039	**	1		
HW Heat Exchanger	Steam Fired	100%			2039	**	4	\$39,900	
Sanitary Piping	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping	Cast Iron	100%			LIFE	**	1		
Pool Filter/Treatment	Sand	100%			2046	**	4	\$99,900	
		Other Observation, Extent : Light, Area Affected : 100% Location : Pool Mechanical Room Explanation : New Pool Equipment Installed About 3 Years Ago.							
Backflow Preventer	Generic	100%			2034	**	1	\$16,500	
Fixtures	Generic	100%							
Vertical Transport									
Elevators	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100% Location : 3 Units From Basement To 5th Floor Explanation : Two Passenger Units, One Freight Unit							

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Standpipe								
	Generic	100%		2049	* *	1-5	\$140,600	
Sprinkler								
	Generic	100%		2049	* *	1-2	\$75,300	
Fire Pump								
	Generic	100%		2038	* *	1	\$50,200	
Chemical System								
	No Component	98%						
	Generic	2%		2024	\$600	1-3	\$100	

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Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

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 : 28-Aug-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 2350 **Lot** : 39 **BIN** : 2001091

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$43,000	\$86,900
Interior Architecture		\$52,200
Electrical		\$866,500
Mechanical	\$38,400	\$348,200
Total	\$81,400	\$1,353,700
Importance Code A	\$43,000	\$260,200
Importance Code B	\$38,400	\$1,041,300
Importance Code C		\$52,200
Total	\$81,400	\$1,353,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$21,800		\$1,600	\$600
Interior Architecture	\$59,700	\$3,000		\$7,800
Electrical	\$20,400	\$7,000	\$7,300	\$6,200
Mechanical	\$7,400	\$6,300	\$23,200	\$7,400
Site Enclosure	\$6,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$120,000	\$20,200	\$36,100	\$25,900
Importance Code A	\$26,300	\$2,200	\$3,900	\$2,800
Importance Code B	\$93,700	\$15,700	\$32,100	\$23,100
Importance Code C		\$2,300		
Total	\$120,000	\$20,200	\$36,100	\$25,900



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE SAVOY BLDG. - D

Asset # : 13556

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	65%			LIFE	**	5	\$28,000		
	Repairs in Progress, Extent : Light, Area Affected : 50%								
	Location : North And East Facades								
Metal Coiling Doors	5%			2042	**	5	\$6,700		
Stucco Cement	28%			2042	**	5	\$30,200		
Window Wall	2%			2049	**	5	\$3,200		
Windows									
Aluminum	75%	Now	\$43,000	2045	**	5	\$2,400		
	Unit Inoperable, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Fiberglass Panel	5%			2045	**	5	\$1,200		
Glass Block	20%			LIFE	**	5	\$800		
Parapets									
Masonry: Brick	10%			LIFE	**	5	\$700		
	Repairs in Progress, Extent : Light, Area Affected : 100%								
	Location : Northeast Corner								
Metal Rail	85%	Now	\$3,300	2042	**	5	\$41,200		
	Deformed/Dented, Extent : Severe, Area Affected : 2%								
	Location : South Facade								
Pre-Cast Concrete	2%			LIFE	**	5	\$900		
	Repairs in Progress, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Pre-Cast Concrete	3%			LIFE	**	5	\$1,300		
Roof									
Modified Bitumen	95%			2039	**	10	\$45,600		
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Other Observation, Extent : Light, Area Affected : 50%								
	Location : Throughout								
	Explanation : Green Roof Installation Underway								
Skylight, Plastic	5%			2042	**	1			
Soffits									
Cast in Place Concrete	100%			LIFE	**	5			
Interior									
Floors									
Cast in Place Concrete	5%			LIFE	**	5	\$7,400		
Ceramic Tile	2%			2038	**	5	\$1,300		
Vinyl Tile	93%	4+	\$28,400	2034	**	3	\$23,500		
	Cracking/Crumbling, Extent : Light, Area Affected : 15%								
	Location : Throughout								
Interior Walls									
Ceramic Tile	5%			2038	**	5	\$4,700		
Gypsum Board	93%			LIFE	**	5	\$52,200		
Masonry: Brick	2%			LIFE	**				

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	93%			2042	* *	5	\$62,600	
			Staining/Discoloring, Extent : Light, Area Affected : 15%					
			Location : Multipurpose Room					
Exposed Struc: Steel	2%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	\$4,200	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2049	* *			
			Other Observation, Extent : Light, Area Affected : 100%					
			Location : South Alley					
			Explanation : Sloped Enclosure					
Retaining Walls								
Masonry: Brick	100%	4+	\$6,800	2049	* *			
			Cracking/Crumbling, Extent : Light, Area Affected : 5%					
			Location : South Alley					
			Other Observation, Extent : Light, Area Affected : 5%					
			Location : South Alley					
			Explanation : Efflorescence					
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2042	* *			

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039	* *	5	\$200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Electrical Room.							
	Explanation : Bolted Pressure Contact Switch Rated At 2,500 Amperes							
Switchgear / Switchboard								
Fused Disc Sw	100%			2039	* *	5	\$200	
Raceway								
Conduit	100%			2039	* *	1		
Panelboards								
Fused Disc Sw	10%			2037	* *	5	\$100	
Molded Case Bkrs	90%			2037	* *	5	\$1,100	
Wiring								
Thermoplastic	100%			2039	* *	1		
Motor Controllers								
Locally Mounted	100%			2034	* *	5	\$300	

Ground

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Not Accessible	100%							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2034	* *	1	\$13,800	
	Generators								
	Natural Gas	100%	Now	\$13,000	2038	* *	1	\$15,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof.								
	Explanation : Generator Power And Gas Connections Are Disabled.								
	Batteries								
	Lead/Acid	100%			2022	\$1,600	5	\$1,700	
Lighting									
	Interior Lighting								
	Fluorescent	90%			2029	\$95,300	10	\$37,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-8 Lamps								
	Fluorescent	8%			2029	\$8,500	10	\$3,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Lobby								
	Explanation : Compact Fluorescent Light Fixtures								
	Fluorescent	2%			2034	* *	10	\$800	
	T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Egress Lighting								
	Emergency, Service	50%			2029	\$11,800	1		
	Exit, Service	50%			2029	\$6,500	1		
	Exterior Lighting								
	HID	100%			2029	\$181,300	10	\$100	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2029	\$43,600	1	\$5,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Corridors.								
	Explanation : Internet Protocol Digital Video Surveillance System.								
	Fire/Smoke Detection								
	Generic, Analog	100%			2029	\$497,300	1-3	\$27,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Alarm Bells, Manual Pull Station, Strobe Lights And Smoke Detectors.								

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2049	**	1		
	Conversion Equipment								
	Hot Water Boiler	50%	Now	\$3,500	2027	\$173,300	1	\$10,000	
		Other Observation, Extent : Light, Area Affected : 2%							
		Location : Basement - Boiler Room							
		Explanation : 1 Unit Comprised Of 3 Small Modular Boilers. Defective Safety Valve.							
	Hot Water Boiler	50%			2046	**	1	\$11,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement - Boiler Room							
		Explanation : 1 Unit Comprised Of 3 Small Modular Boilers. Installed In 2013.							
	Distribution								
	Hot Wtr Piping/Pump	100%			2045	**	4	\$2,200	
	Terminal Devices								
	Fan Coil Unit/Heat	100%			2034	**	1	\$14,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	48%			2029	\$174,800	2	\$1,300	
		R-22 Refrigerant, Extent : Light, Area Affected : 80%							
		Location : Roof							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Rooftop							
		Explanation : 2 Units Original To The Building.							
	Exterior Pkg Unit - Cooling	48%			2037	**	2	\$1,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Rooftop							
		Explanation : 2 Units Installed In 2015.							
	Split Unit	4%			2024	\$38,400			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Server Room 102j, Rooms B105, B106 And B112							
		Explanation : 4 Units							
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$58,500	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$25,100	
	Exhaust Fans								
	Roof	100%			2034	**	2	\$1,400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2049	**	1		

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CITY UNIVERSITY OF NEW YORK - 042
HOSTOS COMMUNITY COLLEGE SAVOY BLDG. - D

Asset # : 13556

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater Gas Fired	100%			2027	\$27,400	2	\$700	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement - Boiler Room						
			Explanation : 1 Unit. Capacity 87 Gallons. Installed In 2009.						
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer Generic	100%			2034	* *	1	\$2,800	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : 2 Water Main Services. 1 Dedicated For Sprinkler Syste, 1 For Domestic Water System. Both Have Backflow Preventer						
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Hydraulic	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement To 2nd Floor						
			Explanation : One Unit						
Fire Suppression									
	Sprinkler Generic	100%			2039	* *	1-2	\$12,600	

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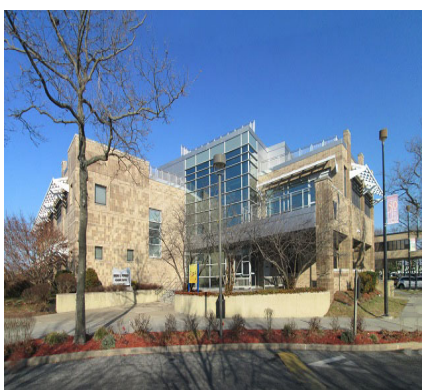
Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE ACADEMIC VILLAGE
Address : 1915 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : KG117-097
Program / Asset # : CUN0003.050 / 13594 **Yr Built/Renovated** : 2003 /
Area Sq Ft : 50,435 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 15-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,Ph
Block : 8760 **Lot** : 60 **BIN** : 3326936

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$89,900	\$109,800
Interior Architecture	\$117,200	\$100,800
Electrical		\$46,300
Mechanical	\$44,400	\$737,800
Total	\$251,500	\$994,600
Importance Code A	\$89,900	\$109,800
Importance Code B	\$44,400	\$821,000
Importance Code C	\$117,200	\$63,900
Total	\$251,500	\$994,600

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$29,800		\$44,400	
Interior Architecture	\$57,600		\$14,600	\$3,600
Electrical	\$4,400	\$3,000	\$3,500	\$3,000
Mechanical	\$25,800	\$10,600	\$12,300	\$10,300
Site Enclosure	\$500			
Site Pavements	\$27,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$149,600	\$17,500	\$78,800	\$20,800
Importance Code A	\$30,500		\$45,000	
Importance Code B	\$89,400	\$17,500	\$33,800	\$19,100
Importance Code C	\$29,700			\$1,700
Total	\$149,600	\$17,500	\$78,800	\$20,800



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	70%			LIFE	**	5	\$105,300	
	Metal Panel	10%	Now	\$1,200	2051	**	5	\$14,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Metal Panel At Penthouse North Side									
	Pre-Cast Concrete	5%			LIFE	**	5	\$24,500	
	Stucco Cement	10%			2044	**	5	\$18,800	
	Window Wall	5%	Now	\$3,900	2051	**	5	\$7,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Main Entrance									
Windows									
	Aluminum	95%			2047	**	5	\$11,800	
	Metal Louvers	5%			2040	**	10	\$3,900	
Parapets									
	Masonry: Brick	60%			LIFE	**	5-10	\$43,600	
	Metal Rail	30%			2044	**	5-10	\$57,600	
	Pre-Cast Concrete	10%			LIFE	**	5	\$13,400	
Roof									
	Copper/Terne	5%			2059	**	10	\$7,900	
	Modified Bitumen	90%			2036	**	10	\$57,100	
	Panel/Paver: Cer/Brk	5%			2051	**	10	\$4,200	
Soffits									
	Exposed Struc: Steel	50%			LIFE	**	5		
	Metal Panel	50%			2051	**	5-10		
Interior									
Floors									
	Carpet	25%			2030	\$257,200	3	\$28,300	
	Cast in Place Concrete	5%			LIFE	**	5	\$16,500	
	Ceramic Tile	5%			2040	**	5	\$3,800	
	Slate	10%			LIFE	**	5	\$16,000	
	Vinyl Tile	55%			2036	**	3	\$15,600	
Interior Walls									
	Ceramic Tile	3%			2040	**	5	\$3,400	
	Glass: Single Pane	2%			LIFE	**	5	\$3,400	
	Gypsum Board	95%			LIFE	**	5-10	\$181,100	
Ceilings									
	AcousTileSusp.Lay-In	85%	Now	\$12,800	2044	**	5	\$36,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : 1st Floor Waiting Room									
	Exposed Struc: Steel	10%			LIFE	**	10	\$17,400	
	Gypsum Board	5%			LIFE	**	5-10	\$14,900	

Site Enclosure

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

Asset # : 13594

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

Site Enclosure

Fence/Gates

Aluminum Rail 75% Now \$500 2044 * * 5 \$5,700

Deformed/Dented, Extent : Light, Area Affected : 5%

Location : Main Entrance Stair

Iron Picket 25% 2066 * *

Free Standing Walls

Masonry: Brick 100% 2051 * *

Retaining Walls

Cast in Place Concrete 100% 2066 * *

Site Pavements

On-Site Walkways

Cast in Place Concrete 80% 2044 * *

Pavers/Stone 20% 2040 * *

Parking/Driveway

Asphalt 100% Now \$27,600 2040 * *

Cracking/Crumbling, Extent : Light, Area Affected : 15%

Location : South And West Lots

Activity Yard

Rubber Matting 100% 2036 * *

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

Under 600 Volts

Service Equipment

Fused Disc Sw 100% 2051 * * 5 \$200

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

Location : Electrical Room

Explanation : Main Service Switch Rated At 1,600 Amperes.

Transformers

Dry Type 100% 2044 * * 5 \$200

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

Location : Electrical Room

Explanation : Two 150 Kilovolt-ampere

Switchgear / Switchboard

Fused Disc Sw 100% 2051 * * 5 \$200

Raceway

Conduit 100% 2051 * * 1

Panelboards

Fused Disc Sw 5% 2047 * * 5 \$100

Molded Case Bkrs 95% 2047 * * 5 \$1,300

Wiring

Thermoplastic 100% 2051 * * 1

Motor Controllers

Locally Mounted 100% 2044 * * 5 \$300

Ground

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,500	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2044	* *	1	\$15,500	
Lighting									
	Interior Lighting								
	Fluorescent	95%			2036	* *	10	\$43,900	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2036	* *	10	\$2,300	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Hallways							
	Egress Lighting								
	Emergency, Service	50%			2036	* *	1		
	Exit, LED	50%			2059	* *	1		
	Exterior Lighting								
	Fluorescent	20%			2036	* *	10	\$900	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Roof							
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2036	* *	1	\$5,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : Surveillance Camera							
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2036	* *	1-3	\$9,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2041	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Mechanical Room							
		Explanation : Hot Water Provided From Building P							

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

Asset # : 13594

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	HTHW/HW Exchanger	100%			2040	**	2	\$3,100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 1st Floor Mechanical Equipment Room						
			Explanation : 5 Units						
Distribution									
	Hot Wtr Piping/Pump	50%			2039	**	4	\$1,900	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Mechanical Equipment						
			Explanation : Cooling Duty						
	Hot Wtr Piping/Pump	50%	Now	\$800	2039	**	4	\$1,200	
			Leak Evident, Extent : Severe, Area Affected : 20%						
			Location : Inline Pump In Ceiling Of Room V-126						
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Mechanical Equipment Room						
			Explanation : Radiation Duty						
Terminal Devices									
	Air Handler	80%			2031	\$567,300	1	\$25,000	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Mechanical Equipment Room						
			Explanation : With Cooling Coils						
	Convactor/Radiator	20%			2036	**	1	\$3,300	
Air Conditioning									
	Energy Source								
	District Chilled Water	100%			2041	**	1		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Mechanical Room						
			Explanation : Chilled Water Provided From Building P						
Conversion Equipment									
	Split Unit	2%			2031	\$21,500			
	No Component	98%							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2041	**	4	\$2,500	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Mechanical Equipment Room						
			Explanation : See Heating Pumps						
Terminal Devices									
	Air Handler/Cool/Ht	100%			2031	\$11,300	1	\$31,200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Mechanical Equipment Room						
			Explanation : See Heating Units						
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$44,500	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	95%			2031	\$170,500	2	\$1,500	
	Roof	5%			2031	\$4,200	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	* *	1		
	Water Heater								
	Electric	100%			2024	\$44,400	4	\$400	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st To 2nd Floor								
	Explanation : 1 Unit								
Fire Suppression									
	Standpipe								
	Generic	100%			2041	* *	1-5	\$25,400	
	Sprinkler								
	Generic	100%			2041	* *	1-2	\$14,100	

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Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE ADMINISTRATION BUILDING
Address : 2001 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 00A-230A
Program / Asset # : CUN0003.0A0 / 2795 **Yr Built/Renovated** : 1977 / 2000
Area Sq Ft : 32,126 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 15-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,Ph
Block : 8760 **Lot** : 60 **BIN** : 3326937

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$635,500	\$1,798,400
Interior Architecture	\$63,500	\$236,600
Electrical		\$723,800
Mechanical		\$1,540,400
Site Pavements	\$107,000	
Total	\$806,000	\$4,299,200
Importance Code A	\$635,500	\$1,798,400
Importance Code B		\$2,500,800
Importance Code C	\$170,600	
Total	\$806,000	\$4,299,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture				
Interior Architecture	\$130,600		\$13,000	\$6,500
Electrical	\$19,200	\$4,700	\$3,800	\$5,300
Mechanical	\$31,100	\$6,200	\$8,500	\$5,500
Site Enclosure	\$2,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$187,600	\$14,900	\$29,300	\$21,300
Importance Code A				
Importance Code B	\$179,200	\$14,900	\$29,300	\$19,500
Importance Code C	\$8,400			\$1,800
Total	\$187,600	\$14,900	\$29,300	\$21,300



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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	85%	Now	\$270,800	LIFE	**	5	\$84,100	
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%							
		Location : At Bridge Connecting G Building, Throughout.							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Window Wall	15%			2051	**	5	\$55,600	
Windows									
	Aluminum	95%	Now	\$166,900	2039	**	5	\$9,300	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Offices							
	Metal Louvers	5%			2040	**	10	\$6,100	
Roof									
	Single Ply Membrane	97%	0-2	\$145,100	2026	\$1,451,200			
		Ponding, Extent : Light, Area Affected : 15%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Missing Drain Covers							
	Skylight, Plastic	3%			2044	**	1		
Soffits									
	Cement-Fiber Panel	100%	Now	\$52,600	2031	\$263,100			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Loose/Delam Surface, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Interior									
	Floors								
	Carpet	45%			2030	\$355,200	3	\$39,100	
	Cast in Place Concrete	5%	Now	\$3,200	LIFE	**	5	\$6,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Mechanical Room							
	Ceramic Tile	5%			2040	**	5	\$2,900	
	Vinyl Tile	45%	Now	\$23,700	2031	\$236,600	3	\$9,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Corridors And Offices Throughout							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2040	**	5	\$3,600	
	Concrete Masonry Unit	10%			LIFE	**	5	\$5,800	
	Glass: Single Pane	5%			LIFE	**	5	\$5,400	
	Gypsum Board	80%			LIFE	**	5-10	\$98,200	
Ceilings									
	AcousTileSusp.Lay-In	65%	Now	\$32,500	2036	**	5	\$18,800	
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
	Location : Corridors And Offices Throughout								
	Exposed Concrete	5%			LIFE	**	5-10	\$3,600	
	Exposed Struc: Steel	5%			LIFE	**	10	\$5,800	
	Gypsum Board	20%			LIFE	**	5-10	\$39,800	
	Gypsum Board	5%	Now	\$31,300	LIFE	**	5	\$3,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Exterior Ceiling At North Side Near Connecting Bridge								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Exterior Ceiling At North Side Near Connecting Bridge								
Site Enclosure									
Fence/Gates									
	Aluminum Rail	100%	Now	\$2,800	2044	**	5	\$34,900	
	Deformed/Dented, Extent : Moderate, Area Affected : 5%								
	Location : Main Entrance								
Free Standing Walls									
	Masonry: Brick	100%			2051	**			
Retaining Walls									
	Cast in Place Concrete	100%			2066	**			
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	75%			2044	**			
	Pavers/Stone	25%	Now	\$61,600	2034	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : South Side Yard								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Main Entrance								
Parking/Driveway									
	Asphalt	100%	Now	\$45,400	2034	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Loading Dock And Lot On North Side								

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

Under 600 Volts

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2031	\$22,200	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switches Rated At One 3,000 Amperes, One 2,000 Amperes And Two 1,200 Amperes							
	Transformers								
	Dry Type	100%			2029	\$16,900	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 750 Kilovolt-ampere							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2031	\$130,400	5	\$100	
	Raceway								
	Conduit	95%			2031	\$60,100	1		
	Conduit	5%			2041	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2030	\$3,200	5		
	Molded Case Bkrs	95%			2030	\$60,600	5	\$800	
	Wiring								
	Thermoplastic	95%			2031	\$82,400	1		
	Thermoplastic	5%			2041	* *	1		
	Motor Controllers								
	Locally Mounted	5%			2029	\$1,600	5		
	Motor Control Center	95%			2029	\$76,700	5	\$800	
Ground									
	Grounding Devices								
	Generic	100%	4+	\$10,200	LIFE	* *	5	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sprinkler Room							
		Explanation : Covered With Paint							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2029	\$9,500	1	\$9,900	
	Generators								
	Diesel	100%			2027	\$78,100	1	\$12,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Emergency Generator Rated At 205 Kilowatts							
	Batteries								
	Nickel Cadmium	100%			2023	\$1,600	5	\$7,200	

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KINGSBOROUGH COMMUNITY COLLEGE ADMINISTRATION BUILDING
Asset # : 2795

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2030	\$1,500	5	\$3,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 50 Gallon Capacity							
	Underground Storage	50%			LIFE	* *	5	\$2,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Underground							
		Explanation : 600 Gallon							
Lighting									
	Interior Lighting								
	Fluorescent	3%			2026	\$7,100	10	\$1,100	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Hallways							
	Fluorescent	97%			2031	\$228,300	10	\$34,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Emergency, Service	50%			2031	\$10,200	1		
	Exit, Service	50%			2031	\$6,900	1		
	Exterior Lighting								
	HID	20%			2026	\$25,900	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Operated Via Timer							
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2036	* *	1	\$3,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : Surveillance System							
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2036	* *	1-3	\$5,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : Strobe Lights, Manual Pull Stations, Horns, Smoke Detectors And Alarm Bells							

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

Heating

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2041	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Mechanical Room							
		Explanation : Hot Water Provided From Building P							
Distribution									
	Hot Wtr Piping/Pump	100%	Now	\$12,100	2030	\$60,300	4	\$1,900	
		Broken, Extent : Severe, Area Affected : 30%							
		Location : 1 Of 3 Pumps							
		Corroded, Extent : Moderate, Area Affected : 70%							
		Location : Pumps In Mechanical Room							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Piping In Mechanical Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : Pumps Serve Chilled Water							
Terminal Devices									
	Air Handler	70%			2026	\$380,900	1	\$16,800	
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Mechanical Equipment Room							
		Explanation : With Cooling Coils. Units Cc Bl-4 And 5 Serve Theater In P A C.							
	Convactor/Radiator	30%			2029	\$62,200	1	\$3,800	
Air Conditioning									
	Energy Source								
	District Chilled Water	100%			2041	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : Chilled Water Provided From Building P							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	0-2	\$900	2031	\$47,200	4	\$1,900	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Piping In Mechanical Equipment Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Equipment Room							
		Explanation : See Heating For Pumps							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2026	\$434,000	1	\$23,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Equipment Room							
		Explanation : See Heating Units							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$34,200	
Exhaust Fans									
	Interior	90%			2026	\$123,900	2	\$1,100	
	Roof	10%			2026	\$6,400	2	\$100	

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping Brass/Copper	100%			2031	\$288,500	1		
	HW Heat Exchanger HTHW/HW	100%			2031	\$67,500			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Mechanical Room					
				Explanation : 2 Units					
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Hydraulic	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 1st To 2nd Floor					
				Explanation : 1 Unit Shared With P A C Building					
Fire Suppression									
	Standpipe Generic	100%			2041	* *	1-5	\$19,500	
	Sprinkler No Component	80%							
	Generic	20%			2031	\$75,800	1-2	\$2,200	

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Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE ART AND SCIENCE BLDG - S
Address : 2120 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230S
Program / Asset # : CUN0003.0S0 / 2106 **Yr Built/Renovated** : 1976 / 2000
Area Sq Ft : 105,724 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 23-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3
Block : 8760 **Lot** : 60 **BIN** : 3326934

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,499,200	\$1,529,800
Interior Architecture	\$651,100	\$1,190,000
Electrical		\$2,150,800
Mechanical	\$1,042,000	\$2,152,500
Total	\$3,192,200	\$7,023,100
Importance Code A	\$1,499,200	\$1,574,600
Importance Code B	\$1,566,400	\$5,400,200
Importance Code C	\$126,600	\$48,200
Total	\$3,192,200	\$7,023,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$31,100			
Interior Architecture	\$124,200			\$22,200
Electrical	\$25,800	\$9,500	\$11,600	\$10,900
Mechanical	\$59,200	\$7,500	\$17,200	\$9,400
Site Enclosure	\$2,400			
Site Pavements	\$30,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$277,100	\$21,000	\$32,800	\$46,500
Importance Code A	\$32,300		\$1,300	
Importance Code B	\$200,000	\$21,000	\$31,500	\$46,500
Importance Code C	\$44,800			
Total	\$277,100	\$21,000	\$32,800	\$46,500



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

Architecture		Current Repair			Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior										
Exterior Walls	Masonry: Brick	90%	Now	\$1,100,200	LIFE	**	5	\$170,800		
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
		Location : West Side Of Building								
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
		Location : At Lintels, Throughout.								
	Water Penetration, Extent : Light, Area Affected : 10%									
	Location : Throughout									
	Window Wall	10%			2051	**	5	\$71,200		
	Windows	Aluminum	90%	Now	\$67,900	2039	**	5	\$2,500	
			Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%							
Location : 2nd Floor Offices										
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%										
Location : Throughout										
Water Penetration, Extent : Moderate, Area Affected : 10%										
Location : Classrooms, Throughout.										
Metal Louvers		10%			2040	**	10	\$3,500		
Parapets		Masonry: Brick	95%	Now	\$87,800	LIFE	**	5	\$14,300	
			Vertical Cracks, Extent : Moderate, Area Affected : 10%							
	Location : East Parapet									
	Water Penetration, Extent : Light, Area Affected : 10%									
	Location : Throughout									
	Pre-Cast Concrete	5%	Now	\$2,900	LIFE	**	5	\$4,700		
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 25%								
		Location : Coping								
		Roof								
		Copper/Terne Modified Bitumen	25%			2059	**	10	\$71,600	
50%	Now		\$165,900	2031	\$829,300					
Ponding, Extent : Light, Area Affected : 10%										
Location : Throughout										
Water Penetration, Extent : Light, Area Affected : 10%										
Location : Throughout										
Single Ply Membrane	20%	Now	\$77,400	2026	\$387,000					
	Ponding, Extent : Moderate, Area Affected : 10%									
	Location : West Wing, Throughout.									
	Water Penetration, Extent : Light, Area Affected : 10%									
	Location : Room 162, Throughout.									
Skylight, Plastic	5%	Now	\$28,200	2044	**	1				
	Water Penetration, Extent : Light, Area Affected : 10%									
	Location : Throughout									
Soffits										
	Cement-Fiber Panel	100%			2036	**	10			

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	15%	Now	\$94,800	2027	\$316,200	3	\$34,800	
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Worn/Eroded, Extent : Light, Area Affected : 25%							
		Location : Throughout							
	Cast in Place Concrete	20%			LIFE	**	5	\$135,300	
	Ceramic Tile	5%			2040	**	5	\$7,700	
	Panel/Paver: Cer/Brk	25%			2047	**	5	\$87,000	
	Vinyl Tile	35%	4+	\$147,400	2031	\$491,400	3	\$20,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 40%							
		Location : Corridors							
		Worn/Eroded, Extent : Moderate, Area Affected : 40%							
		Location : Corridors							
Interior Walls									
	Concrete Masonry Unit	20%	Now	\$38,100	LIFE	**	5	\$12,900	
		Vertical Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Second Floor Corridor Of Art Wing							
	Fiberglass Panel	25%			LIFE	**	10	\$10,000	
	Gypsum Board	50%			LIFE	**	5-10	\$136,700	
	Masonry: Brick	5%			LIFE	**	10	\$2,400	
Ceilings									
	Exposed Concrete	25%			LIFE	**	5-10	\$48,300	
	Exposed Struc: Steel	20%			LIFE	**	10	\$61,900	
	Fiber Board	50%	Now	\$161,800	2031	\$539,200			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : 1st And 2nd Floor Corridors							
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Worn/Eroded, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Gypsum Board	5%			LIFE	**	5-10	\$26,600	
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Room 162, Throughout.							
Site Enclosure									
	Free Standing Walls								
	Masonry: Brick	100%	0-2	\$1,900	2051	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : At Generator							
Retaining Walls									
	Cast in Place Concrete	100%	Now	\$500	2066	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Loading Dock							

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete 75% Now \$28,600 2044 * *

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

Location : Along Perimeter.

Misaligned/Bulging, Extent : Moderate, Area Affected : 2%

Location : Adjacent To Generator

Pavers/Stone 25% 2040 * *

Parking/Driveway

Asphalt 100% 0-2 \$1,800 2034 * *

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

Location : At Loading Dock And Dumpster

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

Under 600 Volts

Service Equipment

Fused Disc Sw 100% 2031 \$44,900 5 \$500

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

Location : Electrical Room

Explanation : Three 3,000 Ampere Main Disconnect Switches

Transformers

Dry Type 100% 2029 \$16,900 5 \$400

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

Location : Electrical And Mechanical Rooms

Explanation : One 300 Kilovolt-ampere, One 112 Kilovolt-ampere, One 75 Kilovolt-ampere

Switchgear / Switchboard

Fused Disc Sw 100% 2031 \$208,700 5 \$500

Raceway

Conduit 100% 2031 \$222,800 1

Panelboards

Fused Disc Sw 10% 2030 \$19,200 5 \$200

Molded Case Bkrs 90% 2030 \$172,400 5 \$2,500

Wiring

Thermoplastic 100% 2031 \$318,600 1

Motor Controllers

Locally Mounted 10% 2029 \$12,300 5 \$100

Motor Control Center 90% 2029 \$694,000 5 \$2,600

Ground

Grounding Devices

Generic 100% LIFE * * 5 \$3,100

Stand-by Power

Transfer Switches

Automatic 100% 2029 \$23,500 1 \$32,500

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Generators								
	Diesel	100%			2027	\$129,600	1	\$40,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : Generator Rated At 150 Kilowatts							
Batteries									
	Lead/Acid	100%			2022	\$1,600	5	\$3,900	
Fuel Storage									
	Day Tank	50%	0-2	\$400	2030	\$4,000	5	\$4,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : 8 Gallon Capacity, Corroded Enclosure							
	Underground Storage	50%			LIFE	* *	5	\$6,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Underground							
		Explanation : 600 Gallon							
Lighting									
	Interior Lighting								
	Fluorescent	8%			2026	\$19,500	10	\$7,600	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Lobby							
	Fluorescent	90%			2031	\$219,000	10	\$85,300	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Incandescent	2%			2026	\$24,500	2		
Egress Lighting									
	Emergency, Service	50%			2031	\$27,100	1		
	Exit, Service	50%			2031	\$14,900	1		
Exterior Lighting									
	Incandescent	10%			2026	\$36,200	2		
	No Component	90%							
Alarm									
	Security System								
	No Component	90%							
	Generic	10%			2036	* *	1	\$4,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : Surveillance Camera							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2036	* *	1-3	\$19,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Mechanical Rooms							
		Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns, Alarm Bells							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2041	**	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : 2nd Floor Mechanical Room									
Explanation : Hot Water Provided From Building P									
Conversion Equipment									
	HTHW/HW Exchanger	100%			2027	\$30,000	2	\$6,300	
Distribution									
	Hot Wtr Piping/Pump	100%	0-2	\$161,100	2056	**	4	\$5,100	
Corroded, Extent : Severe, Area Affected : 20%									
Location : Pumps In 2nd Floor Mechanical Room									
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%									
Location : Piping In Mechanical Equipment Room									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Mechanical Equipment Room									
Explanation : Pumps Supply Chilled Water									
Terminal Devices									
	Air Handler	50%	0-2	\$726,500	2041	**	1	\$28,800	
Corroded, Extent : Severe, Area Affected : 60%									
Location : Roof									
Obsolete Equipment, Extent : Severe, Area Affected : 50%									
Location : 4 Units On Roof									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof									
Explanation : Units Provide Cooling									
	Air Handler	10%			2026	\$145,300	1	\$6,400	
	Convactor/Radiator	35%			2029	\$193,600	1	\$11,700	
	Fan Coil Unit/Heat	5%			2026	\$77,400	1	\$1,700	
Air Conditioning									
	Energy Source								
	District Chilled Water	100%			2041	**	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : 2nd Floor Mechanical Room									
Explanation : Chilled Water Provided From Building P									
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	0-2	\$2,500	2031	\$126,000	4	\$5,100	
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%									
Location : Piping In Mechanical Room									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Mechanical Equipment Room									
Explanation : See Heating Pumps									
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$91,200	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	10%			2026	\$36,800	2	\$300	
	Roof	90%	Now	\$154,400	2041	* *	2	\$2,300	
	Not in Service, Extent : Severe, Area Affected : 80%								
	Location : Laboratory Fans								
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	0-2	\$15,400	2031	\$770,300	1		
	Corroded, Extent : Moderate, Area Affected : 10%								
	Location : Hot Water Mixing Valve And Head Valve In 2nd Floor Mechanical Room								
	Water Heater								
	Electric	100%			2026	\$91,000	4	\$900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 2nd Floor Mechanical Equipment Room								
	Explanation : 120-gallon Unit As Stand-by								
	HW Heat Exchanger								
	HTHW/HW	100%			2031	\$180,300			
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st To 3rd Floor, Roof								
	Explanation : 1 Unit								
Fire Suppression									
	Standpipe								
	Generic	100%			2031	\$430,600	1-5	\$54,000	
	Sprinkler								
	No Component	90%							
	Generic	10%			2031	\$101,200	1-2	\$2,900	

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Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE CENTRAL SERVICES - P
Address : 1813 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230P
Program / Asset # : CUN0003.0P0 / 2105 **Yr Built/Renovated** : 1976 / 2012
Area Sq Ft : 78,965 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 23-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 8760 **Lot** : 60 **BIN** : 3326939

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$846,100	\$585,700
Interior Architecture	\$508,300	\$386,200
Electrical		\$2,770,500
Mechanical	\$193,600	\$4,104,500
Site Pavements	\$63,200	
Total	\$1,611,200	\$7,846,800
Importance Code A	\$846,100	\$585,700
Importance Code B	\$529,400	\$7,225,100
Importance Code C	\$235,700	\$36,100
Total	\$1,611,200	\$7,846,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$55,700		\$9,400	\$2,700
Interior Architecture	\$103,700		\$1,900	\$17,400
Electrical	\$19,200	\$7,400	\$7,600	\$12,800
Mechanical	\$76,500	\$25,100	\$46,700	\$25,500
Site Enclosure	\$10,200			
Site Pavements	\$2,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$271,700	\$36,500	\$69,600	\$62,200
Importance Code A	\$60,000	\$4,300	\$13,600	\$6,900
Importance Code B	\$198,400	\$32,200	\$55,900	\$53,200
Importance Code C	\$13,400			\$2,100
Total	\$271,700	\$36,500	\$69,600	\$62,200



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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE CENTRAL SERVICES - P
Asset # : 2105

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$90,200	LIFE	**	5	\$37,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Courtyard Wall, Generator Enclosure								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Courtyard, Generator Enclosure								
Masonry: Brick	70%	Now	\$337,900	LIFE	**	5	\$104,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Expansion Joint Failure, Extent : Moderate, Area Affected : 20%								
Location : West Facade And Loading Dock Area								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : South Facade, Below Louvers								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Coiling Doors	10%	Now	\$90,800	2036	**	5	\$23,400	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Loading Dock Area								
Unit Inoperable, Extent : Moderate, Area Affected : 10%								
Location : Chiller Room								
Stucco Cement	5%			2044	**	5	\$18,700	
Window Wall	10%	Now	\$76,900	2051	**	5	\$28,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : East Facade								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : East Facade								
Windows								
Aluminum	85%	Now	\$14,900	2039	**	5	\$1,700	
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Corridor And Offices								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Corridor And Offices								
Metal Louvers	15%			2040	**	10	\$3,700	
Parapets								
Concrete Masonry Unit	15%			LIFE	**	5-10	\$17,900	
Metal Rail	85%	Now	\$52,600	2036	**	5	\$131,000	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Throughout								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE CENTRAL SERVICES - P
Asset # : 2105

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	10%	Now	\$53,400	2031	\$178,100			
		Ponding, Extent : Moderate, Area Affected : 15%							
		Location : Below Cooling Towers							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Below Cooling Towers							
	Cast in Place Concrete	10%			LIFE	**	10	\$20,500	
	IRMA/Protected Membrane	5%			2026	\$52,300	10	\$6,100	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Modified Bitumen	70%	Now	\$62,300	2036	**			
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Around Boiler Stack							
	Sloped Glazing	5%			LIFE	**	5	\$163,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof Over Generator Area							
		Explanation : Fiberglass Translucent Material							
Soffits									
	Fiberglass Panel	50%			2040	**	5	\$5,400	
	Metal Panel	50%			2051	**	5-10	\$9,900	
Interior									
Floors									
	Carpet	11%	Now	\$77,200	2027	\$193,100	3	\$21,300	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : Offices							
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Offices							
	Carpet	9%			2027	\$158,000	3	\$23,200	
	Cast in Place Concrete	62%	0-2	\$88,700	LIFE	**	5	\$174,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Boiler And Chiller Rooms, At Loading Docks							
	Ceramic Tile	3%			2034	**	5	\$3,900	
	Vinyl Tile	15%	0-2	\$17,500	2031	\$175,400	3	\$7,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Corridors							
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Corridors Throughout							

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE CENTRAL SERVICES - P
Asset # : 2105

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	7%	Now	\$65,600	LIFE	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Generator Area									
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%									
Location : Generator Area									
Spalling, Extent : Moderate, Area Affected : 10%									
Location : Generator Area									
	Ceramic Tile	3%			2040	**	5	\$4,200	
	Concrete Masonry Unit	65%	0-2	\$106,900	LIFE	**	5	\$36,100	
Vertical Cracks, Extent : Light, Area Affected : 10%									
Location : Chiller And Boiler Rooms									
	Gypsum Board	25%	Now	\$3,100	LIFE	**	5	\$20,800	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%									
Location : Corridor Corners Throughout									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Corridor Windows									
Ceilings									
	AcousTileSusp.Lay-In	30%	Now	\$66,800	2036	**	5	\$19,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Corridors And Offices Throughout									
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%									
Location : Corridors And Offices Throughout									
Staining/Discoloring, Extent : Light, Area Affected : 5%									
Location : Corridors And Offices Throughout									
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Offices And Corridors, Throughout									
	Exposed Struc: Steel	70%			LIFE	**	10	\$180,400	
Site Enclosure									
Fence/Gates									
	Aluminum Rail	15%			2036	**	5-10	\$2,500	
Deteriorated Finish, Extent : Light, Area Affected : 25%									
Location : Throughout									
	Chain Link	85%	Now	\$7,800	2041	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Loading Dock Area									
Impact Damage, Extent : Moderate, Area Affected : 5%									
Location : Loading Dock Area									
Retaining Walls									
	Cast in Place Concrete	100%	Now	\$2,400	2051	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Loading Areas On North And South Sides									
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%									
Location : Loading Areas On North And South Sides									
Spalling, Extent : Moderate, Area Affected : 10%									
Location : Loading Areas On North And South Sides									

