



The City of New York
City University

**Asset Information
Management System
(AIMS) Report**

Fiscal Year 2004

The City of New York

**Asset Information
Management System
(AIMS)**

Condition and Maintenance Schedules For
Major Portions of the City's
Fixed Assets and Infrastructure

Fiscal Year 2004

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Background

The November 1988 amendments to the City Charter (Sec. 1110-a) included a requirement that the City compile an inventory of the major portions of its physical plant. Major portions of the physical plant are defined by the Charter to include all assets or asset systems with a replacement cost of ten million dollars or greater, and a useful life in excess of ten years. The Charter amendments also require each agency to assess the condition of their assets and prepare maintenance schedules for those assets. The condition assessments and the maintenance schedules are required to be published each year.

Assets leased to the Transit Authority, the New York City Water Finance Authority and to certain other public benefit corporations are excluded from the above Charter reporting requirements. Excluded also are all properties owned by the City as a result of in-rem proceedings. For the City University, only assets of the Community Colleges are included. Table A provides a Citywide breakdown of assets by classes.

The City Charter requires that a report be issued on an annual basis. The Office of Management and Budget has overall responsibility for the delivery of this yearly publication. This year building surveys were performed by The Department of Design and Construction. Bridge surveys were performed by Washington Group International and their subconsultants. The Department of Transportation continued to survey the City's streets and highways using a 10-point assessment system.

Detailed condition reports and maintenance schedules (i.e. Agency Reports) were provided to agencies for their review and approval. This executive report summarizes all cost data from the agency condition and report schedules. A separate document (i.e. Agency Reconciliation) will be published in the Spring of 2004 to illustrate the comparison of funding recommended in this report with agencies' planned capital and expense activities.

Report Context and Items Excluded from Study

While the study is comprehensive, consistent with previous reports, a number of items and considerations were excluded from the condition review and cost estimates. They were not considered directly related to the structural integrity of the asset as defined by the Charter. These include but are not limited to:

- Most equipment (electronic, fixed and movable)
- Special operating systems within assets
- Aesthetic considerations or special design elements
- Landscaping and outdoor elements
- Statuary or ornamental edifices

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- Components not readily observable or accessible by field engineers
 - Fire alarm and security systems
 - Handicapped access requirements
 - Information obtained through testing or probing
 - Asbestos, lead paint, and other hazardous material identification and removal
 - Programmatic needs not related to structural integrity
 - Efficiency improvements
 - Swing space costs/phasing costs, or premium time costs
 - Components deficient in code or local law compliance but which do not impact on the integrity of the asset
 - Assets known to be scheduled for near-term total replacement

It should be noted that in surveying piers and bulkheads, underwater surveys were not carried out. Therefore the condition reports for piers and bulkheads do not include those potential repairs that can only be determined by underwater surveys. Special systems include the four East River Bridges, traffic signal systems, street lighting systems and utilities. Due to their critical nature, these systems are not surveyed, but are updated yearly based on the agency's Ten Year Capital Strategy and contract information made available to OMB.

The report continues to reflect changes in the asset inventory every year. At the beginning of this survey year, each agency was requested to provide any additions, deletions or changes to the inventory of assets through new construction, acquisition, sale or demolition.

The asset condition and maintenance schedule report is not a budget document, but rather a broad, unrestrained analysis of a subset of general needs. It serves as a planning tool in addressing overall citywide funding requirements. The report does not attempt in any manner to balance the City's asset and infrastructure requirements against other important City needs, nor does it attempt to make any funding recommendations between the needs of different agencies. There is a general prioritization presented within individual assets to indicate to agencies the relative importance of various repairs and maintenance items to the preservation of the assets.

Due to the complexity of the analysis, the large scale of the project, the amount of estimation required, and the necessary methodology constraints, there are inherent limitations to the level of accuracy possible at the detailed asset and component level.

In this context it should be noted that the actual cost for a project may vary substantially from the amount estimated in this report when a detailed scope of work and cost estimate is completed. Agencies will not be restricted to any asset specific number contained in the reports when planning and developing their budget requests. It is further understood that there will be work items (i.e., programmatic) excluded from this study which may require additional expenditures.

Report Organization

Report Schedules

This publication contains two major summaries: CITYWIDE SUMMARY SCHEDULES and AGENCY SUMMARY SCHEDULES.

Capital and Expense Designations

Repairs, replacement and major maintenance costs are all presented at the detailed component level in the Agency Reports. Repairs are defined as reconstruction or renovation. For convenience and citywide reporting purposes, this report presents the cost categories by their appropriate expense budget and capital budget classification. The rules for classifying individual items are as follows:

<i>Cost Item</i>	<i>Budget Classification</i>
Repairs greater than \$35,000 AND remaining component life of 5 years or greater Replacements greater than \$35,000 Major Maintenance programs greater than \$35,000 at the component type level	Capital
Repairs less than \$35,000 OR remaining component life less than 5 years Replacements less than \$35,000 Major Maintenance programs less than \$35,000 at the component type level	Expense

Projected Repair Years

- Expense Budget - Items of need are shown over the next four years
- Capital Budget - Items of need are shown over the next ten years
grouped by periods of four and six years

It should be noted that for reporting purposes all asset repairs are presented in the funding need for FY 2005. This in essence reflects the amounts estimated to “catch up” and bring all assets to a “state of good repair”. In reality, even if funding was available to do everything, it would be beyond the ability of City agencies to plan, design, and implement the work within a single year. The actual work, which can be funded, will operationally have to be spread out over a number of years.

Priorities for Repair, Replacement and Major Maintenance

In the citywide report, component repair, replacement and major maintenance are assigned a priority A, B, C or D rating. Each component has been assigned a priority related to its relative importance to the structural integrity of the assets. For example, architectural exterior components of buildings (i.e. roofs, parapets, exterior walls and windows) are classified as key components and receive higher priorities than architectural interior components because of their relative importance in maintaining structural integrity of the assets. (See Exhibit A)

Condition Information

The summary maintenance schedules presented in this citywide executive report represent the maintenance requirements developed from the condition surveys of individual assets. Actual condition data on any particular asset is contained in the Agency Reports. A typical example of an Agency Report and a detailed discussion of the project methodology are included in the technical notes of this report. (See Exhibits B, C)

Professional Certification

The Charter requires a statement by a registered Professional Engineer (PE) or Registered Architect (RA) regarding the reasonableness of the repair/replacement and maintenance schedules for each agency's assets. Certifications are provided by the Office of Management and Budget, the Department of Design and Construction, the Department of Transportation, and Washington Infrastructure Services.

Table A
Citywide Asset Classes by Agency

New York, Brooklyn, Queens Public Libraries		Court Buildings	1
Libraries	24	Shelters	1
Department of Education		Department of Health & Mental Hygiene	
Primary Schools	758	Clinics	18
Intermediate/Junior High Schools	198	Health and Hospitals Corporation	
High Schools	140	Hospital Buildings	112
Administrative Buildings	15	Department of Sanitation	
City University		Transfer Stations	20
Community College Buildings	82	Vehicle Maint./Storage Facilities	38
Police Department		Incinerators	3
Precinct Houses	78	Fresh Kills Facilities	18
Police Buildings Non-Precinct	18	Piers/Bulkheads	19
Fire Department		Department of Transportation	
Fire Department Buildings	20	Bridge/Waterways	37
Administration for Children's Services		Highway Bridge and Tunnels	67
Administrative Buildings	1	Highway Facilities	42
Shelters	2	Streets and Arterials (miles)	6,500
Non-Shelters	2	Pier Facilities	5
Day Care Center	5	Parking Garages	10
Department of Homeless Services		Traffic Signal Systems	1
Shelters	60	Street Lighting Systems	1
Department of Correction		Ferry Terminal Facilities	12
Rikers Island Facilities	32	Piers/Bulkheads	13
Correction Facilities	6	Ferries	7
Human Resources Administration		Department of Parks and Recreation	
Shelters	11	Large Park Facilities	209
Non-Shelters	11	Major Park Facilities	119
Department of Cultural Affairs		Regional Park Facilities	311
Museum/Gallery Facilities	64	Stadium Facilities	6
Cultural Facilities	215	Vehicle Maint./Storage Facilities	7
Department of Juvenile Justice		Piers/Bulkheads	55
Juvenile Justice Buildings	3	Department of Citywide Administrative Services	
Department of Small Business Services		Court Buildings	21
Museum/Gallery Facilities	3	Piers/Bulkheads	31
Terminals/Markets	81	Police Buildings Non-Precinct	1
Piers/Bulkheads	88	Public Office Buildings	22
Parking Garages	1	Terminals/Markets	4

Exhibits A - C

- A. Component Priority Codes for Repair, Replacement and Major Maintenance
- B. Technical Notes and Project Methodology
- C. Legend for Individual Survey Report

Exhibit A
Component Priorities
Codes for Repair,
Replacement and Major
Maintenance

Exhibit A

Component Priorities Codes for Repair, Replacement and Major Maintenance

D.S.C.	Discipline (D)	System (S)	Component (C)	Priority
1.1.1	Architecture	Exterior	Exterior Walls	A
1.1.2	Architecture	Exterior	Windows	A
1.1.3	Architecture	Exterior	Parapets	A
1.1.4	Architecture	Exterior	Roof	A
1.2.5	Architecture	Interior	Floors	C
1.2.6	Architecture	Interior	Interior Walls	C
1.2.7	Architecture	Interior	Ceiling	B
2.1.1	Electrical	Over 600 volts	Service Equipment	B
2.1.2	Electrical	Over 600 volts	Transformers	B
2.1.3	Electrical	Over 600 volts	Switchgear	B
2.1.4	Electrical	Over 600 volts	Feeders	B
2.1.5	Electrical	Over 600 volts	Raceway	B
2.2.1	Electrical	Under 600 Volts	Service Equipment	B
2.2.2	Electrical	Under 600 Volts	Transformers	B
2.2.3	Electrical	Under 600 Volts	Switchgear	B
2.2.5	Electrical	Under 600 Volts	Raceway	B
2.2.6	Electrical	Under 600 Volts	Panelboards	B
2.2.7	Electrical	Under 600 Volts	Wiring	B
2.2.8	Electrical	Under 600 Volts	Motor Controllers	B
2.3.11	Electrical	Ground	Grounding Devices	B
2.4.9	Electrical	Stand-by Power	Transfer Switches	B
2.4.12	Electrical	Stand-by Power	Generators	B
2.4.13	Electrical	Stand-by Power	Batteries	B
2.5.10	Electrical	Lighting	General Lighting	B
2.6.15	Electrical	Lightning Protection	Arresters	B
3.1.1	Mechanical	Heating	Energy Source	B
3.1.2	Mechanical	Heating	Conversion Equipment	B
3.1.3	Mechanical	Heating	Distribution	B
3.1.4	Mechanical	Heating	Terminal Devices	B
3.2.1	Mechanical	Air Conditioning	Energy Source	B
3.2.2	Mechanical	Air Conditioning	Conversion Equipment	B
3.2.3	Mechanical	Air Conditioning	Distribution	B
3.2.4	Mechanical	Air Conditioning	Terminal Devices	B
3.2.5	Mechanical	Air Conditioning	Heat Rejection	B
3.3.3	Mechanical	Ventilation	Distribution	B
3.3.6	Mechanical	Ventilation	Exhaust Fans	B
3.4.7	Mechanical	Plumbing	H/C Water Piping	B
3.4.8	Mechanical	Plumbing	Hot Water Heater	B
3.4.9	Mechanical	Plumbing	HW Heating Exchanger	B

D.S.C.	Discipline (D)	System (S)	Component (C)	Priority
3.4.10	Mechanical	Plumbing	Sanitary Piping	B
3.4.11	Mechanical	Plumbing	Storm Drain Piping	B
3.4.12	Mechanical	Plumbing	Sump Pump(s)	B
3.4.13	Mechanical	Plumbing	Pool Filter/Treatment	B
3.4.14	Mechanical	Plumbing	Non-Water Piping	B
3.4.15	Mechanical	Plumbing	Sewage Ejector(s)	B
4.1.2	Piers	Structural	Deck	A
4.1.3	Piers	Structural	Deck Surface	C
4.1.5	Piers	Structural	Firewalls	C
4.1.6	Piers	Structural	Pile Caps	A
4.1.7	Piers	Structural	Piles and Bracing	A
4.2.1	Piers	Fender	Buffer	B
4.2.4	Piers	Fender	Facing	B
4.2.8	Piers	Fender	Wales and Chocks	B
4.2.9	Piers	Fender	Piles	B
5.1.1	Bulkheads	Structural	Relieving Platform Top	A
5.1.3	Bulkheads	Structural	Coping	C
5.1.6	Bulkheads	Structural	Gravity Wall	A
5.1.7	Bulkheads	Structural	Pile Supported Wall	A
5.1.9	Bulkheads	Structural	Piles and Bracing	A
5.1.10	Bulkheads	Structural	Rip Rap	C
5.1.11	Bulkheads	Structural	Sheet Piles	A
5.1.13	Bulkheads	Structural	Wales	A
5.2.5	Bulkheads	Backfill	Fill	B
5.2.12	Bulkheads	Backfill	Surface	B
5.3.2	Bulkheads	Fender	Buffer	B
5.3.4	Bulkheads	Fender	Facing	B
5.3.8	Bulkheads	Fender	Piles	B
5.3.14	Bulkheads	Fender	Wales and Chocks	B
6.1.1	Bridges	Abutments	Bridge Seat&pedestals	A
6.1.7	Bridges	Abutments	Backwall	C
6.1.9	Bridges	Abutments	Brngs,Ancr blts,Pads	A
6.1.17	Bridges	Abutments	Joint with Deck	B
6.1.20	Bridges	Abutments	Mat (scour & erosion)	B
6.1.24	Bridges	Abutments	Pedestals	A
6.1.31	Bridges	Abutments	Stem (breastwall)	B
6.1.32	Bridges	Abutments	Walls	A
6.2.20	Bridges	Wingwalls	Mat (scour & erosion)	C
6.2.32	Bridges	Wingwalls	Walls	C
6.3.8	Bridges	Stream Channel	Bank Protection	C
6.3.20	Bridges	Stream Channel	Mat (scour & erosion)	A
6.3.44	Bridges	Stream Channel	Pier Protection	B
6.4.4	Bridges	Approaches	Pavement	C
6.4.11	Bridges	Approaches	Curbs	A

D.S.C.	Discipline (D)	System (S)	Component (C)	Priority
6.4.13	Bridges	Approaches	Embankment	C
6.4.16	Bridges	Approaches	Guide Railing	A
6.4.20	Bridges	Approaches	Mat (scour & erosion)	A
6.4.30	Bridges	Approaches	Sidewalks/Fascias	C
6.5.2	Bridges	Piers	Cap Beam	A
6.5.5	Bridges	Piers	Pier,Columns	B
6.5.6	Bridges	Piers	Stem,Solid Pier	B
6.5.9	Bridges	Piers	Brngs,Ancr blts,Pads	A
6.5.14	Bridges	Piers	Footings	B
6.5.20	Bridges	Piers	Mat (scour & erosion)	A
6.5.24	Bridges	Piers	Pedestals	B
6.6.11	Bridges	Deck Elements	Curbs	A
6.6.15	Bridges	Deck Elements	Gratings	A
6.6.16	Bridges	Deck Elements	Guide Railing	A
6.6.21	Bridges	Deck Elements	Median	A
6.6.22	Bridges	Deck Elements	Mono Deck Surface	C
6.6.28	Bridges	Deck Elements	Railings/Parapets	A
6.6.30	Bridges	Deck Elements	Sidewalks/Fascias	C
6.6.33	Bridges	Deck Elements	Wearing Surface	C
6.7.12	Bridges	Superstructure	Deck,Structural	A
6.7.18	Bridges	Superstructure	Joints	C
6.7.27	Bridges	Superstructure	Primary Member	A
6.7.29	Bridges	Superstructure	Secondary Member	B
6.7.50	Bridges	Superstructure	Vertical Lift Tower	A
6.8.45	Bridges	Movable bridges	Swing Span Truss	A
6.8.46	Bridges	Movable bridges	Swing Span Pivot Pier	A
6.8.47	Bridges	Movable bridges	Bascule Span	A
6.8.48	Bridges	Movable bridges	Bascule Span Pier	A
6.8.49	Bridges	Movable bridges	Vertical Lift Span	A
6.8.50	Bridges	Movable bridges	Vertical Lift Tower	A
6.8.51	Bridges	Movable bridges	Vertical Lift Pier	A
9.1.1	Park Wall	Wall	Coping	A
9.1.2	Park Wall	Wall	Wall/Fence	B
9.1.3	Park Wall	Wall	Base	C
10.1.2	Boardwalks	Superstructure	Deck	A
10.1.3	Boardwalks	Superstructure	Railing	C
10.2.4	Boardwalks	Substructure	Beams	A
10.2.5	Boardwalks	Substructure	Piers	A
10.2.6	Boardwalks	Substructure	Girders	A
10.2.7	Boardwalks	Substructure	Underside Enclosure	A
12.1.5	Bridge-Electrical	Communication Electrical	Communications	B
12.1.18	Bridge-Electrical	Communication Electrical	Intercom	B
12.1.38	Bridge-Electrical	Communication Electrical	Telephone	B
12.1.50	Bridge-Electrical	Communication Electrical	Jack	B
12.2.6	Bridge-Electrical	Control System Electrical	Computer	B
12.2.8	Bridge-Electrical	Control System Electrical	Control Console	B

D.S.C.	Discipline (D)	System (S)	Component (C)	Priority
12.2.9	Bridge-Electrical	Control System Electrical	Control Devices	B
12.2.10	Bridge-Electrical	Control System Electrical	Disconnect Switch	B
12.2.22	Bridge-Electrical	Control System Electrical	Limit Switch	B
12.2.23	Bridge-Electrical	Control System Electrical	Local Starter	B
12.3.25	Bridge-Electrical	Drive	Machinery Brake	B
12.3.27	Bridge-Electrical	Drive	Motor Brake	B
12.3.33	Bridge-Electrical	Drive	Span Lock Motor	B
12.3.47	Bridge-Electrical	Drive	Wedge Motor	B
12.4.24	Bridge-Electrical	Electric Power	MCC	B
12.4.28	Bridge-Electrical	Electric Power	PanelBoard	B
12.4.31	Bridge-Electrical	Electric Power	Service Equipment	B
12.4.43	Bridge-Electrical	Electric Power	Transfer Switch	B
12.4.44	Bridge-Electrical	Electric Power	Transformer	B
12.4.51	Bridge-Electrical	Electric Power	Heating	B
12.4.54	Bridge-Electrical	Electric Power	Dist Equip/Motor Cont.	B
12.5.19	Bridge-Electrical	Exterior Lighting	Lighting Contractor	B
12.5.20	Bridge-Electrical	Exterior Lighting	Lighting Fixture	B
12.5.30	Bridge-Electrical	Exterior Lighting	Pole	B
12.5.34	Bridge-Electrical	Exterior Lighting	Spot Lighting	B
12.6.17	Bridge-Electrical	Ground/Lightning Protection	Ground Wire	B
12.7.11	Bridge-Electrical	Interior Lighting	Exit Lighting	B
12.7.20	Bridge-Electrical	Interior Lighting	Lighting Fixture	B
12.7.49	Bridge-Electrical	Interior Lighting	Wiring Device	B
12.8.1	Bridge-Electrical	Navigation Lighting	Air Beacon	B
12.8.12	Bridge-Electrical	Navigation Lighting	Fender Lighting	B
12.8.29	Bridge-Electrical	Navigation Lighting	Pier Lighting	B
12.8.32	Bridge-Electrical	Navigation Lighting	Span Lighting	B
12.9.44	Bridge-Electrical	Power Over 600V	Transformer	B
12.10.3	Bridge-Electrical	Raceway	Box	B
12.10.4	Bridge-Electrical	Raceway	Collector Ring	B
12.10.5	Bridge-Electrical	Raceway	Communications	B
12.10.7	Bridge-Electrical	Raceway	Conduit	B
12.10.35	Bridge-Electrical	Raceway	Submarine Ctrl Cable	B
12.10.36	Bridge-Electrical	Raceway	Submarine Power Cable	B
12.10.45	Bridge-Electrical	Raceway	Trough	B
12.10.48	Bridge-Electrical	Raceway	Wires	B
12.10.52	Bridge-Electrical	Raceway	Wiring	B
12.11.26	Bridge-Electrical	Span Lock	Motor	B
12.12.13	Bridge-Electrical	Stand-by Power	Generator	B
12.12.43	Bridge-Electrical	Stand-by Power	Transfer Switch	B
12.13.2	Bridge-Electrical	Traffic System Electrical	Barrier Gate Ltg	B
12.13.39	Bridge-Electrical	Traffic System Electrical	Traffic Gate Ltg	B
12.13.40	Bridge-Electrical	Traffic System Electrical	Traffic Gong	B
12.13.41	Bridge-Electrical	Traffic System Electrical	Traffic Sign	B
12.13.42	Bridge-Electrical	Traffic System Electrical	Traffic Signal	B
12.14.53	Bridge-Electrical	Lighting	Lighting Devices	B