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE CENTRAL SERVICES - P
Asset # : 2105

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	4+	\$2,500	2044	* *			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Parking/Driveway

Asphalt	100%	Now	\$63,200	2034	* *			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Loading Dock Areas</i>								

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

Under 600 Volts

Service Equipment

Fused Disc Sw	75%			2031	\$3,900	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switches Rated At Two 4,000 Amperes And One 3,000 Amperes</i>								
Fused Disc Sw	25%			2051	* *	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,200 Ampere Main Disconnect Switch</i>								

Transformers

Dry Type	100%			2029	\$48,200	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room, Chiller Room</i>								
<i>Explanation : Two 112 Kilovolt-ampere, One 75 Kilovolt-ampere, Two 30 Kilovolt-ampere</i>								

Switchgear / Switchboard

Fused Disc Sw	10%			2051	* *	5		
Fused Disc Sw	90%			2031	\$587,400	5	\$300	

Raceway

Conduit	90%			2031	\$642,900	1		
Conduit	10%			2051	* *	1		

Panelboards

Fused Disc Sw	10%			2030	\$8,900	5	\$200	
Molded Case Bkrs	80%			2030	\$71,000	5	\$1,700	
Molded Case Bkrs	10%			2047	* *	5	\$200	

Wiring

Thermoplastic	90%			2031	\$148,300	1		
Thermoplastic	10%			2041	* *	1		

Motor Controllers

Locally Mounted	10%			2029	\$8,100	5	\$100	
Motor Control Center	80%			2036	* *	5	\$1,700	
Variable Frequency Drive	10%			2044	* *			

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE CENTRAL SERVICES - P
Asset # : 2105

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Not Accessible	100%							
Stand-by Power									
	Transfer Switches								
	Automatic	50%			2029	\$4,800	1	\$12,200	
	Automatic	50%			2044	* *	1	\$12,200	
Generators									
	Diesel	30%	Now	\$2,300	2027	\$23,400	1	\$8,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Chiller Room							
		Explanation : 675 Kilowatt Generator Leaks Fuel							
	Natural Gas	70%			2040	* *	1	\$21,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : Two Emergency Generators Rated At 250 Kilowatts Each							
Batteries									
	Lead/Acid	30%			2022	\$500	5	\$900	
	Nickel Cadmium	70%			2026	\$1,100	5	\$12,300	
Fuel Storage									
	Day Tank	50%			2030	\$3,300	5	\$8,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Chiller Room							
		Explanation : 50 Gallon Capacity							
	Underground Storage	50%			LIFE	* *	5	\$5,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : 3,000 Gallons							
Lighting									
	Interior Lighting								
	Fluorescent	90%			2031	\$836,000	10	\$71,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	10%			2036	* *			
Egress Lighting									
	Emergency, Service	45%			2031	\$40,000	1		
	Emergency, Battery	5%			2031	\$6,200	10	\$1,000	
	Exit, Service	50%			2031	\$5,100	1		
Exterior Lighting									
	HID	20%			2026	\$63,700	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2036	* *	1	\$5,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Outside							
		Explanation : Surveillance Camera							

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE CENTRAL SERVICES - P
Asset # : 2105

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2026

\$261,900

1-3

\$15,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Alarm Bells And Manual Pull Station*

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

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2041

* *

1

Conversion Equipment

Hot Water Boiler

100%

2044

* *

1

\$42,600

Distribution

Hot Wtr Piping/Pump

40%

2030

\$53,700

4

\$2,500

Hot Wtr Piping/Pump

60%

2047

* *

4

\$3,800

Terminal Devices

Air Handler

80%

Now

\$193,600

2026

\$968,200

1

\$38,300

*Not in Service, Extent : Severe, Area Affected : 100%**Location : 2 Units In Mechanical Equipment Room*

Fan Coil Unit/Heat

20%

2026

\$257,800

1

\$5,600

Air Conditioning

Energy Source

Electricity

100%

2039

* *

1

Conversion Equipment

Centrifugal, Elec Chiller

95%

2027

\$925,300

1

\$88,500

*Other Observation, Extent : Light, Area Affected : 95%**Location : Air Conditioning Room**Explanation : 4 Units - Major Air Conditioning Source For The Entire Campus, Not For This Building. Refrigerant R-123a*

Reciprocating Compr/Chiller

5%

2026

\$36,500

1

\$2,000

*R-22 Refrigerant, Extent : Light, Area Affected : 5%**Location : 2 Units, 2nd Floor Communication Room*

Distribution

CW & CHW Wtr Pipe/Pump

95%

Now

\$10,000

2031

\$99,700

4

\$4,000

*Broken, Extent : Severe, Area Affected : 30%**Location : 1 Chilled Water Pump In Mechanical Room**Corroded, Extent : Moderate, Area Affected : 20%**Location : Various*

No Component

5%

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE CENTRAL SERVICES - P
Asset # : 2105

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Air Handler/Dir Expansion	5%			2031	\$48,100	1		
	Air Handler/Cool/Ht	20%			2026	\$193,100	1	\$10,700	
	No Component	75%							
Heat Rejection									
	Air Cooled Condenser Unit	5%			2031	\$8,700	2	\$3,000	
		Other Observation, Extent : Light, Area Affected : 5% Location : Roof Explanation : 2 Units							
	Water Cooling Tower	95%			2032	**	2	\$82,300	
		Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Roof							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$76,000	
	Exhaust Fans								
	Interior	100%			2026	\$306,200	2	\$2,600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2031	\$641,600	1		
	Water Heater								
	Electric	100%			2026	\$75,800	4	\$800	
	HW Heat Exchanger								
	HTHW/HW	100%			2041	**			
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Backflow Preventer								
	Generic	100%			2031	\$21,900	1	\$5,300	
		Other Observation, Extent : Light, Area Affected : 100% Location : Campus Main Box Is Located Outside Of This Building Explanation : Other Buildings Are Equipped With Pressure Regulator Valves							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100% Location : 1st To 2nd Floor Explanation : One Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2031	\$358,700	1-5	\$45,000	

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE CENTRAL SERVICES - P
Asset # : 2105

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Sprinkler								
No Component		90%						
Generic		10%		2031	\$84,300	1-2	\$2,400	
Fire Pump								
Generic		100%		2027	\$55,400	1	\$16,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Covers Most Of The Buildings On Campus</i>								

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Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE COLLEGE CENTER - U
Address : 1824 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230U
Program / Asset # : CUN0003.0U0 / 2108 **Yr Built/Renovated** : 1977 / 2000
Area Sq Ft : 94,139 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 13-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 8760 **Lot** : 60 **BIN** : 3347727

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$483,500	\$508,100
Interior Architecture	\$499,000	\$99,200
Electrical		\$1,610,100
Mechanical	\$185,300	\$3,233,300
Total	\$1,167,800	\$5,450,600
Importance Code A	\$483,500	\$547,600
Importance Code B	\$684,300	\$4,855,600
Importance Code C		\$47,500
Total	\$1,167,800	\$5,450,600

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$24,500			
Interior Architecture	\$224,000		\$8,800	\$27,400
Electrical	\$7,500	\$5,500	\$6,800	\$7,200
Mechanical	\$88,600	\$7,700	\$15,600	\$9,400
Site Enclosure	\$12,500			
Site Pavements	\$54,500			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$423,300	\$25,000	\$43,000	\$55,900
Importance Code A	\$24,500			
Importance Code B	\$274,600	\$25,000	\$43,000	\$54,000
Importance Code C	\$124,200			\$1,800
Total	\$423,300	\$25,000	\$43,000	\$55,900



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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE COLLEGE CENTER - U
Asset # : 2108

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	Now	\$77,400	LIFE	**	5	\$32,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Exterior Stairs On South Facade								
	Exposed Reinforcement, Extent : Moderate, Area Affected : 15%								
	Location : Exterior Stairs On South Facade								
	Spalling, Extent : Moderate, Area Affected : 15%								
	Location : Exterior Stairs On South Side								
	Masonry: Brick	75%	Now	\$310,500	LIFE	**	5	\$96,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout South And West Facade								
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Throughout South Facade								
	Metal Panel	5%	2-4	\$2,500	2051	**	5	\$12,000	
	Deformed/Dented, Extent : Light, Area Affected : 10%								
	Location : West Facade And Fascia Throughout								
	Deteriorated Finish, Extent : Light, Area Affected : 75%								
	Location : Fascia Throughout								
	Window Wall	15%			2051	**	5	\$72,300	
	Paint Peeling, Extent : Light, Area Affected : 5%								
	Location : South Facade								
Windows									
	Aluminum	95%	Now	\$13,500	2039	**	5	\$1,500	
	Glazing Clouded, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Metal Louvers	5%			2040	**	10	\$1,000	
	Deteriorated Finish, Extent : Light, Area Affected : 25%								
	Location : Facades Throughout								
Parapets									
	Metal Rail	100%	4+	\$53,700	2036	**	5	\$133,800	
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Roof									
	Cast in Place Concrete	15%			LIFE	**	10	\$42,000	
	Copper/Terne	25%			2059	**	10	\$104,900	
	Modified Bitumen	60%			2036	**	10	\$100,700	

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE COLLEGE CENTER - U
Asset # : 2108

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Soffits									
	Cement-Fiber Panel	25%	Now	\$2,100	2031	\$21,100			
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : South Side Balcony							
	Metal Panel	75%	Now	\$6,400	2041	**	5	\$15,700	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : South Side And Throughout							
		Deformed/Dented, Extent : Moderate, Area Affected : 5%							
		Location : South Side And Throughout							
Interior									
Floors									
	Carpet	20%	Now	\$76,800	2030	\$384,000	3	\$42,300	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%							
		Location : Offices, Bookstore And Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Offices, Bookstore And Throughout							
	Cast in Place Concrete	10%	Now	\$15,600	LIFE	**	5	\$30,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Mechanical Room							
	Ceramic Tile	5%			2040	**	5	\$7,000	
	Mosaic Tile	5%			2044	**	5	\$17,600	
	Mosaic Tile	5%			2036	**	5	\$17,600	
	Panel/Paver: Cer/Brk	10%			2047	**	5	\$31,700	
	Vinyl Tile	45%	Now	\$28,800	2036	**	3	\$23,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
Interior Walls									
	Cast in Place Concrete	10%			LIFE	**	10	\$30,400	
	Ceramic Tile	3%			2040	**	5	\$3,700	
	Concrete Masonry Unit	13%			LIFE	**	5	\$12,700	
	Glass: Single Pane	2%			LIFE	**	5	\$3,700	
	Gypsum Board	65%	Now	\$17,500	LIFE	**	5	\$47,500	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%							
		Location : Mechanical Rooms Throughout							
	Masonry: Brick	7%			LIFE	**	10	\$2,600	

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

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE COLLEGE CENTER - U
Asset # : 2108

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	70%	Now	\$446,400	2044	**	5	\$51,700	
				Cracking/Crumbling, Extent : Moderate, Area Affected : 10%					
				Location : Mecahnical Spaces, Corridors 1st And Second Floors					
				Misaligned/Bulging, Extent : Moderate, Area Affected : 10%					
				Location : Mecahnical Spaces, Corridors 1st And Second Floors					
				Staining/Discoloring, Extent : Light, Area Affected : 10%					
				Location : Mecahnical Spaces, Corridors 1st And Second Floors					
				Water Penetration, Extent : Light, Area Affected : 10%					
				Location : Cafeteria					
	Exposed Concrete	15%			LIFE	**	5-10	\$27,700	
	Gypsum Board	5%	4+	\$4,000	LIFE	**	5	\$9,200	
				Misaligned/Bulging, Extent : Light, Area Affected : 10%					
				Location : Kitchen					
	Metal Panel	10%	Now	\$52,700	LIFE	**	5	\$18,500	
				Deformed/Dented, Extent : Moderate, Area Affected : 20%					
				Location : Commons Room 1st And 2nd Floors And Cafeteria					
Site Enclosure									
	Fence/Gates								
	Aluminum Rail	75%	Now	\$4,800	2036	**	5	\$23,700	
				Deformed/Dented, Extent : Moderate, Area Affected : 10%					
				Location : East Side Exterior Stair					
				Deteriorated Finish, Extent : Light, Area Affected : 100%					
				Location : Throughout					
	Chain Link	25%	Now	\$5,500	2041	**			
				Broken/Missing Elements, Extent : Moderate, Area Affected : 10%					
				Location : Along West Side Of Building					
Free Standing Walls									
	Cast in Place Concrete	100%	Now	\$800	2066	**			
				Exposed Reinforcement, Extent : Moderate, Area Affected : 5%					
				Location : East Side Of Building					
				Spalling, Extent : Moderate, Area Affected : 10%					
				Location : East Side Of Building					
Retaining Walls									
	Cast in Place Concrete	100%	Now	\$1,400	2051	**			
				Cracking/Crumbling, Extent : Moderate, Area Affected : 10%					
				Location : West Side Loading Dock					
				Exposed Reinforcement, Extent : Moderate, Area Affected : 5%					
				Location : West Side Loading Dock					
				Spalling, Extent : Moderate, Area Affected : 5%					
				Location : West Side Loading Dock					
Site Pavements									

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE COLLEGE CENTER - U
Asset # : 2108

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	75%	4+	\$17,800	2044	* *
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*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : West Side Of Building*

Pavers/Stone	25%	4+	\$12,500	2034	* *
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*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : West Side Of Building*

Parking/Driveway

Asphalt	100%	Now	\$24,100	2034	* *
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%**Location : West Side Of Building*

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2031	\$39,500	5	\$400
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.*

Transformers

Dry Type	100%			2029	\$16,900	5	\$300
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 500 Kilovolt-ampere*

Switchgear / Switchboard

Fused Disc Sw	100%			2031	\$182,600	5	\$400
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Raceway

Conduit	95%			2031	\$175,100	1	
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Conduit	5%			2041	* *	1	
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Panelboards

Fused Disc Sw	5%			2030	\$9,600	5	\$100
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Molded Case Bkrs	90%			2030	\$172,400	5	\$2,200
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Molded Case Bkrs	5%			2039	* *	5	\$100
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Wiring

Thermoplastic	95%			2031	\$259,100	1	
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Thermoplastic	5%			2041	* *	1	
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Motor Controllers

Locally Mounted	20%			2029	\$16,100	5	\$100
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Motor Control Center	75%			2029	\$234,200	5	\$1,900
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Variable Frequency	5%			2044	* *		
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Drive

Ground

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE COLLEGE CENTER - U
Asset # : 2108

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$2,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Room U107							
		Explanation : Ground Observed							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2029	\$23,500	1	\$29,000	
Lighting									
	Interior Lighting								
	Fluorescent	2%			2031	\$4,400	10	\$1,700	
		Other Observation, Extent : Light, Area Affected : 2%							
		Location : Lobby							
		Explanation : Compact Fluorescent Fixtures							
	Fluorescent	13%			2031	\$28,800	10	\$11,200	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	85%			2036	**			
Egress Lighting									
	Emergency, Battery	50%			2031	\$67,800	10	\$11,400	
	Exit, Service	50%			2031	\$13,600	1		
Exterior Lighting									
	HID	20%			2026	\$75,900	10	\$100	
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2031	\$91,200	1	\$10,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : Surveillance Camera							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Analog	30%			2026	\$312,300	1-3	\$17,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : Manual Pull Stations, Alarm Bells, Smoke Detectors							

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

Heating

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE COLLEGE CENTER - U
Asset # : 2108

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2041	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Mechanical Room							
		Explanation : Hot Water Provided From Building P							
Distribution									
	Hot Wtr Piping/Pump	100%	2-4	\$29,300	2030	\$146,700	4	\$4,600	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Pumps In 2nd Floor Mechanical Room							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Piping In Mechanical Equipment Room							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 2nd Floor Mechanical Room							
		Explanation : Pumps Are Heating And Cooling							
Terminal Devices									
	Air Handler	70%	Now	\$185,300	2026	\$926,600	1	\$36,700	
		Broken, Extent : Severe, Area Affected : 30%							
		Location : Unit Cc Bl-3 In 2nd Floor Mechanical Room							
	Convactor/Radiator	25%			2029	\$126,000	1	\$7,600	
	Unit Heater - Hot Water	5%			2026	\$17,600			
Air Conditioning									
	Energy Source								
	District Chilled Water	100%			2041	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor Mechanical Room							
		Explanation : Chilled Water Provided From Building P							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	2-4	\$23,000	2031	\$114,800	4	\$4,600	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Piping In Mechanical Equipment Room							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 2nd Floor Mechanical Room							
		Explanation : See Heating For Pumps							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$83,100	
Exhaust Fans									
	Interior	90%			2026	\$301,400	2	\$2,600	
	Roof	5%			2036	**	2	\$100	
	Roof	5%			2026	\$7,800	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2031	\$701,700	1		

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE COLLEGE CENTER - U
Asset # : 2108

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater Electric	100%			2026	\$82,900	4	\$800	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 2nd Floor Mechanical Equipment Room						
			Explanation : Two 120-gallon Units, For Stand-by Use						
	HW Heat Exchanger HTHW/HW	100%			2031	\$164,300			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 2nd Floor Mechanical Room						
			Explanation : Two Units						
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Hydraulic	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 1st To 2nd Floor						
			Explanation : 3 Units						
Fire Suppression									
	Standpipe Generic	100%			2031	\$392,300	1-5	\$49,200	
	Sprinkler No Component Generic	70%							
		30%			2031	\$276,500	1-2	\$7,900	
	Chemical System No Component Generic	98%							
		2%			2024	\$600	1-3	\$100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Kitchen						
			Explanation : 6 Sets						

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Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE HEALTH AND PHYSICAL EDUC. CTR.
Address : 1925 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230G
Program / Asset # : CUN0003.0G0 / 2126 **Yr Built/Renovated** : 1976 / 2000
Area Sq Ft : 72,282 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 15-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 8760 **Lot** : 60 **BIN** : 3347725

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$2,453,900	\$2,563,000
Interior Architecture	\$320,800	
Electrical		\$1,150,300
Mechanical	\$1,186,800	\$4,398,200
Site Pavements	\$38,900	
Total	\$4,000,400	\$8,111,500
Importance Code A	\$2,453,900	\$2,602,500
Importance Code B	\$1,354,600	\$5,508,900
Importance Code C	\$191,900	
Total	\$4,000,400	\$8,111,500

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$38,100			
Interior Architecture	\$55,700		\$33,900	\$1,700
Electrical	\$32,100	\$8,700	\$9,300	\$12,100
Mechanical	\$105,100	\$7,200	\$14,700	\$20,000
Site Enclosure	\$200			
Site Pavements	\$21,900	\$7,100	\$300	\$300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$257,100	\$26,900	\$62,200	\$38,000
Importance Code A	\$38,100			
Importance Code B	\$190,700	\$19,800	\$61,900	\$36,000
Importance Code C	\$28,300	\$7,100	\$300	\$2,000
Total	\$257,100	\$26,900	\$62,200	\$38,000



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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE HEALTH AND PHYSICAL EDUC. CTR.
Asset # : 2126

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$145,600	LIFE	**	5	\$60,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Exterior Stairs								
Exposed Reinforcement, Extent : Moderate, Area Affected : 15%								
Location : Exterior Stairs								
Masonry: Brick	80%	Now	\$1,246,600	LIFE	**	5	\$193,500	
Efflorescence, Extent : Moderate, Area Affected : 15%								
Location : South Facade								
Expansion Joint Failure, Extent : Moderate, Area Affected : 5%								
Location : East And West Sides								
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : South Facade								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : South Facade								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Window Wall	15%	Now	\$372,600	2051	**	5	\$68,000	
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : East Facade, West Facade								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : East Facade, West Facade								
Explanation : Soft Joints Are Deteriorated								
Windows								
Aluminum	95%	Now	\$10,400	2039	**	5	\$600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : 3rd Floor Office								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : East Facade, West Facade								
Metal Louvers	5%			2040	**	10	\$400	
Parapets								
Masonry: Brick	70%			LIFE	**	5-10	\$186,000	
Metal Rail	25%	Now	\$27,700	2036	**	5	\$68,900	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Pre-Cast Concrete	5%	Now	\$74,200	LIFE	**	5	\$12,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Coping								
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%								
Location : Coping								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Coping								

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE HEALTH AND PHYSICAL EDUC. CTR.
Asset # : 2126

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Single Ply Membrane	85%	0-2	\$190,700	2026	\$1,906,700			
		Patching Evident, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Ponding, Extent : Moderate, Area Affected : 20%							
		Location : Lower Roof Around Equipment							
	Sloped Glazing	15%			LIFE	**	5	\$530,800	
Soffits									
	Cement-Fiber Panel	75%			2031		10		
	Metal Panel	10%			2051	**	5-10		
	Stucco Cement	15%			2036	**	5		
Interior									
Floors									
	Cast in Place Concrete	10%	Now	\$14,900	LIFE	**	5	\$29,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Corridor, Locker Rooms And Mechanical Rooms							
		Paint Peeling, Extent : Light, Area Affected : 5%							
		Location : Corridor And Locker Rooms							
	Ceramic Tile	5%	4+	\$6,900	2040	**	5	\$3,400	
		Worn/Eroded, Extent : Light, Area Affected : 10%							
		Location : Showers And Toilets							
	Panel/Paver: Cer/Brk	15%			2047	**	5	\$45,200	
	Sheet Vinyl/Rubber	30%			2036	**	5	\$60,300	
	Vinyl Tile	15%			2036	**	3	\$7,500	
	Wood	25%			2059	**	5	\$62,800	

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE HEALTH AND PHYSICAL EDUC. CTR.
Asset # : 2126

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Interior Walls									
Cast in Place Concrete	5%	Now	\$46,600	LIFE	**				
Cracking/Crumbling, Extent : Severe, Area Affected : 15%									
Location : Pool Wall									
Exposed Reinforcement, Extent : Severe, Area Affected : 5%									
Location : Pool Wall									
Spalling, Extent : Severe, Area Affected : 5%									
Location : Pool Wall									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Pool Wall									
Ceramic Tile	5%			2040	**	5	\$3,500		
Concrete Masonry Unit	65%	Now	\$106,400	LIFE	**	5	\$17,900		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Locker Rooms, Showers, Stairs And Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : East Exit, Stair									
Glass: Single Pane	5%			LIFE	**	5	\$5,200		
Gypsum Board	15%	Now	\$2,300	LIFE	**	5	\$6,200		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : 2nd Floor Mezzanine									
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : Windows At 2nd Floor Lobby									
Other Observation, Extent : Light, Area Affected : 5%									
Location : 2nd Floor Mezzanine									
Explanation : Impact Damage At Corners									
Metal Panel	5%			LIFE	**	10	\$1,600		
Ceilings									
AcousTileConcealSpLn	10%	Now	\$4,900	2036	**	5	\$3,500		
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : 2nd Floor Lobby									
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : 2nd Floor Lobby									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : 2nd Floor Lobby									
AcousTileSusp.Lay-In	5%			2036	**	5	\$2,800		
Exposed Concrete	20%	Now	\$77,200	LIFE	**	5	\$1,800		
Water Penetration, Extent : Light, Area Affected : 20%									
Location : Corridor Near Room G207, Throughout									
Exposed Struc: Steel	45%			LIFE	**	10	\$50,600		
Metal Panel	20%	Now	\$40,100	LIFE	**	5	\$14,000		
Bent/Warped Elements, Extent : Moderate, Area Affected : 10%									
Location : Corridors Throughout									
Broken/Missing Elements, Extent : Severe, Area Affected : 25%									
Location : Corridors Throughout									
Deformed/Dented, Extent : Moderate, Area Affected : 5%									
Location : Corridors Throughout									

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE HEALTH AND PHYSICAL EDUC. CTR.
Asset # : 2126

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Aluminum Rail	100%			2036	* *	5-10		
Retaining Walls								
Cast in Place Concrete	100%	Now	\$200	2051	* *			
			Cracking/Crumbling, Extent : Moderate, Area Affected : 15%					
			Location : Loading Dock					
			Exposed Reinforcement, Extent : Moderate, Area Affected : 5%					
			Location : Loading Dock					
			Spalling, Extent : Moderate, Area Affected : 10%					
			Location : Loading Dock					
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	95%	2-4	\$21,600	2036	* *			
			Cracking/Crumbling, Extent : Moderate, Area Affected : 15%					
			Location : Throughout					
Metal	5%			2041	* *	1-3	\$23,400	
Parking/Driveway								
Asphalt	100%	Now	\$38,900	2034	* *			
			Cracking/Crumbling, Extent : Moderate, Area Affected : 15%					
			Location : West Side Lot					

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2031	\$27,700	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room G121								
Explanation : Main Service Switches Rated At 3,000 Amperes And 2,000 Amperes								
Fused Disc Sw	30%			2031	\$11,900	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 4,000 Amperes Supplying The High School Building								
Transformers								
Dry Type	100%			2029	\$16,900	5	\$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical And Mechanical Rooms								
Explanation : 225, 45 And 30 Kilovolt-ampere								
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	\$156,500	5	\$300	
Raceway								
Busway	5%			2036	* *	1		
Conduit	95%			2031	\$125,600	1		

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE HEALTH AND PHYSICAL EDUC. CTR.
Asset # : 2126

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2030	\$7,200	5	\$100	
	Molded Case Bkrs	85%			2030	\$122,100	5	\$1,600	
	Molded Case Bkrs	10%			2039	* *	5	\$200	
Wiring									
	Thermoplastic	95%			2031	\$176,300	1		
	Thermoplastic	5%			2041	* *	1		
Motor Controllers									
	Locally Mounted	10%			2029	\$8,100	5		
	Motor Control Center	90%			2029	\$281,000	5	\$1,800	
Ground									
Grounding Devices									
	Generic	100%	2-4	\$10,200	LIFE	* *	5	\$1,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Water Main Room G124							
		Explanation : Corroded							
Stand-by Power									
Transfer Switches									
	Automatic	100%			2029	\$23,500	1	\$22,200	
Generators									
	Diesel	100%			2027	\$129,600	1	\$28,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Emergency Generator Rated At 130 Kilowatts							
Batteries									
	Nickel Cadmium	100%			2023	\$1,600	5	\$16,100	
Fuel Storage									
	Day Tank	50%			2030	\$3,500	5	\$8,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 10 Gallons Rated Capacity							
	Underground Storage	50%			LIFE	* *	5	\$5,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Underground							
		Explanation : 600 Gallons							
Lighting									
Interior Lighting									
	Fluorescent	5%			2031	\$10,500	10	\$4,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2026	\$10,500	10	\$4,100	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Lobby							
	LED	90%			2036	* *			
Egress Lighting									
	Emergency, Service	50%			2031	\$23,500	1		
	Exit, Service	50%			2031	\$12,900	1		

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE HEALTH AND PHYSICAL EDUC. CTR.
Asset # : 2126

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	Fluorescent	20%			2031	\$49,500	10	\$1,300	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Outside							
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2034	* *	5	\$1,400	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2031	\$70,000	1	\$8,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Gymnasium							
		Explanation : Surveillance Camera							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2036	* *	1-3	\$13,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2041	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Mechanical Room							
		Explanation : Hot Water Provided From Building P							
Distribution									
	Hot Wtr Piping/Pump	100%	0-2	\$139,500	2056	* *	4	\$4,400	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Pumps In Mechanical Equipment Room							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Piping In Mechanical Room							

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE HEALTH AND PHYSICAL EDUC. CTR.
Asset # : 2126

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	80%	0-2	\$1,007,200	2041	* *	1	\$39,900	
		Corroded, Extent : Severe, Area Affected : 60%							
		Location : Roof							
		Obsolete Equipment, Extent : Severe, Area Affected : 80%							
		Location : 9 Units, Roof							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Units Provide Cooling							
	Convector/Radiator	20%			2036	* *	1	\$5,800	
Air Conditioning									
	Energy Source								
	District Chilled Water	95%			2041	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Mechanical Room							
		Explanation : Chilled Water Provided From Building P							
	Electricity	5%			2039	* *	1		
	Conversion Equipment								
	Window/Wall Unit	5%			2026	\$9,300	1		
	No Component	95%							
	Distribution								
	CW & CHW Wtr Pipe/Pump	30%	0-2	\$200	2031	\$1,600	4	\$1,300	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Piping In Mechanical Room							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Equipment Room							
		Explanation : See Heating Pumps							
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$79,100	
	Exhaust Fans								
	Interior	25%	0-2	\$8,000	2026	\$79,600	2	\$500	
		Malfunctioning, Extent : Severe, Area Affected : 10%							
		Location : Pool Pump Room							
	Roof	75%			2026	\$111,500	2	\$2,100	
Plumbing									

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE HEALTH AND PHYSICAL EDUC. CTR.
Asset # : 2126

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	60%	0-2	\$40,000	2031	\$400,400	1		
		Corroded, Extent : Severe, Area Affected : 10%							
		Location : Water Main, 1st Floor							
	Galvanized Steel	40%	0-2	\$31,400	2029	\$157,100	1		
		Corroded, Extent : Severe, Area Affected : 40%							
		Location : Bad Condition, Pool Pump Room							
		Not Insulated, Extent : Moderate, Area Affected : 30%							
		Location : Pool Pump Room							
		Pump(s) Malfunctioning, Extent : Severe, Area Affected : 50%							
		Location : Valves And Pumps. Pool Pump Room							
Water Heater									
	Electric	100%			2026	\$78,900	4	\$800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Mechanical Room							
		Explanation : Stand-by Units							
HW Heat Exchanger									
	HTHW/HW	100%	Now	\$31,200	2031	\$156,200			
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : 1st Floor Mechanical Room							
		Explanation : 1 Of 2 Units Not In Service							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Pool Filter/Treatment									
	Diatomaceous Earth	100%			2029	\$3,041,200	4	\$22,200	
Backflow Preventer									
	Generic	100%			2036	* *	1	\$5,500	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st To 2nd Floor							
		Explanation : One Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2031	\$373,100	1-5	\$46,800	

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Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE LEON M. GOLDSTEIN PERF. ARTS CTR
Address : 2001 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230T
Program / Asset # : CUN0003.0T0 / 2107 **Yr Built/Renovated** : 1977 / 2008
Area Sq Ft : 46,768 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 15-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 8760 **Lot** : 60 **BIN** : 3326937

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$173,200	\$288,900
Interior Architecture	\$81,100	
Electrical		\$708,100
Mechanical		\$830,400
Total	\$254,300	\$1,827,400
Importance Code A	\$173,200	\$288,900
Importance Code B	\$81,100	\$1,538,400
Total	\$254,300	\$1,827,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture				
Interior Architecture	\$61,500		\$18,500	\$1,800
Electrical	\$900	\$900	\$1,200	\$1,500
Mechanical	\$18,000	\$1,700	\$38,700	\$2,400
Site Enclosure				
Site Pavements	\$11,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$95,500	\$6,600	\$62,300	\$9,700
Importance Code A				
Importance Code B	\$52,600	\$6,600	\$62,300	\$7,900
Importance Code C	\$42,900			\$1,800
Total	\$95,500	\$6,600	\$62,300	\$9,700



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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE LEON M. GOLDSTEIN PERF. ARTS CTR
Asset # : 2107

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	80%			LIFE	**	5	\$118,400	
	Metal Coiling Doors	5%			2036	**	5	\$11,600	
	Window Wall	15%	Now	\$114,000	2051	**	5	\$20,800	
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : South Side Of Building								
Windows									
	Metal Louvers	100%			2040	**	10	\$11,200	
Roof									
	Copper/Terne	60%			2046	**	10	\$78,400	
	Modified Bitumen	20%			2031	\$151,400	10	\$10,400	
	Single Ply Membrane	20%			2036	**	10	\$10,400	
Interior									
Floors									
	Carpet	50%			2030	\$394,700	3	\$43,400	
	Cast in Place Concrete	10%	Now	\$3,200	LIFE	**	5	\$12,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Loading Dock								
	Quarry Tile	5%			2044	**	5	\$4,300	
	Sheet Vinyl/Rubber	10%			2036	**	5	\$8,700	
	Vinyl Tile	25%			2036	**	3	\$5,400	
Interior Walls									
	Ceramic Tile	5%			2040	**	5	\$3,600	
	Concrete Masonry Unit	75%			LIFE	**	5	\$43,300	
	Gypsum Board	10%			LIFE	**	5-10	\$12,300	
	Staining/Discoloring, Extent : Light, Area Affected : 5%								
	Location : Stair To Mezzanine								
	Masonry: Brick	10%			LIFE	**	10	\$2,200	
Ceilings									
	AcousTileSusp.Lay-In	15%	Now	\$7,500	2036	**	5	\$4,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Light, Area Affected : 10%								
	Location : Toilets And Office								
	Exposed Struc: Steel	70%			LIFE	**	10	\$81,100	
	Gypsum Board	15%			LIFE	**	5-10	\$29,900	
Site Enclosure									
Fence/Gates									
	Aluminum Rail	100%			2036	**	5-10	\$8,000	
Retaining Walls									
	Cast in Place Concrete	100%			2066	**			
Site Pavements									

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE LEON M. GOLDSTEIN PERF. ARTS CTR
Asset # : 2107

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

Site Pavements

On-Site Walkways

Asphalt

10% 0-2 \$500 2034 * *

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

Location : West Side

Cast in Place Concrete

70% 2-4 \$3,000 2044 * *

Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout

Pavers/Stone

20% 2034 * *

Parking/Driveway

Asphalt

100% Now \$7,700 2034 * *

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

Location : East Side Lot

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2041 * * 5 \$200

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

Location : Electrical Room P A C 104

Explanation : 800 Ampere Main Switch, Building Fed From Building A

Transformers

Dry Type

10% 2036 * * 5

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

Location : Mechanical Room

Explanation : 225 Kilovolt-ampere

No Component

90%

Raceway

Conduit

100% 2031 \$74,100 1

Panelboards

Fused Disc Sw

5% 2030 \$5,600 5 \$100

Molded Case Bkrs

95% 2030 \$106,100 5 \$1,200

Wiring

Thermoplastic

100% 2031 \$97,500 1

Motor Controllers

Locally Mounted

100% 2029 \$48,400 5 \$300

Lighting

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE LEON M. GOLDSTEIN PERF. ARTS CTR
Asset # : 2107

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	20%			2036	* *	10	\$7,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Workshops And Offices							
	HID	5%			2026	\$3,300	10	\$100	
	Incandescent	75%			2031	\$344,200	2	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Main Stage							
		Explanation : Stage Lights							
Egress Lighting									
	Emergency, Service	50%			2031	\$10,200	1		
	Exit, Service	50%			2031	\$5,600	1		
Exterior Lighting									
	HID	20%			2026	\$37,700	10		
	No Component	80%							
Alarm									
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2036	* *	1-3	\$8,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Horns And Alarm Bells							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	100%			2030	\$60,300	4	\$2,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Heating Hot Water Provided From Administration Building							
	Terminal Devices								
	Convactor/Radiator	15%			2029	\$31,100	1	\$1,900	
	Induction Unit	5%			2027	\$7,900	1	\$600	
	No Component	80%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : Service Provided From Administration Building							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$34,200	
	Exhaust Fans								
	Interior	95%			2026	\$130,800	2	\$1,100	
	Roof	5%			2026	\$3,200	2	\$100	
Plumbing									

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE LEON M. GOLDSTEIN PERF. ARTS CTR
Asset # : 2107

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	H/C Water Piping Brass/Copper	100%		2031	\$288,500	1		
	Water Heater Electric	100%		2024	\$34,100	4	\$300	
	Sanitary Piping Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
	Sump Pump(s) Submersible	100%		2022	\$1,600	4	\$1,500	
	Fixtures Generic	100%						
Fire Suppression								
	Standpipe Generic	100%		2031	\$161,300	1-5	\$20,200	
	Sprinkler No Component	50%						
	Generic	50%		2031	\$189,500	1-2	\$5,400	

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

Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE MARINE AND ACADEMIC CENTER - M
Address : 2110 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230M
Program / Asset # : CUN0003.0M0 / 4376 **Yr Built/Renovated** : 1991 / 2007
Area Sq Ft : 204,000 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 23-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,4
Block : 8760 **Lot** : 60 **BIN** : 3326935

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$846,300	\$172,200
Interior Architecture	\$398,800	\$314,000
Electrical		\$1,288,400
Mechanical	\$50,600	\$13,668,100
Total	\$1,295,700	\$15,442,700
Importance Code A	\$846,300	\$231,300
Importance Code B	\$317,600	\$15,125,100
Importance Code C	\$131,800	\$86,200
Total	\$1,295,700	\$15,442,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$4,900		\$67,000	
Interior Architecture	\$232,300	\$12,000	\$21,900	\$40,500
Electrical	\$31,100	\$19,900	\$33,600	\$21,000
Mechanical	\$79,100	\$28,600	\$39,600	\$52,800
Site Enclosure	\$7,500			
Site Pavements	\$8,300			
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$379,000	\$76,300	\$177,900	\$130,100
Importance Code A	\$7,400		\$69,500	
Importance Code B	\$348,600	\$64,300	\$108,400	\$130,100
Importance Code C	\$23,000	\$12,000		
Total	\$379,000	\$76,300	\$177,900	\$130,100



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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE MARINE AND ACADEMIC CENTER - M
Asset # : 4376

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Masonry: Brick	65%			LIFE	**	5	\$197,700		
Metal Panel	5%			2051	**	5-10	\$52,300		
Metal Coiling Doors	5%			2044	**	5	\$23,800		
Stucco Cement	15%			2044	**	5	\$57,000		
Window Wall	10%	Now	\$156,200	2051	**	5	\$28,500		
Caulking Deteriorated, Extent : Moderate, Area Affected : 15%									
Location : Rotunda									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Rotunda									
Windows									
Aluminum	90%	Now	\$68,500	2047	**	5	\$7,700		
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 20%									
Location : Throughout									
Metal Louvers	10%			2040	**	10	\$10,600		
Parapets									
Masonry: Brick	80%			LIFE	**	5-10	\$88,400		
Metal Rail	15%			2044	**	5-10	\$43,800		
Pre-Cast Concrete	5%	Now	\$3,100	LIFE	**	5	\$5,100		
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Coping									
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%									
Location : Coping									
Roof									
Cast in Place Concrete	2%	Now	\$1,800	LIFE	**				
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Over Room 130 C									
IRMA/Protected Membrane	10%			2036	**	10	\$12,100		
Paver Block Ballast, Extent : Moderate, Area Affected : 100%									
Location : Lower Terrace									
Modified Bitumen	85%	Now	\$447,300	2036	**			1	
Miss/Damaged Flashings, Extent : Severe, Area Affected : 25%									
Location : Over Third Floor									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Over Room M402, 3rd Floor Corridors And M333									
Skylight, Metal/Glass	3%			2051	**	10	\$12,100		
Soffits									
Cement-Fiber Panel	100%			2036	**	10	\$35,300		

Interior

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE MARINE AND ACADEMIC CENTER - M
Asset # : 4376

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	25%	Now	\$183,900	2030	\$919,700	3	\$101,200	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 30%									
Location : Throughout									
	Cast in Place Concrete	10%			LIFE	**	5	\$118,100	
	Ceramic Tile	5%			2040	**	5	\$13,500	
	Panel/Paver: Cer/Brk	20%			2047	**	5	\$121,500	
	Quarry Tile	5%			2044	**	5	\$20,200	
	Vinyl Tile	35%			2036	**	3	\$35,400	
Interior Walls									
	Concrete Masonry Unit	15%	0-2	\$68,200	LIFE	**	5	\$11,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Folding Partition	5%			2053	**	5	\$24,000	
	Glass: Single Pane	5%			LIFE	**	5	\$14,400	
	Gypsum Board	75%	Now	\$63,600	LIFE	**	5	\$86,200	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%									
Location : Throughout Corridors At Corners									
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : Aquarium									
Ceilings									
	AcousTileConcealSpLn	5%	Now	\$11,700	2044	**	5	\$8,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Rotunda Room									
Staining/Discoloring, Extent : Light, Area Affected : 10%									
Location : Rotunda Room									
	AcousTileSusp.Lay-In	80%	Now	\$93,300	2044	**	5	\$108,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Corridor Near Room 226									
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
Location : Corridors Throughout									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Corridor Near Room 226									
	Exposed Struc: Steel	10%			LIFE	**	10	\$54,000	
	Gypsum Board	5%			LIFE	**	5-10	\$46,400	
Site Enclosure									
Fence/Gates									
	Aluminum Rail	100%	Now	\$800	2036	**	5	\$3,700	
Deformed/Dented, Extent : Moderate, Area Affected : 10%									
Location : Southwest Corner Of Building									
Free Standing Walls									
	Cast in Place Concrete	50%			2066	**			
	Masonry: Brick	50%	Now	\$6,700	2051	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : At Loading Dock And Dumpster									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE MARINE AND ACADEMIC CENTER - M
Asset # : 4376

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

Site Enclosure

Retaining Walls

Cast in Place Concrete

100%

2066

* *

Site Pavements

On-Site Walkways

Cast in Place Concrete

50%

2044

* *

Pavers/Stone

50%

2040

* *

Parking/Driveway

Asphalt

100%

4+

\$8,300

2040

* *

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Northeast Lot*

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

Under 600 Volts

Service Equipment

Molded Case Bkrs

100%

2041

* *

5

\$5,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switch Rated At 1,600 Amperes*

Transformers

Dry Type

100%

2036

* *

5

\$800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 500 Kilovolt-ampere, One 300 Kilovolt-ampere, One 225 Kilovolt-ampere, One 150 Kilovolt-ampere*

Switchgear / Switchboard

Molded Case Bkrs

100%

2041

* *

5

\$5,400

Raceway

Conduit

100%

2041

* *

1

Panelboards

Fused Disc Sw

5%

2039

* *

5

\$200

Molded Case Bkrs

95%

2039

* *

5

\$5,100

Wiring

Thermoplastic

100%

2041

* *

1

Motor Controllers

Locally Mounted

10%

2036

* *

5

\$100

Motor Control Center

90%

2036

* *

5

\$5,000

Ground

Grounding Devices

Not Accessible

100%

Stand-by Power

Transfer Switches

Automatic

100%

2036

* *

1

\$62,800

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

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE MARINE AND ACADEMIC CENTER - M
Asset # : 4376

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Generators								
	Diesel	100%			2034	**	1	\$79,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Generator Rated At 350 Kilowatts							
Batteries									
	Lead/Acid	100%			2024	\$1,600	5	\$7,600	
Fuel Storage									
	Day Tank	50%			2039	**	5	\$18,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 60 Gallon Capacity							
	Underground Storage	50%			LIFE	**	5	\$12,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Underground							
		Explanation : 1,000 Gallon							
Lighting									
	Interior Lighting								
	Fluorescent	3%			2031	\$14,400	10	\$5,600	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Lobby							
	Fluorescent	97%			2036	**	10	\$181,500	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
Egress Lighting									
	Emergency, Service	50%			2031	\$53,600	1		
	Exit, Service	50%			2031	\$29,400	1		
Exterior Lighting									
	HID	20%			2031	\$164,500	10	\$100	
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2046	**	5	\$6,000	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2031	\$197,700	1	\$22,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : Surveillance System							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2031	\$676,700	1-3	\$38,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors							

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

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE MARINE AND ACADEMIC CENTER - M
Asset # : 4376

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2041	**	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Mechanical Room								
Explanation : Hot Water Provided From Building P								
Conversion Equipment								
HTHW/HW Exchanger	100%			2027	\$59,100	2	\$12,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Mechanical Room								
Explanation : 4 Units								
Distribution								
Hot Wtr Piping/Pump	50%			2030	\$159,000	4	\$7,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Equipment Room								
Explanation : Serve Air Handlers And Supply Chilled Water								
Hot Wtr Piping/Pump	50%			2030	\$159,000	4	\$7,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Equipment Room								
Explanation : Hot Water Radiation Duty								
Terminal Devices								
Air Handler	70%			2026	\$2,007,900	1	\$88,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Equipment Room								
Explanation : Units Provide Cooling Too								
Convector/Radiator	20%			2029	\$218,400	1	\$13,200	
Fan Coil Unit/Heat	10%			2026	\$305,500	1	\$6,600	
Air Conditioning								
Energy Source								
District Chilled Water	90%			2041	**	1		
Other Observation, Extent : Light, Area Affected : 80%								
Location : 1st Floor Mechanical Room								
Explanation : Chilled Water Provided From Building P								
Electricity	10%			2039	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2026	\$173,100	1	\$9,500	
R-22 Refrigerant, Extent : Light, Area Affected : 10%								
Location : 2nd Floor Mechanical Equipment Room - For The Theatre Only								
No Component	90%							
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2031	\$24,900	4	\$15,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2nd Floor Mechanical Room								
Explanation : Condenser And Chilled Water Pumps Serve Theater								

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

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE MARINE AND ACADEMIC CENTER - M
Asset # : 4376

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Water Cooling Tower	10%			2025	\$7,700	2	\$20,500	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$180,100	
	Exhaust Fans								
	Interior	95%			2031	\$689,500	2	\$5,900	
	Roof	5%			2026	\$16,900	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	* *	1		
	Water Heater								
	Electric	100%			2026	\$179,700	4	\$1,800	
	HW Heat Exchanger								
	HTHW/HW	100%			2031	\$356,000			
	Sanitary Piping								
	Cast Iron	100%	Now	\$29,900	LIFE	* *	1		
	Other Observation, Extent : Severe, Area Affected : 50%								
	Location : Culinary Kitchen								
	Explanation : Three compartment Sink Indirect Waste Overflows; Venting Incorrect, Resulting In Sewer Gas Emission; Back Siphonage.								
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Pool Filter/Treatment								
	Sand	100%			2029	\$9,251,600	4	\$50,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Mechanical Room								
	Explanation : 1 Unit For The Fish Tank								
	Sewage Ejector(s)								
	Electric	100%			2026	\$58,800	4	\$12,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Room No M158d								
	Explanation : 1 Unit								
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 2 Units From 1st To 4th Floor, 2 Units From 1st To 3rd Floor								
	Explanation : 4 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2041	* *	1-5	\$102,800	

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

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE MARINE AND ACADEMIC CENTER - M
Asset # : 4376

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Sprinkler									
	No Component	60%							
	Generic	40%			2041	* *	1-2	\$22,900	
Chemical System									
	No Component	98%							
	Generic	2%			2029	\$600	1-3	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 2nd Floor									
Explanation : 2 Sets									

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

Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE ROBERT J KIBEE LIB AND MEDIA CTR
Address : 2000 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230L
Program / Asset # : CUN0003.0L0 / 2116 **Yr Built/Renovated** : 1977 / 2011
Area Sq Ft : 122,364 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 13-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,4,8
Block : 8760 **Lot** : 60 **BIN** : 3348024

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,390,400	\$557,000
Interior Architecture	\$753,900	\$705,500
Electrical		\$2,042,000
Mechanical	\$349,000	\$4,207,700
Site Pavements	\$108,700	
Total	\$2,602,000	\$7,512,100
Importance Code A	\$1,390,400	\$557,000
Importance Code B	\$1,040,500	\$6,912,800
Importance Code C	\$171,100	\$42,300
Total	\$2,602,000	\$7,512,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$3,100		\$1,300	
Interior Architecture	\$920,900		\$36,000	\$39,500
Electrical	\$38,600	\$17,400	\$19,700	\$23,200
Mechanical	\$19,200	\$10,800	\$20,000	\$13,100
Site Pavements	\$25,400			
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$1,022,900	\$44,000	\$92,900	\$91,600
Importance Code A	\$3,100		\$1,300	
Importance Code B	\$960,400	\$44,000	\$91,600	\$91,600
Importance Code C	\$59,400			
Total	\$1,022,900	\$44,000	\$92,900	\$91,600



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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE ROBERT J KIBEE LIB AND MEDIA CTR
Asset # : 2116

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	80%	Now	\$785,300	LIFE	* *	5	\$121,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Window Wall	20%	Now	\$313,000	2041	* *	5	\$57,100	
		Water Penetration, Extent : Light, Area Affected : 20%							
		Location : Throughout							
Windows									
	Aluminum	95%	Now	\$53,100	2039	* *	5	\$2,000	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Metal Louvers	5%			2034	* *	10	\$1,300	
Parapets									
	Cast Stone/Terra Cotta	10%	Now	\$3,100	LIFE	* *	5	\$3,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Brick	60%	Now	\$67,800	LIFE	* *	5	\$2,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%							
		Location : Throughout Parapet							
		Water Penetration, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Metal Panel	5%			2041	* *	5	\$900	
	Metal Rail	25%			2036	* *	5-10	\$20,700	
Roof									
	Copper/Terne	35%			2059	* *	10	\$119,900	
	Modified Bitumen	55%			2036	* *	10	\$75,400	
	Sloped Glazing	10%	Now	\$171,200	LIFE	* *	5	\$182,700	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Over Reception Area, Throughout.							
		Water Penetration, Extent : Moderate, Area Affected : 25%							
		Location : Over Information Area, Ramp, Throughout.							
Soffits									
	Stucco Cement	100%			2044	* *	5		

Interior

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE ROBERT J KIBEE LIB AND MEDIA CTR
Asset # : 2116

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	35%	0-2	\$886,800	2033	**	3	\$97,600	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Cast in Place Concrete	15%			LIFE	**	5	\$122,000	
	Ceramic Tile	5%			2034	**	5	\$9,300	
	Panel/Paver: Cer/Brk	15%			2039	**	5	\$62,800	
	Vinyl Tile	30%	Now	\$151,900	2031	\$506,300	3	\$20,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**	10	\$14,700	
	Concrete Masonry Unit	15%			LIFE	**	5	\$14,100	
	Glass: Single Pane	10%			LIFE	**	5	\$17,600	
	Gypsum Board	60%	Now	\$62,500	LIFE	**	5	\$42,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Masonry: Brick	10%			LIFE	**	10	\$3,500	
Ceilings									
	AcousTileSusp.Lay-In	25%	Now	\$82,700	2036	**	5	\$23,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Exposed Concrete	35%	Now	\$230,400	LIFE	**	5	\$10,500	
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Corridor Under Ramp And L130, Throughout.									
	Gypsum Board	40%	Now	\$165,500	LIFE	**	5	\$95,800	
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Near Reference Desk On First Floor, Throughout.									
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2051	**			
Retaining Walls									
	Cast in Place Concrete	100%			2051	**			
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	90%	2-4	\$108,700	2036	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Pavers/Stone	10%	0-2	\$25,400	2034	**			
Misaligned/Bulging, Extent : Light, Area Affected : 20%									
Location : Throughout									

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE ROBERT J KIBEE LIB AND MEDIA CTR
Asset # : 2116

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	20%			2031	\$4,400	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 4,000 Ampere Main Disconnect Switch							
	Air Circuit Breaker	60%			2031	\$13,300	5	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 3,000 Ampere Mains Service Switches Serving T5 Building And Arts And Science Building							
	Fused Disc Sw	20%			2031	\$4,400	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 3,000 Ampere Main Disconnect Switch Serving Mac Building							
Transformers									
	Dry Type	100%			2029	\$16,900	5	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 750 Kilovolt-amperes And Various Others Throughout The Building							
Switchgear / Switchboard									
	Fused Disc Sw	100%			2031	\$86,600	5	\$500	
Raceway									
	Conduit	100%			2031	\$88,700	1		
Panelboards									
	Fused Disc Sw	10%			2030	\$5,600	5	\$300	
	Molded Case Bkrs	90%			2030	\$50,300	5	\$2,900	
Wiring									
	Thermoplastic	90%			2031	\$78,400	1		
	Thermoplastic	10%			2041	* *	1		
Motor Controllers									
	Locally Mounted	20%			2029	\$41,900	5	\$200	
	Motor Control Center	80%			2029	\$41,300	5	\$2,700	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$3,600	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2029	\$9,500	1	\$37,700	
Generators									
	Diesel	100%			2027	\$78,100	1	\$47,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Generator Rated At 285 Kilowatts							
Batteries									
	Nickel Cadmium	100%			2023	\$1,600	5	\$27,300	

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE ROBERT J KIBEE LIB AND MEDIA CTR
Asset # : 2116

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2030	\$4,800	5	\$11,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 25 Gallon Capacity							
	Underground Storage	50%			LIFE	* *	5	\$7,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Undreground							
		Explanation : 600 Gallons							
Lighting									
	Interior Lighting								
	Fluorescent	3%			2026	\$39,800	10	\$3,400	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Lobby							
	Fluorescent	97%			2031	\$1,288,100	10	\$110,500	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Emergency, Service	50%			2031	\$32,600	1		
	Exit, Service	50%			2031	\$9,500	1		
	Exterior Lighting								
	HID	20%			2026	\$98,700	10	\$100	
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2046	* *	5	\$1,400	
Alarm									
	Security System								
	No Component	90%							
	Generic	10%			2031	\$39,500	1	\$4,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : Surveillance Camera							
	Fire/Smoke Detection								
	Generic, Digital	100%			2036	* *	1-3	\$75,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Horns, Alarm Bells And Smoke Detectors							

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

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE ROBERT J KIBEE LIB AND MEDIA CTR
Asset # : 2116

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2041	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : Hot Water Provided From Building P							
Distribution									
	Hot Wtr Piping/Pump	100%	Now	\$38,700	2030	\$193,600	4	\$6,100	
		Broken, Extent : Severe, Area Affected : 30%							
		Location : Pump P-3 In Mechanical Room							
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Pumps In Mechanical Room							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Piping In 4th Floor Mechanical Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 4th Floor Mechanical Room							
		Explanation : 3 Heating And Cooling Duty Pumps							
Terminal Devices									
	Air Handler	80%	2-4	\$279,500	2026	\$1,397,400	1	\$55,300	
		Corroded, Extent : Moderate, Area Affected : 70%							
		Location : Units Cb Bl-5 And Cb Bl-6. 4th Floor Mechanical Room							
		Noisy/Vibrating, Extent : Moderate, Area Affected : 20%							
		Location : Unit Cb Bl-2 Bearings. 4th Mechanical Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 4th Floor Mechanical Room							
		Explanation : Units Provide Air Conditioning							
	Convector/Radiator	20%			2029	\$133,000	1	\$8,000	
Air Conditioning									
	Energy Source								
	District Chilled Water	100%			2041	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : Chilled Water Provided From Building P							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	Now	\$3,000	2031	\$151,500	4	\$6,100	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 20%							
		Location : Chilled Water Piping In 4th Floor Mechanical Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 4th Floor Mechanical Room							
		Explanation : See Heating For Chilled Water Pumps							
Terminal Devices									
	Air Handler/Dir Expansion	5%			2031	\$69,400	1		
	No Component	95%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : 4th Floor Mechanical Room							
		Explanation : See Heating Units							

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE ROBERT J KIBEE LIB AND MEDIA CTR
Asset # : 2116

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Dry Cooler	5%			2031	\$33,800	2	\$4,300	
	No Component	95%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$109,700	
Exhaust Fans									
	Interior	95%			2026	\$419,800	2	\$3,600	
	Roof	5%			2026	\$10,300	2	\$200	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2031	\$926,000	1		
HW Heat Exchanger									
	HTHW/HW	100%			2031	\$216,800			
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st To 8th Floor								
	Explanation : Two Units								
Fire Suppression									
Standpipe									
	Generic	100%			2031	\$517,700	1-5	\$65,000	
Sprinkler									
	No Component	85%							
	Generic	15%			2031	\$182,500	1-2	\$5,200	

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Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG #1 (UAPC)
Address : 2085 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230T
Program / Asset # : CUN0003.1T0 / 2109 **Yr Built/Renovated** : 1967 / 2002
Area Sq Ft : 18,942 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 15-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 8760 **Lot** : 60 **BIN** : 3852579

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture		\$93,500
Mechanical		\$141,200
Total		\$234,700
Importance Code A		\$93,500
Importance Code B		\$141,200
Total		\$234,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$3,900			
Interior Architecture	\$26,900		\$13,100	\$12,000
Electrical	\$700	\$500	\$600	\$500
Mechanical	\$9,900	\$3,000	\$5,200	\$2,500
Site Pavements	\$32,400			
Total	\$73,800	\$3,500	\$18,900	\$15,000
Importance Code A	\$4,800	\$900	\$900	\$900
Importance Code B	\$34,400	\$2,500	\$17,900	\$14,100
Importance Code C	\$34,500			
Total	\$73,800	\$3,500	\$18,900	\$15,000



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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG #1 (UAPC)
Asset # : 2109

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Metal Panel	100%	4+	\$3,500	2051	**	5	\$42,200	
		Corrosion/Rusting, Extent : Light, Area Affected : 5%							
		Location : South Side Base							
Windows									
	Aluminum	95%			2047	**	5	\$900	
	Metal Louvers	5%			2040	**	10	\$300	
Roof									
	Single Ply Membrane	95%			2036	**	10	\$51,400	
	Skylight, Plastic	5%			2044	**	1		
Soffits									
	Metal Panel	100%			2051	**	5-10	\$18,100	
Interior									
	Floors								
	Carpet	80%	0-2	\$15,500	2030	\$309,100	3	\$34,000	
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Along North Side Wall							
	Cast in Place Concrete	5%			LIFE	**	5	\$6,200	
	Ceramic Tile	5%			2040	**	5	\$1,400	
	Vinyl Tile	10%			2036	**	3	\$1,100	
Interior Walls									
	Gypsum Board	100%	0-2	\$2,100	LIFE	**	5	\$14,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Impact At Corners							
Ceilings									
	AcousTileSusp.Lay-In	90%			2044	**	5	\$25,500	
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : Toilet And Main Office Area							
	Gypsum Board	10%			LIFE	**	5-10	\$9,700	
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2051	**			
Site Pavements									
	On-Site Walkways								
	Asphalt	50%			2040	**			
	Cast in Place Concrete	50%			2044	**			
Parking/Driveway									
	Asphalt	100%	Now	\$32,400	2034	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : South Side Lot							

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

Under 600 Volts

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG #1 (UAPC)
Asset # : 2109

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2041	**	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Room T120							
		Explanation : Two Main Switched, Rating Not Seen							
	Raceway								
	Conduit	100%			2057	**	1		
	Panelboards								
	Fused Disc Sw	20%			2047	**	5	\$100	
	Molded Case Bkrs	80%			2047	**	5	\$400	
	Wiring								
	Thermoplastic	100%			2051	**	1		
	Motor Controllers								
	Locally Mounted	10%			2044	**	5		
	Variable Frequency Drive	90%			2044	**			
Lighting									
	Interior Lighting								
	Fluorescent	80%			2036	**	10	\$13,900	
		Motion Sensors in Use, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2036	**	10	\$900	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Hallways							
	Fluorescent	15%			2036	**	10	\$2,600	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Lobby							
	Egress Lighting								
	Emergency, Battery	50%			2036	**	10	\$2,300	
	Exit, LED	50%			2059	**	1		
	Exterior Lighting								
	HID	20%			2026	\$15,300	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : Operated Via Timer							
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2039	**	1	\$1,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Storage Area And Hallways							
		Explanation : Surveillance Camera							

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG #1 (UAPC)
Asset # : 2109

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2039

* *

1-3

\$3,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors*

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

Heating

Energy Source

Natural Gas

100%

2051

* *

1

Conversion Equipment

Hot Water Boiler

100%

2044

* *

1

\$9,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room**Explanation : 1 New Unit*

Distribution

Hot Wtr Piping/Pump

100%

2047

* *

4

\$1,400

Terminal Devices

Air Handler

50%

2036

* *

1

\$5,900

Fan Coil Unit/Heat

50%

2036

* *

1

\$3,100

*Other Observation, Extent : Light, Area Affected : 50%**Location : Various In The Ceiling**Explanation : Duct Reheat Coils***Air Conditioning**

Energy Source

Electricity

100%

2047

* *

1

Conversion Equipment

Ext Pkg Unit -

50%

2036

* *

2

\$600

Heating/Cooling

Split Unit

5%

2036

* *

No Component

45%

Terminal Devices

Air Handler/Dir

50%

2036

* *

1

Expansion

No Component

50%

Heat Rejection

Air Cooled Condenser

50%

2036

* *

2

\$6,600

Unit

No Component

50%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$16,700

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG #1 (UAPC)
Asset # : 2109

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
	Exhaust Fans							
	Interior	100%		2036	* *	2	\$600	
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2031	\$141,200	1		
	Water Heater							
	Not Accessible	100%						
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	Generic	100%		2051	* *	1-2	\$5,300	

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Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T2
Address : 2065 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 2302T
Program / Asset # : CUN0003.2T0 / 2110 **Yr Built/Renovated** : 1967 / 2005
Area Sq Ft : 34,800 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 15-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 8760 **Lot** : 60 **BIN** : 3852580

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture		\$168,400
Electrical		\$372,000
Mechanical	\$49,200	\$333,700
Total	\$49,200	\$874,000
Importance Code A	\$49,200	\$168,400
Importance Code B		\$705,700
Total	\$49,200	\$874,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$33,000		\$1,000	
Interior Architecture	\$68,600		\$2,000	\$5,900
Electrical	\$1,600	\$1,000	\$1,200	\$1,300
Mechanical	\$16,700	\$3,400	\$30,200	\$3,100
Site Pavements	\$26,800			
Total	\$146,700	\$4,400	\$34,300	\$10,300
Importance Code A	\$33,700	\$1,700	\$2,700	\$1,700
Importance Code B	\$63,000	\$2,700	\$31,600	\$8,600
Importance Code C	\$50,000			
Total	\$146,700	\$4,400	\$34,300	\$10,300



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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T2
Asset # : 2110

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Metal Panel	98%	Now	\$24,200	2041	* *	5	\$59,200	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Deformed/Dented, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Recent Repair Evident, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Metal Coiling Doors	2%			2044	* *	5	\$2,000	
Windows									
	Aluminum	95%			2047	* *	5	\$4,100	
	Metal Louvers	5%			2040	* *	10	\$1,300	
Roof									
	Single Ply Membrane	100%			2036	* *	10	\$109,200	
Soffits									
	Metal Panel	100%	0-2	\$6,800	2051	* *	5	\$8,200	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Entrances Throughout							
Interior									
	Floors								
	Cast in Place Concrete	5%			LIFE	* *	5	\$11,400	
	Quarry Tile	5%			2044	* *	5	\$3,900	
	Vinyl Tile	90%	0-2	\$8,500	2036	* *	3	\$17,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Corridor							
		Patching Evident, Extent : Light, Area Affected : 50%							
		Location : Corridors Throughout							
Interior Walls									
	Concrete Masonry Unit	40%			LIFE	* *	5	\$15,700	
	Gypsum Board	20%	Now	\$900	LIFE	* *	5	\$5,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Corridors Throughout							
		Other Observation, Extent : Moderate, Area Affected : 2%							
		Location : Corridors							
		Explanation : Impact Damage							
	Metal Panel	40%	Now	\$14,500	LIFE	* *			
		Deformed/Dented, Extent : Moderate, Area Affected : 10%							
		Location : Classrooms Along Exterior Wall							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T2
Asset # : 2110

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileSusp.Lay-In	90%	Now	\$20,200	2044	* *	5	\$23,400		
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Corridors Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : Classrooms Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 10%									
Location : Classrooms Throughout									
Exposed Struc: Steel	5%			LIFE	* *	10	\$5,200		
Gypsum Board	5%			LIFE	* *	5-10	\$9,000		
Site Enclosure									
Fence/Gates									
Chain Link	100%			2051	* *				
Site Pavements									
On-Site Walkways									
Asphalt	75%	Now	\$3,800	2034	* *				
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Cast in Place Concrete	25%			2044	* *				
Parking/Driveway									
Asphalt	100%	Now	\$23,000	2034	* *				
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : East And West Lots									

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2031	\$2,700	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Switch Rated At 1,600 Amperes.									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2031	\$34,500	5	\$200	
Raceway									
	Conduit	90%			2031	\$30,100	1		
	Conduit	10%			2051	* *	1		
Panelboards									
	Fused Disc Sw	5%			2030	\$1,200	5		
	Molded Case Bkrs	75%			2030	\$18,000	5	\$700	
	Molded Case Bkrs	20%			2047	* *	5	\$200	
Wiring									
	Thermoplastic	90%			2031	\$26,700	1		
	Thermoplastic	10%			2051	* *	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T2
Asset # : 2110

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	10%			2044	* *	5		
	Locally Mounted	85%			2036	* *	5	\$200	
	Variable Frequency Drive	5%			2044	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,000	
Lighting									
	Interior Lighting								
	Fluorescent	100%			2031	\$372,000	10	\$31,900	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Egress Lighting								
	Emergency, Battery	50%			2036	* *	10	\$4,200	
	Exit, LED	10%			2059	* *	1		
	Exit, Service	40%			2036	* *	1		
	Exterior Lighting								
	HID	20%			2031	\$28,100	10		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Operated Via Timer								
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2036	* *	1	\$3,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : New Wing								
	Explanation : Surveillance Camera								
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2036	* *	1-3	\$6,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Manual Pull Stations, Horns, Smoke Detectors And Alarm Bells								

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%	Now	\$200	2041	* *	1		
	Corroded, Extent : Moderate, Area Affected : 5%								
	Location : Incoming Service								

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T2
Asset # : 2110

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	60%	0-2	\$49,200	2041	* *	1	\$9,300	
		Corroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Ceiling Of Old Wing							
		Explanation : 8 Obsolete Ceiling Units With Direct Expansion Coil							
	Hot Water Boiler	40%			2044	* *	1	\$6,900	
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : New Section Mechanical Room							
		Explanation : 1 Unit For New Section							
Distribution									
	Hot Wtr Piping/Pump	40%			2047	* *	4	\$1,000	
	No Component	60%							
Terminal Devices									
	Air Handler	40%			2036	* *	1	\$8,600	
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Outside Of The Building							
		Explanation : See Air Conditioning Conversion Equipment							
	No Component	60%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	40%			2036	* *	2	\$900	
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Outside Of The Building							
		Explanation : 1 Unit For New Section. R-410 Refrigerant							
	No Component	60%							
Heat Rejection									
	Air Cooled Condenser Unit	60%			2026	\$16,800	2	\$14,500	
	No Component	40%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	60%			LIFE	* *	2-5	\$18,400	
	Ductwork/Diffusers	40%			LIFE	* *	2-5	\$12,300	
Exhaust Fans									
	Interior	60%			2026	\$74,300	2	\$600	
	Roof	40%			2036	* *	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2031	\$259,400	1		

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T2
Asset # : 2110

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Gas Fired	100%			2024	\$21,200	2	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : One 50-gallon Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	60%							
	Generic	40%			2051	* *	1-2	\$3,900	

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

Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T3
Address : 2055 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 2303T
Program / Asset # : CUN0003.3T0 / 2111 **Yr Built/Renovated** : 1970 / 2000
Area Sq Ft : 10,200 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 15-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 8760 **Lot** : 60 **BIN** : 3852581

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$222,000	
Interior Architecture		\$112,000
Electrical		\$109,000
Mechanical		\$76,000
Total	\$222,000	\$297,000
Importance Code A	\$222,000	
Importance Code B		\$297,000
Total	\$222,000	\$297,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$20,900			
Interior Architecture	\$28,900			\$1,500
Electrical	\$9,000	\$200	\$200	\$400
Mechanical	\$21,500	\$500	\$6,900	\$500
Site Pavements	\$27,200			
Total	\$107,500	\$700	\$7,100	\$2,400
Importance Code A	\$35,600	\$500	\$500	\$500
Importance Code B	\$41,500	\$200	\$6,600	\$1,900
Importance Code C	\$30,500			
Total	\$107,500	\$700	\$7,100	\$2,400



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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T3
Asset # : 2111

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	8%	Now	\$7,100	LIFE	**	5	\$1,000	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : At East And West Entrances							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : At East And West Entrances							
		Vegetation Growth, Extent : Light, Area Affected : 5%							
		Location : East Side Storage							
	Metal Panel	90%	Now	\$13,900	2051	**	5	\$33,900	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Throughout At Base							
		Deformed/Dented, Extent : Moderate, Area Affected : 10%							
		Location : At Corners And Throughout							
	Metal Coiling Doors	2%			2036	**	5	\$1,300	
Windows									
	Steel	100%	Now	\$104,800	2056	**	5	\$11,700	
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%							
		Location : North Facade							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Roof									
	Spray-on Foam	100%	Now	\$117,200	2041	**	5	\$20,100	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Various Classrooms							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Soffits									
	Metal Panel	100%			2041	**	5-10	\$21,200	
Interior									
Floors									
	Cast in Place Concrete	10%	0-2	\$800	LIFE	**	5	\$3,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Mechanical Room							
	Mosaic Tile	5%	2-4	\$4,600	2036	**	5	\$900	
		Worn/Eroded, Extent : Light, Area Affected : 15%							
		Location : Toilets							
	Vinyl Tile	85%			2031	\$112,000	3	\$6,200	

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T3
Asset # : 2111

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Concrete Masonry Unit	25%	0-2	\$6,700	LIFE	* *	5	\$2,200	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Storage Room East Side							
	Gypsum Board	60%	Now	\$1,200	LIFE	* *	5	\$8,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Corridor Throughout							
		Other Observation, Extent : Moderate, Area Affected : 5%							
		Location : Corridor Throughout							
		Explanation : Impact Damage							
	Metal Panel	15%			LIFE	* *	10	\$1,500	
Ceilings									
	AcousTileSusp.Lay-In	100%	Now	\$12,500	2036	* *	5	\$7,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Various Classrooms And Corridor Throughout							
		Water Penetration, Extent : Light, Area Affected : 25%							
		Location : Various Classrooms And Corridor Throughout							
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2051	* *			
Site Pavements									
On-Site Walkways									
	Asphalt	75%	Now	\$1,100	2034	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Cast in Place Concrete	25%	4+	\$200	2044	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
Parking/Driveway									
	Asphalt	100%	Now	\$19,800	2034	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : North Side Lot							
Activity Yard									
	Asphalt	100%	Now	\$6,100	2034	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Adjacent Tennis Courts							

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2031	\$1,600	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 600 Amperes									

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T3
Asset # : 2111

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2031	\$34,500	5		
	Raceway								
	Conduit	100%			2041	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2030	\$800	5		
	Molded Case Bkrs	95%			2030	\$15,200	5	\$300	
	Wiring								
	Thermoplastic	100%			2041	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2029	\$32,300	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$300	
Lighting									
	Interior Lighting								
	Fluorescent	100%			2031	\$109,000	10	\$9,400	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Egress Lighting								
	Emergency, Battery	50%			2031	\$7,300	10	\$1,200	
	Exit, Service	25%			2031	\$400	1		
	Exit, Service	25%	Now	\$400	2041	* *	1		
	Damaged Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Exterior Lighting								
	HID	20%	Now	\$8,200	2041	* *			
	Not in Service, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Operated Via Timer								
	No Component	80%							
Alarm									
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2026	\$33,800	1-3	\$1,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways								
	Explanation : Alarm Bells And Manual Pull Station								

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

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T3
Asset # : 2111

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2041	**	1		
	Conversion Equipment								
	Furnace	60%	0-2	\$14,400	2041	**	1	\$2,700	
		Other Observation, Extent : Light, Area Affected : 60%							
		Location : Mechanical Room							
		Explanation : 3 Obsolete Units; 2 With Direct Expansion Coil							
	Furnace	30%			2026	\$7,200	1	\$1,500	
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Mechanical Equipment							
		Explanation : With Direct Expansion Cooling Coil							
	Furnace	10%			2036	**	1	\$500	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Mechanical Equipment Room							
		Explanation : With Direct Expansion Cooling Coil							
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	**	1		
	Conversion Equipment								
	Window/Wall Unit	20%			2024	\$4,300	1		
	No Component	80%							
	Heat Rejection								
	Air Cooled Condenser Unit	80%	Now	\$3,300	2041	**	2	\$4,500	
		Other Observation, Extent : Severe, Area Affected : 60%							
		Location : Backyard							
		Explanation : 2 Of 3 Units Out Of Service							
	Air Cooled Condenser Unit	10%			2036	**	2	\$700	
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,000	
	Exhaust Fans								
	Roof	100%			2026	\$16,900	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2031	\$76,000	1		
	Water Heater								
	Gas Fired	100%			2026	\$6,200	2	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : One 50-gallon Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T3
Asset # : 2111

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

Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T4
Address : 2111 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 2304T
Program / Asset # : CUN0003.4T0 / 2112 **Yr Built/Renovated** : 1970 / 2000
Area Sq Ft : 51,080 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 13-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 8760 **Lot** : 60 **BIN** : 3852582

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,224,400	\$108,400
Interior Architecture	\$215,300	\$500,500
Electrical		\$880,600
Mechanical	\$120,300	\$657,400
Total	\$1,560,000	\$2,146,900
Importance Code A	\$1,344,700	\$108,400
Importance Code B	\$215,300	\$1,992,600
Importance Code C		\$45,900
Total	\$1,560,000	\$2,146,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$31,300			
Interior Architecture	\$365,000			\$17,200
Electrical	\$1,200	\$1,000	\$1,200	\$1,700
Mechanical	\$42,000	\$2,500	\$22,000	\$2,500
Site Pavements	\$27,500			
Total	\$467,000	\$3,500	\$23,200	\$21,500
Importance Code A	\$31,300	\$2,500	\$2,500	\$2,500
Importance Code B	\$364,100	\$1,000	\$20,700	\$18,900
Importance Code C	\$71,600			
Total	\$467,000	\$3,500	\$23,200	\$21,500



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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T4
Asset # : 2112

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls	Metal Panel	100%	Now	\$44,400	2051	**	5	\$108,400	
	Deformed/Dented, Extent : Severe, Area Affected : 10%								
	Location : West Entrance								
Windows	Aluminum	100%	Now	\$31,300	2047	**	5	\$3,500	
	Broken/Missing Elements, Extent : Light, Area Affected : 20%								
Location : Throughout									
Roof	Built-Up (BUR)	100%	Now	\$1,180,000	2041	**			
	Ponding, Extent : Light, Area Affected : 20%								
	Location : South Portion Of Building								
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Througout									
Soffits	Stucco Cement	100%			2036	**	5		
Interior									
Floors	Carpet	30%	Now	\$312,600	2033	**	3	\$34,400	
	Worn/Eroded, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Wrinkling, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
	Cast in Place Concrete	5%			LIFE	**	5	\$16,700	
	Mosaic Tile	5%			2036	**	5	\$9,600	
	Vinyl Tile	60%	Now	\$83,300	2031	\$416,400	3	\$17,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Interior Walls	Concrete Masonry Unit	25%			LIFE	**	5	\$20,400	
	Gypsum Board	75%	Now	\$33,900	LIFE	**	5	\$45,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout									
Water Penetration, Extent : Light, Area Affected : 20%									
Location : Throughout									
Ceilings	AcousTileSusp.Lay-In	100%	0-2	\$132,100	2036	**	5	\$38,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Site Enclosure									
Fence/Gates	Chain Link	15%			2041	**			
	No Component	85%							

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T4
Asset # : 2112

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

Site Pavements

On-Site Walkways

Asphalt

30% Now \$4,300 2034 * *

*Cracking/Crumbling, Extent : Light, Area Affected : 20%**Location : Throughout*

Cast in Place Concrete

70% Now \$23,200 2036 * *

*Cracking/Crumbling, Extent : Light, Area Affected : 20%**Location : Throughout*

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2031 \$5,200 5 \$200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : No Available Ratings*

Switchgear / Switchboard

Fused Disc Sw

100% 2031 \$34,500 5 \$200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Switch Rated At 600 Amperes*

Raceway

Conduit

90% 2031 \$30,100 1

Conduit

10% 2041 * * 1

Panelboards

Fused Disc Sw

10% 2030 \$3,200 5 \$100

Molded Case Bkrs

80% 2030 \$25,500 5 \$1,100

Molded Case Bkrs

10% 2039 * * 5 \$100

Wiring

Thermoplastic

90% 2031 \$26,700 1

Thermoplastic

10% 2041 * * 1

Motor Controllers

Locally Mounted

100% 2029 \$96,800 5 \$300

Ground

Grounding Devices

Not Accessible

100%

Lighting

Interior Lighting

Fluorescent

98% 2031 \$535,100 10 \$45,900

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

Fluorescent

2% 2031 \$10,900 10 \$900

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T4
Asset # : 2112

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

Lighting

Egress Lighting

Emergency, Battery	50%		2031	\$36,800	10	\$6,200	
Exit, Service	50%		2026	\$3,900	1		

Exterior Lighting

HID	20%		2026	\$41,200	10		
No Component	80%						

Alarm

Security System

No Component	80%						
Generic	20%		2031	\$33,000	1	\$3,800	

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

Fire/Smoke Detection

No Component	80%						
Generic, Analog	20%		2026	\$113,000	1-3	\$6,500	

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Manual Pull Station And Alarm Bells*

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

Heating

Energy Source

Natural Gas	100%			2041	**	1	
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Conversion Equipment

Furnace	100%	0-2	\$120,300	2041	**	1	\$22,700
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*Other Observation, Extent : Severe, Area Affected : 100%**Location : Ceiling**Explanation : 4 Obsolete Units - Each With Direct Expansion R-22 Component For Cooling***Air Conditioning**

Energy Source

Electricity	100%			2039	**	1	
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Conversion Equipment

Ext Pkg Unit - Heating/Cooling	30%			2026	\$191,800	2	\$900
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*R-22 Refrigerant, Extent : Light, Area Affected : 30%**Location : 1 Unit, Outside Of The Building*

Window/Wall Unit	10%			2024	\$10,600	1	
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*No Component 60%**Other Observation, Extent : Light, Area Affected : 0%**Location : Ceiling**Explanation : See Heating Conversion Equipment*

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T4
Asset # : 2112

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Air Cooled Condenser Unit	60%	0-2	\$24,700	2041	* *	2	\$17,100	
Corroded, Extent : Severe, Area Affected : 100%									
Location : Adjacent To Building									
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Adjacent To Building									
Explanation : Obsolete									
	No Component	40%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$45,100	
Exhaust Fans									
	Roof	100%			2026	\$84,800	2	\$1,600	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2031	\$380,800	1		
Water Heater									
	Gas Fired	100%			2026	\$31,200	2	\$700	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							

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

Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T5
Address : 2100 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 2305T
Program / Asset # : CUN0003.5T0 / 2113 **Yr Built/Renovated** : 1970 / 2000
Area Sq Ft : 16,426 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 13-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 8760 **Lot** : 60 **BIN** : 3852583

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$340,700	\$814,800
Interior Architecture	\$250,300	\$189,700
Electrical		\$175,600
Mechanical		\$175,000
Total	\$591,000	\$1,355,100
Importance Code A	\$340,700	\$814,800
Importance Code B	\$250,300	\$540,300
Total	\$591,000	\$1,355,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$26,000			
Interior Architecture	\$36,700			\$2,600
Electrical	\$2,400	\$100	\$100	\$300
Mechanical	\$4,800	\$800	\$8,200	\$800
Site Pavements	\$600			
Total	\$70,500	\$900	\$8,300	\$3,800
Importance Code A	\$26,800	\$800	\$800	\$800
Importance Code B	\$19,600	\$100	\$7,500	\$3,000
Importance Code C	\$24,100			
Total	\$70,500	\$900	\$8,300	\$3,800



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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T5
Asset # : 2113