D.S.C.	Discipline (D)	System (S)	Component (C)	Priority
13.1.7	Bridge-Mechanical	Bascule	Counter Weight	B
13.1.9	Bridge-Mechanical	Bascule	Emergency Drive	B
13.1.12	Bridge-Mechanical	Bascule	Fuel tanks	B
13.1.13	Bridge-Mechanical	Bascule	Houses	B
13.1.14	Bridge-Mechanical	Bascule	Lock bars	B
13.1.15	Bridge-Mechanical	Bascule	Main Drive System	B
13.1.16	Bridge-Mechanical	Bascule	Rack	B
13.1.20	Bridge-Mechanical	Bascule	Structural Bearings	B
13.1.22	Bridge-Mechanical	Bascule	Track	B
13.1.23	Bridge-Mechanical	Bascule	Traffic Devices	B
13.1.24	Bridge-Mechanical	Bascule	Trunion	B
13.2.3	Bridge-Mechanical	Retractile	Carriage	B
13.2.9	Bridge-Mechanical	Retractile	Emergency Drive	B
13.2.12	Bridge-Mechanical	Retractile	Fuel tanks	B
13.2.13	Bridge-Mechanical	Retractile	Houses	B
13.2.15	Bridge-Mechanical	Retractile	Main Drive System	B
13.2.17	Bridge-Mechanical	Retractile	Rails	B
13.2.18	Bridge-Mechanical	Retractile	Ropes	B
13.2.20	Bridge-Mechanical	Retractile	Structural Bearings	B
13.2.23	Bridge-Mechanical	Retractile	Traffic Devices	B
13.3.10	Bridge-Mechanical	Swing	End Lift	B
13.3.4	Bridge-Mechanical	Swing	Center Latch	B
13.3.6	Bridge-Mechanical	Swing	Center Pivot	B
13.3.9	Bridge-Mechanical	Swing	Emergency Drive	B
13.3.12	Bridge-Mechanical	Swing	Fuel Tanks	B
13.3.13	Bridge-Mechanical	Swing	Houses	B
13.3.15	Bridge-Mechanical	Swing	Main Drive System	B
13.3.16	Bridge-Mechanical	Swing	Rack	B
13.3.20	Bridge-Mechanical	Swing	Structural Bearings	B
13.3.23	Bridge-Mechanical	Swing	Traffic Devices	B
13.4.1	Bridge-Mechanical	Vertical Lift	Buffers	B
13.4.2	Bridge-Mechanical	Vertical Lift	CTRWT Ropes&Guides	B
13.4.7	Bridge-Mechanical	Vertical Lift	Counter Weight	B
13.4.8	Bridge-Mechanical	Vertical Lift	Elevators	B
13.4.9	Bridge-Mechanical	Vertical Lift	Emergency Drive	B
13.4.11	Bridge-Mechanical	Vertical Lift	End Locks	B
13.4.13	Bridge-Mechanical	Vertical Lift	Houses	B
13.4.15	Bridge-Mechanical	Vertical Lift	Main Drive System	B
13.4.19	Bridge-Mechanical	Vertical Lift	Sheaves	B
13.4.20	Bridge-Mechanical	Vertical Lift	Structural Bearings	B
13.4.21	Bridge-Mechanical	Vertical Lift	Towers	B
13.4.23	Bridge-Mechanical	Vertical Lift	Traffic Devices	B

D.S.C.	Discipline (D)	System (S)	Component (C)	Priority
16.1.1	Park Bridges	Abutments	Bridge Seat&pedestals	A
16.1.7	Park Bridges	Abutments	Backwall	C
16.1.9	Park Bridges	Abutments	Brngs,Ancr blts,Pads	A
16.1.14	Park Bridges	Abutments	Footings	B
16.1.17	Park Bridges	Abutments	Joint with deck	B
16.1.20	Park Bridges	Abutments	Mat (scour & erosion)	B
16.1.24	Park Bridges	Abutments	Pedestals	A
16.1.25	Park Bridges	Abutments	Piles	A
16.1.31	Park Bridges	Abutments	Stem (breastwall)	B
16.1.32	Park Bridges	Abutments	Walls	A
16.2.14	Park Bridges	Wingwalls	Footings	C
16.2.20	Park Bridges	Wingwalls	Mat (scour & erosion)	C
16.2.25	Park Bridges	Wingwalls	Piles	C
16.2.32	Park Bridges	Wingwalls	Walls	C
16.3.8	Park Bridges	Stream Channel	Bank Protection	C
16.3.20	Park Bridges	Stream Channel	Mat (scour & erosion)	A
16.3.44	Park Bridges	Stream Channel	Pier Protection	B
16.4.4	Park Bridges	Approaches	Pavement	C
16.4.11	Park Bridges	Approaches	Curbs	A
16.4.13	Park Bridges	Approaches	Embankment	C
16.4.16	Park Bridges	Approaches	Guide Railing	A
16.4.20	Park Bridges	Approaches	Mat (scour & erosion)	A
16.4.23	Park Bridges	Approaches	Pavement base	C
16.4.30	Park Bridges	Approaches	Sidewalks/Fascias	C
16.5.2	Park Bridges	Piers	Cap beam	A
16.5.5	Park Bridges	Piers	Pier, Columns	B
16.5.6	Park Bridges	Piers	Stem,Solid pier	B
16.5.9	Park Bridges	Piers	Brngs,Ancr blts,Pads	A
16.5.14	Park Bridges	Piers	Footings	B
16.5.20	Park Bridges	Piers	Mat (scour & erosion)	A
16.6.11	Park Bridges	Deck Elements	Curbs	A
16.6.15	Park Bridges	Deck Elements	Gratings	A
16.6.16	Park Bridges	Deck Elements	Guide Railing	A
16.6.21	Park Bridges	Deck Elements	Median	A
16.6.22	Park Bridges	Deck Elements	Mono Deck Surface	C
16.6.28	Park Bridges	Deck Elements	Railings/Parapets	A
16.6.30	Park Bridges	Deck Elements	Sidewalks/Fascias	C
16.6.33	Park Bridges	Deck Elements	Wearing Surface	C
16.7.12	Park Bridges	Superstructure	Deck,Structural	A
16.7.18	Park Bridges	Superstructure	Joints	C
16.7.27	Park Bridges	Superstructure	Primary Member	A
16.7.29	Park Bridges	Superstructure	Secondary Member	B

D.S.C.	Discipline (D)	System (S)	Component (C)	Priority
	Rikers Island	Electrical		A
	Rikers Island	Gas Mains		B
	Rikers Island	Sanitary System		B
	Rikers Island	Underground Steam Tunnel		B
	Rikers Island	Storm System		B
	Rikers Island	Domestic/Fire Water System		B
	Brooklyn Bridge			A
	Manhattan Bridge			A
	Williamsburg Bridge			A
	Queensboro Bridge			A
	Street Lighting System			A
	Traffic Signal System			A
	Streets and Highways	Arterial Streets		A
	Streets and Highways	Primary Streets		B
	Streets and Highways	Secondary Streets		B
	Streets and Highways	Local Streets		C
	Streets and Highways	Step Streets		D
	Park Utilities	Electrical		A
	Park Utilities	Water and Sewers		B
	Park Streets and Roads			D
	Ferries	Capital Repairs		A
	Ferries	Major Maintenance		A

Exhibit B
Technical Notes and
Project Methodology

Exhibit B

Technical Notes and Project Methodology

Asset Definition

In single structure assets, the sub-asset and the asset are synonymous. In the agency reports, an “asset” generally has a one-to-one correspondence with a unique structure and has an individual Program Number. In some instances, the initial “asset” was defined as an organizational unit which provided a common service, but consists of numerous individual structures. An example of this would be Bellevue Hospital which is considered to be the “asset”, but which has several significant individual structures. Bellevue Hospital is numbered as the “asset” and individual buildings are numbered as “sub-assets”. Bridges with individual Bridge Identification Numbers are also considered separate sub-assets. Actual surveying, costing and reporting always occur at the sub-asset level.

Criteria for Survey Selection

The decision criteria below have been developed and generally followed in determining sub-assets to receive an engineering survey:

- Assets meeting the Charter criteria which had a previous survey conducted four years ago.
- Sub-assets appraised at greater than \$1 million regardless of size
- Sub-assets valued at greater than \$250,000 and greater in size than 10,000 sq. ft.
- Other sub-assets used as an “average cost” group.
- Special requests from agencies.

Repair, Replacement and Major Maintenance

Repairs, replacements and “major maintenance” costs are all presented at the detailed component level in the maintenance schedules. Repairs are defined as reconstruction or renovation.

Cost Estimating

In order to have a consistent, standard methodology, all costs were developed on a contracted-out basis adjusted for work in the NYC public sector. Costs were developed for individual component repairs/replacements. Costs presented are considered all-inclusive (i.e. labor, materials, equipment, design, construction management, overhead and profit). The data obtained by the field survey teams and by the estimators was combined in a project computer database. This database was used to generate the

asset cost data. Actual work, when performed by an agency may be on a different basis or packaged in a different manner. Future work, performed on a large scale (i.e., major rehabilitation or modernization), may include other logical work items that are not specifically cited in the agency reports as currently needing major repair or replacement.

Quantity Estimating and Modeling Procedures

A team of professional construction cost estimators utilized asset plans and other reports to conduct a quantity take-off of selected components in typical assets. This data was used to develop models for calculating the replacement cost of those components in place. When plans were not available, it was necessary for the estimators to visit the site with a field survey team or to have a field survey team obtain quantities when they were at that specific site. It was not practical or cost effective to measure each asset to determine the quantities of the various components and types contained. To address this issue the cost estimating team developed hundreds of models for which they generated detailed quantity relationships. Assets were then assigned models to which they were similar in size and type. Unique assets and recent additions to the inventory generally became their own models.

Average Cost Methods

Average cost methods are used for small assets where an average cost per square foot, within a project type, is computed for repair in the next fiscal year. Replacement and maintenance costs are calculated on an annual basis over a ten-year period.

Life Cycle Projections

The engineers have developed a typical life cycle for each component type based on industry standards and engineering judgment. These were previously shared with each agency and have subsequently been updated to better reflect City practices. The component life cycles, along with survey assessment, are used in the report to estimate the likely point in time that a component may need replacement.

Major Maintenance

Major Maintenance as presented in the report has a specific meaning to meet the requirements of the Charter. With the exception of bridges, major maintenance is defined as those activities that should be performed at intervals of at least one year or greater and that are required to maintain the useful life and integrity of the component. Major maintenance, as here defined, does not generally include the more frequent annual and on-going normal preventive maintenance activities that should regularly occur as part of a good overall maintenance program. Major maintenance activities are generally large in scope and, depending on the agency, may often be the type of work that would be contracted-out. Major maintenance for bridges was treated differently from all other assets and does include items that are of a preventive

nature. Such activities as cleaning and debris removal are large-scale identifiable items that should not only occur regularly, but would also have a direct impact on the structural integrity of the bridge over time. Major maintenance includes all the items recommended by the project engineers as well as the full preventive maintenance program that was outlined in the bridge engineering report to the City, prepared by the Consortium of New York Engineering Schools, generally known as the “Consortium Report.”

Major Maintenance Programming:

The recommended date for the start of each maintenance program was developed with consideration of engineering judgment, recommended practice, observed conditions, repairs/replacements, and general practicality. The decision rules, which apply, are as follows:

- If a repair is called for, maintenance starts in the next cycle.
- If two or more observations are rated severe, maintenance starts in the next fiscal year.
- If the replacement year is within five years of the current fiscal year, maintenance starts in the next fiscal year.
- When a component's standard life is the life of the asset, maintenance begins the next fiscal year after a new survey.
- If no repair is needed and less than two observations are rated severe for a component type whose life is the life of the asset, maintenance starts in the next cycle.
- If no repair is needed and maintenance does not start in the next fiscal year, then the maintenance start year is calculated from the year of replacement back to the present, using the maintenance cycle as an interval.
- If replacement year coincides with the maintenance start year, then no maintenance accrues.

Major Maintenance Costing:

Generally, the major maintenance programs are priced as a cost per square foot times either the area of the component or area serviced by the component. However, for a number of components, the first step in the maintenance program is to conduct a detailed survey of the component to precisely determine its condition and specific maintenance needs. The cycle frequency of the maintenance survey is much shorter than the actual maintenance cycle, thus it is presumed that the maintenance effort is not required for the whole area of the component in each cycle, but will be required for some portion of the component. As a result, the maintenance program of a certain component (i.e. repointing of exterior wall) may happen more than one time in the ten-year projection to maintain different portions of the component.

Note on City Vessels Maintenance:

The City's major vessels owned by DOT require regular maintenance in order to satisfy U.S. Coast Guard, other regulatory agencies, and operating requirements. Such costs and tasks have been identified by the agency and are included in this report.

Component Observations

Component observations are meant to qualify the repair and replacement needs of the component, i.e. describing the deficiencies and locations where they occur. Even when there is no repair called for, surveyors have the ability to record observations in the field to better describe the condition of the component type and the extent of its severity.

Special Systems and Reports

There are a number of special systems and situations within a few agencies that required unique treatment and which did not readily fit within the format of the standard agency report. These assets were treated separately and were reported on in a number of different modes as appropriate to the situation. The methodology required in such cases was sometimes different than the general approach for most assets described in this report. Each of the special reports outlines how the assets were assessed and the resulting cost factors calculated.

The four East River Bridges (i.e., Brooklyn, Manhattan, Williamsburg, Queensboro) are updated yearly based on the agency's Ten Year Plan to bring them up to a state of good repair. Maintenance needs for DOT's Street Lighting and Traffic Signal Systems have been updated yearly to reflect the latest contract information available from the Agency. Streets and Highways are assessed each year based on a reinspection by DOT. Annual maintenance and repair costs for DOT's marine vessels and DOC's underground utilities were provided by the respective agencies.

Exhibit C
Legend for Individual
Survey Report

Exhibit C Legend For Individual Survey Report

Print Date: ^a	AGENCY ^b – Fiscal Year ^c	Page: ^d
Asset Name: ¹		
Address: ²		
Borough: ³	Agency's Number: ⁸	
Program/Asset #: ⁴	Yr Built/Renovated: ⁹	
Area Sq Ft: ⁵	Project Type: ¹⁰	
Date of Survey: ⁶	Landmark Status: ¹¹	
Areas Surveyed: ⁷		

Header

- | | | |
|-----------|------------------|--|
| a. | Print Date: | Date of report printing |
| b. | Agency: | Name of agency being reported |
| c. | Fiscal Year: | Fiscal year of report creation |
| d. | Page: | Page number of agency report |
| 1. | Asset Name: | The asset name/description |
| 2. | Address: | Self explanatory |
| 3. | Borough: | Self explanatory |
| 4. | Program/Asset #: | The unique number assigned to every sub-asset in the study |
| 5. | Area Sq Ft: | The gross square feet of the asset. Some unique assets (i.e., piers and bulkheads) may also have a second measurement such as linear feet or linear feet fender. |
| 6. | Date of Survey: | Date of last survey |
| 7. | Areas Surveyed: | Sub-basement, basement, and roof are indicated if surveyed. The floors surveyed are indicated by floor number (applicable to buildings only). The codes ATT and PH are used to indicate attic and penthouse. |

Print Date: ^a	AGENCY ^b – Fiscal Year ^c	Page: ^d
Asset Name: ¹		
Address: ²		
Borough: ³	Agency's Number: ⁸	
Program/Asset #: ⁴	Yr Built/Renovated: ⁹	
Area Sq Ft: ⁵	Project Type: ¹⁰	
Date of Survey: ⁶	Landmark Status: ¹¹	
Areas Surveyed: ⁷		

Header (continued)

- 8. Agency's Number: For cross reference, the internal number within the agency
- 9. Yr Built/Renovated: Year of construction and last major renovation or addition
- 10. Project Type: NYC Capital Budget designation
- 11. Landmark Status: Whether the asset is associated with a landmark designation:
 - I – Interior Landmark*
 - E – Exterior Landmark*
 - H – Historical Landmark District*
 - B – Interior and Exterior Landmark*
 - C – Exterior Landmark in Historical District*
 - D – Interior, Exterior Landmark in Historical District*
 - N – Not a Landmark*

Discipline ¹	Current Repair		Future Replacement			Maintenance		
System ²								
Component	% of ³	Fail Date ⁴	Estimated ⁵	Year ⁶	Estimated ⁷	Cycle ⁸	Estimated ⁹	Priority ¹⁰
Type	Total	(Years)	Cost	FY	Cost	(Yrs)	Cost	Code

1. Discipline: The name of the discipline being evaluated (i.e. architectural, electrical, mechanical). Some agencies may have additional unique assets, which for the purposes of this report are treated as “disciplines” (i.e. piers, bulkheads, bridges).

2. System: The system that is being rated
Component: The component of the system
Type: The primary type(s) of material or equipment

3. % of Total: The percentage of the total component that is represented by the type.

4. Fail Date (Years): Indicates the component rating as follows:
Now: The Component has failed or is inoperative at the time of the survey.
0-2: It is predicted, based solely on observation, that the component may fail or cease to operate within two years of the survey.
2-4: It is predicted, based solely on observation, that the component may fail or cease to function within a period of two to four years after the survey.
4+: It is predicted, based solely on observation, that the component may fail or cease to function beyond four years after the survey.

5. Estimated Cost: The costed dollar amount estimated to fix a component rated as failed or needing a repair.

Discipline ¹	Current Repair		Future Replacement		Maintenance			
System ²								
Component	% of ³	Fail Date ⁴	Estimated ⁵	Year ⁶	Estimated ⁷	Cycle ⁸	Estimated ⁹	Priority ¹⁰
Type	Total	(Years)	Cost	FY	Cost	(Yrs)	Cost	Code

- 6. Year FY: The estimated fiscal year in which component is projected to need replacement based on standard life, condition as of the last survey, and estimate of % of life remaining; with the assumption that recommended repairs and maintenance activities are performed. Some “life” components are expected to last for the life of the asset and are not normally replaced.
- 7. Estimated Cost: The estimated cost in current dollars to replace the component. Items with a replacement date of “life” are not costed and are shown as **. Only components that have replacement dates projected within the next ten years are shown as cost items.
- 8. Cycle (Yrs): The recommended cycle at which the major maintenance program should be performed.
- 9. Estimated Cost: The estimated maintenance cost over a ten year period, (in current dollars), as calculated on a standard contracting basis.
- 10. Priority Code: An assigned code of A, B, C, or D which generally reflects the relative importance of the component to the structural integrity of the asset.

Observations

System ¹ Component Type	Observation ² Location ³	Extent ⁴	Area Affected ⁵
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1. System, Component, Type: Same as previous report sections.
2. Observation: Observation made by surveyor regarding components of the Asset.
3. Location: Location is given as needed for an observation.
4. Extent: Light, Medium, or Severe.
5. Area Affected: Extent of observed condition expressed as a percentage of the component or component type.

CITY UNIVERSITY

Program / Asset #	Borough	Page #
BUILDINGS		
CITY UNIVERSITY OF NEW YORK		
CUN0005.020 / 2098	MANHATTAN	1
Name : BOR. OF MANHATTAN COMM. COLLEGE BMCC AUDITORIUM		
CUN0005.010 / 2097	MANHATTAN	5
Name : BOR. OF MANHATTAN COMM. COLLEGE BMCC MAIN CAMPUS BLDG		
CUN0005.030 / 4131	MANHATTAN	11
Name : BOR. OF MANHATTAN COMM. COLLEGE FITERMAN HALL		
CUN0007.560 / 2070	BRONX	15
Name : BRONX COMMUNITY COLLEGE ALTSCHUL HOUSE		
CUN0007.230 / 2080	BRONX	20
Name : BRONX COMMUNITY COLLEGE ALUMNI GYM		
CUN0007.080 / 2093	BRONX	25
Name : BRONX COMMUNITY COLLEGE BEGRISCH HALL		
CUN0007.270 / 2062	BRONX	29
Name : BRONX COMMUNITY COLLEGE BLISS HALL		
CUN0007.100 / 2073	BRONX	33
Name : BRONX COMMUNITY COLLEGE BUTLER HALL		
CUN0007.050 / 2090	BRONX	37
Name : BRONX COMMUNITY COLLEGE COLSTON HALL		
CUN0007.060 / 2091	BRONX	42
Name : BRONX COMMUNITY COLLEGE COMMUNITY HALL		
CUN0007.120 / 1571	BRONX	47
Name : BRONX COMMUNITY COLLEGE GOULD MEM LIBRARY		
CUN0007.190 / 2794	BRONX	53
Name : BRONX COMMUNITY COLLEGE GOULD RESIDENCE HALL		
CUN0007.090 / 2094	BRONX	57
Name : BRONX COMMUNITY COLLEGE GOULD TECH		
CUN0007.280 / 2646	BRONX	62
Name : BRONX COMMUNITY COLLEGE GUGGENHEIM HALL		
CUN0007.130 / 2075	BRONX	66
Name : BRONX COMMUNITY COLLEGE HALL OF FAME		
CUN0007.330 / 2067	BRONX	69
Name : BRONX COMMUNITY COLLEGE HAVEMEYER ANNEX		
CUN0007.320 / 2066	BRONX	73
Name : BRONX COMMUNITY COLLEGE HAVEMEYER LAB		
CUN0007.110 / 2074	BRONX	77
Name : BRONX COMMUNITY COLLEGE LANGUAGE HALL		
CUN0007.220 / 2079	BRONX	81
Name : BRONX COMMUNITY COLLEGE LOEW ANNEX		

CITY UNIVERSITY

Program / Asset #	Borough	Page #
CUN0007.200 / 2078 Name : BRONX COMMUNITY COLLEGE LOEW RESIDENCE	BRONX	85
CUN0007.500 / 2069 Name : BRONX COMMUNITY COLLEGE MCCRACKEN HALL	BRONX	89
CUN0007.290 / 2063 Name : BRONX COMMUNITY COLLEGE MEISTER HALL (TECH II)	BRONX	94
CUN0007.250 / 2082 Name : BRONX COMMUNITY COLLEGE NEW HALL	BRONX	100
CUN0007.240 / 2081 Name : BRONX COMMUNITY COLLEGE NICHOLS HALL	BRONX	104
CUN0007.140 / 2076 Name : BRONX COMMUNITY COLLEGE PHILOSOPHY HALL	BRONX	109
CUN0007.260 / 2083 Name : BRONX COMMUNITY COLLEGE POWER PLANT	BRONX	113
CUN0007.300 / 2064 Name : BRONX COMMUNITY COLLEGE SAGE ENGINEERING	BRONX	118
CUN0007.480 / 2068 Name : BRONX COMMUNITY COLLEGE SNOW HOUSE	BRONX	123
CUN0007.310 / 2065 Name : BRONX COMMUNITY COLLEGE SOUTH HALL	BRONX	127
CUN0007.170 / 2077 Name : BRONX COMMUNITY COLLEGE STUDENT CENTER & ANNEX	BRONX	132
CUN0002.010 / 2120 Name : HOSTOS COMMUNITY COLLEGE A BUILDING (22002)	BRONX	138
CUN0002.020 / 2121 Name : HOSTOS COMMUNITY COLLEGE B BUILDING (22001)	BRONX	143
CUN0002.040 / 4130 Name : HOSTOS COMMUNITY COLLEGE EAST ACADEMIC COMPLEX	BRONX	148
CUN0002.030 / 2822 Name : HOSTOS COMMUNITY COLLEGE WEST COMPLEX	BRONX	153
CUN0003.0A0 / 2795 Name : KINGSBOROUGH COMMUNITY COLLEGE ADMINISTRATION BLDG-00A-230A	BROOKLYN	158
CUN0003.0L0 / 2116 Name : KINGSBOROUGH COMMUNITY COLLEGE LIBRARY - L	BROOKLYN	163
CUN0003.0M0 / 4376 Name : KINGSBOROUGH COMMUNITY COLLEGE MARINE & ACADEMIC CENTER	BROOKLYN	169
CUN0003.0G0 / 2126 Name : KINGSBOROUGH COMMUNITY COLLEGE PHYSICAL EDUCATION BLDG - G	BROOKLYN	174

CITY UNIVERSITY

Program / Asset #	Borough	Page #
CUN0003.0P0 / 2105 Name : KINGSBOROUGH COMMUNITY COLLEGE POWER AND HEATING PLANT	BROOKLYN	180
CUN0003.0S0 / 2106 Name : KINGSBOROUGH COMMUNITY COLLEGE SCIENCE & ART BLDG - S	BROOKLYN	186
CUN0003.0U0 / 2108 Name : KINGSBOROUGH COMMUNITY COLLEGE STUDENT CENTER - U	BROOKLYN	191
CUN0003.1T0 / 2109 Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T1	BROOKLYN	196
CUN0003.2T0 / 2110 Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T2	BROOKLYN	200
CUN0003.3T0 / 2111 Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T3	BROOKLYN	204
CUN0003.4T0 / 2112 Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T4	BROOKLYN	208
CUN0003.5T0 / 2113 Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T5	BROOKLYN	212
CUN0003.6T0 / 2114 Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T6	BROOKLYN	216
CUN0003.7T0 / 2115 Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T7	BROOKLYN	220
CUN0003.8T0 / 2095 Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T8	BROOKLYN	224
CUN0003.0T0 / 2107 Name : KINGSBOROUGH COMMUNITY COLLEGE THEATRE & AUDITORIUM - T	BROOKLYN	228
CUN0003.0C0 / 2122 Name : KINGSBOROUGH COMMUNITY COLLEGE WEST COLLEGE HALL WING C	BROOKLYN	232
CUN0003.0D0 / 2123 Name : KINGSBOROUGH COMMUNITY COLLEGE WEST COLLEGE HALL WING D	BROOKLYN	236
CUN0003.0E0 / 2124 Name : KINGSBOROUGH COMMUNITY COLLEGE WEST COLLEGE HALL WING E	BROOKLYN	240
CUN0003.0F0 / 2125 Name : KINGSBOROUGH COMMUNITY COLLEGE WEST COLLEGE HALL WING F	BROOKLYN	244
CUN0004.020 / 2823 Name : LAGUARDIA COMMUNITY COLLEGE ANNEX - BLDG E	QUEENS	248
CUN0004.030 / 4434 Name : LAGUARDIA COMMUNITY COLLEGE CENTER 3	QUEENS	252
CUN0004.040 / 4435 Name : LAGUARDIA COMMUNITY COLLEGE CENTER 4	QUEENS	257

CITY UNIVERSITY

Program / Asset #	Borough	Page #
CUN0004.010 / 2096 Name : LAGUARDIA COMMUNITY COLLEGE LCC FORD BLDG (M BUILDING)	QUEENS	262
CUN0001.040 / 2119 Name : MEDGER EVERS COLLEGE BEDFORD BLDG	BROOKLYN	266
CUN0001.020 / 2117 Name : MEDGER EVERS COLLEGE BLDG 9B	BROOKLYN	271
CUN0001.030 / 2118 Name : MEDGER EVERS COLLEGE BLDG 9C	BROOKLYN	276
CUN0001.010 / 2138 Name : MEDGER EVERS COLLEGE MAIN BLDG	BROOKLYN	280
CUN0006.110 / 2085 Name : QUEENSBOROUGH COMMUNITY COLLEGE ADMIN & BUSINESS BLDG	QUEENS	285
CUN0006.060 / 2103 Name : QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA BLDG	QUEENS	290
CUN0006.300 / 1570 Name : QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG	QUEENS	295
CUN0006.050 / 2102 Name : QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL	QUEENS	300
CUN0006.030 / 2100 Name : QUEENSBOROUGH COMMUNITY COLLEGE LIBRARY	QUEENS	306
CUN0006.120 / 2086 Name : QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG	QUEENS	312
CUN0006.010 / 2099 Name : QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG	QUEENS	317
CUN0006.040 / 2101 Name : QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG	QUEENS	321
CUN0006.100 / 2084 Name : QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG	QUEENS	326
CUN0006.020 / 2647 Name : QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG	QUEENS	330
CUN0006.4T0 / 2087 Name : QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #T4	QUEENS	335
CUN0006.Y10 / 2088 Name : QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Y1	QUEENS	339
CUN0006.Y20 / 2089 Name : QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Y2	QUEENS	342
CUN0006.OZ0 / 2104 Name : QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Z	QUEENS	345

NON SURVEYED ASSETS

CITY UNIVERSITY

Program / Asset #	Borough	Page #
CUN0007.470 / 1847 Name : BRONX COMMUNITY COLLEGE DROP-IN-CENTER	BRONX	349
CUN0007.160 / 1845 Name : BRONX COMMUNITY COLLEGE GATE HOUSE	BRONX	349
CUN0007.340 / 1846 Name : BRONX COMMUNITY COLLEGE GREENHOUSE	BRONX	349
CUN0007.150 / 1844 Name : BRONX COMMUNITY COLLEGE INFORMATION CENTER	BRONX	349
CUN0003.0R0 / 2640 Name : KINGSBOROUGH COMMUNITY COLLEGE GUARD HOUSE - R	BROOKLYN	349
CUN0006.T50 / 1858 Name : QUEENSBOROUGH COMMUNITY COLLEGE TEMP VEHICLE STORAGE	QUEENS	349

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Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : BOR. OF MANHATTAN COMM. COLLEGE BMCC AUDITORIUM
Address : 199 CHAMBERS STREET
Borough : MANHATTAN **Agency's Number** : 2-25002
Program / Asset # : CUN0005.020 / 2098 **Yr Built/Renovated** : 1982 /
Area Sq Ft : 23,337 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 29-Nov-2000 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$255,400	
Interior Architecture		\$373,500
Electrical		\$73,300
Mechanical		\$44,400
Total	\$255,400	\$491,100
Priority A	\$255,400	
Priority B		\$117,700
Priority C		\$373,500
Total	\$255,400	\$491,100

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$35,700		\$1,400	\$6,100
Interior Architecture	\$38,100			\$5,800
Electrical	\$300	\$7,900	\$1,600	\$8,200
Mechanical	\$5,200		\$8,500	\$3,600
Total	\$79,300	\$7,900	\$11,500	\$23,700
Priority A	\$35,700		\$1,400	\$6,100
Priority B	\$5,500	\$7,900	\$10,200	\$11,800
Priority C	\$38,100			\$5,800
Total	\$79,300	\$7,900	\$11,500	\$23,700



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

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

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$28,600	LIFE	**	5	\$34,200	A
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : East Facade</i>							
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : North Facade</i>							
Window Wall	10%			2025	**	6	\$2,800	A
Windows								
Aluminum	100%			2028	**	5	\$8,800	A
Parapets								
Masonry: Brick	100%	Now	\$7,100	LIFE	**	3	\$4,900	A
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : AT COPING</i>							
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : AT COPING</i>							
Roof								
IRMA/Protected Membrane	100%	Now	\$255,400	2022	**	5	\$14,600	A
	<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>							
	<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 15%</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
Interior								
Floors								
Carpet	60%			2011	\$71,900	3	\$23,300	C
Ceramic Tile	5%			2040	**	5	\$1,100	C
Vinyl Tile	30%			2040	**	5	\$1,400	C
Wood	5%			2040	**	5	\$1,700	C
Interior Walls								
Fabric on Framing	65%	Now	\$30,200	2011	\$301,500	5	\$1,900	C
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : AUDITORIUM</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>							
	<i>Explanation : WRINKLED</i>							
Gypsum Board	15%			LIFE	**	5	\$300	C
Masonry: Brick	10%			LIFE	**	5	\$1,200	C
Wood	10%			LIFE	**	5	\$400	C
Ceilings								
Exposed Struc: Steel	60%			LIFE	**			B
Gypsum Board	40%			LIFE	**	5	\$1,000	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2017	**	5	\$2,400	B
Raceway								
Conduit	100%			2022	**			B
Panelboards								
Molded Case Bkrs	100%			2020	**	3	\$1,300	B
Wiring								
Thermoplastic	100%			2022	**			B
Motor Controllers								
Motor Control Center	100%			2017	**	5	\$900	B
Lighting								
General Lighting								
Emergency	5%			2012	\$1,100	2	\$200	B
Exit	5%			2012	\$300	2	\$200	B
Fluorescent	20%			2012	\$24,400	2	\$8,700	B
HID	10%			2012	\$5,700	2	\$4,400	B
Incandescent	60%			2012	\$73,300	2	\$26,100	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2032	**	5	\$3,400	B
Conversion Equipment								
Heat Exchanger	20%			2021	**	3	\$100	B
PRV/L.P. Steam	80%			2021	**			B
Distribution								
Hot Wtr Piping/Pump	20%			2028	**	3-4	\$500	B
Steam Piping/Pump	80%			2032	**	3	\$2,400	B
Terminal Devices								
Air Handler/Cool/Ht	80%			2017	**	4	\$1,700	B
Fan Coil Unit/Heat	20%			2017	**	4	\$400	B
Air Conditioning								
Energy Source								
Electricity	100%			2028	**	5	\$200	B
Conversion Equipment								
Centrifugal Compr El	100%			2032	**	5	\$200	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pmp	100%			2032	* *	3-4	\$3,400	B
Terminal Devices								
Air Handler/Cool/Ht	50%			2017	* *	4	\$1,000	B
Fan Coil - Cool/Heat	50%			2017	* *			B
Heat Rejection								
Water Cool Tower	100%			2010	\$44,400			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	\$13,700	B
Exhaust Fans								
Interior	100%			2017	* *	3-10	\$8,000	B
Plumbing								
H/C Water Piping								
Single Type	100%			2025	* *	3-5	\$3,400	B
Hot Water Heater								
Single Type	100%			2013	\$3,600	3-5	\$4,200	B
Sanitary Piping								
Single Type	100%			2032	* *			B
Storm Drain Piping								
Single Type	100%			2032	* *			B

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

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : BOR. OF MANHATTAN COMM. COLLEGE BMCC MAIN CAMPUS BLDG
Address : 199 CHAMBERS STREET
Borough : MANHATTAN **Agency's Number** : 1-25001
Program / Asset # : CUN0005.010 / 2097 **Yr Built/Renovated** : 1982 / 2000
Area Sq Ft : 662,615 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 29-Nov-2000 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,PH

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$2,760,700	\$1,550,500
Interior Architecture	\$144,300	\$776,300
Electrical	\$98,300	\$1,287,200
Mechanical	\$15,354,400	\$1,875,100
Total	\$18,357,600	\$5,489,100
Priority A	\$2,760,700	\$1,550,500
Priority B	\$15,511,900	\$3,221,500
Priority C	\$85,000	\$717,100
Total	\$18,357,600	\$5,489,100

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture				\$21,700
Interior Architecture	\$48,400			\$48,400
Electrical	\$57,600	\$280,800	\$40,500	\$286,000
Mechanical	\$142,900	\$17,300	\$155,500	\$148,800
Elevators/Escalators	\$98,800	\$98,800	\$98,800	\$98,800
Total	\$347,700	\$396,800	\$294,700	\$603,700
Priority A				\$21,700
Priority B	\$299,400	\$396,800	\$294,700	\$533,600
Priority C	\$48,400			\$48,400
Total	\$347,700	\$396,800	\$294,700	\$603,700



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

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

CITY UNIVERSITY - 042
BOR. OF MANHATTAN COMM. COLLEGE BMCC MAIN CAMPUS BLDG
Asset # : 2097

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
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%	4+	\$150,400	LIFE	**	5	\$32,600	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : COLUMNS AT WEST AND SOUTH FACADES</i>								
Masonry: Brick	70%			LIFE	**	5	\$1,313,900	A
Metal Panel	15%			2032	**	5	\$128,100	A
Window Wall	10%			2025	**	6	\$136,600	A
Windows								
Aluminum	100%	Now	\$119,800	2028	**	5	\$18,700	A
<i>Hardware Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
Parapets								
Masonry: Brick	100%	Now	\$94,000	LIFE	**	3	\$65,200	A
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : AT COPINGS</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Roof								
Built-Up (BUR)	20%	Now	\$265,400	2022	**			A
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : OVER GYM</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : AT GYM</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : OVER GYM</i>								
IRMA/Protected Membrane	50%	Now	\$1,142,100	2022	**	5	\$65,100	A
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : OVER 7TH FLOOR</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : OVER 7TH FLOOR</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : AT ROOM N720</i>								
IRMA/Protected Membrane	30%	Now	\$856,600	2022	**	5	\$39,100	A
<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : OVER SECOND FLOOR</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : AT LOCKER ROOMS</i>								
Interior								

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

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

CITY UNIVERSITY - 042
BOR. OF MANHATTAN COMM. COLLEGE BMCC MAIN CAMPUS BLDG
Asset # : 2097

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	15%			2011	\$596,300	3	\$193,500	C
Cast in Place Concrete	10%			LIFE	**	5	\$28,000	C
Ceramic Tile	10%			2040	**	5	\$75,400	C
Vinyl Tile	60%			2040	**	5	\$94,700	C
Under Construction	5%							D
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$8,900	C
Concr Masonry Unit	5%			LIFE	**	5	\$4,800	C
Glass: Single Pane	5%			LIFE	**	5	\$21,700	C
Gypsum Board	70%			LIFE	**	5	\$35,700	C
Masonry: Brick	10%			LIFE	**	5	\$30,800	C
Under Construction	5%							D
Ceilings								
AcousTileSusp.Lay-In	65%			2021	**	5	\$118,500	B
				<i>Water Penetration, Extent : Light, Area Affected : 10%</i>				
				<i>Location : ROOM 720</i>				
Exposed Struc: Steel	10%			LIFE	**			B
				<i>Water Penetration, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Gymnasium</i>				
Gypsum Board	10%			LIFE	**	5	\$8,300	B
Linear Metal	10%			LIFE	**			B
Under Construction	5%							D

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2012	\$104,800	5	\$47,900	B
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Explanation : 4-SERVICES @ 4000A EACH</i>				
Transformers								
Dry Type	100%			2010	\$11,900	5	\$66,900	B
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Explanation : VARIOUS SIZES.</i>				
Switchgear								
Fused Disc Sw	100%			2012	\$447,300	3-5	\$29,400	B

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CITY UNIVERSITY - 042
BOR. OF MANHATTAN COMM. COLLEGE BMCC MAIN CAMPUS BLDG
Asset # : 2097

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Busway	20%			2017	**	5	\$3,200	B
Conduit	80%			2022	**			B
Panelboards								
Molded Case Bkrs	90%			2020	**	3	\$32,900	B
Molded Case Bkrs	10%			2034	**	3	\$2,700	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Wiring								
Busway	20%			2017	**			B
Thermoplastic	10%			2038	**			B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	70%			2022	**			B
Motor Controllers								
Locally Mounted	10%			2010	\$9,800	5	\$2,400	B
Motor Control Center	50%			2010	\$641,300	5	\$12,200	B
Motor Control Center	40%			2017	**	5	\$9,700	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2010	\$6,400			B
Stand-by Power								
Transfer Switches								
Automatic	100%			2010	\$19,800	3-5	\$22,300	B
Generators								
Diesel	100%			2008	\$98,300	5	\$4,100	B
Batteries								
Nickel Cadium	100%			2005	\$500			B
Lighting								
General Lighting								
Exit	5%			2020	**	2	\$6,100	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Fluorescent	90%			2020	**	2	\$1,300,400	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
HID	5%			2012	\$93,800	2	\$72,200	B

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

Heating

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

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CITY UNIVERSITY - 042
BOR. OF MANHATTAN COMM. COLLEGE BMCC MAIN CAMPUS BLDG
Asset # : 2097

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source District Steam	100%	Now	\$16,900	2032	**	5	\$56,900	B
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : HIGH PRESSURE STEAM</i>								
Conversion Equipment Heat Exchanger	40%			2021	**	3	\$4,700	B
PRV/L.P. Steam	60%			2021	**			B
Distribution Hot Wtr Piping/Pump	40%			2028	**	3-4	\$35,100	B
Steam Piping/Pump	60%	Now	\$107,300	2032	**	3	\$44,100	B
<i>Leak Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : THROUGHOUT</i>								
Terminal Devices Air Handler	60%			2017	**			B
Fan Coil Unit/Heat	40%			2017	**	4	\$25,300	B
Air Conditioning								
Energy Source District Steam	80%			2032	**	5	\$91,000	B
Electricity	20%			2028	**	5	\$1,000	B
Conversion Equipment Centrifugal Compr El	20%			2012	\$276,300	5	\$1,200	B
Centrifugal Compr Tu	80%			2008	\$13,970,200	3	\$323,100	B
Distribution Chilled Wtr Pipe/Pmp	100%			2022	**	3-4	\$108,800	B
Terminal Devices Air Handler/Cool/Ht	60%			2017	**	4	\$37,900	B
Fan Coil - Cool/Heat	40%			2017	**			B
Heat Rejection Water Cool Tower	100%			2010	\$1,471,000			B
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$454,800	B
Exhaust Fans Interior	100%	Now	\$113,300	2017	**	3-6	\$131,400	B
<i>Obsolete Equipment, Extent : Severe, Area Affected : 20%</i>								
<i>Location : CARPENTRY SHOP, GRAPHICS REPRO RM</i>								
Plumbing								
H/C Water Piping Single Type	100%			2025	**	3-5	\$112,700	B
HW Heat Exchanger Single Type	100%			2015	**			B