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	10%	Now	\$26,000	LIFE	* *	5	\$1,200	1
Cracking/Crumbling, Extent : Severe, Area Affected : 30%									
Location : Front And Rear Of Building									
Rusting Masonry Supt, Extent : Moderate, Area Affected : 50%									
Location : Masonry Building At Front									
	Metal Panel	90%	Now	\$54,600	2041	* *	5	\$33,300	1
Corrosion/Rusting, Extent : Severe, Area Affected : 20%									
Location : At Ground									
Deformed/Dented, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Throughout									
Windows									
	Steel	100%	Now	\$123,200	2056	* *	5	\$13,800	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Roof									
	Single Ply Membrane	100%	Now	\$163,000	2031	\$814,800			
Water Penetration, Extent : Light, Area Affected : 20%									
Location : Throughout									
Soffits									
	Metal Panel	100%			2031		5-10		
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	* *	5	\$10,800	
	Mosaic Tile	5%	Now	\$7,900	2036	* *	5	\$1,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : North Entrance									
	Vinyl Tile	85%	Now	\$37,900	2031	\$189,700	3	\$7,800	
Cracking/Crumbling, Extent : Light, Area Affected : 20%									
Location : Throughout									

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T5
Asset # : 2113

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Concrete Masonry Unit	25%			LIFE	* *	5	\$6,200	
	Gypsum Board	50%			LIFE	* *	5-10	\$26,200	
	Gypsum Board	15%	Now	\$2,100	LIFE	* *	5	\$2,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Corridors									
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Metal Panel	10%			LIFE	* *	10	\$1,400	
Ceilings									
	AcousTileSusp.Lay-In	100%	4+	\$212,300	2051	* *	5	\$12,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Site Enclosure									
Fence/Gates									
	Chain Link	10%			2041	* *			
	No Component	90%							
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	10%	0-2	\$600	2036	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Walkways At Front Of Building									
	No Component	90%							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2031	\$1,600	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated At 1,200 Amperes							
Transformers									
	Liquid Filled	20%			2036	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : Rating Not Visable							
	No Component	80%							
Switchgear / Switchboard									
	Fused Disc Sw	100%			2031	\$34,500	5	\$100	

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T5
Asset # : 2113

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2031	\$33,500	1		
	Panelboards								
	Molded Case Bkrs	100%			2030	\$16,000	5	\$400	
	Wiring								
	Thermoplastic	100%			2031	\$29,600	1		
	Motor Controllers								
	Locally Mounted	100%			2029	\$32,300	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$500	
Lighting									
	Interior Lighting								
	Fluorescent	100%			2031	\$175,600	10	\$15,100	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Egress Lighting								
	Emergency, Battery	50%			2026	\$11,800	10	\$2,000	
	Exit, Service	50%			2026	\$1,300	1		
	Exterior Lighting								
	HID	20%			2026	\$13,200	10		
	No Component	80%							
Alarm									
	Fire/Smoke Detection								
	No Component	90%							
	Generic, Analog	10%			2026	\$18,200	1-3	\$1,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Corridors								
	Explanation : Alarm Bells And Manual Pull Station								

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2041	* *	1		
	Conversion Equipment								
	Furnace	100%			2036	* *	1	\$8,100	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Ceiling								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Ceiling								
	Explanation : 5 Package Units								
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T5
Asset # : 2113

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Window/Wall Unit	15%			2024	\$5,100	1		
	No Component	85%							
Terminal Devices									
	Air Handler/Dir	35%			2026	\$9,600	1		
	Expansion								
	No Component	65%							
Heat Rejection									
	Dry Cooler	35%			2026	\$4,700	2	\$4,000	
	No Component	65%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$3,000	LIFE	* *	2-5	\$9,200	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Ceiling							
Exhaust Fans									
	Interior	90%			2026	\$52,600	2	\$500	
	Roof	10%			2026	\$2,700	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2031	\$122,400	1		
Water Heater									
	Gas Fired	100%			2026	\$10,000	2	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : One 75 Gallon Unit							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							

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

Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T6
Address : 2105 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 2306T
Program / Asset # : CUN0003.6T0 / 2114 **Yr Built/Renovated** : 1970 / 2000
Area Sq Ft : 12,070 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 15-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 8760 **Lot** : 60 **BIN** : 3852584

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$360,300	
Interior Architecture	\$80,000	\$137,200
Electrical		\$169,100
Mechanical		\$90,000
Total	\$440,400	\$396,200
Importance Code A	\$360,300	
Importance Code B	\$80,000	\$396,200
Total	\$440,400	\$396,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture				
Interior Architecture	\$19,200			\$1,900
Electrical	\$500	\$300	\$300	\$500
Mechanical	\$4,600	\$900	\$9,000	\$900
Site Pavements	\$3,000			
Total	\$27,400	\$1,200	\$9,300	\$3,300
Importance Code A	\$600	\$600	\$600	\$600
Importance Code B	\$11,400	\$600	\$8,700	\$2,700
Importance Code C	\$15,400			
Total	\$27,400	\$1,200	\$9,300	\$3,300



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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T6
Asset # : 2114

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Metal Panel	100%	Now	\$41,800	2041	* *	5	\$34,000	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 15%							
		Location : At Base							
		Deformed/Dented, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 20%							
		Location : Throughout							
Windows									
	Steel	100%	Now	\$104,300	2056	* *	5	\$11,700	
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Roof									
	Modified Bitumen	25%	Now	\$118,600	2041	* *			
		Blisters, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%							
		Location : South Side							
		Seams Open/Split, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Spray-on Foam	75%	Now	\$95,600	2041	* *	5	\$16,400	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Various Classrooms							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Interior									
	Floors								
	Mosaic Tile	5%			2036	* *	5	\$2,000	
	Vinyl Tile	95%	Now	\$6,900	2031	\$137,200	3	\$5,700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Corridor And Classrooms Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Corridor And Classrooms Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 5%							
		Location : Computer Classroom							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T6
Asset # : 2114

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Concrete Masonry Unit	15%	Now	\$9,300	LIFE	**	5	\$1,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Water Penetration, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Gypsum Board	65%	0-2	\$1,500	LIFE	**	5	\$10,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Corridor Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Classrooms Throughout								
	Metal Panel	20%	4+	\$1,500	LIFE	**			
	Deformed/Dented, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Ceilings									
	AcousTileSusp.Lay-In	100%	Now	\$80,000	2044	**	5	\$7,700	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Corridor And Classrooms Throughout								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
	Location : Corridor And Classrooms Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
	Location : Various Classrooms								
	Water Penetration, Extent : Light, Area Affected : 5%								
	Location : Various Classrooms								
Site Pavements									
On-Site Walkways									
	Asphalt	25%			2034	**			
	Cast in Place Concrete	75%	4+	\$3,000	2044	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : South And East Side								

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2031	\$34,500	5	\$100	
Raceway									
	Conduit	95%			2031	\$31,800	1		
	Conduit	5%			2041	* *	1		
Panelboards									
	Fused Disc Sw	5%			2030	\$800	5		
	Molded Case Bkrs	95%			2030	\$15,200	5	\$300	

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T6
Asset # : 2114

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Thermoplastic	95%			2031	\$28,100	1		
	Thermoplastic	5%			2041	* *	1		
Motor Controllers									
	Locally Mounted	10%			2036	* *	5		
	No Component	90%							
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Room 613									
Explanation : Ground Observed									
Lighting									
Interior Lighting									
	Fluorescent	100%			2031	\$129,000	10	\$11,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Egress Lighting									
	Emergency, Service	50%			2031	\$3,200	1		
	Exit, Service	50%			2031	\$900	1		
Exterior Lighting									
	HID	20%			2026	\$9,700	10		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Operated Via Timer									
	No Component	80%							
Alarm									
Security System									
	No Component	80%							
	Generic	20%			2036	* *	1	\$900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Hallways And Outside									
Explanation : Surveillance Camera									
Fire/Smoke Detection									
	No Component	70%							
	Generic, Analog	30%			2026	\$40,000	1-3	\$2,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Hallways									
Explanation : Manual Pull Station And Alarm Bells									

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source									
	Natural Gas	100%			2041	* *	1		

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T6
Asset # : 2114

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	100%			2026	\$28,400	1	\$6,000	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : In The Ceiling						
			Explanation : 3 Units						
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Window/Wall Unit	80%			2026	\$20,100	1		
	No Component	20%							
	Terminal Devices								
	Air Handler/Dir	20%			2031	\$21,600	1		
	Expansion								
	No Component	80%							
	Heat Rejection								
	Dry Cooler	20%			2031	\$10,500	2	\$1,700	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$10,700	
	Exhaust Fans								
	Interior	80%			2026	\$34,400	2	\$300	
	Roof	20%			2026	\$4,000	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2031	\$90,000	1		
	Water Heater								
	Gas Fired	100%			2024	\$7,400	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T7
Address : 2131 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 2307T
Program / Asset # : CUN0003.7T0 / 2115 **Yr Built/Renovated** : 1972 / 2000
Area Sq Ft : 24,360 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 13-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 8760 **Lot** : 60 **BIN** : 3852585

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$190,000	\$36,800
Interior Architecture		\$148,900
Electrical		\$314,300
Mechanical	\$145,600	\$265,200
Site Pavements	\$296,000	
Total	\$631,500	\$765,200
Importance Code A	\$241,600	\$80,000
Importance Code B	\$94,000	\$685,200
Importance Code C	\$296,000	
Total	\$631,500	\$765,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$77,300			
Interior Architecture	\$322,400			\$8,700
Electrical	\$600	\$500	\$500	\$800
Mechanical	\$15,000	\$1,300	\$6,600	\$1,300
Site Enclosure	\$400			
Site Pavements	\$54,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$473,700	\$5,700	\$11,000	\$14,800
Importance Code A	\$77,300	\$1,300	\$1,100	\$1,300
Importance Code B	\$323,900	\$4,400	\$9,900	\$13,400
Importance Code C	\$72,500			
Total	\$473,700	\$5,700	\$11,000	\$14,800



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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T7
Asset # : 2115

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%	Now	\$14,800	LIFE	* *	5	\$12,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Concrete Masonry Unit	10%	Now	\$32,400	LIFE	* *	5	\$1,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : South Facade							
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Stairs							
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 25%							
		Location : North And South Facades							
	Metal Panel	80%	Now	\$30,100	2041	* *	5	\$36,800	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Deformed/Dented, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Windows									
	Steel	100%	Now	\$53,400	2056	* *	5	\$6,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Roof									
	Skylight, Metal/Glass	2%			2041	* *	10	\$2,400	
	Spray-on Foam	98%	Now	\$136,500	2041	* *	5	\$23,400	1
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%							
		Location : North And South Facades							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Soffits									
	Stucco Cement	100%			2036	* *	5		

Interior

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T7
Asset # : 2115

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	35%	0-2	\$173,900	2033	**	3	\$19,100	
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Classrooms							
		Wrinkling, Extent : Moderate, Area Affected : 25%							
		Location : Classrooms							
	Cast in Place Concrete	10%			LIFE	**	5	\$16,000	
	Mosaic Tile	5%			2036	**	5	\$4,600	
	Vinyl Tile	45%	Now	\$29,800	2031	\$148,900	3	\$6,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 25%							
		Location : Throughout							
	Vinyl Tile 9" X 9"	5%	0-2	\$21,400	2041	**	3	\$700	
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Corridors							
Interior Walls									
	Concrete Masonry Unit	50%			LIFE	**	5	\$17,200	
	Gypsum Board	50%	Now	\$9,500	LIFE	**	5	\$12,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
Ceilings									
	AcousTileSusp.Lay-In	10%	0-2	\$31,500	2051	**	5	\$1,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Exposed Concrete	80%			LIFE	**	5-10	\$36,500	
	Gypsum Board	10%	Now	\$7,900	LIFE	**	5	\$4,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
Site Enclosure									
	Fence/Gates								
	Chain Link	100%	2-4	\$400	2041	**			
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Site Pavements									
	On-Site Walkways								
	Asphalt	50%	2-4	\$25,200	2034	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Cast in Place Concrete	50%	0-2	\$28,900	2036	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							

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Estimates are rounded to the nearest hundred dollars.

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

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T7
Asset # : 2115

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

Site Pavements

Parking/Driveway

Asphalt

100% 0-2 \$296,000 2034 * *

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

Location : Throughout Parking Lot

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2031 \$2,700 5 \$100

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

Location : Electrical Room

Explanation : Main Service Switch Rated At 600 Amperes

Raceway

Conduit

90% 2031 \$30,100 1

Conduit

10% 2041 * * 1

Panelboards

Molded Case Bkrs

90% 2030 \$21,500 5 \$600

Molded Case Bkrs

10% 2039 * * 5 \$100

Wiring

Thermoplastic

90% 2031 \$26,700 1

Thermoplastic

10% 2041 * * 1

Ground

Grounding Devices

Not Accessible

100%

Lighting

Interior Lighting

Fluorescent

98% 2031 \$255,200 10 \$21,900

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

Location : Throughout The Building

Fluorescent

2% 2031 \$5,200 10 \$400

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

Location : Hallways

Egress Lighting

Emergency, Battery

50% 2031 \$17,500 10 \$2,900

Exit, Service

50% 2031 \$1,900 1

Exterior Lighting

HID

20% 2026 \$19,600 10

No Component

80%

Alarm

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

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T7
Asset # : 2115

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

Alarm

Security System

No Component

80%

Generic

20%

2031

\$15,700

1

\$1,800

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

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2026

\$53,900

1-3

\$3,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Alarm Bells And Manual Pull Station*

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

Heating

Energy Source

Electricity

10%

2041

* *

1

Natural Gas

90%

2041

* *

1

Conversion Equipment

Furnace

90%

0-2

\$51,600

2041

* *

1

\$9,800

*Damaged, Extent : Severe, Area Affected : 60%**Location : Insulation Peeling Off, Roof**Malfunctioning, Extent : Severe, Area Affected : 75%**Location : Roof**Other Observation, Extent : Severe, Area Affected : 90%**Location : Roof**Explanation : 7 Obsolete Rooftop Packaged Units With Direct Expansion R-22 Component For Cooling.*

Radiant Heater

10%

2031

\$43,200

2

\$1,100

*Other Observation, Extent : Light, Area Affected : 10%**Location : Various**Explanation : 5 Electric Units***Air Conditioning**

Energy Source

Electricity

100%

2039

* *

1

Conversion Equipment

Not Accessible

100%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Roof**Explanation : See Heating Equipment*

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

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T7
Asset # : 2115

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Air Cooled Condenser Unit	100%	0-2	\$49,100	2041	* *	2	\$13,600	
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Roof									
Explanation : Obsolete									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$44,900	LIFE	* *	2-5	\$13,600	
Insul. Deteriorating, Extent : Severe, Area Affected : 60%									
Location : Ductwork On Roof Is Damaged And Corroded									
Exhaust Fans									
	Roof	100%			2026	\$40,400	2	\$700	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2031	\$181,600	1		
Water Heater									
	Gas Fired	100%	Now	\$14,900	2031	\$14,900	2	\$300	
Leak Evident, Extent : Severe, Area Affected : 100%									
Location : 2nd Floor Room No. 7214									
Not Energy Efficient, Extent : Severe, Area Affected : 100%									
Location : 2nd Floor Room No. 7214									
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st To 2nd Floor									
Explanation : 1 Unit									

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Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T8
Address : 2101 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 2308T
Program / Asset # : CUN0003.8T0 / 2095 **Yr Built/Renovated** : 1972 / 2008
Area Sq Ft : 17,418 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 15-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 8760 **Lot** : 60 **BIN** : 3852586

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$344,700	
Interior Architecture		\$142,000
Electrical		\$244,000
Mechanical	\$123,500	\$129,800
Total	\$468,200	\$515,800
Importance Code A	\$468,200	
Importance Code B		\$515,800
Total	\$468,200	\$515,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$24,900		\$23,400	
Interior Architecture	\$84,500			\$2,000
Electrical	\$11,200	\$400	\$400	\$800
Mechanical	\$30,400	\$500	\$2,600	\$500
Site Pavements	\$3,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$158,600	\$4,900	\$30,400	\$7,200
Importance Code A	\$49,500	\$500	\$24,600	\$500
Importance Code B	\$85,900	\$4,400	\$5,800	\$6,700
Importance Code C	\$23,200			
Total	\$158,600	\$4,900	\$30,400	\$7,200



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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T8
Asset # : 2095

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	93%	Now	\$236,600	LIFE	**	5	\$11,200	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : North Facade, South Facade							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : North Facade							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : South Facade							
		Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%							
		Location : South Facade							
		Vertical Cracks, Extent : Moderate, Area Affected : 5%							
		Location : North Facade							
	Pre-Cast Concrete	2%	Now	\$1,400	LIFE	**	5	\$1,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Window Sills Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Window Sills Throughout							
	Window Wall	5%	Now	\$5,000	2041	**	5	\$1,800	
		Caulking Deteriorated, Extent : Light, Area Affected : 10%							
		Location : Entrances And Corridors Throughout							
		Water Penetration, Extent : Light, Area Affected : 20%							
		Location : Entrances And Corridors Throughout							
Windows									
	Steel	100%	Now	\$108,200	2056	**	5	\$12,100	
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Parapets									
	Metal Rail	100%			2044	**	5-10	\$38,600	
Roof									
	Modified Bitumen	95%	2-4	\$18,600	2036	**			
		Blisters, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Skylight, Metal/Glass	5%			2051	**	10	\$4,500	
Soffits									
	Cement-Fiber Panel	100%			2031		10		

Interior

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T8
Asset # : 2095

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	10%	Now	\$2,900	LIFE	**	5	\$5,700		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Connection To T6 And Mechanical Room								
Mosaic Tile	5%	4+	\$16,700	2036	**	5	\$1,600		
	Worn/Eroded, Extent : Moderate, Area Affected : 15% Location : Toilets Throughout								
Quarry Tile	25%	Now	\$10,000	2044	**	5	\$4,900		
	Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout Corridors And Lobby								
Vinyl Tile	60%	Now	\$14,200	2031	\$142,000	3	\$5,900		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Throughout Classrooms								
Interior Walls									
Concrete Masonry Unit	50%	4+	\$10,200	LIFE	**	5	\$3,400		
	Diagonal Cracks, Extent : Moderate, Area Affected : 10% Location : 1st Floor Main Lobby And Entrance								
Gypsum Board	50%			LIFE	**	5-10	\$14,600		
Ceilings									
AcousTileSusp.Lay-In	15%			2036	**	5	\$3,800		
Exposed Concrete	75%			LIFE	**	5-10	\$23,500		
Gypsum Board	10%	Now	\$500	LIFE	**	5	\$3,100		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10% Location : 2nd Floor Corridor Recent Repair Evident, Extent : Light, Area Affected : 5% Location : 2nd Floor Corridor								
Site Enclosure									
Fence/Gates									
Aluminum Rail	100%			2036	**	5-10			
Site Pavements									
On-Site Walkways									
Asphalt	25%	0-2	\$800	2034	**				
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : South Side Of Building								
Cast in Place Concrete	75%	4+	\$1,100	2044	**				
	Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : South And East Side Of Building								
Parking/Driveway									
Asphalt	100%	Now	\$1,600	2034	**				
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15% Location : North Side Lot								

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T8
Asset # : 2095

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2031	\$1,600	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2031	\$34,500	5	\$100	
	Raceway								
	Conduit	100%			2031	\$33,500	1		
	Panelboards								
	Molded Case Bkrs	100%			2030	\$16,000	5	\$500	
	Wiring								
	Thermoplastic	100%			2031	\$29,600	1		
	Motor Controllers								
	Locally Mounted	10%			2036	* *	5		
	No Component	90%							
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	98%	Now	\$3,600	2031	\$182,500			
		Damaged Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Missing Lenses Throughout							
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	2%			2031	\$3,700	10	\$300	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Hallways							
	Egress Lighting								
	Emergency, Battery	50%			2031	\$12,500	10	\$2,100	
	Exit, Service	50%			2031	\$1,300	1		
	Exterior Lighting								
	HID	10%			2026	\$7,000	10		
	HID	10%	Now	\$7,000	2041	* *			
		Not in Service, Extent : Moderate, Area Affected : 100%							
		Location : Outside Perimeter							
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2036	* *	1	\$1,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : Surveillance Camera							

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T8
Asset # : 2095

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2026

\$57,800

1-3

\$3,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Manual Pull Station And Alarm Bells*

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

Heating

Energy Source

Electricity

40%

2041

* *

1

Natural Gas

60%

2041

* *

1

Conversion Equipment

Furnace

60%

0-2

\$24,600

2041

* *

1

\$4,700

*Other Observation, Extent : Severe, Area Affected : 60%**Location : Roof**Explanation : 1 Rooftop Unit With Direct Expansion Cooling Coil. On Extended Life.*

Radiant Heater

40%

Now

\$123,500

2041

* *

2

\$2,600

*Damaged, Extent : Severe, Area Affected : 25%**Location : Various Areas**Other Observation, Extent : Light, Area Affected : 75%**Location : Various**Explanation : 23 Units***Air Conditioning**

Energy Source

Electricity

100%

2039

* *

1

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$15,400

Exhaust Fans

Roof

100%

2026

\$28,900

2

\$500

Plumbing

H/C Water Piping

Brass/Copper

100%

2031

\$129,800

1

Water Heater

Electric

100%

2026

\$15,300

4

\$200

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

Fixtures

Generic

100%

Vertical Transport

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T8

Asset # : 2095

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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

* *

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

Location : 1st To 2nd Floor

Explanation : 1 Unit

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

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

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

Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE VEHICLE STORAGE - Z
Address : 1530 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : CUN0003.060 / 13607 **Yr Built/Renovated** : 1992 /
Area Sq Ft : 4,065 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 23-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 8760 **Lot** : 250 **BIN** : 3349320

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Electrical		\$44,900
Mechanical		\$72,000
Total		\$117,000
Importance Code A		\$72,000
Importance Code B		\$44,900
Total		\$117,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$20,300		\$13,700	
Interior Architecture	\$17,700			
Electrical	\$300	\$200	\$300	\$300
Mechanical	\$700	\$800	\$4,000	\$1,100
Site Pavements	\$5,700			
Total	\$44,700	\$1,100	\$17,900	\$1,400
Importance Code A	\$20,300	\$400	\$13,700	\$400
Importance Code B	\$18,700	\$700	\$4,300	\$1,100
Importance Code C	\$5,700			
Total	\$44,700	\$1,100	\$17,900	\$1,400



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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE VEHICLE STORAGE - Z
Asset # : 13607

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls	Metal Panel	80%	Now	\$11,200	2051	* *	5	\$13,700	
	Deformed/Dented, Extent : Moderate, Area Affected : 10%								
	Location : At Corners And Rollup Doors								
	Metal Coiling Doors	20%			2044	* *	5	\$5,700	
Deformed/Dented, Extent : Light, Area Affected : 5%									
Location : Impact Damage At East And West Doors									
Windows									
Aluminum	50%	0-2	\$5,300	2047	* *	5	\$300		
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : North Side									
Metal Louvers	50%	Now	\$3,800	2040	* *				
	Corrosion/Rusting, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Other Observation, Extent : Light, Area Affected : 10%								
Location : West Side Louver									
Explanation : Blocked With Plywood									
Roof									
Metal Panel	95%			2044	* *	10	\$10,800		
Skylight, Plastic	5%			2044	* *	1			
Interior									
Floors									
Cast in Place Concrete	100%	0-2	\$3,300	LIFE	* *	5	\$13,100		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout									
Ceilings									
Exposed Struc: Steel	35%	4+	\$9,500	LIFE	* *				
	Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Throughout									
Metal Panel	65%			LIFE	* *	5	\$9,800		
Site Enclosure									
Fence/Gates									
Chain Link	100%			2051	* *				
Site Pavements									
On-Site Walkways									
Asphalt	100%			2040	* *				
Parking/Driveway									
Asphalt	100%	Now	\$5,700	2034	* *				
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : East West And South Side Of Building									

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

Under 600 Volts

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE VEHICLE STORAGE - Z
Asset # : 13607

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Transformers								
	Dry Type	100%			2036	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 45 Kilovolt-ampere							
	Raceway								
	Conduit	100%			2041	* *	1		
	Panelboards								
	Fused Disc Sw	10%			2039	* *	5		
	Molded Case Bkrs	90%			2039	* *	5	\$100	
	Wiring								
	Thermoplastic	100%			2041	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2036	* *	5		
Lighting									
	Interior Lighting								
	Fluorescent	10%			2031	\$1,000	10	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Cafeteria Room							
		Explanation : T-8 Lamps							
	LED	90%			2036	* *			
	Egress Lighting								
	Emergency, Battery	50%			2036	* *	10	\$500	
	Exit, Service	50%			2036	* *	1		
	Exterior Lighting								
	HID	20%			2031	\$3,300	10		
	No Component	80%							
Alarm									
	Fire/Smoke Detection								
	Generic, Analog	100%			2031	\$44,900	1-3	\$2,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Open Space							
		Explanation : Bells, Manual Pull Station							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2041	* *	1		
	Conversion Equipment								
	Radiant Heater	100%			2031	\$72,000	2	\$1,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Various Locations							
		Explanation : 6 Gas Fired Units							
Ventilation									

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE VEHICLE STORAGE - Z
Asset # : 13607

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
	Exhaust Fans							
	Wall Unit	100%		2026	\$1,400	2	\$100	
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2041	* *	1		
	Water Heater							
	Electric	100%		2024	\$3,600	4		
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Backflow Preventer							
	Generic	100%		2031	\$1,000	1	\$300	
Fire Suppression								
	Sprinkler							
	Generic	100%		2041	* *	1-2	\$1,100	
	Chemical System							
	Dry	100%		2026	\$27,900	1-3	\$3,900	
	Dry System, Extent : Light, Area Affected : 100%							
	Location : Gas Station, Outside							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING C
Address : 1950 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230C
Program / Asset # : CUN0003.0C0 / 2122 **Yr Built/Renovated** : 1977 / 2000
Area Sq Ft : 32,857 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 13-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3
Block : 8760 **Lot** : 60 **BIN** : 3347724

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$681,500	\$514,900
Interior Architecture		\$241,200
Electrical		\$363,100
Mechanical	\$196,800	\$1,356,700
Total	\$878,300	\$2,475,800
Importance Code A	\$681,500	\$514,900
Importance Code B	\$196,800	\$1,960,900
Total	\$878,300	\$2,475,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$35,800			
Interior Architecture	\$231,100			\$9,500
Electrical	\$1,100	\$900	\$1,500	\$1,500
Mechanical	\$24,300	\$4,200	\$6,900	\$4,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$296,300	\$9,100	\$12,300	\$19,800
Importance Code A	\$35,800			
Importance Code B	\$205,800	\$9,100	\$12,300	\$18,600
Importance Code C	\$54,700			\$1,200
Total	\$296,300	\$9,100	\$12,300	\$19,800



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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING C
Asset # : 2122

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	80%	Now	\$254,000	LIFE	* *	5	\$39,400		
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
	Location : North Facade								
Metal Panel	5%			2041	* *	5-10	\$16,900		
Window Wall	15%	Now	\$75,900	2041	* *	5	\$13,900		
	Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Windows									
Aluminum	95%	Now	\$16,600	2039	* *	5	\$900		
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Offices								
Metal Louvers	5%			2040	* *	10	\$600		
Parapets									
Masonry: Brick	85%	Now	\$83,100	LIFE	* *	5	\$3,400		
	Horizontal Cracks, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
Metal Panel	5%			2051	* *	5	\$800		
Metal Rail	10%			2036	* *	5-10	\$7,200		
Roof									
Modified Bitumen	10%	Now	\$19,200	2041	* *				
	Recent Installation, Extent : Light, Area Affected : 100%								
	Location : North Facade								
Single Ply Membrane	85%	Now	\$190,200	2031	\$475,500				
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Skylight, Metal/Glass	5%	Now	\$78,300	2051	* *				
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%								
	Location : Above Lobby, Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Lobby, Throughout								
Soffits									
Stucco Cement	100%			2036	* *	5			

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING C
Asset # : 2122

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors									
	Carpet	25%	Now	\$83,800	2030	\$167,500	3	\$18,400	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Cast in Place Concrete	20%			LIFE	**	5	\$43,000	
	Ceramic Tile	5%	0-2	\$5,100	2040	**	5	\$1,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Panel/Paver: Cer/Brk	15%			2047	**	5	\$16,600	
	Vinyl Tile	35%	0-2	\$15,600	2031	\$156,200	3	\$6,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**	10	\$5,900	
	Ceramic Tile	5%			2040	**	5	\$2,400	
	Concrete Masonry Unit	20%	0-2	\$22,400	LIFE	**	5	\$3,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Gypsum Board	60%	Now	\$25,000	LIFE	**	5	\$17,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Masonry: Brick	10%			LIFE	**	10	\$1,400	
Ceilings									
	AcousTileConcealSpLn	20%	0-2	\$8,500	2029	\$84,900	5	\$6,100	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	AcousTileSusp.Lay-In	35%	0-2	\$14,900	2036	**	5	\$8,600	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Exposed Concrete	25%			LIFE	**	5-10	\$15,400	
	Gypsum Board	20%	Now	\$5,300	LIFE	**	5	\$12,300	
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Lobby Throughout							
Site Enclosure									
	Retaining Walls								
	Cast in Place Concrete	10%			2051	**			
	No Component	90%							
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	20%			2036	**			
	No Component	80%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING C
Asset # : 2122

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Dry Type	100%			2029	\$16,900	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Mechanical Room									
Explanation : 75 Kilovolt-ampere And Various Other Sizes									
Raceway									
	Conduit	90%			2031	\$50,500	1		
	Conduit	10%			2041	* *	1		
Panelboards									
	Fused Disc Sw	10%			2030	\$8,000	5	\$100	
	Molded Case Bkrs	80%			2030	\$63,800	5	\$700	
	Molded Case Bkrs	10%			2039	* *	5	\$100	
Wiring									
	Thermoplastic	90%			2031	\$63,900	1		
	Thermoplastic	10%			2041	* *	1		
Motor Controllers									
	Motor Control Center	100%			2029	\$1,500	5	\$900	
Lighting									
Interior Lighting									
	Fluorescent	98%			2031	\$75,800	10	\$29,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	LED	2%			2036	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Lobby									
Explanation : LEDs Observed									
Egress Lighting									
	Emergency, Service	50%			2031	\$8,600	1		
	Exit, Service	50%			2031	\$4,700	1		
Exterior Lighting									
	HID	20%			2026	\$26,500	10		
	No Component	80%							
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2031	\$31,800	1	\$3,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Hallways									
Explanation : Surveillance Camera System									
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2031	\$109,000	1-3	\$6,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Hallways And Mechanical Room									
Explanation : Smoke Detectors, Horns, Alarm Bells, Strobe Lights And Manual Pull Stations									

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

Estimates are rounded to the nearest hundred dollars.

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

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING C
Asset # : 2122

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source	HTHW/HW	100%			2041	**	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Penthouse Mechanical Room									
Explanation : Hot Water Provided From Building P. Building C And F Share The Same Mechanical Room.									
Distribution									
Hot Wtr Piping/Pump		100%	Now	\$5,100	2030	\$51,200	4	\$1,600	
Broken, Extent : Severe, Area Affected : 50%									
Location : 1 Of 2 Pumps In Penthouse Mechanical Room									
Corroded, Extent : Moderate, Area Affected : 30%									
Location : Pumps In Penthouse Mechanical Room									
Insul. Deteriorating, Extent : Moderate, Area Affected : 20%									
Location : Penthouse Mechanical Room									
Terminal Devices									
Air Handler		50%			2026	\$231,000	1	\$10,200	
Convactor/Radiator		10%			2029	\$17,600	1	\$1,100	
Fan Coil Unit/Heat		40%	Now	\$196,800	2041	**	1	\$3,800	
On Extended Life, Extent : Severe, Area Affected : 40%									
Location : Various Locations									
Other Observation, Extent : Severe, Area Affected : 20%									
Location : Various Locations									
Explanation : Rusted And Leaking									
Air Conditioning									
Energy Source	District Chilled Water	100%			2041	**	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Penthouse Mechanical Room									
Explanation : Chilled Water Provided From Building P									
Distribution									
CW & CHW Wtr Pipe/Pump		100%	2-4	\$4,000	2031	\$40,100	4	\$1,600	
Corroded, Extent : Moderate, Area Affected : 25%									
Location : Pumps In Penthouse Mechanical Room									
Insul. Deteriorating, Extent : Moderate, Area Affected : 20%									
Location : Penthouse Mechanical Room									
Terminal Devices									
Air Handler/Cool/Ht		80%			2026	\$294,800	1	\$16,300	
Fan Coil - 2 Pipe		20%			2026	\$125,000	1	\$2,100	
Ventilation									
Distribution	Ductwork/Diffusers	100%			LIFE	**	2-5	\$29,000	
Exhaust Fans									
Interior		95%			2026	\$111,000	2	\$1,000	
Roof		5%			2026	\$2,700	2	\$100	
Plumbing									

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING C
Asset # : 2122

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping Brass/Copper	100%			2031	\$244,900	1		
	HW Heat Exchanger HTHW/HW	100%			2031	\$57,300			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Penthouse Mechanical Room					
				Explanation : Unit Shared With Building F					
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Hydraulic	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 1-3, Penthouse					
				Explanation : 1 Unit					
Fire Suppression									
	Standpipe Generic	100%			2031	\$136,900	1-5	\$17,200	
	Sprinkler No Component	80%							
	Generic	20%			2031	\$64,300	1-2	\$1,800	

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Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING D
Address : 1950 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230D
Program / Asset # : CUN0003.0D0 / 2123 **Yr Built/Renovated** : 1977 / 2000
Area Sq Ft : 32,857 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 13-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3
Block : 8760 **Lot** : 60 **BIN** : 3347724

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$571,000	\$514,900
Interior Architecture		\$308,200
Electrical		\$483,300
Mechanical	\$196,800	\$1,382,300
Total	\$767,800	\$2,688,700
Importance Code A	\$571,000	\$514,900
Importance Code B	\$196,800	\$2,173,800
Total	\$767,800	\$2,688,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$16,600		\$600	
Interior Architecture	\$182,100		\$10,700	\$8,000
Electrical	\$3,500	\$1,900	\$2,500	\$2,500
Mechanical	\$24,200	\$4,100	\$6,800	\$4,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$230,400	\$10,000	\$24,500	\$19,200
Importance Code A	\$16,600		\$600	
Importance Code B	\$159,000	\$10,000	\$22,700	\$19,200
Importance Code C	\$54,700		\$1,200	
Total	\$230,400	\$10,000	\$24,500	\$19,200



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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING D
Asset # : 2123

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls	Masonry: Brick	80%	Now	\$254,000	LIFE	**	5	\$39,400	
		Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
	Location : Throughout								
	Metal Panel Window Wall	5%			2041	**	5-10	\$16,900	
		15%	Now	\$75,900	2041	**	5	\$13,900	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 20%							
		Location : North Facade							
		Water Penetration, Extent : Light, Area Affected : 20%							
Location : North Facade									
Windows									
Aluminum	95%	Now	\$16,600	2039	**	5	\$900		
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Offices									
Metal Louvers	5%			2034	**	10	\$600		
Parapets									
Masonry: Brick	85%	Now	\$41,600	LIFE	**	5	\$3,400		
	Horizontal Cracks, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout									
Metal Panel	5%			2041	**	5	\$800		
Metal Rail	10%			2036	**	5-10	\$7,200		
Roof									
Modified Bitumen	10%			2041	**	10	\$3,300		
	Recent Installation, Extent : Light, Area Affected : 100%								
Location : North Facade									
Single Ply Membrane	85%	Now	\$95,100	2031	\$475,500				
	Water Penetration, Extent : Light, Area Affected : 10%								
Location : Third Floor									
Skylight, Metal/Glass	5%	Now	\$104,400	2041	**				
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 40%								
	Location : Over Lobby								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Over Main Lobby									
Soffits									
Stucco Cement	100%			2036	**	5			

Interior

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING D
Asset # : 2123

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	20%	0-2	\$67,000	2030	\$134,000	3	\$14,800	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Cast in Place Concrete	10%			LIFE	**	5	\$21,500	
Ceramic Tile	5%			2034	**	5	\$2,500	
Panel/Paver: Cer/Brk	15%			2039	**	5	\$16,600	
Vinyl Tile	50%	0-2	\$22,300	2031	\$223,200	3	\$9,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$5,900	
Ceramic Tile	5%			2034	**	5	\$2,400	
Concrete Masonry Unit	20%	0-2	\$22,400	LIFE	**	5	\$3,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Gypsum Board	60%	Now	\$25,000	LIFE	**	5	\$17,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Brick	10%			LIFE	**	10	\$1,400	
Ceilings								
AcousTileConcealSpLn	20%	0-2	\$8,500	2029	\$84,900	5	\$6,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
AcousTileSusp.Lay-In	35%			2036	**	5	\$17,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Exposed Concrete	25%			LIFE	**	5-10	\$15,400	
Gypsum Board	20%	0-2	\$5,300	LIFE	**	5	\$12,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	20%			2036	**			
No Component	80%							

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

Under 600 Volts

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING D
Asset # : 2123

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2031	\$8,900	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 2,500 Amperes							
Transformers									
	Dry Type	100%			2029	\$16,900	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 112.5 Kilovolt-ampere							
Switchgear / Switchboard									
	Fused Disc Sw	100%			2031	\$104,300	5	\$100	
Raceway									
	Conduit	95%			2031	\$53,300	1		
	Conduit	5%			2041	* *	1		
Panelboards									
	Fused Disc Sw	5%			2030	\$4,000	5		
	Molded Case Bkrs	90%			2030	\$71,800	5	\$800	
	Molded Case Bkrs	5%			2039	* *	5		
Wiring									
	Thermoplastic	95%			2031	\$67,500	1		
	Thermoplastic	5%			2041	* *	1		
Motor Controllers									
	Motor Control Center	100%			2029	\$1,500	5	\$900	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,000	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2029	\$23,500	1	\$10,100	
Lighting									
	Interior Lighting								
	Fluorescent	3%			2026	\$2,300	10	\$900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lobby And Hallways							
		Explanation : Compact Fluorescent Fixtures							
	Fluorescent	97%			2031	\$75,100	10	\$29,200	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
Egress Lighting									
	Emergency, Service	50%			2031	\$8,600	1		
	Exit, Service	50%			2031	\$4,700	1		
Exterior Lighting									
	HID	20%			2026	\$26,500	10		
	No Component	80%							

Alarm

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING D
Asset # : 2123

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

Alarm

Security System

No Component

70%

Generic

30%

2031

\$31,800

1

\$3,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Surveillance Camera System*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2031

\$109,000

1-3

\$6,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways, Mechanical Rooms**Explanation : Strobe Lights, smoke Detectors, Alarm Bells, Horns And Manual Pull Stations*

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

Heating

Energy Source

HTHW/HW

100%

2041

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse Mechanical Room**Explanation : Hot Water Provided From Building P. Building D And E Share The Same Mechanical Room.*

Distribution

Hot Wtr Piping/Pump

100%

Now

\$5,100

2030

\$51,200

4

\$1,600

*Corroded, Extent : Light, Area Affected : 20%**Location : Dual Duty Pumps In Penthouse Mechanical Room**Insul. Deteriorating, Extent : Moderate, Area Affected : 10%**Location : Penthouse Mechanical Room**Leak Evident, Extent : Severe, Area Affected : 30%**Location : Circulating Pump At Air Handler Ch Bl-5 In Mechanical Room*

Terminal Devices

Air Handler

50%

2026

\$231,000

1

\$10,200

Convactor/Radiator

10%

2029

\$17,600

1

\$1,100

Fan Coil Unit/Heat

40%

0-2

\$196,800

2041

* *

1

\$3,800

*Corroded, Extent : Moderate, Area Affected : 20%**Location : Various**On Extended Life, Extent : Severe, Area Affected : 20%**Location : Various Locations***Air Conditioning**