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CITY UNIVERSITY - 042
BOR. OF MANHATTAN COMM. COLLEGE BMCC MAIN CAMPUS BLDG
Asset # : 2097

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Single Type	100%			2032	**			B
Storm Drain Piping Single Type	100%			2022	**			B
Sump Pump(s) Single Type	100%			2013	\$8,800	4	\$2,000	B
Pool Filter/Treatment Single Type	100%	Now	\$1,118,100	2021	**			B
		<i>Corroded, Extent : Severe, Area Affected : 60%</i>						
		<i>Location : FILTER VESSEL</i>						
		<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : FILTER VESSEL</i>						
Non-Water Piping Single Type	100%			2032	**	3	\$11,800	B

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

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : BOR. OF MANHATTAN COMM. COLLEGE FITERMAN HALL
Address : 30 WEST BROADWAY
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : CUN0005.030 / 4131 **Yr Built/Renovated** : 1959 / 2001
Area Sq Ft : 329,491 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 19-Nov-2002 **Landmark Status** : NONE
Areas Surveyed :

CAPITAL BUDGET

Total

Priority

Total

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Elevators/Escalators	\$148,000	\$148,000	\$148,000	\$148,000
Total	\$148,000	\$148,000	\$148,000	\$148,000
Priority B	\$148,000	\$148,000	\$148,000	\$148,000
Total	\$148,000	\$148,000	\$148,000	\$148,000



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Under Construction	100%							D
<hr/>								
Windows								
Under Construction	100%							D
<hr/>								
Parapets								
Under Construction	100%							D
<hr/>								
Roof								
Under Construction	100%							D
<hr/>								
Interior								
Floors								
Under Construction	100%							D
<hr/>								
Interior Walls								
Under Construction	100%							D
<hr/>								
Ceilings								
Under Construction	100%							D

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Under Construction	100%							D
<hr/>								
Under 600 Volts								
Service Equipment								
Under Construction	100%							D
<hr/>								
Transformers								
Under Construction	100%							D
<hr/>								
Switchgear								
Under Construction	100%							D
<hr/>								
Raceway								
Under Construction	100%							D
<hr/>								
Panelboards								
Under Construction	100%							D
<hr/>								
Wiring								
Under Construction	100%							D
<hr/>								
Motor Controllers								
Under Construction	100%							D
<hr/>								
Ground								

*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.*

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices								
Under Construction	100%							D
Stand-by Power								
Transfer Switches								
Under Construction	100%							D
Generators								
Under Construction	100%							D
Batteries								
Under Construction	100%							D
Lighting								
General Lighting								
Under Construction	100%							D
Lightning Protection								
Arresters								
Under Construction	100%							D

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Under Construction	100%							D
Conversion Equipment								
Under Construction	100%							D
Distribution								
Under Construction	100%							D
Terminal Devices								
Under Construction	100%							D
Air Conditioning								
Energy Source								
Under Construction	100%							D
Conversion Equipment								
Under Construction	100%							D
Distribution								
Under Construction	100%							D
Terminal Devices								
Under Construction	100%							D
Heat Rejection								
Under Construction	100%							D
Ventilation								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation. Maintenance \$ are aggregated over a ten-year period.

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

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Under Construction	100%							D
Exhaust Fans								
Under Construction	100%							D
Plumbing								
H/C Water Piping								
Under Construction	100%							D
Hot Water Heater								
Under Construction	100%							D
HW Heat Exchanger								
Under Construction	100%							D
Sanitary Piping								
Under Construction	100%							D
Storm Drain Piping								
Under Construction	100%							D
Sump Pump(s)								
Under Construction	100%							D
Pool Filter/Treatment								
Under Construction	100%							D
Non-Water Piping								
Under Construction	100%							D

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

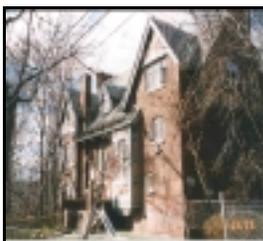
Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : BRONX COMMUNITY COLLEGE ALTSCHUL HOUSE
Address : 2205 SEDGWICK AVE
Borough : BRONX **Agency's Number** : 21056
Program / Asset # : CUN0007.560 / 2070 **Yr Built/Renovated** : 1890 /
Area Sq Ft : 7,548 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 11-Mar-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$153,800	
Mechanical			\$55,100
Total		\$153,800	\$55,100
Priority A		\$153,800	
Priority B			\$55,100
Total		\$153,800	\$55,100

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$23,800			\$3,100
Interior Architecture	\$11,300		\$1,300	\$700
Electrical		\$3,200	\$200	\$3,200
Mechanical	\$1,900	\$1,700	\$600	\$1,500
Total	\$37,100	\$4,900	\$2,100	\$8,600
Priority A	\$23,800			\$3,100
Priority B	\$3,200	\$4,900	\$800	\$4,700
Priority C	\$10,000		\$1,300	\$700
Total	\$37,100	\$4,900	\$2,100	\$8,600



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	5%	Now	\$14,700	LIFE	**	5	\$900	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Chimney</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Chimney</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Chimney</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Chimney</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Chimney</i>								
Masonry: Brick	55%	Now	\$48,400	LIFE	**	5	\$9,700	A
<i>Graffiti, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Masonry: Schist/Gnies	10%	Now	\$5,700	LIFE	**	3-5	\$6,300	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
Metal Panel	20%	Now	\$2,800	2024	**	5	\$800	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : West Facade</i>								
Stucco Cement	5%	Now	\$700	2022	**	3-5	\$2,400	A
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout dormers.</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : dormers</i>								
Wood	5%	Now	\$5,500	2024	**	3-5	\$2,400	A
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout exterior trims.</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout exterior trims.</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout trims.</i>								

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

Architecture		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Windows									
Steel	25%	Now	\$3,500	2029	**	5	\$100	A	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : West Facade</i>									
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : West Facade</i>									
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : West Facade</i>									
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 55%</i>									
<i>Location : West Facade</i>									
<i>Glazing Clouded, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : West Facade</i>									
Wood	75%	Now	\$5,600	2039	**	5	\$200	A	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 35%</i>									
<i>Location : Throughout</i>									
<i>Split/Cracked, Extent : Moderate, Area Affected : 45%</i>									
<i>Location : Throughout</i>									
Roof									
Modified Bitumen	25%			2022	**			A	
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Lower Roof</i>									
Slate	75%	Now	\$90,800	LIFE	**	5	\$1,700	A	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>									
<i>Location : North Facade</i>									
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 45%</i>									
<i>Location : Throughout</i>									
Interior									
Floors									
Carpet	20%			2010	\$9,100	3	\$2,900	C	
Ceramic Tile	5%			2042	**	5	\$400	C	
Metal Panel	5%	Now	\$7,600	2023	**			C	
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Exterior Stair Landings</i>									
<i>Explanation : Corrosion/rusting</i>									
Terrazzo	5%			LIFE	**	8	\$700	C	
Vinyl Tile	10%			2042	**	5	\$200	C	
Vinyl Tile	40%			2049	**	5	\$700	C	
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Second And Third Floors</i>									
Wood	15%			2017	**	5	\$1,900	C	

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

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

Interior

Interior Walls

Concr Masonry Unit	5%			LIFE	**	5	\$100	C
Gypsum Board	20%			LIFE	**	5	\$200	C
Plaster	75%			LIFE	**	5	\$2,200	C

Water Penetration, Extent : Moderate, Area Affected : 10%
Location : Teddy Bears Room

Ceilings

Gypsum Board	25%			LIFE	**	5	\$500	B
Plaster	75%			LIFE	**	5	\$2,100	B

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2014	\$1,400	5	\$500	B
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Raceway

Conduit	100%			2014	\$8,200			B
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Panelboards

Fused Toggle Switch	50%			2013	\$7,300	3	\$200	B
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Other Observation, Extent : Light, Area Affected : 100%
Location : Basement
Explanation : FUSE CLIPS ONLY

Molded Case Bkrs	50%			2013	\$7,300	3	\$200	B
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Wiring

Thermoplastic	100%			2014	\$8,300			B
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Motor Controllers

Locally Mounted	100%			2012	\$10,900	5	\$300	B
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Ground

Grounding Devices

Metal Water Pipe	100%			2012	\$6,400			B
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Lighting

General Lighting

Exit	3%			2022	**	2		B
Fluorescent	92%			2022	**	2	\$15,100	B
HID	1%			2022	**	2	\$200	B
Incandescent	4%			2014	\$1,800	2	\$700	B

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	5%			2030	**	3		B
Fuel Oil	95%			2024	**	4	\$200	B
Conversion Equipment								
Hot Water Boiler	95%			2012	\$12,500	3	\$1,800	B
Unit Heater-Stm/HW/Elec	5%			2012	\$1,300	5		B
Distribution								
Hot Wtr Piping/Pump	100%			2013	\$29,300	3-4	\$1,400	B
Terminal Devices								
Convactor/Radiator	100%			2012	\$55,100	2	\$4,100	B
Ventilation								
Exhaust Fans								
Interior	100%			2009	\$6,500	3-10	\$3,000	B
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2034	**	3-5	\$500	B
Galv Iron/Steel	60%			2019	**	3-5	\$700	B
Hot Water Heater								
Electric	100%			2012	\$900	3-5	\$1,400	B
Sanitary Piping								
Cast Iron	100%			2014	\$12,700			B

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Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : BRONX COMMUNITY COLLEGE ALUMNI GYM
Address : 101 WEST 180th ST
Borough : BRONX **Agency's Number** : 21023
Program / Asset # : CUN0007.230 / 2080 **Yr Built/Renovated** : 1930 /
Area Sq Ft : 70,616 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 10-Mar-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$380,000	\$380,700
Interior Architecture	\$40,800	
Electrical	\$38,400	\$666,600
Mechanical	\$90,100	\$228,300
Total	\$549,400	\$1,275,600
Priority A	\$380,000	\$380,700
Priority B	\$169,400	\$894,900
Total	\$549,400	\$1,275,600

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$51,700			\$44,400
Interior Architecture	\$40,900		\$29,000	
Electrical	\$500	\$37,900	\$5,400	\$38,200
Mechanical	\$33,800	\$6,600	\$21,700	\$13,500
Total	\$127,000	\$44,400	\$56,100	\$96,100
Priority A	\$51,700			\$44,400
Priority B	\$36,600	\$44,400	\$27,100	\$51,700
Priority C	\$38,700		\$29,000	
Total	\$127,000	\$44,400	\$56,100	\$96,100



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

CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE ALUMNI GYM
Asset # : 2080

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$317,600	LIFE	**	5	\$380,700	A
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lintels Throughout</i>								
Masonry: Limestone	5%	Now	\$62,500	LIFE	**	3-5	\$71,700	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
Windows								
Aluminum	100%			2030	**	5	\$1,500	A
Parapets								
Masonry: Brick	95%			LIFE	**	3	\$93,700	A
Masonry: Limestone	5%			LIFE	**	3	\$5,200	A
Roof								
Built-Up (BUR)	95%	Now	\$14,000	2019	**			A
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Along Cant Strip Throughout Perimeter</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Along Cant Strip Throughout Perimeter</i>								
Roll Roofing	5%	Now	\$12,200	2024	**			A
<i>Ridging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : STAIRS</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : STAIRS</i>								
Interior								
Floors								
Cast in Place Concrete	40%			LIFE	**	5	\$30,600	C
Ceramic Tile	15%			2042	**	5	\$15,400	C
Vinyl Tile	20%			2042	**	5	\$4,300	C
Wood	25%			2042	**	5	\$38,200	C
Interior Walls								
Cast in Place Concrete	5%	Now	\$15,400	LIFE	**	5	\$900	C
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : POOL</i>								
<i>Explanation : HORIZONTAL CRACKS</i>								
Ceramic Tile	15%			LIFE	**	5	\$3,900	C
Concr Masonry Unit	65%			LIFE	**	5	\$9,200	C
Plaster	15%			LIFE	**	5	\$2,800	C

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

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CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE ALUMNI GYM
Asset # : 2080

Architecture		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Ceilings									
AcousTileConcealSpLn	10%	Now	\$1,500	2023	**	5	\$500	B	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Locker Rooms</i>									
Exposed Concrete	55%	Now	\$40,800	LIFE	**			B	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Pool Service Space (basement)</i>									
Exposed Struc: Steel	25%			LIFE	**			B	
Plaster	10%			LIFE	**	5	\$1,400	B	

Electrical		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2024	**	5	\$5,100	B	
Transformers									
Dry Type	100%			2012	\$11,900	5	\$7,100	B	
Switchgear									
Molded Case Bkrs	100%			2014	\$76,700	3-5	\$3,700	B	
Raceway									
Conduit	80%			2014	\$58,500			B	
Conduit	20%			2024	**			B	
Panelboards									
Fused Disc Sw	10%			2022	**	3	\$300	B	
Molded Case Bkrs	20%			2022	**	3	\$600	B	
Molded Case Bkrs	70%			2013	\$61,000	3	\$2,000	B	
Wiring									
Braided Cloth	50%	2-4	\$38,400	2039	**			B	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
Thermoplastic	50%			2024	**			B	
Motor Controllers									
Locally Mounted	100%			2019	**	5	\$2,600	B	
Ground									
Grounding Devices									
Not Accessible	100%							D	
Stand-by Power									
Transfer Switches									
Automatic	100%			2027	**	3-5	\$2,400	B	

Lighting

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CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE ALUMNI GYM
Asset # : 2080

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

Lighting

General Lighting								
Exit	5%			2014	\$1,600	2	\$800	B
Fluorescent	85%			2014	\$470,400	2	\$167,800	B
HID	10%			2014	\$25,600	2	\$19,700	B

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

Heating

Energy Source								
HTHW/HW	100%			2024	**	5	\$15,500	B
Conversion Equipment								
Heat Exchanger	100%			2017	**	3	\$2,100	B
Distribution								
Steam Piping/Pump	100%			2024	**	3	\$10,000	B
Terminal Devices								
Air Handler	40%			2014	\$151,000			B
Convactor/Radiator	60%			2027	**	2	\$29,300	B

Air Conditioning

Energy Source								
Electricity	100%			2022	**	5	\$700	B
Conversion Equipment								
Int Pkg Unit - Cool	10%			2008	\$90,100			B
No Component	90%							D

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$77,700	B
Exhaust Fans								
Interior	100%			2014	\$77,400	3-10	\$36,000	B

Plumbing

H/C Water Piping								
Brass/Copper	100%			2024	**	3-5	\$13,300	B
Hot Water Heater								
Electric	100%			2009	\$10,900	3-5	\$21,400	B
HW Heat Exchanger								
Low Temp	100%			2034	**			B
Sanitary Piping								
Cast Iron	100%			2024	**			B

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CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE ALUMNI GYM
Asset # : 2080

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%			2024	**			B
Sump Pump(s) Rigid Piping	100%			2014	\$8,800	4	\$2,000	B
Pool Filter/Treatment Diatomaceous Earth	100%			2015	**			B

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Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : BRONX COMMUNITY COLLEGE BEGRISCH HALL
Address : 2014 SEDGEWICK AVE
Borough : BRONX **Agency's Number** : 21008
Program / Asset # : CUN0007.080 / 2093 **Yr Built/Renovated** : 1959 /
Area Sq Ft : 7,602 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 11-Mar-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture			\$45,700
Mechanical			\$75,700
Total			\$121,400
Priority	A		\$45,700
Priority	B		\$75,700
Total			\$121,400

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$15,700			
Interior Architecture	\$29,500		\$500	
Electrical		\$3,200	\$100	\$3,200
Mechanical	\$1,800	\$500	\$1,500	\$700
Total	\$46,900	\$3,700	\$2,200	\$4,000
Priority	A	\$15,700		
Priority	B	\$8,700	\$3,700	\$4,000
Priority	C	\$22,500		\$200
Total	\$46,900	\$3,700	\$2,200	\$4,000



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

Architecture		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Cast in Place Concrete	100%			LIFE	**	5	\$10,700	A	
Windows									
Aluminum	100%	Now	\$10,300	2039	**	5	\$200	A	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 45%</i>									
<i>Location : Throughout</i>									
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 45%</i>									
<i>Location : Throughout</i>									
Roof									
Built-Up (BUR)	100%			2014	\$45,700			A	
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$600	C	
Ceramic Tile	5%			2042	**	5	\$400	C	
Terrazzo	30%			LIFE	**	8	\$4,300	C	
Vinyl Tile	25%	Now	\$18,400	2054	**	5	\$200	C	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 35%</i>									
<i>Location : Corridors,1st Floor,2nd Floor</i>									
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>									
<i>Location : 1st Floor,2nd Floor</i>									
Vinyl Tile	30%			2029	**	5	\$500	C	
Interior Walls									
Cast in Place Concrete	20%			LIFE	**	5	\$1,200	C	
Concr Masonry Unit	15%			LIFE	**	5	\$300	C	
Plaster	65%			LIFE	**	5	\$1,900	C	
Ceilings									
AcousTile,Adhered	30%			2017	**	5	\$600	B	
AcousTileConcealSpLn	10%	Now	\$6,100	2029	**	5	\$100	B	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : 1st Floor,2nd Floor side rooms.</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : 1st Floor,2nd Floor side rooms.</i>									
Plaster	60%			LIFE	**	5	\$1,700	B	

Electrical		Current Repair			Future Replacement		Maintenance		Priority Code
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 - 042
BRONX COMMUNITY COLLEGE BEGRISCH HALL
Asset # : 2093

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2024	**			B
Panelboards								
Molded Case Bkrs	100%			2022	**	3	\$300	B
Wiring								
Thermoplastic	100%			2024	**			B
Motor Controllers								
Locally Mounted	100%			2019	**	5	\$300	B
Lighting								
General Lighting								
Exit	3%			2022	**	2		B
Fluorescent	96%			2022	**	2	\$15,900	B
Incandescent	1%			2014	\$500	2	\$200	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
HTHW/HW	100%			2024	**	5	\$1,300	B
Conversion Equipment								
Heat Exchanger	100%			2023	**	3	\$200	B
Distribution								
Steam Piping/Pump	100%			2024	**	3	\$800	B
Terminal Devices								
Air Handler	100%			2014	\$31,700			B
Air Conditioning								
Energy Source								
Electricity	100%			2022	**	5	\$100	B
Conversion Equipment								
Int Pkg Unit - Cool	100%			2012	\$75,700			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$6,500	B
Exhaust Fans								
Interior	100%			2014	\$6,500	3-10	\$3,000	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	3-5	\$1,300	B

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
HW Heat Exchanger Low Temp	100%			2024	* *			B
Sanitary Piping Cast Iron	100%			2024	* *			B
Storm Drain Piping Cast Iron	100%			2024	* *			B

*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.*

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : BRONX COMMUNITY COLLEGE BLISS HALL
Address : W 181 & UNIVERSITY AVENUE
Borough : BRONX **Agency's Number** : 21027
Program / Asset # : CUN0007.270 / 2062 **Yr Built/Renovated** : 1936 /
Area Sq Ft : 29,210 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 10-Mar-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$57,800	\$176,300
Electrical		\$236,100
Total	\$57,800	\$412,300
Priority A	\$57,800	\$176,300
Priority B		\$236,100
Total	\$57,800	\$412,300

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$65,900	\$1,400		\$14,300
Interior Architecture	\$14,100		\$1,800	
Electrical	\$26,900	\$12,300	\$1,000	\$12,400
Mechanical	\$21,400	\$1,600	\$3,200	\$2,800
Total	\$128,300	\$15,300	\$6,000	\$29,400
Priority A	\$65,900	\$1,400		\$14,300
Priority B	\$51,100	\$13,900	\$5,100	\$15,100
Priority C	\$11,300		\$800	
Total	\$128,300	\$15,300	\$6,000	\$29,400



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$115,600	A
Masonry: Limestone	5%	Now	\$10,600	LIFE	**	3-5	\$12,200	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : ALONG THIRD FLOOR BAND</i>								
Metal Coiling Doors	5%	Now	\$20,700	2019	**	3	\$18,200	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : THROUGHOUT</i>								
Stucco Cement	5%	Now	\$5,300	2022	**	3-5	\$9,400	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : THROUGHOUT</i>								
Windows								
Aluminum	100%	Now	\$900	2030	**	5	\$700	A
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Parapets								
Masonry: Brick	100%	Now	\$4,700	LIFE	**	3	\$6,500	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : AT LIMESTONE COPING</i>								
Roof								
Built-Up (BUR)	90%	Now	\$23,700	2014	\$118,400			A
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : ROOF SLAB</i>								
<i>Explanation : CRACK AT ROOF SLAB</i>								
Roll Roofing	5%			2014	\$5,400			A
Skylight, Metal/Glass	5%			2024	**	3	\$4,300	A
Interior								
Floors								
Cast in Place Concrete	30%			LIFE	**	5	\$7,400	C
Ceramic Tile	5%			2042	**	5	\$1,700	C
Terrazzo	5%			LIFE	**	8	\$2,700	C
Vinyl Tile	60%			2029	**	5	\$4,200	C
Interior Walls								
Cast in Place Concrete	15%			LIFE	**	5	\$3,300	C
Gypsum Board	5%			LIFE	**	5	\$200	C
Plaster	80%			LIFE	**	5	\$9,000	C
Ceilings								
AcousTileConcealSpLn	15%			2017	**	5	\$1,200	B
AcousTileSusp.Lay-In	10%			2017	**	5	\$800	B
Exposed Concrete	25%			LIFE	**			B
Plaster	50%			LIFE	**	5	\$5,500	B

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		Priority Code
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	90%			2014	\$2,300	5	\$1,900	B	
Fused Disc Sw	10%			2034	**	5	\$200	B	
Switchgear									
Fused Disc Sw	100%			2014	\$51,100	3-5	\$1,500	B	
Raceway									
Conduit	90%			2014	\$27,900			B	
Conduit	10%			2034	**			B	
Panelboards									
Fused Disc Sw	10%			2013	\$4,800	3	\$100	B	
Molded Case Bkrs	50%			2013	\$24,200	3	\$600	B	
Molded Case Bkrs	30%			2022	**	3	\$400	B	
Molded Case Bkrs	10%			2030	**	3	\$100	B	
Wiring									
Braided Cloth	50%	2-4	\$14,900	2039	**			B	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
Thermoplastic	40%			2014	\$11,900			B	
Thermoplastic	10%			2034	**			B	
Motor Controllers									
Locally Mounted	50%			2012	\$5,500	5	\$500	B	
Locally Mounted	50%	2-4	\$5,500	2034	**	5	\$300	B	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
Ground									
Grounding Devices									
Metal Water Pipe	100%	2-4	\$6,400	2034	**			B	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>									
Stand-by Power									
Transfer Switches									
Automatic	100%			2027	**	3-5	\$1,000	B	
Lighting									
General Lighting									
Exit	5%			2014	\$500	2	\$300	B	
Fluorescent	90%			2014	\$160,700	2	\$57,300	B	
HID	5%			2014	\$4,100	2	\$3,200	B	

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

Heating

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source HTHW/HW	100%			2024	**	5	\$5,000	B
Conversion Equipment Heat Exchanger	100%			2017	**	3	\$700	B
Distribution Steam Piping/Pump	100%	Now	\$15,800	2024	**	3	\$3,200	B
			<i>Corroded, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Various Location</i>					
			<i>Leak Evident, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Various Location</i>					
Terminal Devices Convactor/Radiator	100%			2019	**	2	\$15,800	B
Plumbing								
H/C Water Piping Brass/Copper	100%			2024	**	3-5	\$4,300	B
Hot Water Heater Electric	100%			2009	\$3,500	3-5	\$6,900	B
HW Heat Exchanger Low Temp	100%			2024	**			B
Sanitary Piping Cast Iron	100%			2024	**			B
Storm Drain Piping Cast Iron	100%			2024	**			B
Sump Pump(s) Rigid Piping	100%			2014	\$8,800	4	\$2,000	B
Non-Water Piping Natural Gas	100%			2024	**	3	\$400	B

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : BRONX COMMUNITY COLLEGE BUTLER HALL
Address : 2018 SEDGEWICK AVE
Borough : BRONX **Agency's Number** : 21010
Program / Asset # : CUN0007.100 / 2073 **Yr Built/Renovated** : 1859 /
Area Sq Ft : 17,028 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 11-Mar-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Interior Architecture	\$147,200	
Electrical		\$87,900
Mechanical		\$91,300
Total	\$147,200	\$179,100
Priority B		\$179,100
Priority C	\$147,200	
Total	\$147,200	\$179,100

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$49,400	\$200		\$1,700
Interior Architecture	\$18,100		\$700	
Electrical	\$7,000	\$200	\$7,800	
Mechanical	\$5,600	\$600	\$1,800	\$1,100
Total	\$80,000	\$900	\$10,300	\$2,800
Priority A	\$49,400	\$200		\$1,700
Priority B	\$25,400	\$700	\$9,800	\$1,100
Priority C	\$5,200		\$500	
Total	\$80,000	\$900	\$10,300	\$2,800



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

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

CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE BUTLER HALL
Asset # : 2073

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$65,100	A
Masonry: Schist/Gnies	5%			LIFE	**	3-5	\$8,900	A
Windows								
Wood	100%			2030	**	5	\$1,400	A
Parapets								
Copper/Terne	10%			2042	**	3	\$500	A
Wood Cornice	90%	Now	\$12,100	2034	**	4	\$400	A
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 15%</i>								
<i>Insect/Bird Damage, Extent : Moderate, Area Affected : 15%</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 30%</i>								
Roof								
Built-Up (BUR)	70%			2019	**			A
Slate	30%			LIFE	**	5	\$2,500	A
Interior								
Floors								
Ceramic Tile	5%			2042	**	5	\$1,000	C
Panel/Paver: Cer/Brk	5%			2030	**	5	\$800	C
Vinyl Tile	90%	Now	\$147,200	2054	**	5	\$1,800	C
<i>Adhesion Failure, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Basement,1st Floor,2nd Floor,3rd Floor</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Basement,1st Floor,2nd Floor,3rd Floor</i>								
Interior Walls								
Concr Masonry Unit	40%			LIFE	**	5	\$2,000	C
Masonry: Brick	40%			LIFE	**	5	\$6,300	C
Plaster	20%			LIFE	**	5	\$1,300	C
Ceilings								
AcousTile,Adhered	10%	Now	\$10,300	2029	**	5	\$200	B
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
AcousTileConcealSpLn	10%			2017	**	5	\$500	B
Plaster	80%			LIFE	**	5	\$5,000	B

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

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE BUTLER HALL
Asset # : 2073

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2014	\$2,600	5	\$1,200	B
Switchgear								
Molded Case Bkrs	100%			2024	**	3-5	\$800	B
Raceway								
Conduit	100%			2014	\$13,000			B
Panelboards								
Molded Case Bkrs	20%			2013	\$3,900	3	\$100	B
Molded Case Bkrs	80%			2022	**	3	\$600	B
Wiring								
Thermoplastic	100%			2014	\$11,100			B
Motor Controllers								
Locally Mounted	100%			2012	\$10,900	5	\$600	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2012	\$19,800	3-5	\$600	B
Lighting								
General Lighting								
Exit	5%			2009	\$300	2	\$200	B
Fluorescent	85%			2009	\$87,900	2	\$31,300	B
HID	5%			2009	\$2,400	2	\$1,800	B
Incandescent	5%			2009	\$5,200	2	\$1,800	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
HTHW/HW	100%	Now	\$3,000	2024	**	5	\$1,500	B
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Conversion Equipment								
Heat Exchanger	100%			2010	\$2,800	3	\$400	B
Distribution								
Steam Piping/Pump	100%			2014	\$91,300	3	\$2,500	B
Terminal Devices								
Convactor/Radiator	100%			2019	**	2	\$9,100	B
Plumbing								

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

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CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE BUTLER HALL
Asset # : 2073

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	100%			2024	* *	3-5	\$2,500	B
HW Heat Exchanger HTHW/HW	100%			2024	* *			B
Sanitary Piping Cast Iron	100%			2024	* *			B
Storm Drain Piping Cast Iron	100%			2024	* *			B
Non-Water Piping Natural Gas	100%			2024	* *	3	\$200	B

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : BRONX COMMUNITY COLLEGE COLSTON HALL
Address : W 181 & UNIVERSITY 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-Mar-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,8,ph

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$478,200	\$254,800
Interior Architecture		\$101,200
Electrical	\$105,200	\$223,600
Mechanical		\$260,700
Total	\$583,500	\$840,200
Priority A	\$478,200	\$254,800
Priority B	\$105,200	\$484,300
Priority C		\$101,200
Total	\$583,500	\$840,200

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$45,600			\$34,500
Interior Architecture	\$57,600		\$11,700	\$8,200
Electrical	\$900	\$47,800	\$2,800	\$48,500
Mechanical	\$54,000	\$13,400	\$35,900	\$13,500
Elevators/Escalators	\$31,600	\$31,600	\$31,600	\$31,600
Total	\$189,500	\$92,900	\$81,900	\$136,300
Priority A	\$45,600			\$34,500
Priority B	\$96,900	\$92,900	\$78,700	\$93,600
Priority C	\$47,100		\$3,200	\$8,200
Total	\$189,500	\$92,900	\$81,900	\$136,300



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$22,100	A
Masonry: Brick	80%			LIFE	**	5	\$509,500	A
Masonry: Schist/Gnies	10%			LIFE	**	3-5	\$165,500	A
Windows								
Aluminum	100%	0-2	\$203,200	2039	**	5	\$3,200	A
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Thin Profile/Gauge, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast in Place Concrete	90%			LIFE	**	3	\$12,800	A
Metal Rail	10%			2023	**	3	\$300	A
Roof								
Modified Bitumen	100%			2022	**			A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	15%			2010	\$101,200	3	\$32,800	C
Cast in Place Concrete	10%			LIFE	**	5	\$9,500	C
Ceramic Tile	5%			2042	**	5	\$6,400	C
Terrazzo	5%			LIFE	**	8	\$10,500	C
Vinyl Tile	65%			2029	**	5	\$17,400	C
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$3,000	C
Gypsum Board	25%			LIFE	**	5	\$4,300	C
Mosaic Tile	10%			LIFE	**	5	\$24,400	C
Plaster	60%			LIFE	**	5	\$25,900	C
Ceilings								
AcousTile,Adhered	15%			2017	**	5	\$4,600	B
AcousTileSusp.Lay-In	40%			2017	**	5	\$12,400	B
Cast in Place Concrete	5%			LIFE	**	5	\$4,100	B
Plaster	40%			LIFE	**	5	\$16,900	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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 - 042
BRONX COMMUNITY COLLEGE COLSTON HALL
Asset # : 2090

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment Fused Disc Sw	100%			2044	**	5	\$8,100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Explanation : Recent Installation</i>								
Transformers Dry Type	100%			2034	**	5	\$11,400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Explanation : Recent Installation</i>								
Switchgear Fused Disc Sw	20%			2014	\$20,400	3-5	\$1,200	B
Fused Disc Sw	80%			2044	**	3-5	\$4,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Explanation : Recent Installation</i>								
Raceway Conduit	80%			2014	\$98,600			B
Conduit	20%			2044	**			B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Explanation : Recent Installation</i>								
Panelboards Fused Disc Sw	10%			2039	**	3	\$500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Explanation : Recent Installation</i>								
Molded Case Bkrs	90%			2013	\$104,600	3	\$4,200	B
Wiring Braided Cloth	80%	2-4	\$105,200	2039	**			B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Throughout</i> <i>Explanation : Insulation Aged</i>								
Thermoplastic	20%			2044	**			B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Explanation : Recent Installation</i>								
Motor Controllers Locally Mounted	50%			2012	\$14,200	5	\$2,100	B
Locally Mounted	50%			2034	**	5	\$2,100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Explanation : Recent Installation</i>								
Ground Grounding Devices Metal Water Pipe	100%			2031	**			B
Stand-by Power Transfer Switches Automatic	100%			2034	**	3-5	\$3,800	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Explanation : Recent Installation</i>								

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
General Lighting								
Exit	3%			2024	**	2	\$600	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Explanation : Recent Installation</i>						
Fluorescent	92%			2024	**	2	\$225,500	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Explanation : Recent Installation</i>						
HID	3%			2014	\$9,500	2	\$7,400	B
Incandescent	2%			2014	\$13,700	2	\$4,900	B
Lightning Protection								
Arresters								
Copper	100%			2014	\$6,500			B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
HTHW/HW	100%			2034	**	5	\$19,300	B
Conversion Equipment								
Heat Exchanger	100%	Now	\$1,900	2017	**	3	\$2,000	B
		<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Basement</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2022	**	3-4	\$21,100	B
Terminal Devices								
Convactor/Radiator	100%			2019	**	2	\$60,700	B
Air Conditioning								
Energy Source								
Electricity	100%			2022	**	5	\$900	B
Conversion Equipment								
Reciprocating Compr	20%	Now	\$5,900	2017	**	5	\$12,800	B
		<i>Broken, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Fan Room In Penthouse.</i>						
No Component	80%							D
Distribution								
Chilled Wtr Pipe/Pmp	100%			2024	**	3-4	\$15,800	B
Terminal Devices								
Fan Coil - Cool/Heat	100%			2014	\$133,900			B

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

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Heat Rejection								
Water Cool Tower	100%	Now	\$10,000	2012	\$49,900			B
<i>Damaged, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$96,500	B
Exhaust Fans								
Interior	80%			2014	\$76,900	3-10	\$35,800	B
Roof	20%			2014	\$13,800	2-10	\$9,300	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	3-5	\$19,100	B
HW Heat Exchanger								
Low Temp	10%			2034	**			B
Low Temp	90%			2024	**			B
Sanitary Piping								
Cast Iron	100%			2024	**			B
Storm Drain Piping								
Cast Iron	100%			2024	**			B

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : BRONX COMMUNITY COLLEGE COMMUNITY HALL
Address : W 181 & UNIVERSITY 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-Mar-2003 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$161,100	
Electrical		\$48,400
Mechanical		\$151,800
Total	\$161,100	\$200,200
Priority A	\$161,100	
Priority B		\$200,200
Total	\$161,100	\$200,200

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$58,600			\$10,000
Interior Architecture	\$7,800		\$5,100	
Electrical	\$15,200	\$15,600	\$1,300	\$15,900
Mechanical	\$23,000		\$12,400	\$4,900
Total	\$104,600	\$15,600	\$18,800	\$30,800
Priority A	\$58,600			\$10,000
Priority B	\$38,200	\$15,600	\$18,200	\$20,800
Priority C	\$7,800		\$600	
Total	\$104,600	\$15,600	\$18,800	\$30,800



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$5,100	A
Masonry: Brick	35%			LIFE	**	5	\$51,600	A
Masonry: Schist/Gnies	10%			LIFE	**	3-5	\$38,300	A
Metal Panel	5%			2034	**	5	\$1,700	A
Window Wall	40%	Now	\$161,100	2019	**	6	\$10,700	A
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Upper Level</i>								
<i>Glazing Clouded, Extent : Light, Area Affected : 15%</i>								
<i>Location : Upper Level</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Upper Level</i>								
Parapets								
Cast in Place Concrete	75%			LIFE	**	3	\$10,400	A
Metal Rail	25%			2023	**	3	\$800	A
Roof								
Modified Bitumen	50%			2022	**			A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof Over Upper Level</i>								
Panel/Paver: Concrete	50%	Now	\$15,500	2034	**	5	\$8,200	A
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Terrace</i>								
<i>Ponding, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Terrace</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Terrace</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Terrace Over Lower Level</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$3,100	C
Ceramic Tile	3%			2042	**	5	\$1,200	C
Quarry Tile	2%			2019	**	5	\$700	C
Terrazzo	5%			LIFE	**	8	\$3,400	C
Vinyl Tile	80%			2029	**	5	\$6,900	C
Interior Walls								
Concr Masonry Unit	5%			LIFE	**	5	\$500	C
Gypsum Board	50%			LIFE	**	5	\$2,800	C
Masonry: Brick	5%			LIFE	**	5	\$1,700	C
Plaster	30%			LIFE	**	5	\$4,200	C
SGFT/Glazed Masonry	10%			LIFE	**			C

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

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

Interior

Ceilings

AcousTile,Adhered	45%			2017	**	5	\$4,500	B
AcousTileSusp.Lay-In	45%			2017	**	5	\$4,500	B
Exposed Concrete	10%			LIFE	**			B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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	30%			2014	\$1,300	5	\$800	B
Fused Disc Sw	70%			2044	**	5	\$1,800	B

Other Observation, Extent : Light, Area Affected : 100%
Explanation : Recent Installation

Transformers

Dry Type	100%			2034	**	5	\$3,700	B
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Other Observation, Extent : Light, Area Affected : 100%
Explanation : Recent Installation

Switchgear

Fused Disc Sw	50%			2044	**	3-5	\$900	B
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Other Observation, Extent : Light, Area Affected : 100%
Explanation : Recent Installation

Molded Case Bkrs	50%			2014	\$25,600	3-5	\$900	B
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Raceway

Conduit	30%			2044	**			B
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Other Observation, Extent : Light, Area Affected : 100%
Explanation : Recent Installation

Conduit	70%			2014	\$21,700			B
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Panelboards

Molded Case Bkrs	100%			2013	\$48,400	3	\$1,500	B
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Wiring

Braided Cloth	50%	2-4	\$14,900	2039	**			B
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Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout
Explanation : Insulation Aged.

Thermoplastic	50%			2044	**			B
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Other Observation, Extent : Light, Area Affected : 100%
Explanation : Recent Installation

Motor Controllers

Locally Mounted	100%			2012	\$10,900	5	\$1,300	B
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Ground

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices								
Metal Water Pipe	100%			2034	**			B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : Recent Installation</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	**	3-5	\$1,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : Recent Installation</i>								
Lighting								
General Lighting								
Emergency	1%			2022	**	2	\$100	B
Exit	1%			2022	**	2	\$100	B
Fluorescent	98%			2022	**	2	\$77,800	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
HTHW/HW	100%			2024	**	5	\$6,200	B
Conversion Equipment								
Heat Exchanger	100%			2017	**	3	\$900	B
Distribution								
Steam Piping/Pump	100%	Now	\$9,800	2024	**	3	\$4,000	B
<i>Leak Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : 1st Floor</i>								
Terminal Devices								
Air Handler	100%			2009	\$151,800			B
Air Conditioning								
Energy Source								
Electricity	100%			2022	**	5	\$300	B
Conversion Equipment								
Reciprocating Compr	20%			2017	**	5	\$8,300	B
No Component	80%							D
Terminal Devices								
Air Handler/Cool	100%	Now	\$4,800	2014	\$23,900	4	\$2,300	B
<i>Broken, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Roof</i>								
Heat Rejection								
Remote Air Cond	100%			2014	\$33,600			B

Ventilation

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	\$31,200	B
Exhaust Fans								
Interior	100%			2014	\$31,100	3-10	\$14,500	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2019	* *	3-5	\$5,300	B
HW Heat Exchanger								
Low Temp	100%			2024	* *			B
Sanitary Piping								
Cast Iron	100%			2024	* *			B
Storm Drain Piping								
Cast Iron	100%			2024	* *			B

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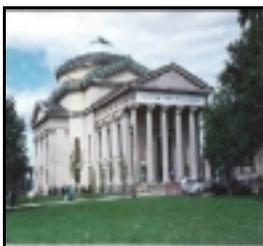
Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : BRONX COMMUNITY COLLEGE GOULD MEM LIBRARY
Address : 2060 SEDGEWICK AVE
Borough : BRONX **Agency's Number** : 21012
Program / Asset # : CUN0007.120 / 1571 **Yr Built/Renovated** : 1898 / 2002
Area Sq Ft : 54,653 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 11-Mar-2003 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$169,000	\$52,300
Interior Architecture	\$103,100	\$56,500
Electrical		\$129,000
Mechanical		\$1,190,900
Total	\$272,100	\$1,428,800
Priority A	\$169,000	\$52,300
Priority B		\$1,319,900
Priority C	\$103,100	\$56,500
Total	\$272,100	\$1,428,800

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$65,500			\$34,400
Interior Architecture	\$58,500	\$2,800		\$4,200
Electrical	\$43,000	\$24,400	\$800	\$24,800
Mechanical	\$64,500	\$6,800	\$10,300	\$11,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$235,500	\$38,000	\$15,000	\$79,200
Priority A	\$65,500			\$34,400
Priority B	\$124,600	\$35,200	\$15,000	\$40,600
Priority C	\$45,400	\$2,800		\$4,200
Total	\$235,500	\$38,000	\$15,000	\$79,200



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

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CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE GOULD MEM LIBRARY
Asset # : 1571

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	**	3-5	\$7,300	A
Masonry: Brick	68%	Now	\$95,600	LIFE	**	5	\$52,300	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%</i>								
<i>Location : Areaway(s)</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Rotunda</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Areaway(s)</i>								
Masonry: Granite	10%			LIFE	**	3-5	\$37,700	A
Masonry: Limestone	20%			LIFE	**	3-5	\$79,900	A
Windows								
Wood	100%	Now	\$37,900	2039	**	5	\$1,200	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Copper/Terne	25%			2029	**	3	\$3,500	A
Masonry: Limestone	75%			LIFE	**	3	\$15,700	A
Roof								
Clay Tile	55%			LIFE	**	5	\$44,200	A
Copper/Terne	30%			2029	**	5	\$19,800	A
Single Ply Membrane	10%			2019	**			A
Skylight, Metal/Glass	5%	Now	\$35,600	2034	**	3	\$17,100	A
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								