Energy Source

District Chilled Water

100%

2041

* *

1

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

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING D
Asset # : 2123

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	2-4	\$4,000	2031	\$40,100	4	\$1,600	
Corroded, Extent : Light, Area Affected : 20%									
Location : Pumps In Penthouse Mechanical Room									
Insul. Deteriorating, Extent : Moderate, Area Affected : 20%									
Location : Penthouse Mechanical Room									
Terminal Devices									
	Air Handler/Cool/Ht	70%			2026	\$257,900	1	\$14,200	
	Fan Coil - 2 Pipe	30%			2026	\$187,500	1	\$3,200	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$29,000	
Exhaust Fans									
	Interior	95%			2026	\$111,000	2	\$1,000	
	Roof	5%			2026	\$2,700	2	\$100	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2031	\$244,900	1		
HW Heat Exchanger									
	HTHW/HW	100%			2031	\$57,300			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Penthouse Mechanical Room									
Explanation : Unit Shared With Building E									
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st To 3rd Floor, Penthouse									
Explanation : 1 Unit									
Fire Suppression									
Standpipe									
	Generic	100%			2031	\$136,900	1-5	\$17,200	
Sprinkler									
	No Component	80%							
	Generic	20%			2031	\$64,300	1-2	\$1,800	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E
Address : 1950 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230E
Program / Asset # : CUN0003.0E0 / 2124 **Yr Built/Renovated** : 1977 / 2000
Area Sq Ft : 32,857 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 13-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3
Block : 8760 **Lot** : 60 **BIN** : 3347724

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$707,600	\$550,100
Interior Architecture		\$223,200
Electrical		\$389,400
Mechanical	\$196,800	\$633,700
Total	\$904,500	\$1,796,500
Importance Code A	\$707,600	\$550,100
Importance Code B	\$196,800	\$1,246,400
Total	\$904,500	\$1,796,500

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$28,300		\$600	
Interior Architecture	\$217,200		\$9,500	\$9,200
Electrical	\$900	\$700	\$700	\$1,300
Mechanical	\$12,500	\$1,700	\$4,100	\$2,300
Site Pavements	\$5,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$268,000	\$6,300	\$18,800	\$16,800
Importance Code A	\$28,300		\$600	
Importance Code B	\$175,700	\$6,300	\$17,100	\$16,800
Importance Code C	\$63,900		\$1,200	
Total	\$268,000	\$6,300	\$18,800	\$16,800



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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E
Asset # : 2124

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	80%	Now	\$254,000	LIFE	* *	5	\$39,400	
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Southwest Corner							
		Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Metal Panel	5%			2041	* *	5-10	\$16,900	
	Window Wall	15%	Now	\$75,900	2041	* *	5	\$13,900	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 20%							
		Location : South Facade							
		Water Penetration, Extent : Light, Area Affected : 20%							
		Location : South Facade							
Windows									
	Aluminum	95%	Now	\$16,600	2039	* *	5	\$900	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Offices							
	Metal Louvers	5%			2034	* *	10	\$600	
Parapets									
	Masonry: Brick	85%	Now	\$83,100	LIFE	* *	5	\$3,400	
		Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : East Facade And South Facade							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : East Facade And South Facade							
	Metal Panel	5%			2041	* *	5	\$800	
	Metal Rail	10%	Now	\$1,100	2036	* *	5	\$2,800	1
		Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
		Location : Missing Railing At South Facade Of Roof							

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E
Asset # : 2124

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Roof								
	IRMA/Protected Membrane	10%	Now	\$10,600	2026	\$35,200			
				Paver Block Ballast, Extent : Moderate, Area Affected : 100%					
				Location : Lower Terrace					
				Water Penetration, Extent : Moderate, Area Affected : 20%					
				Location : Offices					
	Single Ply Membrane	85%	Now	\$190,200	2031	\$475,500			
				Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%					
				Location : Over Third Floor, Throughout					
				Water Penetration, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					
	Skylight, Metal/Glass	5%	Now	\$104,400	2041	* *			
				Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%					
				Location : Over Main Lobby					
				Water Penetration, Extent : Light, Area Affected : 20%					
				Location : Main Lounge, Throughout					
Soffits									
	Stucco Cement	100%			2036	* *	5		
Interior									
	Floors								
	Carpet	25%	0-2	\$83,800	2030	\$167,500	3	\$18,400	
				Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%					
				Location : Throughout					
				Staining/Discoloring, Extent : Moderate, Area Affected : 100%					
				Location : Throughout					
	Cast in Place Concrete	5%			LIFE	* *	5	\$10,800	
	Ceramic Tile	5%	0-2	\$5,100	2034	* *	5	\$1,200	
				Cracking/Crumbling, Extent : Light, Area Affected : 20%					
				Location : Throughout					
	Panel/Paver: Cer/Brk	15%			2039	* *	5	\$16,600	
	Vinyl Tile	50%	0-2	\$22,300	2031	\$223,200	3	\$9,200	
				Cracking/Crumbling, Extent : Light, Area Affected : 10%					
				Location : Throughout					

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E
Asset # : 2124

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**	10	\$5,900	
	Ceramic Tile	5%			2034	**	5	\$2,400	
	Concrete Masonry Unit	20%	0-2	\$22,400	LIFE	**	5	\$3,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Gypsum Board	20%	Now	\$8,300	LIFE	**	5	\$5,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Below Skylight At Corner Of Main Lounge									
Water Penetration, Extent : Light, Area Affected : 20%									
Location : Below Skylight At Corner Of Main Lounge									
	Gypsum Board	40%			LIFE	**	5-10	\$32,100	
	Masonry: Brick	10%			LIFE	**	10	\$1,400	
Ceilings									
	AcousTileSusp.Lay-In	45%	0-2	\$19,100	2036	**	5	\$11,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Exposed Concrete	30%			LIFE	**	5-10	\$18,400	
	Gypsum Board	25%	Now	\$6,600	LIFE	**	5	\$15,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Site Enclosure									
Retaining Walls									
	Cast in Place Concrete	10%			2051	**			
	No Component	90%							
Site Pavements									
On-Site Walkways									
	Asphalt	60%	0-2	\$5,200	2034	**			
Cracking/Crumbling, Extent : Light, Area Affected : 20%									
Location : Throughout									
	Cast in Place Concrete	40%			2036	**			

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	100%			2031	\$56,100	1		
Panelboards									
	Fused Disc Sw	50%			2030	\$39,900	5	\$400	
	Molded Case Bkrs	50%			2030	\$39,900	5	\$400	
Wiring									
	Thermoplastic	100%			2031	\$71,000	1		

Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E
Asset # : 2124

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	95%			2031	\$73,500	10	\$28,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	5%			2036	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lobby							
		Explanation : LEDs Observed							
Egress Lighting									
	Emergency, Service	50%			2031	\$8,600	1		
	Exit, Service	50%			2031	\$4,700	1		
Exterior Lighting									
	HID	10%			2026	\$13,200	10		
	LED	10%			2036	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : On Roof							
		Explanation : Operate Via Timer							
	No Component	80%							
Alarm									
	Security System								
	No Component	90%							
	Generic	10%			2031	\$10,600	1	\$1,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : Surveillance Camera System							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2031	\$109,000	1-3	\$6,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Mechanical Room							
		Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2041	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse Mechanical Room							
		Explanation : Hot Water Provided From Building P. Building D And E Share The Same Mechanical Room.							

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E
Asset # : 2124

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	10%			2029	\$17,600	1	\$1,100	
	Fan Coil Unit/Heat	40%	0-2	\$196,800	2041	**	1	\$3,800	
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Various							
		On Extended Life, Extent : Severe, Area Affected : 40%							
		Location : Various Locations							
	No Component	50%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Penthouse Mechanical Room							
		Explanation : See Wing D Air Handlers							
Air Conditioning									
	Energy Source								
	District Chilled Water	100%			2041	**	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse Mechanical Room							
		Explanation : Chilled Water Provided From Building P							
	Terminal Devices								
	Fan Coil - 2 Pipe	30%			2026	\$187,500	1	\$3,200	
	No Component	70%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Penthouse Mechanical Room							
		Explanation : See Wing D							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$29,000	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2031	\$244,900	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st To 3rd Floor, Penthouse							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2031	\$136,900	1-5	\$17,200	
	Sprinkler								
	No Component	80%							
	Generic	20%			2031	\$64,300	1-2	\$1,800	

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Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E
Asset # : 2124

Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING F
Address : 1950 ORIENTAL BLVD.
Borough : BROOKLYN Agency's Number : 230F
Program / Asset # : CUN0003.0F0 / 2125 Yr Built/Renovated : 1977 / 2000
Area Sq Ft : 33,130 Project Type : CITY UNIVERSITY OF NEW YORK
Date of Survey : 13-Jan-2020 Landmark Status : NONE
Areas Surveyed : Roof, Floors 1,3
Block : 8760 Lot : 60 BIN : 3347724

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$686,800	\$550,100
Interior Architecture		\$286,900
Electrical		\$390,900
Mechanical	\$198,500	\$873,200
Total	\$885,300	\$2,101,200
Importance Code A	\$686,800	\$550,100
Importance Code B	\$198,500	\$1,551,100
Total	\$885,300	\$2,101,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$30,700		\$600	
Interior Architecture	\$220,300		\$9,500	\$9,200
Electrical	\$1,100	\$900	\$900	\$1,500
Mechanical	\$14,100	\$3,300	\$5,700	\$3,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$270,200	\$8,100	\$20,700	\$18,600
Importance Code A	\$30,700		\$600	
Importance Code B	\$184,800	\$8,100	\$18,900	\$18,600
Importance Code C	\$54,700		\$1,200	
Total	\$270,200	\$8,100	\$20,700	\$18,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING F
Asset # : 2125

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Masonry: Brick	80%	Now	\$254,000	LIFE	**	5	\$39,400		
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
Metal Panel	5%			2041	**	5-10	\$16,900		
Window Wall	15%	Now	\$75,900	2041	**	5	\$13,900		
	Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
	Location : South Facade								
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : South Facade								
Windows									
Aluminum	95%	Now	\$16,600	2039	**	5	\$900		
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Offices								
Metal Louvers	5%			2034	**	10	\$600		
Parapets									
Masonry: Brick	85%	Now	\$62,300	LIFE	**	5	\$3,400		
	Horizontal Cracks, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
Metal Panel	5%			2041	**	5	\$800		
Metal Rail	10%			2036	**	5-10	\$7,200		
Roof									
IRMA/Protected Membrane	10%	Now	\$14,100	2031	\$35,200				
	Paver Block Ballast, Extent : Moderate, Area Affected : 30%								
	Location : Lower Deck								
	Water Penetration, Extent : Moderate, Area Affected : 30%								
	Location : Offices								
Single Ply Membrane	85%	Now	\$190,200	2031	\$475,500				
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 40%								
	Location : Upper Roof								
Skylight, Metal/Glass	5%	Now	\$104,400	2051	**				
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%								
	Location : Over Lobby								
	Water Penetration, Extent : Moderate, Area Affected : 30%								
	Location : Over Lobby								
Soffits									
Stucco Cement	100%			2036	**	5			

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING F
Asset # : 2125

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	25%	0-2	\$83,800	2027	\$167,500	3	\$18,400	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Cast in Place Concrete	5%			LIFE	**	5	\$10,800	
	Ceramic Tile	5%	2-4	\$5,100	2034	**	5	\$1,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Panel/Paver: Cer/Brk	15%			2039	**	5	\$16,600	
	Vinyl Tile	50%	0-2	\$22,300	2031	\$223,200	3	\$9,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**	10	\$5,900	
	Ceramic Tile	5%			2034	**	5	\$2,400	
	Concrete Masonry Unit	20%	2-4	\$22,400	LIFE	**	5	\$3,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Gypsum Board	60%	Now	\$25,000	LIFE	**	5	\$17,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Masonry: Brick	10%			LIFE	**	10	\$1,400	
Ceilings									
	AcousTileConcealSpLn	15%	Now	\$12,700	2029	\$63,700	5	\$4,600	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	AcousTileSusp.Lay-In	35%	Now	\$14,900	2036	**	5	\$8,600	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Exposed Concrete	30%			LIFE	**	5-10	\$18,400	
	Gypsum Board	20%	Now	\$5,300	LIFE	**	5	\$12,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Lobby							
Site Enclosure									
Retaining Walls									
	Cast in Place Concrete	10%			2051	**			
	No Component	90%							
Site Pavements									

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING F
Asset # : 2125

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

Site Pavements

On-Site Walkways

Asphalt	60%			2034	**			
Cast in Place Concrete	40%			2036	**			

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

Under 600 Volts

Transformers

Dry Type	20%			2036	**	5		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Mechanical Room

Explanation : 112.5 Kilovolt-ampere

No Component	80%							
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Raceway

Conduit	100%			2031	\$56,100	1		
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Panelboards

Fused Disc Sw	50%			2030	\$39,900	5	\$400	
Molded Case Bkrs	50%			2030	\$39,900	5	\$400	

Wiring

Thermoplastic	100%			2031	\$71,000	1		
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Motor Controllers

Locally Mounted	10%			2036	**	5		
No Component	90%							

Lighting

Interior Lighting

Fluorescent	95%			2031	\$74,100	10	\$28,900	
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T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

LED	5%			2036	**			
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Other Observation, Extent : Light, Area Affected : 100%

Location : Lobby

Explanation : LEDs Observed

Egress Lighting

Emergency, Service	50%			2031	\$8,700	1		
Exit, Service	50%			2031	\$4,800	1		

Exterior Lighting

LED	20%			2036	**			
-----	-----	--	--	------	----	--	--	--

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

Location : Roof

Explanation : Operated Via Timer

No Component	80%							
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Alarm

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

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

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING F
Asset # : 2125

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

Alarm

Security System

No Component

70%

Generic

30%

2031

\$32,100

1

\$3,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Outside**Explanation : Surveillance Camera System*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2031

\$109,900

1-3

\$6,300

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

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

Heating

Energy Source

HTHW/HW

100%

2041

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse Mechanical Room**Explanation : Hot Water Provided From Building P. Building C And F Share The Same Mechanical Room.*

Terminal Devices

Convactor/Radiator

10%

2029

\$17,700

1

\$1,100

Fan Coil Unit/Heat

40% Now

\$198,500

2041

* *

1

\$3,900

*On Extended Life, Extent : Severe, Area Affected : 40%**Location : Various Locations**Other Observation, Extent : Severe, Area Affected : 20%**Location : Various Locations**Explanation : Rusted And Leaking*

No Component

50%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Penthouse Mechanical Room**Explanation : See Wing C Air Handlers***Air Conditioning**

Energy Source

District Chilled Water

100%

2041

* *

1

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

Terminal Devices

Air Handler/Cool/Ht

80%

2026

\$297,200

1

\$16,400

Fan Coil - 2 Pipe

20%

2026

\$126,100

1

\$2,100

Ventilation

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

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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING F
Asset # : 2125

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$29,300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2031	\$247,000	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st To 3rd Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2031	\$138,100	1-5	\$17,300	
	Sprinkler								
	No Component	80%							
	Generic	20%			2031	\$64,900	1-2	\$1,900	

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

Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING
Address : 29-10 THOMSON AVENUE @SKILLMAN AVE.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : CUN0004.030 / 4434 **Yr Built/Renovated** : 1913 / 2008
Area Sq Ft : 892,106 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 03-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,9
Block : 273 **Lot** : 1 **BIN** : 4003516

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$364,300	\$124,100
Interior Architecture	\$1,431,500	\$1,757,700
Electrical	\$818,700	\$521,700
Mechanical	\$12,587,700	\$34,869,700
Site Pavements	\$528,500	
Total	\$15,730,700	\$37,273,200
Importance Code A	\$364,300	\$124,100
Importance Code B	\$15,126,900	\$36,588,900
Importance Code C	\$239,600	\$560,200
Total	\$15,730,700	\$37,273,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture				\$20,800
Interior Architecture	\$53,400			\$138,500
Electrical	\$140,600	\$97,000	\$101,600	\$110,400
Mechanical	\$249,300	\$437,800	\$280,000	\$396,900
Elevators/Escalators	\$124,300	\$124,300	\$124,300	\$124,300
Total	\$567,600	\$659,200	\$505,900	\$790,900
Importance Code A	\$88,300	\$88,300	\$89,900	\$109,500
Importance Code B	\$479,300	\$570,800	\$416,000	\$681,500
Total	\$567,600	\$659,200	\$505,900	\$790,900



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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING

Asset # : 4434

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	5%			LIFE	**	5	\$14,900	
		Repairs in Progress, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Masonry: Brick	10%			LIFE	**	5	\$47,800	
		Repairs in Progress, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Sidewalk Shed in Use, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Metal Sect. OHD	3%	Now	\$95,600	2034	**	5	\$22,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Rear							
		Explanation : Under Repair							
	Stucco Cement	5%			2046	**	5	\$59,800	
	Window Wall	2%			2055	**	5	\$35,900	
	Under Construction	75%							
Windows									
	Aluminum	95%			2051	**	5	\$21,500	
	Metal Louvers	5%			2038	**	10	\$7,100	
Parapets									
	Cast in Place Concrete	50%			LIFE	**	5	\$76,300	
	Masonry: Brick	30%			LIFE	**	5	\$4,400	
	Metal Panel	10%			2055	**	5	\$5,700	
	Metal Rail	10%			2046	**	5-10	\$26,700	
Roof									
	Modified Bitumen	95%			2034	**	10	\$228,500	
	Skylight, Metal/Glass	5%			2055	**	10	\$40,100	
Interior									
Floors									
	Carpet	5%			2028	\$909,800	3	\$133,500	
	Cast in Place Concrete	10%			LIFE	**	5	\$292,100	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
	Ceramic Tile	10%			2038	**	5	\$133,500	
	Quarry Tile	2%			2042	**	5	\$40,100	
	Terrazzo	10%			LIFE	**	5	\$104,300	
	Vinyl Tile	63%	Now	\$152,700	2034	**	3	\$315,500	
		Blisters, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							

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

CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING

Asset # : 4434

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	20%			LIFE	**			
	Ceramic Tile	5%			2038	**	5	\$70,900	
	Concrete Masonry Unit	25%			LIFE	**	5	\$141,800	
	Gypsum Board	45%	Now	\$56,500	LIFE	**	5	\$382,900	
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Main Entrance								
	Masonry: Brick	5%	Now	\$147,600	LIFE	**			
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Service Area								
Ceilings									
	AcousTileSusp.Lay-In	75%	Now	\$864,900	2042	**	5	\$500,700	
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Exposed Concrete	10%			LIFE	**	5	\$20,900	
	Paint Peeling, Extent : Moderate, Area Affected : 75%								
	Location : Throughout								
	Exposed Struc: Steel	1%	Now	\$60,000	LIFE	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
	Location : Service Area								
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
	Location : Service Area								
	Gypsum Board	10%			LIFE	**	5	\$166,900	
	Metal Panel	4%	Now	\$47,600	LIFE	**	5	\$66,800	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
	Location : Service Area								
	Water Penetration, Extent : Moderate, Area Affected : 25%								
	Location : Service Area								
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	56%			2042	**			
	Pavers/Stone	44%	0-2	\$528,500	2038	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Parking/Driveway									
	Under Construction	100%							

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING

Asset # : 4434

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	33%			2029		5	\$1,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room No.1									
Explanation : 2 - 4,000 Amperes Main Service Disconnect Switches									
	Fused Disc Sw	17%			2055	* *	5	\$700	
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Electrical Room No.1									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room No.1									
Explanation : 1 - 3,000 Amperes And 1 - 2,000 Amperes High Pressure Contact Switches									
	Fused Disc Sw	50%			2049	* *	5	\$1,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room No.2									
Explanation : 4- 3,000 Amperes And 2- 1,200 Amperes Main Disconnect Switches									
Transformers									
	Dry Type	65%			2027	\$11,000	5	\$2,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room No.1									
Explanation : 2 - 600 Kilovolt-ampere, 480/277 Volts - 208 Volts									
	Dry Type	25%			2046	* *	5	\$800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room No.1									
Explanation : 1 - 500 Kilovolt-ampere, 480/277 Volts - 208 Volts									
	Dry Type	10%			2042	* *	5	\$300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Elevator Mechanical Room									
Explanation : 4 - 40 Kilovolt-ampere, 208 Volts Primary, 230 Volts Secondary									
Switchgear / Switchboard									
	Fused Disc Sw	90%			2029		5	\$3,400	
	Fused Disc Sw	5%			2055	* *	5	\$200	
	Molded Case Bkrs	5%			2029		5	\$1,200	
Raceway									
	Conduit	90%			2039	* *	1		
	Conduit	10%			2049	* *	1		
Panelboards									
	Fused Disc Sw	15%			2037	* *	5	\$3,100	
	Molded Case Bkrs	45%			2037	* *	5	\$10,600	
	Molded Case Bkrs	40%			2045	* *	5	\$9,400	
Wiring									
	Thermoplastic	90%			2039	* *	1		
	Thermoplastic	10%			2049	* *	1		

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING

Asset # : 4434

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Motor Controllers									
	Locally Mounted	65%			2027		5	\$3,900	
	Locally Mounted	25%			2034	* *	5	\$1,500	
	Motor Control Center	5%			2027		5	\$1,200	
	Motor Control Center	5%			2046	* *	5	\$1,200	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$13,100	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2034	* *	1	\$274,500	
Generators									
	Diesel	100%			2032	* *	1	\$345,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : 600 Kilowatts, 208/120 Volts Genset								
Batteries									
	Lead/Acid	100%			2022	\$1,600	5	\$33,000	
Fuel Storage									
	Day Tank	50%			2037	* *	5	\$82,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : No Available Nameplate Rating Capacity								
	Main Tank	50%			2032	* *	5	\$13,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 2,000 Gallon Capacity								
Lighting									
Interior Lighting									
	Fluorescent	90%			2034	* *	10	\$736,400	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	2%			2029	\$42,000	10	\$16,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Compact Fluorescent Light Fixtures								
	Fluorescent	5%			2034	* *	10	\$40,900	
	T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	LED	3%			2037	* *			
Egress Lighting									
	Exit, LED	50%			2057	* *	1		
	Exit, Battery	50%			2029	\$438,300	10	\$30,100	
Exterior Lighting									
	Under Construction	100%							

Alarm

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

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING

Asset # : 4434

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

Alarm

Security System

No Component

70%

Generic

30%

2034

* *

1

\$100,000

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

Location : Hallways

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection

No Component

50%

Generic, Analog

50%

2034

* *

1-3

\$283,200

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

Location : Hallways And Mechanical Spaces

Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors

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

Heating

Energy Source

Natural Gas

100%

2055

* *

1

Recent Installation, Extent : Light, Area Affected : 100%

Location : Basement

Conversion Equipment

Steam Boiler

100%

2046

* *

1

\$883,500

Recent Installation, Extent : Light, Area Affected : 100%

Location : Basement

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

Location : Basement

Explanation : 3 New Units

Distribution

Steam Piping/Pump

100%

2055

* *

Recent Replace Evident, Extent : Light, Area Affected : 100%

Location : Basement

Terminal Devices

Air Handler

60%

2029

\$7,526,300

1

\$331,000

Convactor/Radiator

35%

2027

\$1,671,500

1

\$100,800

Fan Coil Unit/Heat

5%

2029

\$668,000

1

\$14,400

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING

Asset # : 4434

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Int Pkg Unit - Heating/Cooling	60%			2023	\$11,382,900	2	\$32,800	
R-22 Refrigerant, Extent : Light, Area Affected : 10%									
Location : Mechanical Equipment Rooms - 2nd, 3rd, 4th, And 7th Floors									
	Reciprocating Compr/Chiller	20%			2037	* *	1	\$82,800	
R-134a Refrigerant, Extent : Light, Area Affected : 100%									
Location : Mechanical Room									
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Mechanical Room									
	Ext Pkg Unit - Heating/Cooling	10%			2037	* *	2	\$5,500	
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Rooftop									
	No Component	10%							
Distribution									
	CW & CHW Wtr Pipe/Pump	90%			2029	\$881,400	4	\$39,600	
	No Component	10%							
Terminal Devices									
	Air Handler/Cool/Ht	85%			2029	\$7,653,700	1	\$468,900	
	Fan Coil - 4 Pipe	5%			2029	\$939,900	1	\$14,400	
	No Component	10%							
Heat Rejection									
	Water Cooling Tower	60%			2033	* *	2	\$538,700	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Rooftop									
	No Component	40%							
Ventilation									
Distribution									
	Ductwork/Diffusers	30%			LIFE	* *	2-5	\$149,200	
	No Component	70%							
Exhaust Fans									
	Interior	30%			2024	\$952,100	2	\$8,200	
	No Component	70%							
Plumbing									
H/C Water Piping									
	Brass/Copper	40%			2039	* *	1		
	Galvanized Steel	60%			2027	\$2,348,600	1		
Water Heater									
	Gas Fired	100%			2028	\$544,100	2	\$13,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Boiler Room									
Explanation : 500 Gallon Tank Used For Summer									

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

Estimates are rounded to the nearest hundred dollars.

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING

Asset # : 4434

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	HW Heat Exchanger Steam Fired	100%			2055	* *	4	\$132,300	
				Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Boiler Room					
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
				Recent Repair Evident, Extent : Light, Area Affected : 30% Location : Throughout					
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s) Non-Submersible	100%			2024	\$136,000	4	\$18,800	
	Backflow Preventer Generic	100%			2034	* *	1	\$54,600	
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Geared Traction	80%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 80% Location : Basement To 9th Floor Explanation : 11 Units					
	Hydraulic	20%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 20% Location : Basement To 2nd Floor Explanation : 3 Units					
Fire Suppression									
	Standpipe Generic	100%			2029	\$3,717,800	1-5	\$449,800	
	Sprinkler Generic	100%			2029	\$8,735,400	1-2	\$249,900	
	Fire Pump Generic	100%			2032	* *	1	\$166,600	
	Chemical System No Component Generic	98% 2%			2024	\$600	1-3	\$100	
				Other Observation, Extent : Light, Area Affected : 2% Location : 3rd Floor Kitchen Explanation : For The Stove					

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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 : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

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 : 03-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,PH
Block : 279 **Lot** : 1 **BIN** : 4003535

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$2,263,800	\$146,900
Interior Architecture	\$366,900	\$3,850,900
Electrical	\$350,600	\$199,300
Mechanical	\$496,100	\$9,905,100
Total	\$3,477,400	\$14,102,200
Importance Code A	\$2,263,800	\$146,900
Importance Code B	\$1,169,600	\$13,565,700
Importance Code C	\$44,000	\$389,600
Total	\$3,477,400	\$14,102,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$96,200		\$19,800	
Interior Architecture	\$24,200	\$33,900		\$725,500
Electrical	\$76,800	\$39,900	\$46,100	\$43,300
Mechanical	\$180,600	\$142,700	\$252,300	\$143,700
Site Pavements	\$8,600			
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
Total	\$411,100	\$241,200	\$342,900	\$937,200
Importance Code A	\$128,000	\$34,100	\$52,400	\$34,100
Importance Code B	\$283,100	\$185,300	\$290,500	\$903,200
Importance Code C		\$21,800		
Total	\$411,100	\$241,200	\$342,900	\$937,200



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

Estimates are rounded to the nearest hundred dollars.

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

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE E - E BUILDING
Asset # : 2823

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cement-Fiber Panel	64%	Now	\$265,500	2034	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
	Location : E365, Penthouse, Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Stairs, E365, E507, Throughout								
	Glass Block	10%	Now	\$29,200	LIFE	**	5	\$17,100	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
	Location : Library								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Library								
	Masonry: Brick	15%	0-2	\$26,500	LIFE	**	5	\$41,100	
	Expansion Joint Failure, Extent : Moderate, Area Affected : 2%								
	Location : Throughout								
	Horizontal Cracks, Extent : Light, Area Affected : 2%								
	Location : Rear Of Building								
	Metal Coiling Doors	3%	0-2	\$24,900	2049	**	5	\$12,900	
	Bent/Warped Elements, Extent : Moderate, Area Affected : 5%								
	Location : Bottom								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Deformed/Dented, Extent : Moderate, Area Affected : 5%								
	Location : Bottom								
	Paint Peeling, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Pre-Cast Concrete	3%	Now	\$5,800	LIFE	**	5	\$26,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : At Expansion Joint At Rear								
	Expansion Joint Failure, Extent : Moderate, Area Affected : 100%								
	Location : Between Building E And M								
	Stucco Cement	5%	0-2	\$8,500	2042	**	5	\$17,100	
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Penthouse								
Windows									
	Aluminum	95%	Now	\$354,300	2045	**	5	\$19,800	
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Unit Inoperable, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Metal Louvers	5%	Now	\$1,300	2038	**			
	Bent/Warped Elements, Extent : Moderate, Area Affected : 2%								
	Location : Rear Of Building								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE E - E BUILDING
Asset # : 2823

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Parapets									
	Cast in Place Concrete	50%			LIFE	**	5	\$105,700	
	Metal Panel	47%			2049	**	5	\$37,300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Exterior Parapets									
Explanation : This Material Is Actually Cement Fiber Panel									
	Metal Panel	3%			2049	**	5	\$2,400	
Roof									
	Fiberglass Panel	5%			2038	**	1		
	IRMA/Protected Membrane	95%	Now	\$1,644,000	2039	**			
Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%									
Location : Over Cooling Tower Area									
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%									
Location : Near Mer # 6									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Room E507, Corridor Near Rooms E238 And E271, Near 5th Floor Elevator									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Soffits									
	Cement-Fiber Panel	100%			2034	**	10		
Interior									
Floors									
	Carpet	10%			2025	\$659,000	3	\$96,700	
	Cast in Place Concrete	15%			LIFE	**	5	\$158,700	
	Ceramic Tile	5%			2038	**	5	\$24,200	
	Vinyl Tile	70%	Now	\$153,600	2029	\$3,073,000	3	\$126,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Loose Units, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Patching Evident, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 5%									
Location : Throughout									

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE E - E BUILDING
Asset # : 2823

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

Interior

Interior Walls

Cast in Place Concrete	5%			LIFE		**			
Ceramic Tile	5%			2038		**	5	\$43,600	
Concrete Masonry Unit	15%			LIFE		**	5	\$52,300	
Glass: Single Pane	3%			LIFE		**	5	\$19,600	
Gypsum Board	57%	Now	\$44,000	LIFE		**	5	\$298,100	

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

Location : Library, Laboratory

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

Location : Library, Laboratory

Plaster	15%			LIFE		**	5	\$39,200	
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Ceilings

AcousTileSusp.Lay-In	70%			2034		**	5	\$338,500	
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Broken/Missing Elements, Extent : Moderate, Area Affected : 2%

Location : Third Floor Laboratory

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

Location : Throughout, Third Floor, Laboratory

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

Location : Corridor Near Room E271, Room E238, Near 5th Floor Elevator

Exposed Concrete	15%			LIFE		**	5	\$11,300	
Exposed Struc: Steel	5%			LIFE		**			
Gypsum Board	10%			LIFE		**	5	\$60,500	

Water Penetration, Extent : Moderate, Area Affected : 2%

Location : Library

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	4+	\$8,600	2042		**			
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Cracking/Crumbling, Extent : Light, Area Affected : 15%

Location : Along Thompson Avenue

On-Site Walkways

Cast in Place Concrete	50%			2042		**			
Pavers/Stone	50%			2038		**			

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2039		**	5	\$1,600	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Service A - 2-2,500 Ampere And 3-1,600 Ampere, Service B - 2-2,500 Ampere, 1-2,000 Ampere And 1-1,600 Ampere Main Disconnect Switch

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE E - E BUILDING
Asset # : 2823

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Dry Type	100%			2034	**	5	\$1,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : 4 - 750 K V A - 208 Volts Primary, 480/277 Volts Secondary									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2039	**	5	\$1,600	
Raceway									
	Conduit	100%			2039	**	1		
Panelboards									
	Fused Disc Sw	15%			2037	**	5	\$1,300	
	Molded Case Bkrs	83%			2037	**	5	\$8,000	
	Molded Case Bkrs	2%	4+	\$10,200	2054	**	5	\$100	
Enclosure Corroded, Extent : Light, Area Affected : 100%									
Location : Pool Mechanical Room									
Wiring									
	Thermoplastic	100%			2039	**	1		
Motor Controllers									
	Locally Mounted	100%			2034	**	5	\$2,500	
Ground									
Grounding Devices									
	Not Accessible	100%							
Stand-by Power									
Transfer Switches									
	Automatic	100%			2034	**	1	\$112,900	
Generators									
	Diesel	100%			2032	**	1	\$142,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room									
Explanation : Generator Rated At 450 Kilowatts									
Batteries									
	Nickel Cadmium	100%			2022	\$1,600	5	\$81,800	
Fuel Storage									
	Day Tank	50%			2037	**	5	\$34,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room									
Explanation : 460 Gallon Capacity									
	Main Tank	50%			2044	**	5	\$5,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room									
Explanation : No Available Nameplate Rating Capacity									
Lighting									

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE E - E BUILDING
Asset # : 2823

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	92%			2034	* *	10	\$309,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	3%			2029	\$25,900	10	\$10,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Fluorescent Light Fixtures							
	HID	1%			2029	\$6,300	10	\$100	
	LED	4%			2037	* *			
	Other Observation, Extent : Light, Area Affected : 80%								
	Location : Library								
	Explanation : LED Lighting Fixtures								
Egress Lighting									
	Emergency, Service	50%			2029	\$96,400	1		
	Exit, LED	30%			2057	* *	1		
	Exit, Service	10%			2029	\$10,600	1		
	Exit, Battery	10%			2029	\$36,100	10	\$2,500	
Exterior Lighting									
	Fluorescent	9%			2037	* *	10	\$3,000	
		Other Observation, Extent : Light, Area Affected : 95%							
		Location : Exterior							
		Explanation : Induction Lighting Fixtures							
	HID	1%			2029	\$14,800	10		
	No Component	90%							
Alarm									
Security System	No Component	70%							
	Generic	30%			2034	* *	1	\$41,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	No Component	50%							
	Generic, Analog	50%			2034	* *	1-3	\$116,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Mechanical Rooms							
		Explanation : Strobe Lights, Manual Pull Station, Smoke Detectors, Alarm Bells And Horns							
Mechanical									
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE E - E BUILDING

Asset # : 2823

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	10%			2049	**	1		
	Natural Gas	5%			2049	**	1		
	Interruptible Gas/Dual Fuel	85%			2049	**	1		
Conversion Equipment									
	Furnace	5%			2034	**	1	\$9,100	
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Roof							
		Explanation : 1 Rooftop Package Unit							
	Heat Pump Air Sourced	10%			2027		2	\$11,300	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Roof							
		Explanation : 2 Roof Mounted Package Units							
	Steam Boiler	85%			2042	**	1	\$308,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2 Units							
Distribution									
	Hot Wtr Piping/Pump	20%			2037	**	4	\$3,600	
	Steam Piping/Pump	80%			2039	**			
Terminal Devices									
	Air Handler	80%			2029	\$4,128,300	1	\$181,600	
	Convactor/Radiator	15%			2042	**	1	\$17,800	
	Fan Coil Unit/Heat	5%			2029	\$274,800	1	\$5,900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	**	1		

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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE E - E BUILDING

Asset # : 2823

Mechanical			Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	83%			2032	* *	1	\$329,600	
		Other Observation, Extent : Light, Area Affected : 85%							
		Location : AC Room							
		Explanation : 2 Units, Using Refrigerant R123							
	Heat Pump Air Sourced	10%			2027	\$363,100	2	\$2,200	
		R-22 Refrigerant, Extent : Light, Area Affected : 10%							
		Location : 2 Units, Roof							
	Ext Pkg Unit - Heating/Cooling	5%			2034	* *	2	\$1,100	
		R-22 Refrigerant, Extent : Light, Area Affected : 5%							
		Location : Roof							
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Roof							
		Explanation : 1 Roof Mounted Air Handler With Gas Fired Furnace							
	Split Unit	2%			2029	\$156,700			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Units							
Distribution									
	CW & CHW Wtr	85%			2039	* *	4	\$23,100	
	Pipe/Pump								
	Ductwork/Diffusers	15%			LIFE	* *	2	\$71,600	
Terminal Devices									
	Air Handler/Cool/Ht	85%			2029	\$3,498,500	1	\$192,900	
	No Component	15%							
Heat Rejection									
	Water Cooling Tower	90%	Now	\$62,700	2027	\$1,253,400	2	\$265,900	
		Recent Repair Evident, Extent : Light, Area Affected : 15%							
		Location : Roof							
	No Component	10%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$204,600	
Exhaust Fans									
	Interior	85%			2034	* *	2	\$9,600	
	Roof	15%			2029	\$91,400	2	\$1,700	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2049	* *	1		
Water Heater									
	Gas Fired	100%			2024	\$223,800	2	\$5,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2- 500 Gallon Tanks							

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

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

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

CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE E - E BUILDING
Asset # : 2823

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2024	\$56,000	4	\$7,800	
	Pool Filter/Treatment								
	Sand	100%			2034	* *	4	\$136,300	
	Sewage Ejector(s)								
	Electric	100%			2024	\$105,700	4	\$14,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	50%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : 1st To 5th Floor							
		Explanation : 2 Units							
	Hydraulic	50%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : 2 Units From 1st To 2nd Floor, 1 Unit From 1st To 3rd Floor							
		Explanation : 3 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2049	* *	1-5	\$191,900	
	Sprinkler								
	Generic	100%			2039	* *	1-2	\$102,800	
	Fire Pump								
	Generic	100%			2032	* *	1	\$68,500	

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Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

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 : 03-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 278 **Lot** : 1 **BIN** : 4003534

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,890,200	\$4,174,300
Interior Architecture	\$402,100	\$2,494,300
Electrical	\$995,800	\$3,261,900
Mechanical	\$616,400	\$7,663,600
Total	\$3,904,500	\$17,594,200
Importance Code A	\$1,890,200	\$5,437,800
Importance Code B	\$2,014,300	\$12,006,800
Importance Code C		\$149,500
Total	\$3,904,500	\$17,594,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$5,800		\$21,100	
Interior Architecture	\$65,600	\$73,100	\$26,500	\$274,600
Electrical	\$39,600	\$27,500	\$28,200	\$25,500
Mechanical	\$61,400	\$136,000	\$127,300	\$115,700
Site Enclosure	\$7,300			
Site Pavements	\$41,500			
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$236,900	\$252,400	\$218,800	\$431,500
Importance Code A	\$24,200	\$21,700	\$40,100	\$21,700
Importance Code B	\$133,200	\$205,800	\$178,700	\$409,900
Importance Code C	\$79,500	\$24,900		
Total	\$236,900	\$252,400	\$218,800	\$431,500



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CITY UNIVERSITY OF NEW YORK - 042
LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL
Asset # : 2096

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Exterior								
Exterior Walls	Masonry: Brick	94%	Now	\$484,200	LIFE	**	5	\$150,300
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%						
		Location : Penthouse						
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%						
		Location : Penthouse						
		Efflorescence, Extent : Moderate, Area Affected : 15%						
		Location : Penthouse						
		Expansion Joint Failure, Extent : Moderate, Area Affected : 10%						
		Location : Throughout						
		Horizontal Cracks, Extent : Moderate, Area Affected : 5%						
	Location : Penthouse							
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : North Facade							
	Metal Coiling Doors	1%			2042	**	5	\$5,000
		Window Wall	5%			2049	**	5
Windows								
Aluminum	97%	Now	\$148,100	2037	**	5	\$8,300	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Metal Louvers	3%	Now	\$3,300	2038	**		
		Bent/Warped Elements, Extent : Moderate, Area Affected : 5%						
		Location : Throughout						
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%						
		Location : Throughout						
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Parapets								
Masonry: Brick	85%	Now	\$148,000	LIFE	**	5	\$8,000	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Vegetation Growth, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
Location : Throughout								
Metal Panel	5%			2049	**	5	\$1,800	
Metal Rail	5%			2034	**	5-10	\$8,500	
Pre-Cast Concrete	5%			LIFE	**	5	\$3,000	