Interior

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

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

CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE GOULD MEM 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 Code	
Interior									
Floors									
Carpet	15%			2010	\$56,500	3	\$16,800	C	
Carpet	10%			2015	**	3	\$8,400	C	
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Auditorium</i>									
Cast in Place Concrete	5%			LIFE	**	5	\$2,400	C	
Glass Block	5%	Now	\$20,700	2029	**	5	\$3,300	C	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Upper Levels Around Rotunda</i>									
<i>Explanation : Broken/cracked</i>									
Mosaic Tile	25%			2024	**	5	\$40,800	C	
Marble Panels	10%			LIFE	**	5	\$13,400	C	
Terrazzo	5%			LIFE	**	8	\$5,400	C	
Vinyl Tile	10%			2029	**	5	\$1,400	C	
Wood	15%	Now	\$40,600	2029	**	5	\$7,300	C	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Upper Levels Around The Rotunda</i>									
<i>Split/Cracked, Extent : Moderate, Area Affected : 35%</i>									
<i>Location : Upper Levels Around The Rotunda</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>									
<i>Location : Upper Levels Around The Rotunda</i>									
Interior Walls									
Masonry: Limestone	30%			LIFE	**	5	\$11,000	C	
Marble Panels	10%			LIFE	**	5	\$3,700	C	
Plaster	25%	Now	\$62,500	LIFE	**	5	\$1,800	C	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Upper Level Walls Around The Rotunda</i>									
Plaster	25%			LIFE	**	5	\$3,700	C	
Plaster	10%			LIFE	**	5	\$1,500	C	
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Auditorium</i>									
Ceilings									
Masonry: Infill Arch	20%			LIFE	**	5	\$8,700	B	
Plaster	45%			LIFE	**	5	\$9,800	B	
Plaster	25%			LIFE	**	5	\$5,400	B	
Plaster	10%			LIFE	**	5	\$2,200	B	
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Auditorium</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 Code	

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE GOULD MEM LIBRARY
Asset # : 1571

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
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%			2044	**	5	\$4,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Explanation : Recent Installation</i>								
Transformers Dry Type	100%			2034	**	5	\$5,500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Explanation : Recent Installation</i>								
Switchgear Fused Disc Sw	100%			2044	**	3-5	\$2,800	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Explanation : Recent Installation</i>								
Raceway Conduit	90%			2014	\$29,900			B
Conduit	10%			2044	**			B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Explanation : Recent Installation</i>								
Panelboards Fused Toggle Switch	5%	2-4	\$2,400	2039	**	3	\$100	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout</i> <i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Throughout</i> <i>Explanation : GLASS FUSE BLOCK</i>								
Molded Case Bkrs	85%			2013	\$40,500	3	\$1,900	B
Molded Case Bkrs	10%			2039	**	3	\$200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Explanation : Recent Installation</i>								
Wiring Braided Cloth	40%	2-4	\$14,700	2039	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout</i>								
Thermoplastic	50%			2014	\$18,400			B
Thermoplastic	10%			2044	**			B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Explanation : Recent Installation</i>								
Motor Controllers Locally Mounted	50%	2-4	\$25,500	2034	**	5	\$500	B
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i> <i>Location : basement</i>								
Locally Mounted	50%			2034	**	5	\$1,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Explanation : Recent Installation</i>								
Stand-by Power								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE GOULD MEM LIBRARY
Asset # : 1571

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	**	3-5	\$1,800	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : Recent Installation</i>								
Lighting								
General Lighting								
Exit	3%			2022	**	2	\$300	B
Fluorescent	52%			2022	**	2	\$65,100	B
HID	10%			2014	\$17,800	2	\$12,500	B
Incandescent	35%			2014	\$88,500	2	\$43,800	B
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
HTHW/HW	100%			2014	\$112,200	5	\$9,900	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Temporary Boiler</i>								
Conversion Equipment								
Heat Exchanger	100%			2010	\$10,400	3	\$1,400	B
Distribution								
Steam Piping/Pump	100%	0-2	\$33,900	2014	\$339,300	3	\$6,400	B
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Air Handler	20%			2019	**			B
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Convactor/Radiator	80%			2012	\$367,200	2	\$24,800	B
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	5	\$400	B
Conversion Equipment								
Int Pkg Unit - Cool	20%			2018	**			B
No Component	80%							D
Heat Rejection								
Remote Air Cond	100%			2022	**			B
Ventilation								

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

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

CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE GOULD MEM LIBRARY
Asset # : 1571

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$49,300	B
Exhaust Fans								
Interior	100%	Now	\$10,700	2009	\$53,700	3-6	\$11,400	B
			<i>Broken, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Various Locations</i>					
			<i>Explanation : Temporary Boiler</i>					
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2012	\$145,100	3-5	\$8,400	B
HW Heat Exchanger								
HTHW/HW	100%			2034	**			B
Sanitary Piping								
Cast Iron	100%			2014	\$105,600			B
Storm Drain Piping								
Cast Iron	100%			2014	\$67,900			B
Sump Pump(s)								
Rigid Piping	100%	Now	\$9,700	2024	**	4	\$1,300	B
			<i>Not in Service, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Basement</i>					

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

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

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 : 10-Mar-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4,etc

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$123,100	\$86,200
Interior Architecture	\$80,400	\$37,000
Electrical		\$338,900
Mechanical		\$103,700
Total	\$203,500	\$565,700
Priority A	\$123,100	\$86,200
Priority B	\$80,400	\$442,600
Priority C		\$37,000
Total	\$203,500	\$565,700

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$17,900		\$2,000	\$12,500
Interior Architecture	\$18,300		\$3,700	
Electrical	\$24,400	\$17,600	\$1,400	\$17,400
Mechanical	\$44,800	\$1,100	\$13,000	\$4,800
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$110,300	\$23,600	\$25,000	\$39,600
Priority A	\$17,900		\$2,000	\$12,500
Priority B	\$79,800	\$23,600	\$19,400	\$27,100
Priority C	\$12,600		\$3,700	
Total	\$110,300	\$23,600	\$25,000	\$39,600



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

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

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

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$172,300	A
Masonry: Fieldstone	2%			LIFE	**	3-5	\$9,400	A
Masonry: Granite	3%			LIFE	**	3-5	\$14,100	A
Masonry: Limestone	5%			LIFE	**	3-5	\$24,900	A
Windows								
Wood	100%			2022	**	5	\$3,900	A
Parapets								
Copper/Terne	50%			2029	**	3	\$5,000	A
Masonry: Limestone	50%			LIFE	**	3	\$7,500	A
Roof								
Slate	100%	Now	\$36,900	LIFE	**	5	\$6,800	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	15%			2013	\$37,000	3	\$9,000	C
Cast in Place Concrete	5%			LIFE	**	5	\$1,700	C
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Electrical Room</i>								
Ceramic Tile	3%			2042	**	5	\$1,400	C
Terrazzo	2%			LIFE	**	8	\$1,500	C
Vinyl Tile	75%			2029	**	5	\$7,300	C
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$1,100	C
Plaster	85%			LIFE	**	5	\$13,500	C
Plaster	10%	Now	\$3,700	LIFE	**	5	\$800	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rooms 101, 103</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 101,103</i>								
Ceilings								
AcousTileConcealSpLn	25%	2-4	\$80,400	2029	**	5	\$1,400	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridor(s)</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridor(s)</i>								
Plaster	75%			LIFE	**	5	\$11,400	B

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

Electrical		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Switchgear									
Molded Case Bkrs	100%			2034	**	3-5	\$1,800	B	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Explanation : Main Molded Case Circuit Breaker In The Switchboard.</i>									
Raceway									
Conduit	100%			2014	\$40,900			B	
Panelboards									
Fused Disc Sw	10%			2022	**	3	\$200	B	
Molded Case Bkrs	80%			2013	\$54,200	3	\$1,400	B	
Molded Case Bkrs	10%			2022	**	3	\$200	B	
Wiring									
Braided Cloth	60%	2-4	\$24,400	2039	**			B	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
<i>Explanation : Main Molded Case Circuit Breaker In The Switchboard.</i>									
Thermoplastic	40%			2024	**			B	
Motor Controllers									
Locally Mounted	100%			2019	**	5	\$1,500	B	
Ground									
Grounding Devices									
Not Accessible	100%							D	
Stand-by Power									
Transfer Switches									
Automatic	100%			2027	**	3-5	\$1,400	B	
Lighting									
General Lighting									
Exit	3%			2014	\$400	2	\$200	B	
Fluorescent	97%			2014	\$243,700	2	\$86,900	B	

Mechanical		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Heating									
Energy Source									
HTHW/HW	100%	Now	\$22,000	2024	**	5	\$3,500	B	
<i>Leak Evident, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Basement</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Explanation : Temporary Boiler</i>									
Conversion Equipment									
Heat Exchanger	100%			2017	**	3	\$1,000	B	

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

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	50%			2022	**	3-4	\$3,800	B
Steam Piping/Pump	50%	Now	\$11,100	2024	**	3	\$2,300	B
<i>Leak Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Air Handler	40%			2014	\$68,500			B
Convactor/Radiator Unit	50%			2019	**	2	\$11,100	B
Heater-Stm/HW/Elec	10%			2019	**	4	\$300	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$35,300	B
Exhaust Fans								
Interior	100%			2014	\$35,100	3-10	\$16,400	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2019	**	3-5	\$6,000	B
HW Heat Exchanger								
Low Temp	100%			2034	**			B
Sanitary Piping								
Cast Iron	100%			2024	**			B
Storm Drain Piping								
Cast Iron	100%			2024	**			B
Sump Pump(s)								
Rigid Piping	100%			2019	**	4	\$1,300	B
Sewage Ejector(s)								
Electric	100%			2019	**	4	\$1,300	B

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

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : BRONX COMMUNITY COLLEGE GOULD TECH
Address : 2016 SEDGEWICK AVE
Borough : BRONX **Agency's Number** : 21009
Program / Asset # : CUN0007.090 / 2094 **Yr Built/Renovated** : 1959 / 2002
Area Sq Ft : 61,969 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 12-Mar-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,ph

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$272,300	\$288,200
Interior Architecture	\$107,700	
Electrical	\$61,500	\$250,200
Mechanical		\$797,400
Total	\$441,400	\$1,335,800
Priority A	\$272,300	\$288,200
Priority B	\$109,600	\$1,047,600
Priority C	\$59,500	
Total	\$441,400	\$1,335,800

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$33,100	\$5,400		\$12,400
Interior Architecture	\$18,500		\$6,400	
Electrical	\$500	\$26,100	\$2,200	\$26,600
Mechanical	\$33,200	\$2,700	\$20,100	\$7,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$89,200	\$38,100	\$32,700	\$50,600
Priority A	\$33,100	\$5,400		\$12,400
Priority B	\$38,000	\$32,700	\$31,600	\$38,200
Priority C	\$18,100		\$1,100	
Total	\$89,200	\$38,100	\$32,700	\$50,600



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

CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE GOULD TECH
Asset # : 2094

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$43,500	LIFE	**	5	\$4,700	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout, Spandrels And Columns</i>								
<i>Exposed Reinforcing, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Columns</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairs</i>								
Masonry: Brick	75%			LIFE	**	5	\$203,800	A
Masonry: Schist/Gnies	5%			LIFE	**	3-5	\$35,300	A
Metal Panel	5%			2034	**	5	\$3,100	A
Stucco Cement	5%			2030	**	3-5	\$21,400	A
Windows								
Aluminum	100%	0-2	\$126,900	2039	**	5	\$2,000	A
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thin Profile/Gauge, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast in Place Concrete	70%	Now	\$18,100	LIFE	**	3	\$12,900	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Corners</i>								
<i>Exposed Reinforcing, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Corners</i>								
Masonry: Brick	20%			LIFE	**	3	\$5,100	A
Metal Rail	10%			2023	**	3	\$600	A
Roof								
Built-Up (BUR)	100%			2014			\$186,300	A
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$2,600	C
Ceramic Tile	3%			2042	**	5	\$2,100	C
Terrazzo	2%			LIFE	**	8	\$2,300	C
Vinyl Tile	80%			2029	**	5	\$11,700	C
Vinyl Tile	10%	Now	\$59,500	2054	**	5	\$700	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Corridor</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Corridor</i>								

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

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CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE GOULD TECH
Asset # : 2094

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
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%			LIFE	**	5	\$2,400	C
Ceramic Tile	3%			LIFE	**	5	\$1,000	C
Concr Masonry Unit	70%			LIFE	**	5	\$12,600	C
Gypsum Board	10%			LIFE	**	5	\$1,000	C
Masonry: Brick	2%			LIFE	**	5	\$1,100	C
Mosaic Tile	10%			LIFE	**	5	\$13,400	C
Ceilings								
AcousTileConcealSpLn	10%	Now	\$48,200	2029	**	5	\$800	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
AcousTileConcealSpLn	65%			2017	**	5	\$10,800	B
Exposed Concrete	20%			LIFE	**			B
Gypsum Board	5%			LIFE	**	5	\$800	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2044	**	5	\$3,100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : Recent Installation</i>								
Fused Disc Sw	30%			2014	\$7,400	5	\$1,300	B
Transformers								
Dry Type	100%			2034	**	5	\$6,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : Recent Installation</i>								
Switchgear								
Fused Disc Sw	50%			2014	\$38,300	3-5	\$1,600	B
Molded Case Bkrs	50%			2044	**	3-5	\$1,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : Recent Installation</i>								
Raceway								
Conduit	80%			2014	\$58,500			B
Conduit	20%			2044	**			B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : Recent Installation</i>								

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

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

CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE GOULD TECH
Asset # : 2094

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2013	\$8,700	3	\$300	B
Molded Case Bkrs	90%			2013	\$78,400	3	\$2,300	B
Wiring								
Braided Cloth	80%	2-4	\$61,500	2039	**			B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Insulation Aged.</i>								
Thermoplastic	20%			2044	**			B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : Recent Installation</i>								
Motor Controllers								
Locally Mounted	50%			2012	\$9,100	5	\$1,100	B
Motor Control Center	50%			2012	\$75,000	5	\$1,100	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2034	**			B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : Recent Installation</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	**	3-5	\$2,100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : Recent Installation</i>								
Lighting								
General Lighting								
Exit	3%			2022	**	2	\$300	B
Fluorescent	94%			2022	**	2	\$126,100	B
HID	1%			2014	\$1,700	2	\$1,300	B
Incandescent	2%			2014	\$7,500	2	\$2,700	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
HTHW/HW	100%			2014	\$109,800	5	\$10,600	B
Conversion Equipment								
Heat Exchanger	100%			2017	**	3	\$1,500	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE GOULD TECH
Asset # : 2094

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	20%			2013	\$47,800	3-4	\$2,300	B
Steam Piping/Pump	80%			2014	\$265,700	3	\$7,300	B
Terminal Devices								
Air Handler	60%			2009	\$153,900			B
Convactor/Radiator	40%			2012	\$179,700	2	\$13,300	B
Air Conditioning								
Energy Source								
Electricity	100%			2013	\$26,900	5	\$500	B
Conversion Equipment								
Reciprocating Compr	20%			2010	\$32,300	5	\$14,000	B
No Component	80%							D
Distribution								
Chilled Wtr Pipe/Pmp	100%	Now	\$4,700	2024	**	3-4	\$8,600	B
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Attic</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	\$8,100	2009	\$40,400	4	\$3,900	B
<i>Not in Service, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Attic</i>								
Heat Rejection								
Evap Condenser	100%			2009	\$7,800			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$52,800	B
Exhaust Fans								
Interior	100%			2019	**	3-10	\$21,200	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2019	**	3-5	\$9,000	B
HW Heat Exchanger								
Low Temp	100%			2024	**			B
Sanitary Piping								
Cast Iron	100%			2024	**			B
Storm Drain Piping								
Cast Iron	100%			2024	**			B
Sump Pump(s)								
Single Type	100%			2012	\$8,800	4	\$1,300	B
Sewage Ejector(s)								
Electric	100%			2019	**	4	\$1,300	B

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

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

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 : 37,624 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 11-Mar-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$125,100	\$130,800
Electrical			\$295,400
Mechanical		\$40,300	
Total		\$165,500	\$426,200
Priority A		\$125,100	\$130,800
Priority B		\$40,300	\$295,400
Total		\$165,500	\$426,200

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$27,800			\$11,200
Interior Architecture	\$34,000		\$4,800	
Electrical	\$30,200	\$15,800	\$1,600	\$15,800
Mechanical	\$38,100	\$700	\$4,200	\$5,900
Total	\$130,100	\$16,400	\$10,600	\$32,900
Priority A	\$27,800			\$11,200
Priority B	\$82,500	\$16,400	\$9,500	\$21,700
Priority C	\$19,800		\$1,100	
Total	\$130,100	\$16,400	\$10,600	\$32,900



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$148,500	A
Masonry: Limestone	5%			LIFE	**	3-5	\$21,400	A
Stucco Cement	5%	Now	\$3,200	2022	**	3-5	\$11,400	A
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i> <i>Location : Toilets</i>								
Windows								
Aluminum	100%			2030	**	5	\$2,400	A
Parapets								
Masonry: Brick	100%	Now	\$16,700	LIFE	**	3	\$11,600	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i> <i>Location : NORTH EAST CORNER OF 3 STORY WING</i> <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i> <i>Location : LIMESTONE COPING AND BRICK AT NORTH AND SOUTH FACADES</i>								
Roof								
Built-Up (BUR)	45%	Now	\$50,900	2024	**			A
<i>Blisters, Extent : Moderate, Area Affected : 15%</i> <i>Location : 3 STORY WING</i> <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i> <i>Location : 3 STORY WING</i>								
Built-Up (BUR)	50%			2014			\$56,600	A
Roll Roofing	5%			2014			\$4,700	A
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$4,700	C
Ceramic Tile	5%			2042	**	5	\$2,100	C
Terrazzo	10%			LIFE	**	8	\$7,000	C
Vinyl Tile	70%			2029	**	5	\$6,200	C
Interior Walls								
Concr Masonry Unit	10%	Now	\$6,900	LIFE	**	5	\$500	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> <i>Location : Throughout Boiler Room</i>								
Marble Panels	5%			LIFE	**	5	\$1,800	C
Plaster	85%			LIFE	**	5	\$12,200	C
Ceilings								
AcousTileSusp.Lay-In	75%			2017	**	5	\$7,500	B
Exposed Concrete	15%	Now	\$11,000	LIFE	**			B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> <i>Location : Main Stairway Bulkhead</i>								
Plaster	10%	Now	\$3,300	LIFE	**	5	\$700	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> <i>Location : Stairways</i>								

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		Priority Code
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	30%			2034	**	5	\$800	B	
Fused Knife Sw	70%	2-4	\$3,100	2044	**	5	\$1,400	B	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>									
<i>Explanation : Abandoned Equipment</i>									
Switchgear									
Fused Disc Sw	100%			2014	\$51,100	3-5	\$2,000	B	
Raceway									
Conduit	90%			2014	\$27,900			B	
Conduit	10%			2034	**			B	
Panelboards									
Fused Disc Sw	10%			2030	**	3	\$200	B	
Molded Case Bkrs	10%			2030	**	3	\$200	B	
Molded Case Bkrs	80%			2013	\$38,700	3	\$1,200	B	
Wiring									
Braided Cloth	90%	2-4	\$26,800	2039	**			B	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
<i>Explanation : Abandoned Equipment</i>									
Thermoplastic	10%			2034	**			B	
Motor Controllers									
Locally Mounted	100%			2012	\$10,900	5	\$1,400	B	
Stand-by Power									
Transfer Switches									
Automatic	100%			2027	**	3-5	\$1,300	B	
Lighting									
General Lighting									
Exit	5%			2014	\$600	2	\$300	B	
Fluorescent	90%			2014	\$205,500	2	\$73,300	B	
HID	5%			2014	\$5,300	2	\$4,100	B	

Mechanical		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Heating									
Energy Source									
HTHW/HW	100%			2024	**	5	\$6,400	B	
Conversion Equipment									
Heat Exchanger	100%			2017	**	3	\$900	B	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Steam Piping/Pump	100%	Now	\$40,300	2024	* *	3	\$4,100	B
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement, 1st Floor</i>								
Terminal Devices								
Convactor/Radiator	100%	Now	\$27,300	2019	* *	2	\$16,100	B
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement, 1st Floor</i>								
Ventilation								
Exhaust Fans								
Interior	95%			2014	\$30,300	3-10	\$14,100	B
Roof	5%			2019	* *	2-10	\$800	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$8,600	2024	* *	3-5	\$5,200	B
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
HW Heat Exchanger								
Low Temp	100%			2014	\$9,000			B
Sanitary Piping								
Cast Iron	100%			2024	* *			B
Storm Drain Piping								
Cast Iron	100%			2024	* *			B
Sump Pump(s)								
Rigid Piping	100%			2014	\$8,800	4	\$2,000	B