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LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL
Asset # : 2096

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Exterior								
Roof								
	IRMA/Protected Membrane	30%	Now	\$231,300	2029	\$770,900		
	Gravel/Stone Ballast, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Insul Deter/Miss, Extent : Moderate, Area Affected : 2%							
	Location : At Door To Roof							
	Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%							
	Location : Over Third Floor							
	Ponding, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Vegetation Growth, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Over Third Floor							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Over Third Floor							
	Single Ply Membrane	50%	Now	\$765,400	2029	\$2,551,300		
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%							
	Location : Over 4th Floor							
	Ponding, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Seams Open/Split, Extent : Moderate, Area Affected : 15%							
	Location : Over Gymnasium, 4th Floor							
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : Gymnasium, Room M400, Over Lobby							
	Sloped Glazing	15%	Now	\$113,200	LIFE	**	5	\$603,800
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Over Study Lounges							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Area Near Little Theater, Study Lounges							
	Traffic Topping	5%			2029	\$98,000	10	\$25,200
Soffits								
	Cast in Place Concrete	50%			LIFE	**	5	
	Paint Peeling, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Cement-Fiber Panel	50%			2034	**	10	
	Staining/Discoloring, Extent : Light, Area Affected : 10%							
	Location : Throughout							

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LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL
Asset # : 2096

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior									
Floors									
	Carpet	5%			2025	\$262,600	3	\$38,500	
	Cast in Place Concrete	10%			LIFE	**	5	\$84,300	
	Ceramic Tile	10%			2038	**	5	\$38,500	
	Terrazzo	5%			LIFE	**	5	\$15,100	
	Vinyl Tile	60%			2029	\$2,098,700	3	\$86,700	
	Vinyl Tile	5%	Now	\$174,900	2039	**	3	\$7,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Basement Corridor									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Basement Corridor									
	Wood	5%	Now	\$13,600	2057	**	5	\$18,100	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
Location : Basement Offices									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Foundation									
	Ceramic Tile	10%			2038	**	5	\$49,800	
	Concrete Masonry Unit	5%	0-2	\$11,800	LIFE	**	5	\$10,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : Basement									
Horizontal Cracks, Extent : Moderate, Area Affected : 2%									
Location : Basement									
	Gypsum Board	50%	0-2	\$22,100	LIFE	**	5	\$149,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
	Masonry: Brick	20%			LIFE	**			
	Plaster	10%	Now	\$8,500	LIFE	**	5	\$15,000	
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Stairwells									

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LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL
Asset # : 2096

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior									
	Ceilings								
	AcousTileConcealSpLn	11%			2034	**	5	\$53,000	
	AcousTileSusp.Lay-In	24%	Now	\$159,700	2042	**	5	\$46,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout, Basement Corridor							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout, Basement Corridor							
	AcousTileSusp.Lay-In	35%			2034	**	5	\$134,900	
	Exposed Concrete	15%			LIFE	**	5	\$9,000	
	Exposed Struc: Steel	5%			LIFE	**			
	Gypsum Board	10%			LIFE	**	5	\$48,200	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Study Lounges							
Site Enclosure									
	Free Standing Walls								
	Masonry: Brick	100%	Now	\$7,300	2049	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	85%	0-2	\$11,700	2046	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Sinking/Subsiding, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Pavers/Stone	15%			2038	**			
		Sinking/Subsiding, Extent : Light, Area Affected : 5%							
		Location : Front Of Building							

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

Site Pavements

Parking/Driveway

Cast in Place Concrete	100%	Now	\$29,700	2042	* *	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>						
<i>Location : Loading Dock</i>						
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>						
<i>Location : Loading Dock</i>						
<i>Potholes, Extent : Moderate, Area Affected : 5%</i>						
<i>Location : Loading Dock</i>						
<i>Tripping Hazard, Extent : Moderate, Area Affected : 15%</i>						
<i>Location : Loading Dock</i>						

Activity Yard

Cast in Place Concrete	40%			2042	* *			
Pavers/Stone	20%			2038	* *			
Rubber Matting	40%			2029	\$10,400			

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2029	\$89,700	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 4,000 Ampere Main Disconnect Switches And 1- 2,000 Ampere Main Disconnect Switch</i>								

Transformers

Dry Type	100%			2046	* *	5	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Area</i>								
<i>Explanation : 300 Kilovolt-ampere, 208 Volts Primary, 480/277 Volts Secondary</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2029	\$521,700	5	\$1,100	
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Raceway

Conduit	80%			2029	\$493,700	1		
Conduit	20%			2039	* *	1		

Panelboards

Fused Disc Sw	10%			2028	\$51,100	5	\$600	
Fused Disc Sw	5%			2037	* *	5	\$300	
Molded Case Bkrs	50%			2028	\$255,300	5	\$3,400	
Molded Case Bkrs	35%			2037	* *	5	\$2,400	

Wiring

Thermoplastic	80%			2029	\$665,900	1		
Thermoplastic	20%			2039	* *	1		

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LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL
Asset # : 2096

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Motor Controllers									
	Locally Mounted	70%			2027	\$172,000	5	\$1,200	
	Locally Mounted	15%			2034	* *	5	\$300	
	Motor Control Center	10%			2027	\$154,200	5	\$700	
	Motor Control Center	5%			2046	* *	5	\$400	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$3,800	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2027	\$23,500	1	\$80,300	
Generators									
	Diesel	100%			2025	\$129,600	1	\$101,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Generator Room								
	Explanation : Generator Rated At 75 Kilowatts								
Batteries									
	Lead/Acid	100%			2022	\$1,600	5	\$9,700	
Fuel Storage									
	Main Tank	100%			2032	* *	5	\$7,600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Generator Room								
	Explanation : 550 Gallon Capacity								
Lighting									
Interior Lighting									
	Fluorescent	90%			2029	\$545,600	10	\$212,500	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	1%			2037	* *	10	\$2,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Gymnasium								
	Explanation : Induction Lighting Fixtures								
	HID	1%			2029	\$4,400	10	\$100	
	LED	8%			2037	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways And Lobby								
	Explanation : LED Lighting Fixtures								
Egress Lighting									
	Emergency, Service	40%			2029	\$54,100	1		
	Emergency, Battery	10%			2029	\$37,100	10	\$6,200	
	Exit, LED	20%			2057	* *	1		
	Exit, Service	30%			2029	\$22,200	1		

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Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	Fluorescent	7%			2037	* *	10	\$1,700	
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : Exterior Walls							
		Explanation : Wall Pack Induction Lighting Fixtures							
	Fluorescent	1%			2029	\$8,900	10	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Main Entrance							
		Explanation : Compact Fluorescent Lamps							
	HID	2%			2029	\$21,100	10		
	No Component	90%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2032	* *	5	\$3,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Stacks							
		Explanation : Lightning Rods On The Stacks Only							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2034	* *	1	\$29,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2024	\$866,100	1-3	\$48,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Mechanical Rooms							
		Explanation : Alarm Bells And Manual Pull Station, Smoke Detectors							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	20%			2039	* *	1		
	Fuel Oil No 4	65%			2039	* *	5	\$51,800	
	Natural Gas	15%			2039	* *	1		

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Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	15%			2029	\$90,900	1	\$19,100	
		Other Observation, Extent : Light, Area Affected : 15%							
		Location : Roof							
		Explanation : 1 Roof Mounted Air Handler With Gas Fired Furnace							
	Heat Pump Air Sourced	20%			2027		2	\$15,900	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Roof							
		Explanation : 5 Rooftop Package Units							
	Steam Boiler	65%			2027	\$1,082,900	1	\$165,700	
		Boiler Used For Hot Water, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Other Observation, Extent : Light, Area Affected : 65%							
		Location : Boiler Room							
		Explanation : 3 Old Units, No Hot Water Heater So Boilers Have To Run All Summer							
Distribution									
	Ductwork/Diffusers	60%			LIFE	**	2-5	\$86,100	
	Central Plant Steam Piping/Pmp	40%			2039	**	4	\$7,600	
		Recent Repair Evident, Extent : Light, Area Affected : 10%							
		Location : Mechanical Room							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : No Temperature Zone Control System							
Terminal Devices									
	Air Handler	15%			2024	\$543,000	1	\$23,900	
	Convactor/Radiator	20%			2034	**	1	\$16,600	
	Fan Coil Unit/Heat	5%			2029	\$192,800	1	\$4,200	
	No Component	60%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	**	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	50%			2042	**	1	\$139,300	
		Recent Installation, Extent : Light, Area Affected : 50%							
		Location : Chiller Room							
	Reciprocating Compr/Chiller	50%			2029	\$1,092,500	1	\$59,700	
		R-22 Refrigerant, Extent : Light, Area Affected : 20%							
		Location : 1st Floor Chiller Room							
Distribution									
	CW & CHW Wtr Pipe/Pump	80%			2055	**	4	\$15,200	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Chiller Room							
	No Component	20%							

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Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Terminal Devices									
	Air Handler/Dir Expansion	20%			2029	\$575,700	1		
	Air Handler/Cool/Ht	80%			2029	\$2,309,800	1	\$127,400	
Heat Rejection									
	Air Cooled Condenser Unit	20%			2029	\$103,800	2	\$35,900	
	Water Cooling Tower	80%			2027	\$781,600	2	\$207,300	
Recent Repair Evident, Extent : Light, Area Affected : 25%									
Location : Roof									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$143,600	
Exhaust Fans									
	Interior	75%			2029	\$686,900	2	\$5,900	
	Roof	25%			2029	\$106,900	2	\$2,000	
Plumbing									
H/C Water Piping									
	Brass/Copper	80%			2039	* *	1		
	Galvanized Steel	20%			2034	* *	1		
HW Heat Exchanger									
	Steam Fired	100%			2039	* *	4	\$38,200	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2024	\$39,800	4	\$5,500	
Sewage Ejector(s)									
	Under Construction	100%							
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	50%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 50%									
Location : Basement To 4th Floor									
Explanation : 2 Units									
	Hydraulic	50%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 50%									
Location : One Unit From Basement To 1st Floor, One Unit From Basement To 2nd Floor									
Explanation : 2 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2039	* *	1-5	\$129,800	

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Asset # : 2096

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Sprinkler								
	No Component	80%						
	Generic	20%		2029	\$504,200	1-2	\$14,400	
Chemical System								
	No Component	98%						
	Generic	2%		2024	\$600	1-3	\$100	

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

Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE ADMIN. AND BUSINESS BLDG
Address : 222-11 56TH AVENUE
Borough : QUEENS **Agency's Number** : 11-27011
Program / Asset # : CUN0006.110 / 2085 **Yr Built/Renovated** : 1978 / 2010
Area Sq Ft : 72,026 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 28-Sep-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 7490 **Lot** : 2 **BIN** : 4862628

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$249,300	\$546,400
Interior Architecture	\$381,500	\$375,100
Electrical	\$212,400	\$551,600
Mechanical	\$45,700	\$843,200
Total	\$888,900	\$2,316,400
Importance Code A	\$249,300	\$546,400
Importance Code B	\$639,600	\$1,691,900
Importance Code C		\$78,100
Total	\$888,900	\$2,316,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$18,800		\$17,200	\$22,400
Interior Architecture	\$17,100	\$6,100	\$5,200	\$17,100
Electrical	\$7,600	\$8,100	\$11,700	\$7,000
Mechanical	\$52,700	\$12,600	\$29,300	\$11,100
Site Pavements	\$9,400			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$115,300	\$36,700	\$73,300	\$67,400
Importance Code A	\$35,500	\$2,700	\$21,200	\$25,100
Importance Code B	\$70,500	\$34,000	\$52,100	\$42,400
Importance Code C	\$9,400			
Total	\$115,300	\$36,700	\$73,300	\$67,400



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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE ADMIN. AND BUSINESS BLDG
Asset # : 2085

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Exterior									
Exterior Walls									
	Cast in Place Concrete	2%			LIFE	**	5	\$9,200	
	Masonry: Brick	70%			LIFE	**	5	\$64,300	
	Metal Panel	10%			2049	**	5-10	\$63,100	
	Metal Panel	3%			2055	**	5-10	\$18,900	
	Stucco Cement	5%			2042	**	5	\$11,500	
	Window Wall	5%	Now	\$47,200	2049	**	5	\$8,600	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
	Location : Offices On 5th Floor								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Offices On 5th Floor								
	Window Wall	5%			2055	**	5	\$17,200	
Windows									
	Aluminum	95%	Now	\$202,200	2037	**	5	\$11,300	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Metal Louvers	5%			2038	**	10	\$7,400	
Parapets									
	Masonry: Brick	85%			LIFE	**	5	\$9,900	
	Metal Rail	10%			2042	**	5-10	\$21,000	
	Other Observation, Extent : Moderate, Area Affected : 50%								
	Location : Main Roof								
	Explanation : Current Insulation Of Rooftop Railing, Post Support Installed								
	Pre-Cast Concrete	5%			LIFE	**	5	\$3,700	
Roof									
	Modified Bitumen	65%			2029	\$436,200	10	\$30,100	
	Paver: Asphalt	30%			2038	**	10	\$20,800	
	Single Ply Membrane	5%			2037	**	10	\$2,300	
Soffits									
	Metal Panel	90%	4+	\$200	2049	**	5	\$1,000	
	Corrosion/Rusting, Extent : Light, Area Affected : 5%								
	Location : Various								
	Stucco Cement	10%			2042	**	5	\$200	
Interior									
Floors									
	Carpet	25%			2028	\$372,200	3	\$54,600	
	Carpet	5%			2030	\$74,400	3	\$8,200	
	Cast in Place Concrete	5%			LIFE	**	5	\$12,000	
	Cast in Place Concrete	5%			LIFE	**	5	\$12,000	
	Ceramic Tile	5%			2038	**	5	\$5,500	
	Slate	5%			LIFE	**	5	\$5,800	
	Vinyl Tile	25%			2034	**	3	\$13,700	
	Vinyl Tile	25%			2029	\$248,000	3	\$10,200	

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE ADMIN. AND BUSINESS BLDG
Asset # : 2085

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Interior									
Interior Walls									
	Concrete Masonry Unit	10%			LIFE	**	5	\$11,600	
	Glass: Single Pane	5%			LIFE	**	5	\$10,800	
	Gypsum Board	40%			LIFE	**	5	\$69,400	
	Gypsum Board	5%			LIFE	**	5	\$8,700	
	Masonry: Brick	25%			LIFE	**			
	Metal Panel	15%			LIFE	**			
Ceilings									
	AcousTileConcealSpLn	45%	Now	\$381,500	2049	**	5	\$27,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : 4th Floor Offices								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	AcousTileSusp.Lay-In	5%			2034	**	5	\$4,900	
	AcousTileSusp.Lay-In	5%			2046	**	5	\$4,900	
	Exposed Concrete	5%			LIFE	**	5	\$800	
	Gypsum Board	40%			LIFE	**	5	\$49,100	
Site Enclosure									
Free Standing Walls									
	Cast in Place Concrete	50%			2049	**			
	Masonry: Brick	50%			2049	**			
Retaining Walls									
	Cast in Place Concrete	100%			2064	**			
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	40%			2042	**			
	Pavers/Stone	60%	4+	\$9,400	2032	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Various Areas Of Asphalt Pavers								
Parking/Driveway									
	Asphalt	100%			2038	**			
Activity Yard									
	Pavers/Stone	100%			2042	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Terrace Activity Area								
	Explanation : Holocaust Museum Addition								

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE ADMIN. AND BUSINESS BLDG
Asset # : 2085

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Air Circuit Breaker	100%			2059	* *	5	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Newly Installed Low Voltage Power Circuit Breaker Rated At 4,000 Amperes.							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2059	* *	5	\$1,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Newly Installed Main Distribution Switchboard With 2 Vertical Sections.							
	Raceway								
	Conduit	98%			2029	\$120,200	1		
	Conduit	2%			2059	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Newly Installed Raceway							
	Panelboards								
	Fused Disc Sw	10%			2028	\$12,800	5	\$200	
	Molded Case Bkrs	30%			2037	* *	5	\$600	
	Molded Case Bkrs	60%			2028	\$76,600	5	\$1,100	
	Wiring								
	Braided Cloth	50%	2-4	\$82,400	2054	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	2%			2059	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Newly Installed Wires							
	Thermoplastic	28%			2029	\$46,100	1		
	Thermoplastic	20%			2039	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2027	\$31,500	5	\$500	
	Ground								
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,100	
	Stand-by Power								
	Transfer Switches								
	Automatic	100%			2046	* *	1	\$22,200	
	Generators								
	Diesel	100%			2042	* *	1	\$27,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Emergency Generator Rated At 100 Kilowatts							
	Batteries								
	Lead/Acid	100%			2024	\$1,600	5	\$2,700	

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE ADMIN. AND BUSINESS BLDG
Asset # : 2085

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2051	**	5	\$6,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 275 Gallons Rated Capacity							
	Main Tank	50%			2064	**	5	\$1,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Underground							
		Explanation : No Nameplate Rating Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	65%			2034	**	10	\$42,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Incandescent	5%			2034	**	2	\$100	
	LED	30%			2037	**			
	Egress Lighting								
	Emergency, Service	50%			2034	**	1		
	Exit, LED	10%			2057	**	1		
	Exit, Service	40%			2034	**	1		
	Exterior Lighting								
	HID	30%			2024	\$87,100	10	\$100	
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2029	\$69,800	1	\$8,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Outside							
		Explanation : CCTV Surveillance Camera							
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2029	\$238,900	1-3	\$13,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Offices							
		Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns							

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

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE ADMIN. AND BUSINESS BLDG
Asset # : 2085

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	25%			2049	**	1		
	HTHW/HW	75%			2039	**	1		
		Other Observation, Extent : Light, Area Affected : 75%							
		Location : Throughout							
		Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium							
Conversion Equipment									
	Heat Exchanger, Plate & Frame	75%	Now	\$15,600	2032	**	1	\$24,000	
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Basement Mechanical Room							
	Heat Pump Air Sourced	25%			2030		2	\$5,600	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Lower Roof							
		Other Observation, Extent : Light, Area Affected : 25%							
		Location : Lower Roof							
		Explanation : 3 Rooftop Package Units							
Distribution									
	Central Plant Steam Piping/Pmp	75%	0-2	\$45,700	2039	**	4	\$2,700	
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Various Areas							
	No Component	25%							
Terminal Devices									
	Air Handler	40%			2029	\$405,100	1	\$17,800	
	Air Handler	10%			2034	**	1	\$4,500	
	Convactor/Radiator	25%			2034	**	1	\$5,800	
	No Component	25%							
Air Conditioning									
	Energy Source								
	District Chilled Water	75%			2039	**	1		
		Other Observation, Extent : Light, Area Affected : 75%							
		Location : Various Areas							
		Explanation : Chilled Water From Medical Arts Building							
	Electricity	25%			2045	**	1		
Conversion Equipment									
	Heat Pump Air Sourced	25%			2033	**	2	\$1,100	
		R-134a Refrigerant, Extent : Light, Area Affected : 25%							
		Location : 3 Rooftop Units, Lower Roof							
	No Component	75%							

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE ADMIN. AND BUSINESS BLDG
Asset # : 2085

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	75%			2039	* *	4	\$4,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Entrance Through First Floor									
Explanation : Supplied Form Medical Arts Building									
	No Component	25%							
Terminal Devices									
	Air Handler/Cool/Ht	65%			2029	\$131,300	1	\$29,000	
	Air Handler/Cool/Ht	10%			2034	* *	1	\$4,500	
	No Component	25%							
Heat Rejection									
	Air Cooled Condenser Unit	15%			2034	* *	2	\$7,500	
	No Component	85%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$40,200	
Exhaust Fans									
	Interior	95%			2029	\$243,400	2	\$2,100	
	Roof	5%			2034	* *	2	\$100	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%	Now	\$26,800	2039	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%									
Location : Various Areas									
	Water Heater								
	Electric	100%			2027	\$63,500	4	\$600	
	HW Heat Exchanger								
	HTHW/HW	100%			2039	* *			
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st To 5th Floor									
Explanation : Two Units. One Undergoing Repair									
Fire Suppression									
Standpipe									
	Generic	100%			2039	* *	1-5	\$36,300	

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE ADMIN. AND BUSINESS BLDG
Asset # : 2085

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Sprinkler								
No Component		90%						
Generic		10%		2049	* *	1-2	\$2,000	

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

Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE C BUILDING
Address : 222-03 56TH AVENUE
Borough : QUEENS **Agency's Number** : T4-270T4
Program / Asset # : CUN0006.4T0 / 2087 **Yr Built/Renovated** : 1976 / 2006
Area Sq Ft : 20,804 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 20-Sep-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 7490 **Lot** : 2 **BIN** : 4439439

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$41,600	\$107,700
Interior Architecture	\$55,800	
Electrical		\$291,800
Mechanical		\$36,900
Total	\$97,400	\$436,300
Importance Code A	\$41,600	\$144,600
Importance Code B	\$55,800	\$291,800
Total	\$97,400	\$436,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$40,700			
Interior Architecture	\$5,300	\$800		\$3,600
Electrical	\$600	\$800	\$17,900	\$500
Mechanical	\$4,400	\$1,400	\$6,000	\$1,400
Site Pavements	\$1,600			
Total	\$52,500	\$3,000	\$23,900	\$5,500
Importance Code A	\$41,600	\$1,100	\$1,200	\$1,100
Importance Code B	\$9,400	\$1,900	\$22,700	\$4,400
Importance Code C	\$1,600			
Total	\$52,500	\$3,000	\$23,900	\$5,500



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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE C BUILDING
Asset # : 2087

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$8,700	
Concrete Masonry Unit	27%			LIFE	**	5	\$5,900	
Concrete Masonry Unit	3%			LIFE	**	5	\$700	
Stucco Cement	65%			2042	**	5	\$56,900	
Windows								
Aluminum	100%	4+	\$6,500	2045	**	5	\$3,600	
Caulking Deteriorated, Extent : Light, Area Affected : 5%								
Location : Window Sills								
Parapets								
Metal Rail	75%			2042	**	5-10	\$68,500	
Metal: Cage/Fence	25%			2042	**	5-10	\$9,800	
Roof								
Asphalt Shingle	65%			2038	**	10	\$2,300	
Modified Bitumen	35%			2029	\$107,700	10	\$7,400	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$3,500	
Ceramic Tile	5%			2038	**	5	\$1,600	
Vinyl Tile	90%	4+	\$5,300	2034	**	3	\$10,900	
Adhesion Failure, Extent : Light, Area Affected : 2%								
Location : Various								
Interior Walls								
Concrete Masonry Unit	100%			LIFE	**	5	\$23,400	
Ceilings								
AcousTileSusp.Lay-In	100%	4+	\$55,800	2034	**	5	\$16,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 29%								
Location : First Floor								
Staining/Discoloring, Extent : Moderate, Area Affected : 30%								
Location : First Floor								
Site Pavements								
On-Site Walkways								
Asphalt	20%			2038	**			
Cast in Place Concrete	80%			2042	**			
Parking/Driveway								
Cast in Place Concrete	100%	4+	\$1,600	2042	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

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

Under 600 Volts

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE C BUILDING
Asset # : 2087

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2059	* *	5	\$500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Newly Installed Main Disconnect Switch Rated At 2,000 Amperes.								
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2059	* *	5	\$500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Newly Installed Main Distribution Board With 1 Vertical Section								
	Raceway								
	Conduit	80%			2029	\$44,900	1		
	Conduit	20%			2039	* *	1		
	Panelboards								
	Fused Disc Sw	40%			2037	* *	5	\$200	
	Molded Case Bkrs	60%			2028	\$47,900	5	\$300	
	Wiring								
	Thermoplastic	20%			2039	* *	1		
	Thermoplastic	80%			2029	\$56,800	1		
	Motor Controllers								
	Locally Mounted	50%			2027	\$24,200	5	\$100	
	Locally Mounted	50%			2034	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$300	
Lighting									
	Interior Lighting								
	Fluorescent	100%			2029	\$49,000	10	\$19,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-8 Lamps								
	Egress Lighting								
	Emergency, Battery	50%			2029	\$15,000	10	\$2,500	
	Exit, Service	50%			2029	\$3,000	1		
	Exterior Lighting								
	HID	20%			2024	\$16,800	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2037	* *	1	\$1,600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways And Outside								
	Explanation : CCTV Surveillance Cameras								

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE C BUILDING

Asset # : 2087

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2029

\$69,000

1-3

\$3,900

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

Location : Hallways

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

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

Heating

Energy Source

Electricity

10%

2049

* *

1

Natural Gas

90%

2049

* *

1

Conversion Equipment

Furnace

90%

2034

* *

1

\$9,300

Other Observation, Extent : Light, Area Affected : 90%

Location : 2 Units On Side Of The Building, 2 Units On The Roof

Explanation : 4 Gas Fired Package Units

Radiant Heater

10%

2029

\$36,900

2

\$1,000

Other Observation, Extent : Light, Area Affected : 10%

Location : Throughout

Explanation : 20 Units

Air Conditioning

Energy Source

Electricity

100%

2045

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100%

2034

* *

2

\$1,300

R-134a Refrigerant, Extent : Light, Area Affected : 100%

Location : 2 Units On Side Of The Building, 2 Units On The Roof

Heat Rejection

Air Cooled Condenser

Unit

100%

2034

* *

2

\$14,500

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$11,600

Exhaust Fans

Interior

20%

2034

* *

2

\$100

Roof

80%

2034

* *

2

\$500

Plumbing

H/C Water Piping

Brass/Copper

100%

2049

* *

1

Water Heater

Gas Fired

100%

2027

\$12,700

2

\$300

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

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE C BUILDING

Asset # : 2087

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2034	* *	1	\$1,300	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	90%							
	Generic	10%			2049	* *	1-2	\$600	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

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 : 25-Sep-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,Mez
Block : 7490 **Lot** : 2 **BIN** : 4862627

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Interior Architecture		\$184,700
Electrical		\$472,700
Mechanical	\$43,700	\$1,006,200
Total	\$43,700	\$1,663,500
Importance Code A	\$43,700	
Importance Code B		\$1,663,500
Total	\$43,700	\$1,663,500

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$71,100		\$11,100	\$1,600
Interior Architecture	\$98,400	\$4,800	\$39,300	\$2,300
Electrical	\$7,200	\$1,500	\$1,500	\$1,000
Mechanical	\$46,000	\$10,800	\$56,400	\$10,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$226,600	\$21,100	\$112,300	\$19,600
Importance Code A	\$71,500	\$1,800	\$13,000	\$3,400
Importance Code B	\$155,200	\$19,300	\$99,200	\$16,200
Importance Code C				
Total	\$226,600	\$21,100	\$112,300	\$19,600



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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG
Asset # : 2103

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%			LIFE	**	5	\$17,800	
	Masonry: Brick	75%			LIFE	**	5	\$26,700	
	Metal Panel	10%	Now	\$5,500	2049	**	5	\$6,700	
Deformed/Dented, Extent : Moderate, Area Affected : 20%									
Location : Underside Of Connecting Bridge To Oakland Building									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : North Facade, West Facade									
	Window Wall	5%			2049	**	5	\$6,700	
Windows									
	Aluminum	100%			2045	**	5	\$3,100	
Parapets									
	Concrete Masonry Unit	30%			LIFE	**	5	\$1,800	
	Masonry: Brick	35%			LIFE	**	5	\$1,800	
	Metal Rail	30%			2042	**	5-10	\$28,300	
	Pre-Cast Concrete	5%			LIFE	**	5	\$1,600	
Roof									
	Built-Up (BUR)	5%	Now	\$19,500	2039	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Over Connecting Bridge									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Over Connecting Bridge									
	Metal Panel	55%			2042	**	10	\$27,100	
	Modified Bitumen	20%			2034	**	10	\$5,400	
	Paver: Asphalt	20%			2038	**	10	\$8,100	
Soffits									
	Cast in Place Concrete	20%	2-4	\$1,900	LIFE	**	5	\$1,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Underside Stair									
	Metal Panel	80%			2049	**	5-10	\$8,700	

Interior

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

Estimates are rounded to the nearest hundred dollars.

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG
Asset # : 2103

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Carpet	10%	Now	\$61,600	2031	\$61,600	3	\$6,800		
Staining/Discoloring, Extent : Moderate, Area Affected : 50%									
Location : Mezzanine									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Mezzanine									
Wrinkling, Extent : Moderate, Area Affected : 50%									
Location : Mezzanine									
Cast in Place Concrete	5%			LIFE	**	5	\$4,900		
Ceramic Tile	10%			2038	**	5	\$4,500		
Quarry Tile	25%			2042	**	5	\$17,000		
Vinyl Tile	45%			2029	\$184,700	3	\$7,600		
Vinyl Tile 9" X 9"	5%			2024	\$26,600	3	\$800		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Room Adjacent To Bridge									
Explanation : Deteriorating Tiles									
Interior Walls									
Concrete Masonry Unit	25%			LIFE	**	5	\$7,800		
Gypsum Board	55%			LIFE	**	5	\$25,600		
Masonry: Brick	10%			LIFE	**				
Plaster	10%			LIFE	**	5	\$2,300		
Ceilings									
AcousTileSusp.Lay-In	55%			2034	**	5	\$24,900		
AcousTileSusp.Lay-In	10%	4+	\$15,600	2046	**	5	\$2,300		
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Game Room, Corridor Near Elevator									
Exposed Concrete	5%			LIFE	**	5	\$400		
Gypsum Board	10%			LIFE	**	5	\$5,700		
Plaster	20%	Now	\$12,700	LIFE	**	5	\$5,700		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Over Mezzanine, Stair									
Paint Peeling, Extent : Moderate, Area Affected : 10%									
Location : Over Mezzanine									
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : Over Mezzanine									
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	100%			2042	**				

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

Under 600 Volts

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG
Asset # : 2103

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	100%			2059	**	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Newly Installed Main Service Disconnect Switch Rated At 4,000 Amperes.									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2059	**	5	\$900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Newly Installed Main Distribution Switchboard									
Raceway									
	Conduit	98%			2029	\$32,800	1		
	Conduit	2%			2059	**	1		
Panelboards									
	Fused Disc Sw	10%			2028	\$2,400	5	\$100	
	Molded Case Bkrs	80%			2028	\$19,200	5	\$700	
	Molded Case Bkrs	10%			2045	**	5	\$100	
Wiring									
	Braided Cloth	20%	2-4	\$5,900	2054	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	60%			2029	\$17,800	1		
	Thermoplastic	20%			2049	**	1		
Motor Controllers									
	Locally Mounted	30%			2027	\$19,400	5	\$100	
	Motor Control Center	70%			2027	\$11,100	5	\$600	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$500	
Stand-by Power									
Transfer Switches									
	Under Construction	100%							
Generators									
	Under Construction	100%							
Fuel Storage									
	Under Construction	100%							
Lighting									
Interior Lighting									
	Fluorescent	90%			2029	\$324,700	10	\$27,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	Fluorescent	10%			2029	\$36,100	10	\$3,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Lobby									
Explanation : Compact Fluorescent Light Fixtures									

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG
Asset # : 2103

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Service	50%			2034	* *	1		
	Exit, Service	10%			2029	\$500	1		
	Exit, Service	40%			2034	* *	1		
	Exterior Lighting								
	HID	20%			2029	\$27,200	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2029	\$32,700	1	\$3,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways And Outside								
	Explanation : CCTV Surveillance Camera								
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2029	\$111,900	1-3	\$6,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways And Outside								
	Explanation : Smoke Detectors Alarm Bells, Strobe Lights And Manual Pull Stations								
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2039	* *	1		
	Other Observation, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium								
	Conversion Equipment								
	Heat Exchanger, Plate & Frame	90%	0-2	\$43,700	2044	* *	1	\$13,500	
	Corroded, Extent : Moderate, Area Affected : 10%								
	Location : Mechanical Room								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 2 Obsolete Units								
	Steam Boiler	10%			2046	* *	1	\$3,300	
	Other Observation, Extent : Light, Area Affected : 10%								
	Location : Basement								
	Explanation : 1 Unit								

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG
Asset # : 2103

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Central Plant Steam Piping/Pmp	100%	0-2	\$28,600	2039	**	4	\$1,700	
		Corroded, Extent : Moderate, Area Affected : 10% Location : Throughout							
	Terminal Devices								
	Air Handler	80%			2029	\$379,600	1	\$16,700	
	Convactor/Radiator	20%			2034	**	1	\$2,200	
Air Conditioning									
	Energy Source								
	Steam/HW System	100%			2039	**	1		
	Conversion Equipment								
	Absorption Chiller/Steam/HW	100%			2032	**	1	\$36,500	
		Other Observation, Extent : Light, Area Affected : 100% Location : Mechanical Room Explanation : One Unit - Refrigerant Is R22							
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%	Now	\$2,100	2039	**	4	\$1,700	
		Corroded, Extent : Moderate, Area Affected : 15% Location : Roof							
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2029	\$378,500	1	\$20,900	
	Heat Rejection								
	Water Cooling Tower	100%	Now	\$6,400	2027	\$128,100	2	\$27,200	
		Corroded, Extent : Severe, Area Affected : 10% Location : Supporting Beams, Roof							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$18,800	
	Exhaust Fans								
	Interior	100%			2029	\$120,100	2	\$1,000	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	**	1		
	Water Heater								
	Gas Fired	100%			2024	\$20,600	2	\$500	
	HW Heat Exchanger								
	HTHW/HW	100%			2049	**			
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 2 Units							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG
Asset # : 2103

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sewage Ejector(s)								
	Electric	100%			2024	\$9,700	4	\$1,300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : One Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2039		* *	1-5	\$17,000
	Sprinkler								
	No Component	60%							
	Generic	40%			2039		* *	1-2	\$3,800
	Chemical System								
	No Component	98%							
	Generic	2%			2024	\$600	1-3	\$100	

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

Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG
Address : 222-25 56TH AVENUE
Borough : QUEENS **Agency's Number** : 30-27030
Program / Asset # : CUN0006.300 / 1570 **Yr Built/Renovated** : 1970 /
Area Sq Ft : 148,066 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 04-Oct-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,Ph
Block : 7490 **Lot** : 2 **BIN** : 4439431

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$878,800	\$1,513,100
Interior Architecture	\$1,022,200	\$189,900
Electrical	\$179,100	\$1,996,200
Mechanical	\$298,400	\$3,384,500
Total	\$2,378,500	\$7,083,700
Importance Code A	\$878,800	\$1,513,100
Importance Code B	\$1,499,700	\$5,532,400
Importance Code C		\$38,200
Total	\$2,378,500	\$7,083,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$12,800		\$23,100	
Interior Architecture	\$28,100	\$5,900		\$28,100
Electrical	\$7,100	\$5,700	\$6,600	\$5,000
Mechanical	\$41,500	\$41,200	\$64,500	\$37,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$93,500	\$56,700	\$98,200	\$74,600
Importance Code A	\$34,100	\$7,300	\$30,800	\$7,300
Importance Code B	\$59,400	\$49,400	\$67,400	\$67,200
Importance Code C				
Total	\$93,500	\$56,700	\$98,200	\$74,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG
Asset # : 1570

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	**	5	\$52,000	
	Concrete Masonry Unit	5%			LIFE	**	5	\$6,500	
	Masonry: Brick	30%	Now	\$200,900	LIFE	**	5	\$62,400	
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Penthouse								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Penthouse								
	Pre-Cast Concrete	55%	Now	\$201,800	LIFE	**	5	\$371,600	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
	Location : Classrooms 206, 208, 209								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Room 208								
	Window Wall	5%			2049	**	5	\$39,000	
Windows									
	Aluminum	95%	Now	\$319,000	2037	**	5	\$17,800	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Metal Louvers	5%			2038	**	10	\$11,700	
Parapets									
	Cast in Place Concrete	5%	Now	\$12,800	LIFE	**	5	\$9,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Cooling Tower Area								
	Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
	Location : Cooling Tower Area								
	Masonry: Brick	25%			LIFE	**	5	\$4,700	
	Metal Panel	10%			2049	**	5	\$7,300	
	Metal Rail	30%			2042	**	5-10	\$102,200	
	Pre-Cast Concrete	30%			LIFE	**	5	\$35,600	
Roof									
	Cast in Place Concrete	20%			LIFE	**			
	Modified Bitumen	75%	Now	\$95,100	2029	\$951,400			
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
	Location : Southeast Corner								
	Skylight, Metal/Glass	5%			2039	**	10	\$14,600	
Soffits									
	Stucco Cement	100%			2042	**	5		
Interior									
Floors									
	Carpet	10%			2028	\$322,600	3	\$47,300	
	Cast in Place Concrete	15%			LIFE	**	5	\$77,700	
	Ceramic Tile	5%			2038	**	5	\$11,800	
	Terrazzo	15%			LIFE	**	5	\$27,700	
	Vinyl Tile	55%			2034	**	3	\$65,100	

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG
Asset # : 1570

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Concrete Masonry Unit	35%			LIFE	* *	5	\$32,400	
	Masonry: Brick	10%			LIFE	* *			
	Plaster	55%			LIFE	* *	5	\$38,200	
Ceilings									
	AcousTileConcealSpLn	50%	Now	\$1,022,200	2049	* *	5	\$74,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Exposed Concrete	40%			LIFE	* *	5	\$14,800	
	Gypsum Board	10%			LIFE	* *	5	\$29,600	
Site Pavements									
On-Site Walkways									
	Pavers/Stone	100%			2038	* *			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Air Circuit Breaker	100%			2059	* *	5	\$800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Newly Installed Low Voltage Power Circuit Breaker Rated At 4,000 Amperes.							
	Transformers								
	Dry Type	100%			2027	\$16,900	5	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 150 Kilovolt-ampere, 480v-208/120 Volts							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2059	* *	5	\$3,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Newly Installled Main Distribution Swithboard With 3 - Vertical Sections							
	Raceway								
	Conduit	98%			2029	\$258,900	1		
	Conduit	2%			2059	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Newly Installed Raceway							

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG
Asset # : 1570

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	15%			2028	\$35,900	5	\$500	
	Molded Case Bkrs	20%			2037	* *	5	\$800	
	Molded Case Bkrs	65%			2028	\$155,600	5	\$2,500	
Wiring									
	Thermoplastic	98%			2029	\$363,400	1		
	Thermoplastic	2%			2059	* *	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Newly Installed Thermoplastic Wires									
Motor Controllers									
	Locally Mounted	10%			2027	\$12,300	5	\$100	
	Motor Control Center	70%			2027	\$539,800	5	\$2,800	
	Motor Control Center	20%			2046	* *	5	\$800	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$2,200	
Stand-by Power									
Transfer Switches									
	Under Construction	100%							
Generators									
	Under Construction	100%							
Fuel Storage									
	Under Construction	100%							
Lighting									
Interior Lighting									
	Fluorescent	95%			2029	\$331,200	10	\$129,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	LED	5%			2037	* *			
Egress Lighting									
	Emergency, Service	50%			2029	\$38,900	1		
	Exit, Service	50%			2029	\$21,300	1		
Exterior Lighting									
	HID	30%			2024	\$179,100	10	\$100	
	No Component	70%							
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2029	\$143,500	1	\$16,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Hallways And Outside									
Explanation : CCTV Surveillance Camera									

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG
Asset # : 1570

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2034

* *

1-3

\$28,200

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

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

Heating

Energy Source

HTHW/HW

100%

2039

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium*

Conversion Equipment

Heat Exchanger, Plate & Frame

100%

Now

\$21,300

2032

* *

1

\$65,900

*Corroded, Extent : Severe, Area Affected : 10%**Location : Basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Central Plant Steam Piping/Pmp