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

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : BRONX COMMUNITY COLLEGE HALL OF FAME
Address : W 181 & UNIVERSITY AVENUE
Borough : BRONX **Agency's Number** : 21013
Program / Asset # : CUN0007.130 / 2075 **Yr Built/Renovated** : 1898 / 1975
Area Sq Ft : 19,440 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 11-Mar-2003 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$14,400	
Interior Architecture		\$56,800	
Electrical			\$130,100
Mechanical			\$155,400
Total		\$71,200	\$285,500
Priority A		\$14,400	
Priority B			\$285,500
Priority C		\$56,800	
Total		\$71,200	\$285,500

EXPENSE BUDGET		FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture		\$80,800	\$100		\$38,600
Interior Architecture		\$35,100		\$600	
Electrical		\$8,500		\$8,500	
Mechanical		\$42,200	\$2,100		\$2,900
Total		\$166,500	\$2,200	\$9,000	\$41,500
Priority A		\$80,800	\$100		\$38,600
Priority B		\$53,100	\$2,100	\$8,500	\$2,900
Priority C		\$32,600		\$600	
Total		\$166,500	\$2,200	\$9,000	\$41,500



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

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

CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE HALL OF FAME
Asset # : 2075

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	5%			LIFE	**	5	\$3,900	A
Masonry: Granite	75%			LIFE	**	3-5	\$144,600	A
Masonry: Limestone	20%			LIFE	**	3-5	\$40,900	A
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
Windows								
Wood	100%	Now	\$18,700	2039	**	5	\$600	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 45%</i>								
<i>Location : Areaway(s)</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Parapets								
Copper/Terne	5%			2054	**	3	\$200	A
Masonry: Limestone	95%			LIFE	**	3	\$7,600	A
Roof								
Clay Tile	35%			LIFE	**	5	\$6,300	A
Panel/Paver: Cer/Brk	65%			LIFE	**	5	\$26,700	A
Interior								
Floors								
Cast in Place Concrete	90%	0-2	\$29,600	LIFE	**	5	\$7,400	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2042	**	5	\$1,100	C
Terrazzo	5%			LIFE	**	8	\$1,800	C
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$500	C
Masonry: Brick	20%			LIFE	**	5	\$3,600	C
Plaster	75%	Now	\$56,800	LIFE	**	5	\$2,800	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Ceilings								
Exposed Struc: Steel	65%			LIFE	**			B
Exposed Struc: Steel	5%			LIFE	**			B
Masonry: Infill Arch	20%			LIFE	**	5	\$2,900	B
Wood	10%			LIFE	**	5	\$2,000	B

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CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE HALL OF FAME
Asset # : 2075

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Not Accessible	100%							D
Wiring								
Not Accessible	100%							D
Lighting								
General Lighting								
Incandescent	100%			2009	\$130,100	2	\$42,400	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
HTHW/HW	100%	Now	\$7,600	2034	**	5	\$1,700	B
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Conversion Equipment								
Heat Exchanger	100%			2017	**	3	\$500	B
Distribution								
Steam Piping/Pump	100%	Now	\$34,500	2024	**	3	\$2,200	B
<i>Leak Evident, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Convactor/Radiator	100%			2012	\$155,400	2	\$10,500	B
Plumbing								
Storm Drain Piping								
Cast Iron	100%			2014	\$23,000			B

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : BRONX COMMUNITY COLLEGE HAVEMEYER ANNEX
Address : 181 WEST 180th ST
Borough : BRONX **Agency's Number** : 21033
Program / Asset # : CUN0007.330 / 2067 **Yr Built/Renovated** : 1948 /
Area Sq Ft : 6,480 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 11-Mar-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Electrical			\$35,400
Total			\$35,400
Priority B			\$35,400
Total			\$35,400

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$14,100			\$7,000
Interior Architecture	\$8,100		\$700	
Electrical	\$100	\$2,500	\$200	\$2,500
Mechanical	\$8,100	\$200	\$7,500	\$400
Total	\$30,500	\$2,700	\$8,400	\$10,000
Priority A	\$14,100			\$7,000
Priority B	\$9,400	\$2,700	\$7,700	\$3,000
Priority C	\$7,000		\$700	
Total	\$30,500	\$2,700	\$8,400	\$10,000



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE HAVEMEYER ANNEX
Asset # : 2067

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Limestone	95%			LIFE	**	3-5	\$35,500	A
Wood	5%	Now	\$2,300	2024	**	3-5	\$1,000	A
<i>Split/Cracked, Extent : Light, Area Affected : 15%</i>								
<i>Location : band</i>								
Windows								
Aluminum	100%	Now	\$800	2030	**	5	\$100	A
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Around Window Frames</i>								
Roof								
Single Ply Membrane	100%			2019	**			A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Vinyl Tile	90%			2017	**	5	\$1,400	C
Vinyl Tile	10%	Now	\$6,200	2054	**	5	\$100	C
<i>Adhesion Failure, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Classroom 113</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Classrooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Classroom 113</i>								
Interior Walls								
Concr Masonry Unit	70%			LIFE	**	5	\$1,300	C
Gypsum Board	20%			LIFE	**	5	\$200	C
Plywood/Hardboard	10%			LIFE	**	5	\$100	C
Ceilings								
Exposed Struc: Wood	5%			LIFE	**			B
Plaster	95%			LIFE	**	5	\$2,300	B

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
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%			2014	\$1,400	5	\$500	B
Raceway								
Conduit	100%			2014	\$8,200			B
Panelboards								
Molded Case Bkrs	100%			2013	\$14,500	3	\$300	B

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

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

CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE HAVEMEYER ANNEX
Asset # : 2067

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	100%			2014	\$8,300			B
Lighting								
General Lighting								
Exit	5%			2014	\$100	2	\$100	B
Fluorescent	90%			2014	\$35,400	2	\$12,600	B
Incandescent	5%			2009	\$2,000	2	\$700	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
HTHW/HW	100%			2014	\$11,500	5	\$1,100	B
Conversion Equipment								
Heat Exchanger	100%			2017	**	3	\$200	B
Distribution								
Steam Piping/Pump	100%			2014	\$34,700	3	\$1,000	B
Terminal Devices								
Convactor/Radiator	100%			2019	**	2	\$3,500	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$5,500	B
Exhaust Fans								
Roof	100%	Now	\$4,000	2024	**	2-6	\$1,500	B
<i>Broken, Extent : Severe, Area Affected : 100%</i> <i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2024	**	3-5	\$900	B
HW Heat Exchanger								
HTHW/HW	100%			2024	**			B
Sanitary Piping								
Cast Iron	100%			2024	**			B
Storm Drain Piping								
Cast Iron	100%	Now	\$1,400	2024	**			B
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i> <i>Location : !st Floor, Yard</i>								
Sump Pump(s)								
Submersible	100%			2007	\$5,400	4	\$2,000	B

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

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CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE HAVEMEYER ANNEX
Asset # : 2067

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Non-Water Piping								
Natural Gas	100%			2024	**	3	\$100	B

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : BRONX COMMUNITY COLLEGE HAVEMEYER LAB
Address : W 181 & UNIVERSITY AVENUE
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 : 11-Mar-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Electrical		\$69,800
Mechanical	\$84,600	
Total	\$84,600	\$69,800
Priority B	\$84,600	\$69,800
Total	\$84,600	\$69,800

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$47,000	\$700		\$3,300
Interior Architecture	\$32,100		\$2,200	
Electrical	\$5,300		\$5,600	
Mechanical	\$22,600	\$1,100	\$3,500	\$1,500
Total	\$107,000	\$1,800	\$11,400	\$4,800
Priority A	\$47,000	\$700		\$3,300
Priority B	\$50,000	\$1,100	\$9,200	\$1,500
Priority C	\$10,000		\$2,200	
Total	\$107,000	\$1,800	\$11,400	\$4,800



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

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

CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE HAVEMEYER LAB
Asset # : 2066

Architecture		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Masonry: Brick	95%	Now	\$34,600	LIFE	**	5	\$20,800	A	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Corners</i>									
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Corners</i>									
Masonry: Limestone	5%	Now	\$3,400	LIFE	**	3-5	\$3,900	A	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Corners</i>									
Windows									
Aluminum	100%			2030	**	5	\$700	A	
Parapets									
Copper/Terne	10%	Now	\$1,900	2029	**	3	\$500	A	
<i>Open Joints, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Corners</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : cornice</i>									
Masonry: Limestone	90%			LIFE	**	3	\$8,300	A	
Roof									
Clay Tile	95%			LIFE	**	5	\$9,400	A	
Skylight, Metal/Glass	5%			2024	**	3	\$2,100	A	
Interior									
Floors									
Carpet	15%			2013	\$11,400	3	\$2,800	C	
Vinyl Tile	85%			2042	**	5	\$2,600	C	
Interior Walls									
Gypsum Board	10%			LIFE	**	5	\$200	C	
Masonry: Brick	5%			LIFE	**	5	\$600	C	
Plaster	85%	Now	\$9,600	LIFE	**	5	\$2,100	C	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Basement Exit</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Basement Corridor</i>									
Ceilings									
Plaster	100%	Now	\$22,100	LIFE	**	5	\$2,300	B	
<i>Water Penetration, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Around Roof Hatch</i>									

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

Under 600 Volts

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE HAVEMEYER LAB
Asset # : 2066

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2014	\$2,600	5	\$900	B
Raceway								
Conduit	100%			2014	\$13,000			B
Panelboards								
Molded Case Bkrs	100%			2013	\$19,400	3	\$500	B
Wiring								
Thermoplastic	100%			2014	\$11,100			B
Stand-by Power								
Transfer Switches								
Automatic	100%			2012	\$20,200	3-5	\$400	B
Lighting								
General Lighting								
Exit	5%			2009	\$200	2	\$100	B
Fluorescent	90%			2009	\$69,800	2	\$24,900	B
HID	1%			2009	\$400	2	\$300	B
Incandescent	4%			2009	\$3,100	2	\$1,100	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
HTHW/HW	100%			2024	**	5	\$2,200	B
Conversion Equipment								
Heat Exchanger	100%			2017	**	3	\$300	B
Distribution								
Steam Piping/Pump	100%	Now	\$6,800	2024	**	3	\$1,400	B
			<i>Corroded, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Basement</i>					
Terminal Devices								
Convactor/Radiator	100%			2019	**	2	\$6,800	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$84,600	LIFE	**	2	\$8,700	B
			<i>Not in Service, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Various Locations</i>					

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CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE HAVEMEYER LAB
Asset # : 2066

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans Interior	100%	Now	\$10,800	2024	**	3-6	\$2,500	B
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
Plumbing								
H/C Water Piping Brass/Copper	100%			2024	**	3-5	\$1,900	B
HW Heat Exchanger HTHW/HW	100%			2024	**			B
Sanitary Piping Cast Iron	100%	Now	\$2,100	2024	**			B
<i>Blockage /Clogged, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Basement</i>								
Storm Drain Piping Cast Iron	100%	Now	\$1,400	2024	**			B
<i>Blockage /Clogged, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Sump Pump(s) Rigid Piping	100%			2014	\$8,800	4	\$2,000	B
Non-Water Piping Natural Gas	100%			2024	**	3	\$200	B

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Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

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 : 10-Mar-2003 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$38,800	\$38,800
Electrical		\$65,100
Mechanical		\$39,100
Total	\$38,800	\$142,900
Priority A	\$38,800	\$38,800
Priority B		\$104,200
Total	\$38,800	\$142,900

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$19,900			\$6,900
Interior Architecture	\$10,700		\$1,200	
Electrical	\$9,500	\$1,500	\$9,700	\$200
Mechanical	\$6,800	\$1,900	\$7,600	\$2,000
Total	\$46,900	\$3,400	\$18,400	\$9,000
Priority A	\$19,900			\$6,900
Priority B	\$19,500	\$3,400	\$17,800	\$2,100
Priority C	\$7,500		\$600	
Total	\$46,900	\$3,400	\$18,400	\$9,000



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

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

CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE LANGUAGE HALL
Asset # : 2074

Architecture		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Masonry: Brick	90%			LIFE	**	5	\$77,500	A	
Masonry: Granite	5%			LIFE	**	3-5	\$10,600	A	
Masonry: Limestone	5%			LIFE	**	3-5	\$11,200	A	
Windows									
Aluminum	100%			2030	**	5	\$1,300	A	
Parapets									
Copper/Terne	25%	Now	\$4,200	2029	**	3	\$1,500	A	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : South Facade</i>									
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : South Facade</i>									
Masonry: Limestone	75%			LIFE	**	3	\$8,700	A	
Roof									
Clay Tile	100%			LIFE	**	5	\$12,400	A	
Interior									
Floors									
Ceramic Tile	5%			2042	**	5	\$1,200	C	
Terrazzo	20%			LIFE	**	8	\$7,900	C	
Vinyl Tile	30%			2049	**	5	\$1,500	C	
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : First , Second And Third Floors</i>									
Vinyl Tile	45%			2029	**	5	\$2,300	C	
Interior Walls									
Concr Masonry Unit	5%			LIFE	**	5	\$300	C	
Gypsum Board	20%			LIFE	**	5	\$700	C	
Plaster	75%			LIFE	**	5	\$6,200	C	
Ceilings									
AcousTileSusp.Lay-In	20%			2017	**	5	\$1,100	B	
Plaster	80%			LIFE	**	5	\$6,300	B	

Electrical		Current Repair			Future Replacement		Maintenance		Priority Code
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	50%			2014	\$1,400	5	\$800	B	
Fused Disc Sw	50%			2040	**	5	\$800	B	

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

CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE LANGUAGE HALL
Asset # : 2074

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2031	**	5	\$2,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : 500kva, 480/208/120v</i>								
Switchgear								
Fused Disc Sw	50%			2014	\$28,000	3-5	\$600	B
Fused Disc Sw	50%			2040	**	3-5	\$500	B
Raceway								
Conduit	90%			2014	\$30,500			B
Conduit	10%			2040	**			B
Panelboards								
Fused Disc Sw	20%			2013	\$10,600	3	\$200	B
Molded Case Bkrs	70%			2013	\$37,100	3	\$600	B
Molded Case Bkrs	10%			2036	**	3	\$100	B
Wiring								
Thermoplastic	90%			2014	\$29,300			B
Thermoplastic	10%			2040	**			B
Motor Controllers								
Locally Mounted	90%			2012	\$10,800	5	\$700	B
Locally Mounted	10%			2031	**	5	\$100	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2031	**			B
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	**	3-5	\$700	B
Lighting								
General Lighting								
Exit	3%			2019	**	2	\$100	B
Fluorescent	96%			2019	**	2	\$44,500	B
Incandescent	1%			2014	\$1,400	2	\$500	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Under Construction	100%							D
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : Temporary Boiler In Use</i>								

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

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

CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE LANGUAGE HALL
Asset # : 2074

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Under Construction	100%							D
Distribution								
Hot Wtr Piping/Pump	100%			2022	**	3-4	\$4,000	B
Terminal Devices								
Convactor/Radiator	90%			2019	**	2	\$10,300	B
Fan Coil Unit/Heat	10%			2014	\$26,900	4	\$200	B
Air Conditioning								
Energy Source								
Electricity	5%			2022	**	5		B
No Component	95%							D
Conversion Equipment								
Reciprocating Compr	5%			2017	**	5	\$1,200	B
No Component	95%							D
Terminal Devices								
Fan Coil - Cool/Heat	100%			2014	\$17,000			B
Heat Rejection								
Air Condenser Unit	100%			2017	**			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$18,200	B
Exhaust Fans								
Interior	100%			2014	\$19,900	3-10	\$8,500	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2019	**	3-5	\$3,100	B
HW Heat Exchanger								
Low Temp	100%			2024	**			B
Sanitary Piping								
Cast Iron	100%			2014	\$39,100			B
Storm Drain Piping								
Cast Iron	100%			2024	**			B
Sump Pump(s)								
Rigid Piping	100%			2014	\$9,700	4	\$2,000	B

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Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : BRONX COMMUNITY COLLEGE LOEW ANNEX
Address : 105 WEST 180th ST
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 : 10-Mar-2003 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$35,200	
Electrical		\$79,800
Mechanical		\$104,200
Total	\$35,200	\$184,000
Priority A	\$35,200	
Priority B		\$184,000
Total	\$35,200	\$184,000

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$5,000			\$9,000
Interior Architecture	\$14,300		\$300	
Electrical	\$5,600	\$4,300	\$500	\$4,200
Mechanical	\$19,600	\$1,700	\$2,200	\$1,400
Total	\$44,400	\$5,900	\$3,000	\$14,600
Priority A	\$5,000			\$9,000
Priority B	\$26,600	\$5,900	\$2,700	\$5,600
Priority C	\$12,900		\$300	
Total	\$44,400	\$5,900	\$3,000	\$14,600



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

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CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE LOEW ANNEX
Asset # : 2079

Architecture		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Stucco Cement	100%	Now	\$35,200	2022	**	3-5	\$31,200	A	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Basement</i>									
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Basement</i>									
<hr/>									
Roof									
Built-Up (BUR)	65%	Now	\$5,000	2019	**			A	
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : West Facade</i>									
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : West Facade</i>									
Single Ply Membrane	35%			2019	**			A	
<hr/>									
Interior									
Floors									
Ceramic Tile	5%			2042	**	5	\$600	C	
Raised Access Floor	30%	Now	\$4,300	2017	**	5	\$1,100	C	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Vinyl Tile	60%			2049	**	5	\$1,400	C	
Vinyl Tile	5%	Now	\$4,900	2054	**	5	\$100	C	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : At Entrance And Ramp</i>									
<hr/>									
Interior Walls									
Concr Masonry Unit	70%			LIFE	**	5	\$2,100	C	
Fiber Board	15%	Now	\$2,300	2009			\$22,700	C	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : RECEIVING AREA</i>									
Glass: Single Pane	5%			LIFE	**	5	\$700	C	
Gypsum Board	10%			LIFE	**	5	\$200	C	
<hr/>									
Ceilings									
AcousTileSusp.Lay-In	100%	Now	\$1,400	2023	**	5	\$1,400	B	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									

Electrical		Current Repair			Future Replacement		Maintenance		Priority Code
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 - 042
BRONX COMMUNITY COLLEGE LOEW ANNEX
Asset # : 2079

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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	50%			2014	\$1,300	5	\$400	B
Fused Disc Sw	50%			2024	**	5	\$400	B
Transformers								
Dry Type	50%			2012	\$6,000	5	\$500	B
Dry Type	50%			2019	**	5	\$500	B
Switchgear								
Fused Disc Sw	50%			2014	\$21,300	3-5	\$300	B
Fused Disc Sw	50%			2024	**	3-5	\$200	B
Raceway								
Conduit	50%			2014	\$6,500			B
Conduit	50%			2024	**			B
Panelboards								
Molded Case Bkrs	50%			2013	\$9,700	3	\$200	B
Molded Case Bkrs	50%			2022	**	3	\$200	B
Wiring								
Braided Cloth	50%	2-4	\$5,500	2039	**			B
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
Thermoplastic	50%			2024	**			B
Motor Controllers								
Locally Mounted	100%			2019	**	5	\$400	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2027	**	3-5	\$300	B
Lighting								
General Lighting								
Exit	5%			2014	\$200	2	\$100	B
Fluorescent	95%			2014	\$58,500	2	\$20,800	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	20%			2030	**	3		B
HTHW/HW	80%			2024	**	5	\$1,400	B
Conversion Equipment								
Heat Exchanger	80%			2017	**	3	\$200	B
Unit Heater-Dir Fired	20%			2015	**	3	\$500	B

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CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE LOEW ANNEX
Asset # : 2079

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2022	**	3-4	\$1,900	B
Terminal Devices								
Air Handler	40%	Now	\$3,400	2014	\$16,800			B
	<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : 1st Floor</i>							
Convactor/Radiator	60%			2012	\$44,100	2	\$3,300	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	**	5	\$100	B
Conversion Equipment								
Int Pkg Unit - Cool	60%	Now	\$6,000	2012	\$60,100			B
	<i>Not in Service, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : 1st Floor</i>							
Ext Pkg Unit - Cool	40%	Now	\$1,400	2017	**			B
	<i>Not in Service, Extent : Light, Area Affected : 20%</i>							
	<i>Location : 1st Floor</i>							
Heat Rejection								
Remote Air Cond	100%	Now	\$4,600	2019	**			B
	<i>Not in Service, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : 1st Floor</i>							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$8,600	B
Exhaust Fans								
Interior	20%			2014	\$1,700	3-10	\$800	B
Roof	80%			2009	\$5,000	2-10	\$3,300	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2024	**	3-5	\$1,500	B
Hot Water Heater								
Gas Fired	100%			2009	\$1,800	3-5	\$2,400	B
Sanitary Piping								
Cast Iron	100%			2024	**			B