100%

Now

\$125,300

2039

* *

4

\$7,300

*Corroded, Extent : Severe, Area Affected : 20%**Location : Basement Level And Risers**Insul. Deteriorating, Extent : Moderate, Area Affected : 15%**Location : Basement Level And Risers*

Terminal Devices

Air Handler

50%

2029

\$1,041,000

1

\$45,800

Convactor/Radiator

25%

2027

\$198,200

1

\$12,000

Fan Coil Unit/Heat

25%

2029

\$554,400

1

\$12,000

Air Conditioning

Energy Source

District Chilled Water

70%

2039

* *

1

*Other Observation, Extent : Light, Area Affected : 70%**Location : Throughout**Explanation : Chiller Water From Medical Arts Building*

Electricity

30%

2037

* *

1

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG
Asset # : 1570

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	30%			2029	\$377,000	1	\$20,600	
		R-22 Refrigerant, Extent : Light, Area Affected : 30%							
		Location : Basement, Chiller							
	No Component	70%							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2039	* *	4	\$10,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Chilled Water Also Comes From Medical Arts Building							
		Explanation : Reciprocating Comp. Chillers Used For Back Up Only							
Terminal Devices									
	Air Handler/Cool/Ht	80%			2029	\$398,500	1	\$73,300	
	Fan Coil - 4 Pipe	20%			2029	\$208,000	1	\$9,600	
Heat Rejection									
	Water Cooling Tower	30%			2027	\$50,600	2	\$44,700	
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$82,600	
Exhaust Fans									
	Interior	85%			2029	\$447,700	2	\$3,900	
	Roof	15%			2037	* *	2	\$700	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	* *	1		
Water Heater									
	Electric	100%			2024	\$130,400	4	\$900	
HW Heat Exchanger									
	HTHW/HW	100%			2039	* *			
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)									
	Electric	100%			2024	\$42,600	4	\$5,900	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 4th Floor, Roof							
		Explanation : 1 Unit							

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG
Asset # : 1570

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Standpipe							
	Generic	100%		2039	* *	1-5	\$74,700	
	Sprinkler							
	No Component	95%						
	Generic	5%		2029	\$72,500	1-2	\$2,100	

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Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM
Address : 221-05 56TH AVENUE
Borough : QUEENS **Agency's Number** : 5-27005
Program / Asset # : CUN0006.050 / 2102 **Yr Built/Renovated** : 1967 / 2006
Area Sq Ft : 57,776 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 21-Sep-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,Pen
Block : 7490 **Lot** : 2 **BIN** : 4439435

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$663,400	\$93,900
Interior Architecture	\$134,200	
Electrical	\$92,800	\$752,400
Mechanical	\$35,200	\$2,596,600
Total	\$925,600	\$3,442,900
Importance Code A	\$663,400	\$93,900
Importance Code B	\$262,200	\$3,349,000
Total	\$925,600	\$3,442,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$48,500		\$25,000	
Interior Architecture	\$73,600	\$13,400	\$7,200	\$2,900
Electrical	\$3,900	\$4,200	\$4,700	\$3,400
Mechanical	\$20,800	\$10,600	\$26,100	\$13,800
Site Pavements	\$22,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$173,500	\$32,100	\$66,900	\$24,000
Importance Code A	\$51,400	\$2,900	\$28,000	\$2,900
Importance Code B	\$99,400	\$21,600	\$39,000	\$21,100
Importance Code C	\$22,700	\$7,700		
Total	\$173,500	\$32,100	\$66,900	\$24,000



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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM
Asset # : 2102

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	40%	Now	\$149,000	LIFE	**	5	\$23,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : North Facade							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Base Of Building							
	Metal Coiling Doors	2%			2042	**	5	\$3,600	
	Pre-Cast Concrete	50%	2-4	\$204,000	LIFE	**	5	\$93,900	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Various							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 20%							
		Location : Various							
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Various							
	Window Wall	8%			2049	**	5	\$17,300	
Windows									
	Aluminum	50%	4+	\$15,600	2037	**	5	\$1,700	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Aluminum	45%			2037	**	5	\$3,100	
	Metal Louvers	5%			2038	**	10	\$2,200	
Parapets									
	Masonry: Brick	10%			LIFE	**	5		
	Metal Rail	80%			2042	**	5-10		
	Pre-Cast Concrete	10%			LIFE	**	5		
Roof									
	Modified Bitumen	20%			2034	**	10	\$16,300	
	Panel/Paver: Cer/Brk	10%	Now	\$29,500	2049	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Terrace Over Mechanical Room							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 15%							
		Location : Terrace							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Mechanical Room Below Terrace							
	Single Ply Membrane	20%	Now	\$275,300	2039	**			
		Drains Inad/Misposn, Extent : Moderate, Area Affected : 50%							
		Location : Over Lobby							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%							
		Location : Over Lobby							
		Water Penetration, Extent : Moderate, Area Affected : 25%							
		Location : Over Lobby							
	Single Ply Membrane	43%			2034	**	10	\$35,000	
	Skylight, Plastic	7%			2042	**	1		

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM
Asset # : 2102

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Various									
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$16,700	
	Ceramic Tile	15%			2038	**	5	\$11,500	
	Terrazzo	10%			LIFE	**	5	\$6,000	
	Vinyl Tile	25%			2034	**	3	\$9,600	
	Vinyl Tile	5%	Now	\$34,700	2039	**	3	\$1,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Locker Room Area In Basement									
Loose Units, Extent : Moderate, Area Affected : 20%									
Location : Locker Room Area In Basement									
	Wood	35%			2057	**	5	\$50,200	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Pool Wall									
	Ceramic Tile	15%			2038	**	5	\$15,300	
	Concrete Masonry Unit	30%			LIFE	**	5	\$12,200	
	Masonry: Brick	10%			LIFE	**			
	Plaster	15%			LIFE	**	5	\$4,600	
	SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings									
	AcousTileConcealSpLn	15%			2034	**	5	\$14,300	
	AcousTileConcealSpLn	10%	Now	\$66,000	2049	**	5	\$4,800	
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%									
Location : Gymnasium, Lobby									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Gymnasium, Lobby									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : Lobby									
	AcousTileSusp.Lay-In	30%			2042	**	5	\$22,900	
	Exposed Concrete	5%			LIFE	**	5	\$600	
	Exposed Struc: Steel	15%			LIFE	**			
	Metal Panel	5%	Now	\$68,100	LIFE	**	5	\$4,800	
Bent/Warped Elements, Extent : Moderate, Area Affected : 25%									
Location : Basement									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Basement									
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%									
Location : Basement									
	Plaster	20%			LIFE	**	5	\$9,600	
Site Enclosure									

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM
Asset # : 2102

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Aluminum Picket	100%			2029				
	Retaining Walls								
	Cast in Place Concrete	100%			2064		* *		
Site Pavements									
	On-Site Walkways								
	Asphalt	80%	4+	\$5,700	2038		* *		
				Cracking/Crumbling, Extent : Moderate, Area Affected : 20%					
				Location : Rear Of Building					
	Cast in Place Concrete	20%			2042		* *		
	Parking/Driveway								
	Asphalt	100%	4+	\$17,000	2038		* *		
				Cracking/Crumbling, Extent : Moderate, Area Affected : 20%					
				Location : Various					

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Air Circuit Breaker	100%			2059	* *	5	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Newly Installed Main Service Disconnect Switch Rated At 4,000 Amperes.							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2059	* *	5	\$1,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Newly Installed Main Distribution Board With 2 Vertical Sections							
	Raceway								
	Conduit	90%			2029	\$119,000	1		
	Conduit	10%			2039	* *	1		
	Panelboards								
	Fused Disc Sw	10%			2028	\$11,200	5	\$100	
	Molded Case Bkrs	50%			2028	\$55,900	5	\$800	
	Molded Case Bkrs	40%			2037	* *	5	\$600	
	Wiring								
	Braided Cloth	50%	2-4	\$92,800	2054	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	30%			2029	\$55,700	1		
	Thermoplastic	20%			2039	* *	1		

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM
Asset # : 2102

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Motor Controllers									
	Locally Mounted	10%			2027	\$4,800	5		
	Locally Mounted	20%			2034	* *	5	\$100	
	Motor Control Center	20%			2027	\$62,500	5	\$300	
	Motor Control Center	50%			2034	* *	5	\$800	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$800	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2034	* *	1	\$17,800	
Lighting									
Interior Lighting									
	Fluorescent	90%			2029	\$122,400	10	\$47,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	HID	10%			2029	\$9,900	10	\$200	
Egress Lighting									
	Emergency, Battery	50%			2029	\$41,600	10	\$7,000	
	Exit, Service	50%			2029	\$8,300	1		
Exterior Lighting									
	HID	10%			2029	\$23,300	10		
	No Component	90%							
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2029	\$56,000	1	\$6,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Hallways And Outside									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2029	\$191,700	1-3	\$10,700	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2039	* *	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Buried Tanks									
Explanation : Oil No.2 - Two Tanks 30,000 Gallons Each									

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM
Asset # : 2102

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2034	**	1	\$28,600	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement Boiler Room						
			Explanation : 3 Boilers. Providing High Temp. Water To Most Of The Buildings On Campus						
Distribution									
	Hot Wtr Piping/Pump	100%			2045	**	4	\$2,800	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Boiler Room						
			Explanation : Distributes High Temp. Water To Most Buildings On Campus						
Terminal Devices									
	Air Handler	40%			2029	\$325,000	1	\$14,300	
	Convactor/Radiator	30%			2042	**	1	\$5,600	
	Fan Coil Unit/Heat	30%			2034	**	1	\$5,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	**	1		
	Conversion Equipment								
	Reciprocating	40%			2034	**	1	\$10,700	
	Compr/Chiller								
			R-22 Refrigerant, Extent : Light, Area Affected : 100%						
			Location : Side Yard						
			Other Observation, Extent : Light, Area Affected : 50%						
			Location : Side Yard						
			Explanation : One Unit						
	No Component	60%							
Distribution									
	CW & CHW Wtr	40%			2049	**	4	\$1,100	
	Pipe/Pump								
	No Component	60%							
Terminal Devices									
	Air Handler/Cool/Ht	40%			2029	\$103,700	1	\$14,300	
	No Component	60%							
Heat Rejection									
	Dry Cooler	40%			2034	**	2	\$16,100	
	No Component	60%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$32,200	
Exhaust Fans									
	Interior	100%			2029	\$205,500	2	\$1,800	
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2039	**	1		
	Galvanized Steel	50%			2034	**	1		

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM
Asset # : 2102

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Gas Fired	100%			2024	\$35,200	2	\$800	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Boiler Room						
			Explanation : 2 Tanks Of 400 Gallons Each						
	HW Heat Exchanger								
	HTHW/HW	100%			2049	* *			
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2034	* *	4	\$1,800	
	Pool Filter/Treatment								
	Diatomaceous Earth	100%			2030	\$1,962,500	4	\$21,500	
	Sewage Ejector(s)								
	Electric	100%			2029	\$16,600	4	\$2,300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement To 2nd Floor						
			Explanation : One Unit						
Fire Suppression									
	Standpipe								
	Generic	100%			2039	* *	1-5	\$29,100	
	Sprinkler								
	No Component	40%							
	Generic	60%			2039	* *	1-2	\$9,700	

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

Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY
Address : 222-05 56TH AVENUE
Borough : QUEENS **Agency's Number** : 3-27003
Program / Asset # : CUN0006.030 / 2100 **Yr Built/Renovated** : 1967 / 2006
Area Sq Ft : 107,884 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 04-Oct-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 7490 **Lot** : 2 **BIN** : 4444187

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$377,200	\$1,312,200
Interior Architecture	\$613,700	
Electrical	\$172,300	\$1,434,000
Mechanical	\$706,800	\$2,329,800
Total	\$1,869,900	\$5,076,000
Importance Code A	\$532,500	\$1,312,200
Importance Code B	\$1,337,400	\$3,763,900
Total	\$1,869,900	\$5,076,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$41,900		\$1,400	
Interior Architecture	\$84,800	\$3,900	\$2,000	\$1,119,100
Electrical	\$14,600	\$4,400	\$4,800	\$3,600
Mechanical	\$45,500	\$47,100	\$49,400	\$49,400
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$196,600	\$65,300	\$67,500	\$1,181,900
Importance Code A	\$47,200	\$5,300	\$7,000	\$5,300
Importance Code B	\$124,900	\$60,000	\$60,500	\$1,176,600
Importance Code C	\$24,500			
Total	\$196,600	\$65,300	\$67,500	\$1,181,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY
Asset # : 2100

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls	Concrete Masonry Unit	5%	Now	\$40,300	LIFE	* *	5	\$2,900	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Cooling Tower Area							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Cooling Tower Area							
	Masonry: Brick	25%	Now	\$73,700	LIFE	* *	5	\$22,900	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Foundation							
	Pre-Cast Concrete	70%			LIFE	* *	5	\$208,300	
	Windows								
Aluminum		95%	4+	\$155,900	2045	* *	5	\$8,700	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Metal Louvers	5%			2038	* *	10	\$5,700	
Parapets									
Concrete Masonry Unit		5%	Now	\$3,900	LIFE	* *	5	\$800	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Cooling Tower Area							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Cooling Tower Area							
	Metal Panel	5%			2049	* *	5	\$2,700	
	Metal Rail	70%			2042	* *	5-10	\$176,700	
	Pre-Cast Concrete	20%	Now	\$21,400	LIFE	* *	5	\$17,600	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Coping Over Cooling Tower Wall							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
	Location : Coping Over Cooling Tower Wall								
Roof									
Modified Bitumen		85%			2029	\$967,700	10	\$66,800	
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Main Roof							
	Paver: Asphalt	10%	Now	\$7,500	2038	* *			
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Over Room B-16							
Skylight, Plastic	5%			2042	* *	1			
Soffits									
Pre-Cast Concrete	30%			LIFE	* *	5	\$10,200		
Stucco Cement	70%			2042	* *	5	\$18,200		
Interior									

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY
Asset # : 2100

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	50%			2025	\$1,073,800	3	\$157,600	
	Ceramic Tile	5%			2038	* *	5	\$7,900	
	Terrazzo	5%			LIFE	* *	5	\$6,200	
	Vinyl Tile	30%			2034	* *	3	\$23,600	
	Vinyl Tile 9" X 9"	10%			2024	\$185,300	3	\$5,900	
Interior Walls									
	Glass: Single Pane	5%			LIFE	* *	5	\$10,700	
	Gypsum Board	15%			LIFE	* *	5	\$25,700	
	Masonry: Brick	25%			LIFE	* *			
	Metal Panel	20%			LIFE	* *			
	Plaster	5%	Now	\$24,500	LIFE	* *	5	\$4,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Room B-5, B-16								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Room B-5, B-16								
	Plaster	30%			LIFE	* *	5	\$25,700	
Ceilings									
	AcousTileConcealSpLn	25%	Now	\$323,400	2049	* *	5	\$23,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Corridors								
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
	Location : Corridors								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Corridors								
	AcousTileSusp.Lay-In	20%			2042	* *	5	\$30,000	
	Exposed Concrete	40%			LIFE	* *	5	\$9,400	
	Gypsum Board	10%			LIFE	* *	5	\$18,700	
	Plaster	5%	Now	\$104,900	LIFE	* *	5	\$4,700	
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
	Location : Room B-5								
	Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
	Location : Room B-5								
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	90%			2042	* *			
	Pavers/Stone	10%			2038	* *			

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

Under 600 Volts

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY
Asset # : 2100

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	100%			2059	**	5	\$600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Newly Installed Low Voltage Power Circuit Breaker Rated At 4,000 Amperes.									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2059	**	5	\$2,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Newly Installed Main Distribution Switchboard With 2 - Vertical Sections									
Raceway									
	Conduit	98%			2029	\$86,900	1		
	Conduit	2%			2059	**	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Newly Installed Raceway									
Panelboards									
	Fused Disc Sw	8%			2028	\$4,500	5	\$200	
	Molded Case Bkrs	92%			2028	\$51,400	5	\$2,600	
Wiring									
	Braided Cloth	48%	2-4	\$41,800	2054	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	50%			2029	\$43,600	1		
	Thermoplastic	2%			2059	**	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Newly Installed Thermoplastic Wires									
Motor Controllers									
	Locally Mounted	10%			2027	\$21,000	5	\$100	
	Motor Control Center	50%			2027	\$25,800	5	\$1,500	
	Under Construction	40%							
Ground									
Grounding Devices									
	Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,600	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : Corroded									
Stand-by Power									
Transfer Switches									
	Under Construction	100%							
Generators									
	Under Construction	100%							
Fuel Storage									
	Under Construction	100%							

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY
Asset # : 2100

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	100%			2029	\$1,153,300	10	\$98,900	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					
				Explanation : T-8 Lamps					
	Egress Lighting								
	Emergency, Service	50%			2029	\$28,300	1		
	Exit, Service	50%			2029	\$8,200	1		
	Exterior Lighting								
	HID	30%			2024	\$130,500	10	\$100	
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2034	* *	1	\$12,100	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Hallways And Outside					
				Explanation : CCTV Surveillance Camera					
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2034	* *	1-3	\$20,500	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Hallways					
				Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors And Horns					
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2039	* *	1		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout					
				Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium					
	Conversion Equipment								
	Heat Exchanger, Plate & Frame	100%			2025	\$155,400	1	\$53,300	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement Equipment Room					
				Explanation : 3 Units					
	Distribution								
	Hot Wtr Piping/Pump	100%	Now	\$16,800	2037	* *	4	\$5,300	
				Corroded, Extent : Moderate, Area Affected : 10%					
				Location : The Valves In Mechanical Equipment Room And Various Other Areas					

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY
Asset # : 2100

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	80%			2029	\$1,213,600	1	\$53,400	
	Convactor/Radiator	20%			2034	**	1	\$7,000	
Air Conditioning									
	Energy Source								
	Electricity	10%			2037	**	1		
	Steam/HW System	90%			2039	**	1		
	Conversion Equipment								
	Absorption	70%			2032	**	1	\$81,700	
	Chiller/Steam/HW								
				Other Observation, Extent : Light, Area Affected : 70%					
				Location : Basement					
				Explanation : One Unit With Refrigerant Water In Lithium Bromide Cycle					
	Split Unit	15%			2034	**			
				R-22 Refrigerant, Extent : Light, Area Affected : 15%					
				Location : 6 Units On 1st Floor					
	No Component	15%							
Distribution									
	CW & CHW Wtr	70%			2039	**	4	\$5,600	
	Pipe/Pump								
	No Component	30%							
Terminal Devices									
	Air Handler/Cool/Ht	55%			2029	\$565,600	1	\$36,700	
	Fan Coil - 2 Pipe	15%			2034	**	1	\$5,200	
	Fan Coil - 4 Pipe	15%			2024	\$322,000	1	\$5,200	
	No Component	15%							
Heat Rejection									
	Air Cooled Condenser Unit	15%			2029	\$27,700	2	\$11,300	
	Water Cooling Tower	70%			2027	\$243,600	2	\$76,000	
	No Component	15%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$60,200	
Exhaust Fans									
	Interior	80%			2029	\$307,000	2	\$2,600	
	Wall Unit	20%			2029	\$7,700	2	\$700	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	0-2	\$40,200	2039	**	1		
				Corroded, Extent : Severe, Area Affected : 10%					
				Location : Basement					
Water Heater									
	Electric	100%			2024	\$95,000	4	\$600	

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

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY
Asset # : 2100

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	HW Heat Exchanger HTHW/HW	100%	0-2	\$94,100	2049		* *		
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Basement							
		Explanation : Obsolete Equipment							
	Sanitary Piping Cast Iron	100%			LIFE		* *	1	
	Storm Drain Piping Cast Iron	100%			LIFE		* *	1	
	Sewage Ejector(s) Electric	100%			2029	\$31,100	4	\$4,300	
	Backflow Preventer Not Accessible	100%							
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Geared Traction	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 4th Floor							
		Explanation : Two Units							
Fire Suppression									
	Standpipe Generic	100%			2049		* *	1-5	\$56,400
	Sprinkler No Component	80%							
	Generic	20%			2049		* *	1-2	\$6,000

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

Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG
Address : 222-01 56TH AVENUE
Borough : QUEENS **Agency's Number** : 12-27012
Program / Asset # : CUN0006.120 / 2086 **Yr Built/Renovated** : 1978 / 2003
Area Sq Ft : 141,324 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 22-Sep-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,5
Block : 7490 **Lot** : 2 **BIN** : 4439438

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$774,700	\$148,300
Interior Architecture	\$697,200	\$105,900
Electrical	\$468,800	\$1,833,300
Mechanical	\$737,500	\$3,984,200
Total	\$2,678,300	\$6,071,700
Importance Code A	\$978,200	\$148,300
Importance Code B	\$1,700,100	\$5,923,400
Total	\$2,678,300	\$6,071,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$9,100		\$9,400	
Interior Architecture	\$57,300	\$5,300	\$21,300	\$315,700
Electrical	\$5,300	\$5,700	\$5,800	\$4,000
Mechanical	\$68,100	\$47,100	\$142,900	\$45,100
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$149,600	\$68,000	\$189,300	\$374,600
Importance Code A	\$16,100	\$7,000	\$16,700	\$7,000
Importance Code B	\$101,500	\$61,000	\$172,700	\$367,600
Importance Code C	\$32,000			
Total	\$149,600	\$68,000	\$189,300	\$374,600



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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG
Asset # : 2086

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	2%			LIFE	**	5	\$10,000	
	Masonry: Brick	93%	Now	\$149,800	LIFE	**	5	\$93,000	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
Location : South Facade, Stair Door To Penthouse									
Expansion Joint Failure, Extent : Moderate, Area Affected : 10%									
Location : South Facade									
	Window Wall	5%			2049	**	5	\$18,800	
Windows									
	Aluminum	95%	Now	\$232,800	2037	**	5	\$13,000	
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
	Metal Louvers	5%			2038	**	10	\$8,600	
Parapets									
	Concrete Masonry Unit	15%			LIFE	**	5	\$2,700	
	Masonry: Brick	80%	Now	\$392,100	LIFE	**	5	\$12,700	1
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 80%									
Location : Parapet Wall									
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
Location : Corners									
	Pre-Cast Concrete	5%	Now	\$9,100	LIFE	**	5	\$5,000	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Coping									
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%									
Location : Coping									
Roof									
	Sloped Glazing	5%			LIFE	**	5	\$55,300	
	Under Construction	95%							
Other Observation, Extent : Light, Area Affected : 0%									
Location : Rooms 431, 432, 434, 443, 462 And Corridor									
Explanation : Roof Leaks In 4th Floor Rooms; Modified Roof Being Installed									
Interior									
Floors									
	Carpet	10%			2025	\$290,400	3	\$42,600	
	Cast in Place Concrete	15%			LIFE	**	5	\$69,900	
	Ceramic Tile	5%			2038	**	5	\$10,700	
	Panel/Paver: Cer/Brk	15%			2045	**	5	\$71,900	
	Vinyl Tile	55%			2034	**	3	\$58,600	

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG
Asset # : 2086

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Concrete Masonry Unit	55%			LIFE	**	5	\$33,800	
	Gypsum Board	25%			LIFE	**	5	\$23,100	
	Masonry: Brick	5%	Now	\$32,000	LIFE	**			
Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Lobby Area									
Other Observation, Extent : Moderate, Area Affected : 10%									
Location : Lobby Area									
Explanation : Expansion Joint Failure									
	Plaster	15%			LIFE	**	5	\$6,900	
Ceilings									
	AcousTileConcealSpLn	25%	Now	\$460,000	2049	**	5	\$33,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%									
Location : Corridors									
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Corridors									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Corridors									
	AcousTileSusp.Lay-In	20%			2034	**	5	\$42,600	
	Exposed Concrete	55%	Now	\$201,300	LIFE	**	5	\$18,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Rooms 434, 443 And Various Others									
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : Rooms 434, 443, 444 And Various Others									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Rooms 434, 443, 444 And Various Others									

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2039	* *	5	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switches Rated At 2- 2,000 Amperes And 1- 1,200 Amperes							
	Transformers								
	Dry Type	100%			2034	* *	5	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 750 Kilovolt-ampere 480v-208/120 Volts							

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG
Asset # : 2086

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Fused Disc Sw	50%			2039	* *	5	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 5 - Vertical Sections							
	Under Construction	50%							
Raceway									
	Conduit	10%			2039	* *	1		
	Conduit	90%			2029	\$237,800	1		
Panelboards									
	Fused Disc Sw	10%			2028	\$23,900	5	\$300	
	Fused Disc Sw	5%			2037	* *	5	\$200	
	Molded Case Bkrs	85%			2028	\$203,500	5	\$3,200	
Wiring									
	Thermoplastic	90%			2029	\$333,800	1		
	Thermoplastic	10%			2039	* *	1		
Motor Controllers									
	Locally Mounted	20%			2027	\$24,600	5	\$200	
	Motor Control Center	60%			2027	\$462,700	5	\$2,300	
	Motor Control Center	20%			2034	* *	5	\$800	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$2,100	
Stand-by Power									
	Transfer Switches								
	Under Construction	100%							
Generators									
	Under Construction	100%							
Fuel Storage									
	Under Construction	100%							
Lighting									
	Interior Lighting								
	Fluorescent	99%			2029	\$329,500	10	\$128,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	HID	1%			2029	\$2,400	10		
Egress Lighting									
	Emergency, Service	50%			2034	* *	1		
	Exit, Service	50%			2034	* *	1		
Exterior Lighting									
	HID	20%			2029	\$114,000	10	\$100	
	No Component	80%							
Alarm									

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG
Asset # : 2086

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

Alarm

Security System

No Component

70%

Generic

30%

2037

* *

1

\$15,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Outside**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2024

\$468,800

1-3

\$26,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Manual Pull Station, Alarm Bells And Smoke Detectors*

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

Heating

Energy Source

HTHW/HW

100%

2039

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium*

Conversion Equipment

Heat Exchanger, Plate & Frame

100%

2025

\$203,500

1

\$69,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Mechanical Room**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

100%

Now

\$11,000

2037

* *

4

\$7,000

*Corroded, Extent : Moderate, Area Affected : 10%**Location : At The Heat Exchanger Valves And Various Other Areas*

Terminal Devices

Air Handler

60%

2029

\$1,192,300

1

\$52,400

Convactor/Radiator

30%

2034

* *

1

\$13,700

Fan Coil Unit/Heat

10%

2029

\$211,600

1

\$4,600

Air Conditioning

Energy Source

Electricity

10%

2037

* *

1

Steam/HW System

90%

2039

* *

1

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG
Asset # : 2086

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Absorption Chiller/Steam/HW	90%			2032	**	1	\$137,600	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : Two Units. Water Is The Refrigerant In Cycle With Lithium Bromide							
	Reciprocating Compr/Chiller	10%			2024	\$119,900	1	\$6,600	
		R-22 Refrigerant, Extent : Light, Area Affected : 10% Location : Basement, Chiller							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2039	**	4	\$10,400	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2029	\$1,584,900	1	\$87,400	
Heat Rejection									
	Air Cooled Condenser Unit	10%			2024	\$28,500	2	\$9,800	
	Water Cooling Tower	90%	Now	\$289,600	2030	\$482,700	2	\$102,400	
		Damaged, Extent : Severe, Area Affected : 100% Location : Baffles Completely Rotted							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$78,800	
Exhaust Fans									
	Interior	95%			2029	\$477,600	2	\$4,100	
	Roof	5%			2024	\$11,700	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2039	**	1		
	Galvanized Steel	20%	0-2	\$12,400	2034	**	1		
		Corroded, Extent : Moderate, Area Affected : 10% Location : Throughout							
Water Heater									
	Electric	100%			2024	\$124,500	4	\$800	
HW Heat Exchanger									
	HTHW/HW	100%			2049	**			
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2029	\$21,500	4	\$3,000	
		Other Observation, Extent : Light, Area Affected : 100% Location : Sub-basement Explanation : 1 Unit							

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG
Asset # : 2086

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE		**		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : One Unit From Sub-basement To 4th Floor, One Unit From Basement To 4th Floor					
				Explanation : Two Units					
Fire Suppression									
	Standpipe								
	Generic	100%			2039		**	1-5	\$71,300
	Sprinkler								
	No Component	95%							
	Generic	5%			2039		**	1-2	\$2,000
	Fire Pump								
	Generic	100%			2032		**	1	\$26,400

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Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

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 : 12-Oct-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,Mez
Block : 7490 **Lot** : 2 **BIN** : 4439433

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$77,700	
Interior Architecture		\$36,700
Electrical		\$137,800
Total	\$77,700	\$174,500
Importance Code A	\$77,700	
Importance Code B		\$174,500
Total	\$77,700	\$174,500

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$4,300		\$27,300	\$1,700
Interior Architecture	\$20,300	\$2,500		\$2,200
Electrical	\$2,900	\$2,300	\$11,100	\$3,000
Mechanical	\$11,500	\$7,400	\$29,900	\$8,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$43,000	\$16,200	\$72,200	\$19,500
Importance Code A	\$6,700	\$2,300	\$29,700	\$4,100
Importance Code B	\$36,300	\$12,300	\$42,500	\$15,400
Importance Code C		\$1,600		
Total	\$43,000	\$16,200	\$72,200	\$19,500



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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG
Asset # : 2099

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Fieldstone	80%			LIFE	**	5	\$32,800	
	Wood	20%			2034	**	5	\$54,700	
Windows									
	Aluminum	80%			2045	**	5	\$3,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : These Windows Are Made Out Of Wood On The Interior Side								
	Wood	20%			2037	**	5	\$8,700	
Roof									
	Slate	100%	4+	\$77,700	LIFE	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%								
	Location : North And South Sides								
Interior									
Floors									
	Carpet	10%			2028	\$48,000	3	\$7,000	
	Cast in Place Concrete	10%			LIFE	**	5	\$7,700	
	Ceramic Tile	5%			2038	**	5	\$1,800	
	Quarry Tile	15%			2042	**	5	\$7,900	
	Slate	10%			LIFE	**	5	\$3,700	
	Vinyl Tile	10%			2034	**	3	\$1,800	
	Wood	40%			2057	**	5	\$26,400	
Interior Walls									
	Ceramic Tile	5%			2038	**	5	\$3,200	
	Gypsum Board	80%			LIFE	**	5	\$30,300	
	Masonry: Brick	10%			LIFE	**			
	Wood	5%			LIFE	**	5	\$12,600	
Ceilings									
	AcousTileSusp.Lay-In	5%			2042	**	5	\$1,800	
	Exposed Struc: Wood	15%			LIFE	**			
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Exhibit Area								
	Gypsum Board	80%			LIFE	**	5	\$36,700	
Site Enclosure									
Free Standing Walls									
	Masonry: Fieldstone	100%			2049	**			
Site Pavements									
On-Site Walkways									
	Asphalt	65%			2038	**			
	Cast in Place Concrete	5%			2042	**			
	Pavers/Stone	30%			2038	**			

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG
Asset # : 2099

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	50%			2029	\$2,600	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 400 Amperes							
	Fused Disc Sw	50%			2049	**	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated At 400 Amperes							
Switchgear / Switchboard									
	Fused Disc Sw	100%			2029	\$104,300	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 2- Vertical Sections							
Raceway									
	Conduit	80%			2049	**	1		
	Conduit	20%			2029	\$11,200	1		
Panelboards									
	Fused Disc Sw	10%			2045	**	5	\$100	
	Molded Case Bkrs	80%			2045	**	5	\$500	
	Molded Case Bkrs	10%			2028	\$8,000	5	\$100	
Wiring									
	Thermoplastic	80%			2049	**	1		
	Thermoplastic	20%			2029	\$14,200	1		
Motor Controllers									
	Locally Mounted	100%			2042	**	5	\$200	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$300	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2042	**	1	\$7,200	
Lighting									
Interior Lighting									
	Fluorescent	40%			2034	**	10	\$8,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Offices							
		Explanation : T-8 Lamps							
	Incandescent	55%			2034	**	2	\$300	
	LED	5%			2037	**			
Egress Lighting									
	Emergency, Service	50%			2034	**	1		
	Exit, LED	30%			2057	**	1		
	Exit, Service	20%			2034	**	1		
Exterior Lighting									
	HID	20%			2029	\$19,000	10		
	No Component	80%							

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG
Asset # : 2099

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

Alarm

Security System

No Component

Generic

70%

30%

2034

* *

1

\$2,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Gallery And Outside**Explanation : CCTV Surveillance Camera System*

Fire/Smoke Detection

Generic, Digital

100%

2034

* *

1-3

\$14,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors And Horns*

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

Heating

Energy Source

Interruptible Gas/Dual

Fuel

100%

2049

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Buried Tank**Explanation : No.2 Oil - 2,000 Gallon Tank*

Conversion Equipment

Steam Boiler

100%

2042

* *

1

\$23,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

50%

2045

* *

4

\$600

Central Plant Steam

50%

2049

* *

4

\$600

Piping/Pmp

Terminal Devices

Air Handler

50%

2034

* *

1

\$7,300

Convactor/Radiator

50%

2042

* *

1

\$3,800

Air Conditioning

Energy Source

Electricity

100%

2045

* *

1

Conversion Equipment

Reciprocating

100%

2034

* *

1

\$10,900

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Basement, Chiller*

Distribution

CW & CHW Wtr

100%

2049

* *

4

\$1,200

Pipe/Pump

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG
Asset # : 2099

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2034	**	1	\$14,500	
	Heat Rejection								
	Dry Cooler	100%			2034	**	2	\$16,400	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,100	
	Exhaust Fans								
	Interior	100%			2034	**	2	\$700	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2049	**	1		
	Water Heater								
	Electric	50%			2024	\$10,400	4	\$100	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Basement							
		Explanation : 1 Unit							
	Gas Fired	50%			2024	\$7,200	2	\$200	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Basement							
		Explanation : 1 Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2022	\$800	4	\$700	
	Backflow Preventer								
	Generic	100%			2034	**	1	\$1,400	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : One Unit							
Fire Suppression									
	Sprinkler								
	Generic	100%			2049	**	1-2	\$6,600	
	Fire Pump								
	Generic	100%			2038	**	1	\$4,400	
	Chemical System								
	No Component	98%							
	Generic	2%			2027	\$600	1-3	\$100	

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

Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

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 : 12-Oct-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 7490 **Lot** : 2 **BIN** : 4439434

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$397,000	\$215,700
Interior Architecture	\$1,071,500	\$99,800
Electrical	\$241,400	\$1,966,900
Mechanical	\$542,200	\$4,341,300
Site Pavements	\$72,700	
Total	\$2,324,800	\$6,623,800
Importance Code A	\$643,500	\$215,700
Importance Code B	\$1,608,600	\$6,408,100
Importance Code C	\$72,700	
Total	\$2,324,800	\$6,623,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture			\$5,300	
Interior Architecture	\$16,300	\$7,300		\$25,400
Electrical	\$7,400	\$7,000	\$7,500	\$5,800
Mechanical	\$22,600	\$35,800	\$84,100	\$33,400
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$51,300	\$55,000	\$101,800	\$69,500
Importance Code A		\$8,500	\$14,200	\$8,500
Importance Code B	\$51,300	\$46,600	\$87,600	\$61,100
Importance Code C				
Total	\$51,300	\$55,000	\$101,800	\$69,500



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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG
Asset # : 2101

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cement-Fiber Panel	2%			2034	**	10	\$5,300	
	Masonry: Brick	48%			LIFE	**	5	\$41,000	
	Pre-Cast Concrete	50%	4+	\$75,300	LIFE	**	5	\$138,800	
	Caulking Deteriorated, Extent : Light, Area Affected : 10%								
	Location : Exterior Various Areas								
Windows									
	Aluminum	95%	4+	\$321,600	2045	**	5	\$35,900	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Metal Louvers	5%			2038	**	10	\$23,600	
Parapets									
	Under Construction	100%							
Roof									
	Under Construction	100%							
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$63,500	
	Ceramic Tile	5%			2038	**	5	\$14,500	
	Terrazzo	15%			LIFE	**	5	\$34,000	
	Vinyl Tile	25%	Now	\$659,000	2039	**	3	\$27,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
	Location : Corridors								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Corridors								
	Vinyl Tile	45%			2034	**	3	\$65,300	
Interior Walls									
	Concrete Masonry Unit	15%			LIFE	**	5	\$12,600	
	Masonry: Brick	10%			LIFE	**			
	Metal Panel	15%			LIFE	**			
	Plaster	35%			LIFE	**	5	\$22,100	
	SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings									
	AcousTileConcealSpLn	15%	Now	\$376,200	2049	**	5	\$27,200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
	Location : Corridors								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
	Location : First Floor Corridor And Basement								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Corridors								
	AcousTileSusp.Lay-In	25%			2042	**	5	\$72,600	
	Exposed Concrete	50%			LIFE	**	5	\$22,700	
	Exposed Struc: Steel	10%			LIFE	**			
Site Pavements									

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG
Asset # : 2101

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

Site Pavements

On-Site Walkways

Cast in Place Concrete

10%

2042

* *

Pavers/Stone

90%

2038

* *

Parking/Driveway

Asphalt

100%

2-4

\$72,700

2032

* *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 30%**Location : Parking Area**Ponding, Extent : Light, Area Affected : 5%**Location : Parking Lot*

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

Under 600 Volts

Service Equipment

Air Circuit Breaker

100%

2059

* *

5

\$900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Newly Installed Low Voltage Power Circuit Breaker Rated At 4,000 Amperes.*

Switchgear / Switchboard

Molded Case Bkrs

100%

2059

* *

5

\$4,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Newly Installed Main Distribution Switchboard With 3 - Vertical Sections*

Raceway

Conduit

98%

2029

\$302,400

1

Conduit

2%

2059

* *

1

Panelboards

Fused Disc Sw

15%

2028

\$40,700

5

\$600

Molded Case Bkrs

85%

2028

\$230,600

5

\$3,800

Wiring

Braided Cloth

58%

2-4

\$241,400

2054

* *

1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

40%

2029

\$166,500

1

Thermoplastic

2%

2059

* *

1

Motor Controllers

Locally Mounted

38%

2027

\$46,700

5

\$400

Motor Control Center

60%

2027

\$462,700

5

\$2,800

Variable Frequency

2%

2046

* *

Drive

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$2,500

Stand-by Power

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

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG
Asset # : 2101

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Transfer Switches								
	Under Construction	100%							
Generators									
	Under Construction	100%							
Fuel Storage									
	Under Construction	100%							
Lighting									
	Interior Lighting								
	Fluorescent	97%			2029	\$391,100	10	\$152,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	2%			2037	* *	10	\$3,100	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Hallways And Cafeteria							
	LED	1%			2037	* *			
Egress Lighting									
	Emergency, Service	40%			2029	\$36,000	1		
	Emergency, Battery	10%			2037	* *	10	\$4,100	
	Exit, Service	50%			2029	\$24,700	1		
Exterior Lighting									
	HID	20%			2029	\$138,100	10	\$100	
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	* *	1	\$19,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Outside							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2037	* *	1-3	\$32,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : Manual Pull Stations, Alarm Bells, Strobe Lights, Smoke Detectors And Horns							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2039	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium							

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

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG
Asset # : 2101

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger, Plate & Frame	100%	0-2	\$246,500	2044	* *	1	\$76,200	
		Corroded, Extent : Severe, Area Affected : 30%							
		Location : Basement							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Unit							
	Distribution								
	Central Plant Steam Piping/Pmp	100%	0-2	\$144,900	2039	* *	4	\$8,400	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Various Areas							
	Terminal Devices								
	Air Handler	50%			2029	\$1,203,700	1	\$52,900	
	Convactor/Radiator	30%			2034	* *	1	\$16,600	
	Fan Coil Unit/Heat	20%			2029	\$512,800	1	\$11,100	
Air Conditioning									
	Energy Source								
	District Chilled Water	100%			2039	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Chilled Water From Medical Arts Building							
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2039	* *	4	\$12,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Entrance							
		Explanation : Supplied From Chillers In Medical Arts Building							
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2029	\$1,920,000	1	\$105,900	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$95,500	
	Exhaust Fans								
	Interior	95%			2029	\$578,600	2	\$5,000	
	Roof	5%			2024	\$14,200	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	* *	1		
	Water Heater								
	Electric	100%			2024	\$150,800	4	\$1,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Undersized For Building Hot Water Demand							
	HW Heat Exchanger								
	HTHW/HW	100%			2039	* *			

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG
Asset # : 2101

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2029	\$26,100	4	\$3,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 4th Floor, Penthouse							
		Explanation : One Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2039	* *	1-5	\$86,300	
		House Tank: Metal, Extent : Light, Area Affected : 100%							
		Location : Penthouse, 3 Tanks Of 9,000 Gallons Capacity Each							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Penthouse							
		Explanation : Gravity And Pressure Tanks Feed Science, Humanities And Library Buildings							
	Sprinkler								
	No Component	95%							
	Generic	5%			2029	\$83,800	1-2	\$2,400	
Chemical System									
	No Component	98%							
	Generic	2%			2022	\$600	1-3	\$100	

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

Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

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 : 21-Sep-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 7490 **Lot** : 2 **BIN** : 4845889

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$577,700	
Interior Architecture	\$126,000	\$188,700
Electrical	\$91,600	\$199,400
Mechanical	\$156,900	\$346,700
Site Pavements		\$578,500
Total	\$952,100	\$1,313,300
Importance Code A	\$617,400	
Importance Code B	\$334,700	\$734,800
Importance Code C		\$578,500
Total	\$952,100	\$1,313,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$10,200		\$9,600	
Interior Architecture	\$4,600	\$3,100	\$2,300	\$900
Electrical	\$800	\$1,100	\$27,000	\$800
Mechanical	\$40,400	\$4,400	\$31,600	\$5,100
Site Pavements	\$12,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$72,000	\$12,500	\$74,400	\$10,800
Importance Code A	\$11,600	\$1,400	\$11,300	\$1,400
Importance Code B	\$48,400	\$11,200	\$63,100	\$9,400
Importance Code C	\$12,000			
Total	\$72,000	\$12,500	\$74,400	\$10,800



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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG
Asset # : 2084

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	75%	Now	\$59,300	LIFE	**	5	\$18,400	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10% Location : Corners							
	Metal Coiling Doors	25%			2034	**	5	\$19,200	
Windows									
	Aluminum	95%	Now	\$8,100	2037	**	5	\$500	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 50% Location : Throughout Water Penetration, Extent : Moderate, Area Affected : 10% Location : Throughout							
	Metal Louvers	5%			2038	**	10	\$300	
Parapets									
	Concrete Masonry Unit	25%	Now	\$1,500	LIFE	**	5	\$300	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10% Location : Interior Face Of Parapet Over Second Floor Vertical Cracks, Extent : Moderate, Area Affected : 10% Location : Interior Face Of Parapet Over Second Floor							
	Masonry: Brick	70%			LIFE	**	5	\$700	
	Pre-Cast Concrete	5%	Now	\$600	LIFE	**	5	\$300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25% Location : Coping Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% Location : Coping Caulking Deteriorated, Extent : Moderate, Area Affected : 50% Location : Coping							
Roof									
	Modified Bitumen	100%	Now	\$518,400	2039	**			
		Worn/Eroded, Extent : Moderate, Area Affected : 25% Location : Throughout							
Soffits									
	Cement-Fiber Panel	100%			2029		10		
Interior									
Floors									
	Carpet	5%			2028	\$24,800	3	\$3,600	
	Cast in Place Concrete	35%			LIFE	**	5	\$27,900	
	Ceramic Tile	3%			2038	**	5	\$1,100	
	Vinyl Tile	57%			2029	\$188,700	3	\$7,800	
Interior Walls									
	Concrete Masonry Unit	57%			LIFE	**	5	\$9,800	
	Gypsum Board	40%			LIFE	**	5	\$10,300	
	Wood	3%			LIFE	**	5	\$5,100	

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG
Asset # : 2084

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

Interior

Ceilings

AcousTileConcealSpLn	10%			2034	**	5	\$4,600	
AcousTileSusp.Lay-In	40%	Now	\$126,000	2049	**	5	\$7,300	

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

Location : First Floor Corridor

Worn/Eroded, Extent : Moderate, Area Affected : 25%

Location : First Floor Corridor

AcousTileSusp.Lay-In	20%			2042	**	5	\$7,300	
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Water Penetration, Extent : Moderate, Area Affected : 5%

Location : Campus Facilities Office

Exposed Struc: Steel	25%			LIFE	**			
Plaster	5%			LIFE	**	5	\$1,100	

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2027			\$578,500	
------------------------	------	--	--	------	--	--	-----------	--

Parking/Driveway

Asphalt	100%	4+	\$12,000	2032	**			
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Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Various

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2059	**	5	\$700	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Newly Installed Main Service Disconnect Switch Rated At 2,000 Amperes.

Switchgear / Switchboard

Molded Case Bkrs	100%			2059	**	5	\$700	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Newly Installed Main Distribution Switch Board With 1 Vertical Section

Raceway

Conduit	98%			2029		\$55,000	1	
Conduit	2%			2059	**	1		

Panelboards

Fused Disc Sw	10%			2028		\$8,000	5	\$100
Fused Disc Sw	5%			2045	**	5		
Molded Case Bkrs	75%			2028		\$59,800	5	\$500
Molded Case Bkrs	10%			2045	**	5	\$100	

Wiring

Thermoplastic	85%			2029		\$60,400	1	
Thermoplastic	2%			2059	**	1		
Thermoplastic	13%			2039	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG
Asset # : 2084

Electrical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
	Motor Controllers							
	Locally Mounted	50%		2034	* *	5	\$100	
	Locally Mounted	50%		2027	\$24,200	5	\$100	
Ground								
	Grounding Devices							
	Generic	100%		LIFE	* *	5	\$400	
Stand-by Power								
	Transfer Switches							
	Under Construction	100%						
	Generators							
	Under Construction	100%						
	Fuel Storage							
	Under Construction	100%						
Lighting								
	Interior Lighting							
	Fluorescent	100%		2034	* *	10	\$25,300	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	Egress Lighting							
	Emergency, Battery	50%		2029	\$19,900	10	\$3,300	
	Exit, Service	50%		2029	\$4,000	1		
	Exterior Lighting							
	HID	10%		2029	\$11,100	10		
	No Component	90%						
Alarm								
	Security System							
	No Component	70%						
	Generic	30%		2034	* *	1	\$3,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Hallways And Outside</i>							
	<i>Explanation : CCTV Surveillance Cameras</i>							
	Fire/Smoke Detection							
	No Component	70%						
	Generic, Analog	30%		2024	\$91,600	1-3	\$5,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
	<i>Explanation : Manual Pull Station, Alarm Bells, And Horns</i>							

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

Heating

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG
Asset # : 2084

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2039	**	1		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout					
				Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium					
Conversion Equipment									
	Heat Exchanger, Plate & Frame	100%			2025	\$39,800	1	\$13,700	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Mechanical Room					
				Explanation : 2 Units					
Distribution									
	Central Plant Steam Piping/Pmp	100%	Now	\$46,700	2039	**	4	\$1,400	
				Corroded, Extent : Severe, Area Affected : 10%					
				Location : Various Areas					
Terminal Devices									
	Air Handler	50%			2029	\$194,200	1	\$8,500	
				Other Observation, Extent : Light, Area Affected : 50%					
				Location : 2nd Floor Mechanical Room					
				Explanation : Air Handlers					
	Convector/Radiator	25%			2034	**	1	\$2,200	
	Fan Coil Unit/Heat	25%			2029	\$103,400	1	\$2,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	**	1		
Conversion Equipment									
	Reciprocating Compr/Chiller	30%	0-2	\$70,300	2039	**	1	\$3,500	
				Corroded, Extent : Moderate, Area Affected : 20%					
				Location : Roof					
				Obsolete Equipment, Extent : Moderate, Area Affected : 30%					
				Location : 1 Unit, Roof					
				R-22 Refrigerant, Extent : Light, Area Affected : 30%					
				Location : Roof					
	No Component	70%							
Distribution									
	CW & CHW Wtr Pipe/Pump	30%			2029	\$3,000	4	\$400	
	No Component	70%							
Terminal Devices									
	Air Handler/Cool/Ht	30%			2029	\$27,900	1	\$5,100	
	No Component	70%							

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG

Asset # : 2084

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Air Cooled Condenser Unit	30%	0-2	\$5,000	2039	* *	2	\$4,600	
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Roof							
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Roof							
		Explanation : 1 Obsolete Unit							
	No Component	70%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$15,400	
Exhaust Fans									
	Interior	50%			2029	\$49,100	2	\$400	
	Roof	50%			2029	\$22,900	2	\$400	
Plumbing									
H/C Water Piping									
	Brass/Copper	50%			2039	* *	1		
	Galvanized Steel	50%	Now	\$3,000	2034	* *	1		
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Basement							
Water Heater									
	Electric	100%			2024	\$24,300	4	\$200	
HW Heat Exchanger									
	HTHW/HW	100%	Now	\$28,900	2049	* *			
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Basement							
		Explanation : Obsolete Equipment							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)									
	Electric	100%			2029	\$8,000	4	\$1,100	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 1st Floor							
		Explanation : One Unit							
Fire Suppression									
Sprinkler									
	No Component	40%							
	Generic	60%			2039	* *	1-2	\$4,600	

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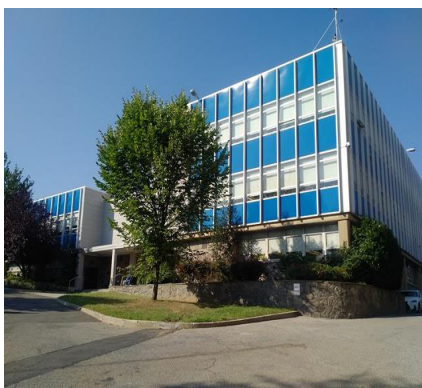
Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG
Address : 221-25 56TH AVENUE
Borough : QUEENS **Agency's Number** : 2-27002
Program / Asset # : CUN0006.020 / 2647 **Yr Built/Renovated** : 1963 / 1974
Area Sq Ft : 30,632 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 25-Sep-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 7490 **Lot** : 2 **BIN** : 4439432

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,085,600	\$356,700
Interior Architecture	\$133,600	
Electrical	\$56,800	\$176,300
Mechanical		\$791,300
Total	\$1,276,100	\$1,324,300
Importance Code A	\$1,085,600	\$356,700
Importance Code B	\$190,400	\$967,600
Total	\$1,276,100	\$1,324,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$33,700		\$8,700	
Interior Architecture	\$8,400	\$2,200		\$5,100
Electrical	\$1,100	\$1,300	\$54,500	\$1,000
Mechanical	\$29,700	\$4,200	\$33,200	\$3,500
Total	\$72,900	\$7,700	\$96,300	\$9,600
Importance Code A	\$34,200		\$9,500	
Importance Code B	\$38,800	\$6,200	\$86,900	\$9,600
Importance Code C		\$1,500		
Total	\$72,900	\$7,700	\$96,300	\$9,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG
Asset # : 2647

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	**	5	\$12,000	
	Masonry: Brick	20%	Now	\$62,000	LIFE	**	5	\$9,600	
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Corners								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : South Facade								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
	Location : South Facade								
	Masonry: Fieldstone	15%			LIFE	**	5	\$5,400	
	Metal/Glass Curt Wall	55%	4+	\$224,300	LIFE	**	5	\$49,600	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Metal Panel	5%			2049	**	5-10	\$16,500	
Windows									
	Aluminum	95%	Now	\$649,300	2054	**	5	\$7,300	
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Hardware Missing, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Metal Louvers	5%			2038	**	10	\$4,800	
Parapets									
	Masonry: Brick	50%	Now	\$29,600	LIFE	**	5	\$2,400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Southeast Corner								
	Vertical Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Southwest Corner								
	Metal/Glass Curt Wall	35%			2049	**	5	\$6,500	
	Metal Panel	10%			2049	**	5	\$1,900	
	Metal Rail	5%			2042	**	5-10	\$4,300	
Roof									
	Modified Bitumen	60%			2029		10	\$17,700	
	Single Ply Membrane	10%			2029		10	\$3,000	
	Single Ply Membrane	30%	Now	\$149,900	2039	**			
	Adhesion Failure, Extent : Moderate, Area Affected : 35%								
	Location : Temporary Roof Over Penthouses								
	Not Insulated, Extent : Moderate, Area Affected : 100%								
	Location : Temporary Roof Over Penthouses								

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG
Asset # : 2647

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Exterior									
Soffits									
	Cast in Place Concrete	20%	Now	\$1,100	LIFE	* *	5	\$400	
Broken/Missing Elements, Extent : Severe, Area Affected : 15%									
Location : Under Concrete Stair At Rear Of Building									
Exposed Reinforcement, Extent : Severe, Area Affected : 15%									
Location : Under Concrete Stair									
	Stucco Cement	80%			2042	* *	5	\$900	
Paint Peeling, Extent : Light, Area Affected : 10%									
Location : Front Entrance									
Interior									
Floors									
	Carpet	5%			2028	\$32,000	3	\$4,700	
	Cast in Place Concrete	20%			LIFE	* *	5	\$20,600	
	Ceramic Tile	3%			2038	* *	5	\$1,400	
	Slate	5%			LIFE	* *	5	\$2,500	
	Vinyl Tile	67%			2034	* *	3	\$15,700	
Interior Walls									
	Ceramic Tile	3%			2038	* *	5	\$3,000	
	Concrete Masonry Unit	80%			LIFE	* *	5	\$31,800	
	Gypsum Board	10%			LIFE	* *	5	\$6,000	
	Metal Panel	2%			LIFE	* *			
	SGFT/Glazed Masonry	5%			LIFE	* *			
Ceilings									
	AcousTileConcealSpLn	15%	Now	\$56,200	2049	* *	5	\$4,100	
Broken/Missing Elements, Extent : Light, Area Affected : 25%									
Location : Corridors									
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Corridors									
	AcousTileSusp.Lay-In	15%			2042	* *	5	\$6,500	
	Exposed Concrete	60%			LIFE	* *	5	\$4,100	
	Metal Panel	10%	Now	\$77,400	LIFE	* *	5	\$5,400	
Bent/Warped Elements, Extent : Moderate, Area Affected : 25%									
Location : Basement Corridor									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Basement Corridor									
Site Pavements									
On-Site Walkways									
	Asphalt	20%			2038	* *			
	Cast in Place Concrete	40%			2042	* *			
	Pavers/Stone	40%			2038	* *			
Parking/Driveway									
	Asphalt	100%			2032	* *			

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

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Estimates are rounded to the nearest hundred dollars.

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

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG
Asset # : 2647

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2059	* *	5	\$800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Newly Installed Main Service Disconnect Switch Rated At 2,000 Amperes.							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2059	* *	5	\$800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Newly Installed Main Distribution Switchboard With 2 Vertical Sections							
	Raceway								
	Conduit	100%			2029	\$56,100	1		
	Panelboards								
	Fused Disc Sw	10%			2028	\$8,000	5	\$100	
	Molded Case Bkrs	90%			2028	\$71,800	5	\$700	
	Wiring								
	Braided Cloth	80%	2-4	\$56,800	2054	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	20%			2029	\$14,200	1		
	Motor Controllers								
	Locally Mounted	100%			2027	\$48,400	5	\$200	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Stand-by Power									
	Transfer Switches								
	Under Construction	100%							
	Generators								
	Under Construction	100%							
	Fuel Storage								
	Under Construction	100%							
Lighting									
	Interior Lighting								
	Fluorescent	98%			2034	* *	10	\$27,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	2%			2034	* *	10	\$600	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Hallways							
	Egress Lighting								
	Emergency, Service	50%			2034	* *	1		
	Exit, Service	50%			2034	* *	1		
	Exterior Lighting								
	HID	20%			2024	\$24,700	10		
	No Component	80%							

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG
Asset # : 2647

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

Alarm

Security System

No Component

70%

Generic

30%

2037

* *

1

\$3,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Outside**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2037

* *

1-3

\$5,800

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

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

Heating

Energy Source

HTHW/HW

100%

2039

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium*

Conversion Equipment

HTHW/HW Exchanger

100%

0-2

\$400

2032

* *

2

\$1,500

*Corroded, Extent : Moderate, Area Affected : 5%**Location : Basement*

Distribution

Central Plant Steam

100%

Now

\$25,900

2039

* *

4

\$1,500

Piping/Pmp

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Various Areas*

Terminal Devices

Air Handler

50%

2029

\$215,400

1

\$9,500

Convactor/Radiator

30%

2034

* *

1

\$3,000

Fan Coil Unit/Heat

20%

2029

\$91,700

1

\$2,000

Air Conditioning

Energy Source

District Chilled Water

100%

2049

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Chilled Water From Adjacent Medical Arts Building*

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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG
Asset # : 2647

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2039	* *	4	\$2,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement Entrance									
Explanation : Supplied From Medical Arts Building									
Terminal Devices									
	Air Handler/Cool/Ht	100%			2029	\$343,500	1	\$18,900	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$17,100	
Exhaust Fans									
	Interior	80%			2029	\$87,200	2	\$800	
	No Component	20%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2039	* *	1		
Water Heater									
	Electric	100%			2024	\$27,000	4	\$200	
HW Heat Exchanger									
	HTHW/HW	100%			2029	\$53,500			
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Backflow Preventer									
	Not Accessible	100%							
Fixtures									
	Generic	100%							

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

Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY W
Address : 226-11 56TH AVENUE
Borough : QUEENS **Agency's Number** : Y1-270Y1
Program / Asset # : CUN0006.Y10 / 2088 **Yr Built/Renovated** : 1967 / 1995
Area Sq Ft : 10,540 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 20-Sep-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 7490 **Lot** : 2 **BIN** : 4458074

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$144,300	\$77,000
Interior Architecture		\$57,800
Electrical	\$116,500	\$101,400
Mechanical		\$207,700
Site Pavements	\$208,200	
Total	\$469,100	\$443,900
Importance Code A	\$144,300	\$77,000
Importance Code B	\$116,500	\$366,800
Importance Code C	\$208,200	
Total	\$469,100	\$443,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$900		\$28,900	\$27,300
Interior Architecture	\$3,500	\$1,200	\$7,700	\$68,500
Electrical	\$700	\$800	\$8,300	\$700
Mechanical	\$1,700	\$3,200	\$13,100	\$3,200
Site Pavements	\$20,300			
Total	\$27,100	\$5,200	\$58,000	\$99,600
Importance Code A	\$1,500	\$500	\$29,400	\$27,800
Importance Code B	\$5,300	\$4,600	\$28,600	\$71,800
Importance Code C	\$20,300			
Total	\$27,100	\$5,200	\$58,000	\$99,600



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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY W
Asset # : 2088

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$4,500	
Masonry: Brick	10%			LIFE	**	5	\$1,800	
Metal Panel	85%			2049	**	5-10	\$105,900	
Windows								
Aluminum	100%			2037	**	5	\$1,900	
Roof								
Roll Roofing	100%			2025	\$144,300	5	\$54,600	
Interior								
Floors								
Carpet	10%			2028	\$21,700	3	\$3,200	
Carpet	30%			2025	\$65,000	3	\$9,500	
Ceramic Tile	5%			2038	**	5	\$800	
Vinyl Tile	15%			2034	**	3	\$1,200	
Vinyl Tile	40%			2029	\$57,800	3	\$2,400	
Interior Walls								
Gypsum Board	20%			LIFE	**	5	\$3,100	
Metal Panel	80%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	100%			2034	**	5	\$15,400	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Aluminum Picket	100%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$20,300	2034	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Ramps, Walks And Steps								
Parking/Driveway								
Asphalt	100%	4+	\$208,200	2032	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Parking Lot								
Ponding, Extent : Light, Area Affected : 5%								
Location : Parking Lot								
Sinking/Subsiding, Extent : Light, Area Affected : 5%								
Location : Parking Lot								

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

Under 600 Volts

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY W
Asset # : 2088

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2029	\$1,600	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated At 400 Amperes							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2029	\$34,500	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1- Vertical Section							
	Raceway								
	Conduit	100%			2029	\$33,500	1		
	Panelboards								
	Fused Disc Sw	10%			2028	\$1,600	5		
	Molded Case Bkrs	90%			2028	\$14,400	5	\$300	
	Wiring								
	Thermoplastic	100%			2029	\$29,600	1		
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	90%			2029	\$101,400	10	\$8,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	LED	10%			2037	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Office And Store							
		Explanation : LED Light Fixtures							
	Egress Lighting								
	Emergency, Battery	50%			2029	\$7,600	10	\$1,300	
	Exit, Service	50%			2029	\$800	1		
	Exterior Lighting								
	Fluorescent	10%			2024	\$3,600	10	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Door Entrance							
		Explanation : Compact Fluorescent Light Fixtures							
	Fluorescent	10%			2024	\$3,600	10	\$100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Front Of The Building							
	No Component	80%							
Alarm									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY W
Asset # : 2088

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

Alarm

Security System

No Component

80%

Generic

20%

2037

* *

1

\$800

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

Fire/Smoke Detection

Generic, Analog

100%

2024

\$116,500

1-3

\$6,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Manual Pull Stations And Alarm Bells*

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

Heating

Energy Source

Natural Gas

100%

2039

* *

1

Conversion Equipment

Furnace

100%

2029

\$24,800

1

\$5,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : 2 Units Built Into The Air Handlers**Explanation : 2 Ceiling Mounted Units***Air Conditioning**

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Reciprocating

100%

2029

\$89,500

1

\$4,900

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : 2 Units On Side Of The Building*

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2

\$13,700

Terminal Devices

Air Handler/Cool/Ht

100%

2029

\$118,200

1

\$6,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Ceiling Mounted**Explanation : 2 Units With Built In Gas Furnaces*

Heat Rejection

Air Cooled Condenser

100%

2029

\$21,200

2

\$7,300

Unit

*Other Observation, Extent : Light, Area Affected : 100%**Location : Side Of The Building**Explanation : R-22 Is Used As Refrigerant***Ventilation**

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY W
Asset # : 2088

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
	Ductwork/Diffusers	10%		LIFE	* *	2-5	\$600	
	No Component	90%						
Exhaust Fans								
	Roof	10%		2029	\$1,800	2		
	No Component	90%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%		2039	* *	1		
Water Heater								
	Gas Fired	100%		2024	\$6,400	2	\$200	
Sanitary Piping								
	Cast Iron	100%		LIFE	* *	1		
Fixtures								
	Generic	100%						
Fire Suppression								
Chemical System								
	No Component	95%						
	Generic	5%		2024	\$1,400	1-3	\$200	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Explanation : For Stove Only								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

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 : 20-Sep-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 7490 **Lot** : 2 **BIN** : 4439437

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$248,700	
Interior Architecture		\$130,000
Electrical	\$142,000	\$137,300
Total	\$390,600	\$267,200
Importance Code A	\$248,700	
Importance Code B	\$142,000	\$267,200
Total	\$390,600	\$267,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$27,800			\$27,300
Interior Architecture		\$2,300	\$7,700	
Electrical	\$800	\$900	\$6,300	\$800
Mechanical	\$3,500	\$1,700	\$23,000	\$1,700
Site Pavements	\$10,200			
Total	\$42,400	\$5,000	\$37,000	\$29,800
Importance Code A	\$28,500	\$600	\$600	\$27,900
Importance Code B	\$3,700	\$4,300	\$36,300	\$1,900
Importance Code C	\$10,200			
Total	\$42,400	\$5,000	\$37,000	\$29,800



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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Y2
Asset # : 2089

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Metal Panel	100%	2-4	\$27,800	2039	**	5	\$34,000	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 15%							
		Location : Building Base							
		Deformed/Dented, Extent : Light, Area Affected : 10%							
		Location : East Facade							
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
Windows									
	Steel	100%	Now	\$104,300	2054	**	5	\$11,700	
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Weather Strip Missing, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Roof									
	Roll Roofing	100%			2025	\$144,300	5	\$54,600	
Interior									
	Floors								
	Ceramic Tile	5%			2038	**	5	\$800	
	Vinyl Tile	90%			2029	\$130,000	3	\$5,400	
	Vinyl Tile 9" X 9"	5%			2029	\$9,400	3	\$300	
Interior Walls									
	Concrete Masonry Unit	35%			LIFE	**	5	\$3,700	
	Metal Panel	65%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	100%			2034	**	5	\$15,400	
		Broken/Missing Elements, Extent : Light, Area Affected : 3%							
		Location : Various							
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Throughout, Classrooms							
Site Enclosure									
	Fence/Gates								
	Aluminum Picket	60%			2049	**			
	Exposed Struc: Steel	40%			LIFE	**			
Retaining Walls									
	Cast in Place Concrete	100%			2049	**			
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	100%	4+	\$10,200	2034	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Walkways							

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Y2
Asset # : 2089

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2029	\$34,500	5	\$100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : 1- Vertical Section						
	Raceway								
	Conduit	100%			2029	\$33,500	1		
	Panelboards								
	Fused Disc Sw	10%			2028	\$1,600	5		
	Molded Case Bkrs	70%			2028	\$11,200	5	\$200	
	Molded Case Bkrs	20%			2037	* *	5	\$100	
	Wiring								
	Thermoplastic	100%			2029	\$29,600	1		
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	100%			2029	\$137,300	10	\$11,800	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Throughout The Building						
			Explanation : T-8 Lamps						
	Egress Lighting								
	Emergency, Battery	50%			2029	\$9,200	10	\$1,600	
	Exit, Service	50%			2029	\$1,000	1		
	Exterior Lighting								
	HID	10%			2024	\$5,200	10		
	No Component	90%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2029	\$8,300	1	\$1,000	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Hallways And Outside						
			Explanation : CCTV Surveillance Cameras						
	Fire/Smoke Detection								
	Generic, Analog	100%			2024	\$142,000	1-3	\$7,900	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Throughout The Building						
			Explanation : Manual Pull Stations And Alarm Bells						

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

Heating

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

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Y2
Asset # : 2089

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2039	**	1		
	Conversion Equipment								
	Furnace	100%			2029	\$30,200	1	\$6,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : In The Ceiling								
	Explanation : 2 Units Built Into Ceiling Handler Units								
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	**	1		
	Conversion Equipment								
	Reciprocating	50%			2034	**	1	\$3,000	
	Compr/Chiller								
	R-22 Refrigerant, Extent : Light, Area Affected : 50%								
	Location : Side Of The Building								
	Window/Wall Unit	30%			2024	\$8,000	1		
	No Component	20%							
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2034	**	1	\$7,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Ceiling Air Handlers With Built In Gas Furnaces								
	Explanation : 2 Units								
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2034	**	2	\$8,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : At Side Of Building								
	Explanation : R-22 Is Used As Refrigerant								
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	**	2-5	\$700	
	No Component	90%							
	Exhaust Fans								
	Roof	10%			2029	\$2,100	2		
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	**	1		
	Water Heater								
	Electric	100%			2024	\$11,300	4	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							

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

Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

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 : 20-Sep-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 7490 **Lot** : 2 **BIN** : 4834375

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$167,400	
Interior Architecture	\$63,300	\$72,000
Electrical	\$95,800	\$92,600
Mechanical		\$108,400
Total	\$326,400	\$273,000
Importance Code A	\$167,400	
Importance Code B	\$159,000	\$273,000
Total	\$326,400	\$273,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$28,300			\$21,000
Interior Architecture	\$1,800	\$1,800	\$2,100	\$25,900
Electrical	\$600	\$600	\$800	\$600
Mechanical	\$600	\$900	\$11,100	\$900
Site Pavements	\$3,400			
Total	\$34,700	\$3,300	\$14,000	\$48,300
Importance Code A	\$28,700	\$400	\$400	\$21,500
Importance Code B	\$2,600	\$2,400	\$13,500	\$26,900
Importance Code C	\$3,400	\$500		
Total	\$34,700	\$3,300	\$14,000	\$48,300



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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Z
Asset # : 2104

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	**	5	\$4,800	
	Metal Panel	95%	0-2	\$28,300	2039	**	5	\$34,500	
	Deformed/Dented, Extent : Moderate, Area Affected : 20%								
	Location : At Building Base								
Windows									
	Steel	100%	Now	\$56,100	2054	**	5	\$6,300	
	Air Infiltration, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Roof									
	Roll Roofing	100%			2025	\$111,300	5	\$42,100	
Interior									
Floors									
	Carpet	15%			2025	\$25,000	3	\$3,700	
	Ceramic Tile	5%			2038	**	5	\$600	
	Quarry Tile	10%			2042	**	5	\$1,800	
	Vinyl Tile	65%			2029	\$72,000	3	\$3,000	
	Wood	5%			2044	**	5	\$1,100	
Interior Walls									
	Ceramic Tile	5%			2038	**	5	\$1,000	
	Concrete Masonry Unit	15%			LIFE	**	5	\$1,200	
	Gypsum Board	15%			LIFE	**	5	\$1,700	
	Metal Panel	10%			LIFE	**			
	Plaster	55%			LIFE	**	5	\$3,200	
Ceilings									
	AcousTileSusp.Lay-In	60%	0-2	\$63,300	2049	**	5	\$3,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	AcousTileSusp.Lay-In	25%			2034	**	5	\$3,100	
	Exposed Struc: Steel	10%			LIFE	**			
	Gypsum Board	5%			LIFE	**	5	\$800	
Site Enclosure									
Fence/Gates									
	Exposed Struc: Steel	100%			LIFE	**			
Site Pavements									

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Z
Asset # : 2104

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

Site Pavements

On-Site Walkways

Asphalt

100% Now \$3,400 2042 * *

Cracking/Crumbling, Extent : Severe, Area Affected : 50%

Location : Various Areas Around The Building

Ponding, Extent : Moderate, Area Affected : 5%

Location : Rear Area

Sinking/Subsiding, Extent : Moderate, Area Affected : 10%

Location : Rear Area

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2029 \$1,600 5

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

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 400 Amperes.

Switchgear / Switchboard

Fused Disc Sw

100% 2029 \$34,500 5

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

Location : Electrical Room

Explanation : 1- Vertical Section

Raceway

Conduit

100% 2029 \$33,500 1

Panelboards

Fused Disc Sw

10% 2045 * * 5

Molded Case Bkrs

30% 2037 * * 5 \$100

Molded Case Bkrs

60% 2028 \$9,600 5 \$100

Wiring

Thermoplastic

30% 2039 * * 1

Thermoplastic

70% 2029 \$20,700 1

Ground

Grounding Devices

Not Accessible

100%

Lighting

Interior Lighting

Fluorescent

100% 2029 \$92,600 10 \$7,900

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

Location : Throughout The Building

Explanation : T-8 Lamps

Egress Lighting

Emergency, Battery

50% 2029 \$6,200 10 \$1,000

Exit, Service

50% 2029 \$700 1

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Z
Asset # : 2104

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	HID	10%			2029	\$3,500	10		
	No Component	90%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2029	\$5,600	1	\$700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Outside								
	Explanation : CCTV Surveillance Camera								
	Fire/Smoke Detection								
	Generic, Analog	100%			2024	\$95,800	1-3	\$5,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Manual Pull Station And 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
Heating									
	Energy Source								
	Natural Gas	100%			2039	* *	1		
	Conversion Equipment								
	Furnace	100%			2029	\$20,400	1	\$4,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Side Of The Building								
	Explanation : 3 Units Built Into Air Conditioning Package Unit								
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2029	\$108,400	2	\$500	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Package Unit At Side Of The Building								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Side Of The Building								
	Explanation : 3 Package Units With Built In Gas Furnaces								
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2	\$11,300	
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	* *	2-5	\$500	
	No Component	90%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

CITY UNIVERSITY OF NEW YORK - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Z
Asset # : 2104

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Roof	10%			2029	\$1,400	2		
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	* *	1		
	Water Heater								
	Electric	100%			2024	\$7,600	4	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2039	* *	1-2	\$2,400	

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

Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD
Address : NORTH SIDE (SHEEPSHEAD BAY)
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : CUN0003.010 / 13549 **Yr Built/Renovated** :
Linear Ft : 1,127 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 14-Jul-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 8760 **Lot** : 60 **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	\$57,600	\$1,151,900
Total	\$57,600	\$1,151,900
Importance Code B	\$57,600	\$1,151,900
Total	\$57,600	\$1,151,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	\$3,200		\$100	
Total	\$3,200		\$100	
Importance Code A			\$100	
Importance Code B	\$3,200			
Importance Code C				
Total	\$3,200		\$100	



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD
Asset # : 13549

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Revetment								
	Stone	5%			LIFE	**	5	\$300	
	No Component	95%							
	Sheet Piles								
	Steel	55%			LIFE	**			
				Corrosion, Extent : Moderate, Area Affected : 10%					
				Location : At Mean Low Water And Above Mean High Water					
	Not Accessible	45%							
	Wales								
	Steel	90%			LIFE	**	5	\$23,900	
				Corrosion, Extent : Moderate, Area Affected : 35%					
				Location : Throughout					
	Not Accessible	10%							
	Pile Caps								
	Concrete	95%			LIFE	**	5	\$3,200	
				Cracking, Extent : Light, Area Affected : 55%					
				Location : Isolated Throughout					
				Other Observation, Extent : Light, Area Affected : 5%					
				Location : Isolated Throughout					
				Explanation : Efflorescence					
	Steel	3%			2029	\$600	5	\$300	
	No Component	2%							
Backfill									
	Fill								
	Not Accessible	100%							
	Surface								
	Concrete	50%			2037	**	5	\$6,400	
				Cracking, Extent : Light, Area Affected : 5%					
				Location : Isolated Along Walkway					
	Topsoil	50%			2026	\$32,400	5	\$2,600	
Deck Elements									
	Railing								
	Steel	100%	2-4	\$57,600	2026	\$1,151,900			
				Corrosion, Extent : Moderate, Area Affected : 10%					
				Location : Isolated At Post Connections Throughout					

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

Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD
Address : EAST SIDE (JAMAICA BAY)
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : CUN0003.020 / 13550 **Yr Built/Renovated** :
Linear Ft : 1,895 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 14-Jul-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 8760 **Lot** : 60 **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	\$355,900	\$497,200
Total	\$355,900	\$497,200
Importance Code A	\$229,100	
Importance Code B	\$126,800	\$497,200
Total	\$355,900	\$497,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	\$27,100			
Total	\$27,100			
Importance Code A	\$16,300			
Importance Code B	\$10,800			
Importance Code C				
Total	\$27,100			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD
Asset # : 13550

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Gravity Wall								
	Concrete	83%			LIFE	**	5	\$6,400	
	Concrete	2%	4+	\$16,300	LIFE	**	5	\$200	
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : At 265 Feet And 1440 Feet From West End							
	No Component	15%							
Revetment									
	Stone	85%			LIFE	**	5	\$9,600	
	No Component	15%							
Sheet Piles									
	Steel	15%	4+	\$180,800	LIFE	**			
		Corrosion, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
	Steel	2%	Now	\$48,200	LIFE	**			
		Corrosion, Extent : Severe, Area Affected : 10%							
		Location : Holes In Sheeting 830 Feet, 834 Feet, 1105 Feet, And 1115 Feet From North End							
	No Component	83%							
Wales									
	Timber	15%			LIFE	**	4	\$4,300	
		Rotting/Splitting, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	No Component	85%							
Pile Caps									
	Concrete	15%			LIFE	**	5	\$900	
		Cracking, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	No Component	85%							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Asphalt	5%			2037	**	5	\$1,100	
		Cracking, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Concrete	95%			2037	**	5	\$20,500	
		Cracking, Extent : Light, Area Affected : 5%							
		Location : Throughout							

Deck Elements

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

CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD

Asset # : 13550

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

Deck Elements

Railing

Concrete	15%				2029	\$74,600			
Concrete	85%	2-4		\$126,800	2029	\$422,700			

Cracking, Extent : Moderate, Area Affected : 10%

Location : At Posts, From North End To 800 Feet From North End, And 1110 Feet To 1895 Feet From North End Throughout

Discolor & Bleeding, Extent : Light, Area Affected : 5%

Location : At Posts, From North End To 800 Feet From North End, And 1110 Feet To 1895 Feet From North End Throughout

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

Location : At Chains Between Posts Throughout

Explanation : Corrosion

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

Print Date : 08-Sep-2020

CITY UNIVERSITY OF NEW YORK - FY 2021

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD
Address : SOUTH SIDE (ATLANTIC OCEAN)
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : CUN0003.030 / 13551 **Yr Built/Renovated** :
Linear Ft : 1,535 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 14-Jul-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 8760 **Lot** : 60 **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	\$455,600	\$459,000
Total	\$455,600	\$459,000
Importance Code A	\$211,600	
Importance Code B	\$244,000	\$459,000
Total	\$455,600	\$459,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	\$8,800			
Total	\$8,800			
Importance Code A				
Importance Code B	\$8,800			
Importance Code C				
Total	\$8,800			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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CITY UNIVERSITY OF NEW YORK - 042
KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD

Asset # : 13551

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Gravity Wall								
	Concrete	80%	4+	\$211,600	LIFE	* *	5	\$5,000	
		Cracking, Extent : Moderate, Area Affected : 10%							
		Location : At Top Offshore Edge Throughout							
		Spalling, Extent : Moderate, Area Affected : 5%							
		Location : At 250 Feet From East End							
	No Component	20%							
Revetment									
	Stone	85%			LIFE	* *	5	\$7,800	
	No Component	15%							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : At West End							
		Explanation : No Revetment At Beach							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Asphalt	35%			2037	* *	5	\$6,100	
		Cracking, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Concrete	65%			2037	* *	5	\$11,400	
		Cracking, Extent : Light, Area Affected : 2%							
		Location : Isolated Throughout							
Deck Elements									
	Railing								
	Concrete	75%	4+	\$181,300	2029	\$302,100			
		Cracking, Extent : Moderate, Area Affected : 10%							
		Location : At Posts Throughout							
		Discolor & Bleeding, Extent : Light, Area Affected : 5%							
		Location : At Posts Throughout							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : At Chains Between Posts Throughout And One Isolated Disconnected Chain							
		Explanation : Corrosion							
	Steel	5%	4+	\$23,500	2026	\$78,400			
		Corrosion, Extent : Moderate, Area Affected : 5%							
		Location : At Bases Of Posts From 500 Feet To 570 Feet From East End							
	Steel	5%	2-4	\$39,200	2028	\$78,400			
		Corrosion, Extent : Severe, Area Affected : 50%							
		Location : On Offshore Face Of Railing From 730 Feet To 800 Feet From East End							
	No Component	15%							

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

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

CITY UNIVERSITY OF NEW YORK - 042

Project : CITY UNIVERSITY OF NEW YORK

CAPITAL	FY 2022 - 2025		FY 2026 - 2031	
Miscellaneous Buildings	253,300		212,700	
EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Miscellaneous Buildings	23,100	8,600	14,000	10,600

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
1844	BRONX COMMUNITY COLLEGE INFORMATION CENTER	250	0	9,200
1845	BRONX COMMUNITY COLLEGE GUARD HOUSE #1	60	0	2,200
1846	BRONX COMMUNITY COLLEGE GREENHOUSE	300	0	11,000
1847	BRONX COMMUNITY COLLEGE DROP-IN-CENTER	4,032	241,300	16,500
1858	QUEENSBOROUGH COMMUNITY COLLEGE TEMP VEHICLE STORAGE - TEMP 5	2,624	157,000	10,700
2640	KINGSBOROUGH COMMUNITY COLLEGE SECURITY POST - R	1,130	67,600	4,600
13608	BRONX COMMUNITY COLLEGE GUARD HOUSE #2	60	0	2,200

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