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

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : BRONX COMMUNITY COLLEGE LOEW RESIDENCE
Address : 2111 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 : 10-Mar-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$479,100	\$141,500
Electrical		\$357,300
Total	\$479,100	\$498,800
Priority A	\$479,100	\$141,500
Priority B		\$357,300
Total	\$479,100	\$498,800

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$600			\$600
Interior Architecture	\$11,000		\$3,600	
Electrical	\$15,600	\$23,300	\$1,800	\$23,000
Mechanical	\$51,700		\$19,800	\$3,800
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$83,800	\$28,200	\$30,200	\$32,400
Priority A	\$600			\$600
Priority B	\$74,200	\$28,200	\$27,300	\$31,800
Priority C	\$9,000		\$2,800	
Total	\$83,800	\$28,200	\$30,200	\$32,400



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE LOEW RESIDENCE
Asset # : 2078

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	15%	Now	\$106,200	LIFE	**	5	\$21,200	A
<i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Bulkheads</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads And Chimney</i>								
Masonry: Brick	85%			LIFE	**	5	\$240,500	A
Windows								
Aluminum	100%	0-2	\$91,200	2039	**	5	\$1,400	A
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Thin Profile/Gauge, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal Rail	100%			2023	**	3	\$2,500	A
Roof								
Built-Up (BUR)	100%	0-2	\$161,500	2024	**			A
<i>Vegetation Growth, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Roof</i>								
Interior								
Floors								
Carpet	5%			2013	\$16,100	3	\$3,900	C
Cast in Place Concrete	5%			LIFE	**	5	\$2,300	C
Ceramic Tile	5%			2042	**	5	\$3,100	C
Vinyl Tile	85%			2029	**	5	\$10,900	C
Interior Walls								
Concr Masonry Unit	95%			LIFE	**	5	\$14,900	C
Wood	5%			LIFE	**	5	\$800	C
Ceilings								
AcousTile,Adhered	15%			2029	**	5	\$2,200	B
AcousTileConcealSpLn	10%			2017	**	5	\$1,500	B
Exposed Concrete	55%			LIFE	**			B
Plaster	20%			LIFE	**	5	\$4,100	B

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

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

CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE LOEW RESIDENCE
Asset # : 2078

Electrical		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2024	**	5	\$3,900	B	
Transformers									
Dry Type	100%			2019	**	5	\$5,400	B	
Switchgear									
Fused Disc Sw	50%			2024	**	3-5	\$1,200	B	
Molded Case Bkrs	50%			2014	\$38,300	3-5	\$1,400	B	
Raceway									
Conduit	90%			2024	**			B	
Conduit	10%			2034	**			B	
Panelboards									
Molded Case Bkrs	10%			2030	**	3	\$200	B	
Molded Case Bkrs	90%			2022	**	3	\$2,000	B	
Wiring									
Braided Cloth	20%	2-4	\$15,400	2039	**			B	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
Thermoplastic	70%			2024	**			B	
Thermoplastic	10%			2034	**			B	
Motor Controllers									
Locally Mounted	50%			2019	**	5	\$1,000	B	
Locally Mounted	50%			2012	\$5,500	5	\$1,000	B	
Ground									
Grounding Devices									
Metal Water Pipe	100%			2019	**			B	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Explanation : LOCATED IN THE MECHANICAL ROOM</i>									
Stand-by Power									
Transfer Switches									
Automatic	100%			2027	**	3-5	\$1,800	B	
Lighting									
General Lighting									
Exit	3%			2014	\$600	2	\$300	B	
Fluorescent	97%			2014	\$319,000	2	\$113,700	B	

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

Heating

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE LOEW RESIDENCE
Asset # : 2078

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source HTHW/HW	100%			2024	**	5	\$9,200	B
Conversion Equipment Heat Exchanger	100%			2017	**	3	\$1,300	B
Distribution Steam Piping/Pump	100%	Now	\$29,000	2024	**	3	\$6,000	B
<i>Leak Evident, Extent : Moderate, Area Affected : 10% Location : Throughout</i>								
Terminal Devices Convactor/Radiator	100%			2027	**	2	\$29,000	B
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$46,100	B
Exhaust Fans Interior	60%			2019	**	3-10	\$11,100	B
Roof	40%			2019	**	2-10	\$8,900	B
Plumbing								
H/C Water Piping Galv Iron/Steel	100%	Now	\$6,200	2019	**	3-5	\$7,500	B
<i>Leak Evident, Extent : Light, Area Affected : 5% Location : Basement</i>								
HW Heat Exchanger Low Temp	100%			2024	**			B
Sanitary Piping Cast Iron	100%			2034	**			B
Storm Drain Piping Cast Iron	100%			2034	**			B

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : BRONX COMMUNITY COLLEGE MCCRACKEN HALL
Address : 181 HALL OF FAME TERRACE
Borough : BRONX **Agency's Number** : 21050
Program / Asset # : CUN0007.500 / 2069 **Yr Built/Renovated** : 1862 /
Area Sq Ft : 17,028 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 11-Mar-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$57,100	
Interior Architecture		\$446,100	
Electrical			\$67,700
Total		\$503,100	\$67,700
Priority A		\$57,100	
Priority B		\$296,800	\$67,700
Priority C		\$149,200	
Total		\$503,100	\$67,700

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$55,400	\$4,000	\$900	\$33,600
Interior Architecture	\$32,100		\$400	
Electrical	\$8,900	\$7,100	\$900	\$7,100
Mechanical	\$22,300		\$3,500	\$1,800
Total	\$118,700	\$11,100	\$5,700	\$42,500
Priority A	\$55,400	\$4,000	\$900	\$33,600
Priority B	\$52,500	\$7,100	\$4,800	\$8,900
Priority C	\$10,800			
Total	\$118,700	\$11,100	\$5,700	\$42,500



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

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

CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE MCCrackEN HALL
Asset # : 2069

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	3%	Now	\$1,000	LIFE	**	5	\$1,200	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Around Windows</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Around Windows</i>								
Masonry: Schist/Gnies	75%			LIFE	**	3-5	\$154,500	A
Stucco Cement	2%			2022	**	3-5	\$2,500	A
Wood	10%	Now	\$24,900	2024	**	3-5	\$10,800	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Dormer -west side.</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout porch,eaves and dormers.</i>								
Wood	10%			2024	**	3-5	\$12,100	A
Windows								
Aluminum	100%			2030	**	5	\$800	A
Roof								
Asphalt Shingle	35%			2023	**	5	\$2,600	A
Roll Roofing	60%	Now	\$38,100	2024	**			A
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Flat Roof</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Flat Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Flat Roof</i>								
Skylight, Metal/Glass	5%			2024	**	3	\$2,500	A

Interior

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

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

CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE MCCRACKEN HALL
Asset # : 2069

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	20%	Now	\$10,500	LIFE	**	5	\$1,400	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 45%</i>								
<i>Location : Basement</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Vinyl Tile	25%	0-2	\$41,200	2054	**	5	\$500	C
<i>Deflection Evident, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : 1st Floor,2nd Floor,3rd Floor at front lobby and landings .</i>								
<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : 1st Floor,2nd Floor,3rd Floor at stair landings.</i>								
Vinyl Tile	40%			2029	**	5	\$1,600	C
Wood	15%	0-2	\$55,000	2054	**	5	\$2,200	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 35%</i>								
<i>Location : 1st Floor,Classrooms</i>								
<i>Deflection Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stair(s), and lobby</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : 1st Floor,Classrooms,stairs, and lobby</i>								
Interior Walls								
Gypsum Board	10%			LIFE	**	5	\$300	C
Plaster	75%	0-2	\$22,700	LIFE	**	5	\$2,500	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : 1st Floor,Classrooms</i>								
Plaster	10%	Now	\$30,300	LIFE	**	5	\$300	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Wood	5%			LIFE	**	5	\$200	C

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CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE MCCRACKEN HALL
Asset # : 2069

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	5%			2017	**	5	\$200	B
AcousTileSusp.Lay-In	10%			2017	**	5	\$500	B
Exposed Struc: Wood	15%	Now	\$296,800	LIFE	**			B
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Basement Under Porch</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Basement Under Porch</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement Under Porch</i>								
Plaster	70%	Now	\$21,300	LIFE	**	5	\$2,200	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : 1st Floor,Classrooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : 1st Floor,Classrooms</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2014	\$2,600	5	\$1,000	B
Raceway								
Conduit	100%			2014	\$13,000			B
Panelboards								
Molded Case Bkrs	100%			2013	\$19,400	3	\$700	B
Wiring								
Braided Cloth	20%	2-4	\$2,200	2039	**			B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Insulation Aged.</i>								
Thermoplastic	80%			2014	\$8,800			B
Motor Controllers								
Locally Mounted	100%			2012	\$10,900	5	\$600	B
Ground								
Grounding Devices								
Metal Water Pipe	100%	2-4	\$6,400	2034	**			B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded.</i>								

Lighting

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

CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE MCCrackEN HALL
Asset # : 2069

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

Lighting

General Lighting								
Fluorescent	65%			2014	\$67,700	2	\$24,100	B
Fluorescent	30%			2022	**	2	\$11,100	B
Incandescent	5%			2009	\$5,200	2	\$1,900	B

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

Heating

Energy Source								
Fuel Oil	100%			2024	**	4	\$500	B
Conversion Equipment								
Steam Boiler	100%			2019	**	3	\$5,000	B
Distribution								
Steam Piping/Pump	100%	Now	\$4,600	2024	**	3	\$1,900	B
			<i>Leak Evident, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Basement</i>					
Terminal Devices								
Convactor/Radiator	100%	Now	\$12,400	2019	**	2	\$7,400	B
			<i>Broken, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : 1st Floor</i>					

Plumbing

H/C Water Piping								
Galv Iron/Steel	100%	0-2	\$3,900	2019	**	3-5	\$2,400	B
			<i>Corroded, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Basement</i>					
Hot Water Heater								
Electric	100%			2009	\$2,000	3-5	\$4,000	B
Sanitary Piping								
Cast Iron	100%			2014	\$28,600			B

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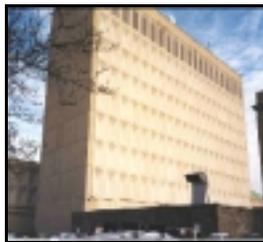
Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : BRONX COMMUNITY COLLEGE MEISTER HALL (TECH II)
Address : W 181 & UNIVERSITY AVENUE
Borough : BRONX **Agency's Number** : 21029
Program / Asset # : CUN0007.290 / 2063 **Yr Built/Renovated** : 1966 / 1990
Area Sq Ft : 217,022 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 11-Mar-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,PH

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$469,600	\$400,400
Interior Architecture			\$258,500
Electrical			\$1,616,900
Mechanical		\$221,700	\$1,710,000
Total		\$691,300	\$3,985,800
Priority A		\$469,600	\$400,400
Priority B		\$221,700	\$3,326,900
Priority C			\$258,500
Total		\$691,300	\$3,985,800

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$157,800		\$3,600	\$226,200
Interior Architecture	\$103,900		\$6,100	\$21,000
Electrical	\$4,200	\$90,200	\$18,500	\$90,100
Mechanical	\$73,200	\$29,900	\$74,600	\$32,000
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Total	\$374,600	\$155,700	\$138,400	\$404,800
Priority A	\$157,800		\$3,600	\$226,200
Priority B	\$136,300	\$155,700	\$128,700	\$157,600
Priority C	\$80,500		\$6,100	\$21,000
Total	\$374,600	\$155,700	\$138,400	\$404,800



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

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

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	25%			LIFE	**	5	\$96,200	A
Concr Masonry Unit	2%			LIFE	**	3-5	\$46,100	A
Masonry: Brick	20%			LIFE	**	5	\$221,600	A
Masonry: Fieldstone	15%	4+	\$205,800	LIFE	**	3-5	\$285,000	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
Pre-Cast Concrete	30%			LIFE	**	3-5	\$607,200	A
Window Wall	8%			2027	**	6	\$16,100	A
Windows								
Aluminum	100%			2030	**	5	\$15,600	A
Parapets								
Masonry: Brick	15%			LIFE	**	3	\$6,700	A
Masonry: Fieldstone	50%			LIFE	**			A
Pre-Cast Concrete	35%			LIFE	**	3	\$5,200	A
Roof								
Built-Up (BUR)	50%			2014			\$163,100	A
Panel/Paver: Bluestone	45%	Now	\$67,100	2023	**	5	\$10,900	A
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : THROUGHOUT</i>								
Skylight, Metal/Glass	5%			2034	**	3	\$10,700	A
Interior								
Floors								
Carpet	20%			2010			\$258,500	C
Cast in Place Concrete	10%			LIFE	**	5	\$18,200	C
Ceramic Tile	5%			2042	**	5	\$12,300	C
Terrazzo	5%			LIFE	**	8	\$20,100	C
Vinyl Tile	60%			2029	**	5	\$30,800	C
Interior Walls								
Cast in Place Concrete	15%			LIFE	**	5	\$24,700	C
Ceramic Tile	5%			LIFE	**	5	\$5,800	C
Concr Masonry Unit	80%			LIFE	**	5	\$50,200	C

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	13%	Now	\$4,400	2023	**	5	\$3,800	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Laboratories And Corridors Throughout</i>								
AcousTileSusp.Lay-In	60%	Now	\$17,500	2023	**	5	\$17,400	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Classroom(s)</i>								
Exposed Concrete	25%			LIFE	**			B
Metal Panel	2%	Now	\$1,400	LIFE	**	5	\$1,600	B
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Observation Penthouse</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2014	\$28,800	5	\$9,300	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : Abandoned In Place</i>								
Transformers								
Dry Type	100%			2012	\$28,700	5	\$21,900	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : Abandoned In Place</i>								
Switchgear								
Fused Disc Sw	100%			2014	\$3,200	3-5	\$14,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : Abandoned In Place-obsolete Equipment</i>								
Feeders								
Busway	100%			2019	**	5	\$329,900	B
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : Abandoned In Place-obsolete Equipment</i>								
Raceway								
Conduit	100%			2024	**			B
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : Abandoned In Place-obsolete Equipment</i>								

Under 600 Volts

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	**	5	\$15,700	B
Transformers								
Dry Type	100%			2019	**	5	\$21,900	B
Switchgear								
Fused Disc Sw	100%			2024	**	3-5	\$9,600	B
Raceway								
Conduit	100%			2024	**			B
Panelboards								
Fused Disc Sw	5%			2030	**	3	\$400	B
Molded Case Bkrs	75%			2022	**	3	\$6,700	B
Molded Case Bkrs	20%			2013	\$62,000	3	\$1,800	B
Wiring								
Thermoplastic	80%			2024	**			B
Thermoplastic	20%			2034	**			B
Motor Controllers								
Locally Mounted	15%			2019	**	5	\$1,200	B
Locally Mounted	5%			2012	\$2,800	5	\$400	B
Motor Control Center	80%			2019	**	5	\$6,400	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2027	**	3-5	\$7,300	B
Lighting								
General Lighting								
Exit	5%			2014	\$3,700	2	\$2,000	B
Fluorescent	93%			2014	\$1,225,000	2	\$436,900	B
Incandescent	2%			2009	\$26,300	2	\$9,400	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
HTHW/HW	100%			2024	**	5	\$37,000	B

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Heat Exchanger	100%	2-4	\$35,500	2029	**	3	\$3,800	B
<i>Corroded, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Basement</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Vacuum Pump, Basement</i>								
<hr/>								
Distribution								
Hot Wtr Piping/Pump	20%			2022	**	3-4	\$8,100	B
Steam Piping/Pump	80%	Now	\$186,100	2024	**	3	\$19,100	B
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<hr/>								
Terminal Devices								
Air Handler/Cool/Ht	60%			2014	\$321,800	4	\$14,100	B
Convactor/Radiator	40%			2019	**	2	\$46,500	B
<hr/>								
Air Conditioning								
Energy Source								
Electricity	40%			2030	**	5	\$700	B
Steam/HW System	60%			2024	**	5	\$8,800	B
<hr/>								
Conversion Equipment								
Absorp Mach/Stm/HW	60%			2010	\$329,600	2	\$98,500	B
Centrifugal Compr El	40%			2034	**	5	\$800	B
<hr/>								
Distribution								
Chilled Wtr Pipe/Pmp	100%			2034	**	3-4	\$35,400	B
<hr/>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2014	\$707,700	4	\$20,600	B
<hr/>								
Heat Rejection								
Evap Condenser	100%			2014	\$135,700			B
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$184,800	B
<hr/>								
Exhaust Fans								
Interior	60%			2014	\$110,500	3-10	\$51,400	B
Roof	40%			2014	\$53,000	2-10	\$35,700	B
<hr/>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2024	**	3-5	\$31,500	B
<hr/>								
Hot Water Heater								
No Component	10%							D
No Component	90%							D

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

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
HW Heat Exchanger Low Temp	100%			2014	\$51,700			B
Sanitary Piping Cast Iron	100%			2024	**			B
Storm Drain Piping Cast Iron	100%			2024	**			B
Sump Pump(s) Rigid Piping	100%			2019	**	4	\$1,300	B
Non-Water Piping Natural Gas	100%			2034	**	3	\$2,900	B
Sewage Ejector(s) Electric	100%			2014	\$8,800	4	\$2,000	B

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

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : BRONX COMMUNITY COLLEGE NEW HALL
Address : 135 WEST 180th ST
Borough : BRONX **Agency's Number** : 21025
Program / Asset # : CUN0007.250 / 2082 **Yr Built/Renovated** : 1965 /
Area Sq Ft : 39,605 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 10-Mar-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$78,400	\$78,400
Interior Architecture		\$117,300	
Electrical			\$247,000
Total		\$195,700	\$325,400
Priority A		\$78,400	\$78,400
Priority B		\$55,500	\$247,000
Priority C		\$61,800	
Total		\$195,700	\$325,400

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$17,000	\$8,200	\$900	\$5,000
Interior Architecture	\$8,100		\$2,500	
Electrical	\$100	\$16,800	\$3,300	\$16,500
Mechanical	\$30,400	\$1,800	\$10,500	\$3,400
Total	\$55,600	\$26,800	\$17,300	\$24,900
Priority A	\$17,000	\$8,200	\$900	\$5,000
Priority B	\$32,700	\$18,600	\$13,900	\$19,900
Priority C	\$5,900		\$2,500	
Total	\$55,600	\$26,800	\$17,300	\$24,900



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$5,900	LIFE	**	5	\$3,200	A
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Parapet Level</i>								
Masonry: Brick	85%			LIFE	**	5	\$156,700	A
Metal Coiling Doors	5%			2027	**	3	\$24,700	A
Windows								
Aluminum	100%			2022	**	5	\$1,900	A
Parapets								
Masonry: Brick	50%	Now	\$3,200	LIFE	**	3	\$4,400	A
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Rail	50%			2023	**	3	\$1,400	A
Roof								
Paver: Asphalt	35%			2023	**	5	\$6,400	A
Single Ply Membrane	65%	Now	\$7,600	2019	**			A
<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : STAIRS</i>								
Interior								
Floors								
Cast in Place Concrete	30%			LIFE	**	5	\$10,000	C
Ceramic Tile	5%			2042	**	5	\$2,300	C
Vinyl Tile	30%			2042	**	5	\$2,800	C
Vinyl Tile	35%			2029	**	5	\$3,300	C
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$1,100	C
Concr Masonry Unit	85%	Now	\$61,800	LIFE	**	5	\$4,900	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
Gypsum Board	10%			LIFE	**	5	\$600	C
Ceilings								
Exposed Concrete	70%	Now	\$55,500	LIFE	**			B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Plaster	30%			LIFE	**	5	\$4,500	B
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : STAIRS</i>								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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	50%			2024	**	5	\$1,400	B
Fused Disc Sw	50%			2024	**	5	\$1,400	B
Transformers								
Dry Type	100%			2012	\$11,900	5	\$4,000	B
Switchgear								
Fused Disc Sw	20%			2014	\$10,200	3-5	\$400	B
Molded Case Bkrs	80%			2024	**	3-5	\$1,400	B
Raceway								
Conduit	50%			2014	\$15,500			B
Conduit	40%			2024	**			B
Conduit	10%			2034	**			B
Panelboards								
Fused Disc Sw	5%			2013	\$2,400	3	\$100	B
Molded Case Bkrs	45%			2013	\$21,800	3	\$700	B
Molded Case Bkrs	40%			2022	**	3	\$700	B
Molded Case Bkrs	10%			2030	**	3	\$200	B
Wiring								
Thermoplastic	50%			2024	**			B
Thermoplastic	40%			2014	\$11,900			B
Thermoplastic	10%			2034	**			B
Motor Controllers								
Locally Mounted	90%			2012	\$9,800	5	\$1,300	B
Locally Mounted	10%			2027	**	5	\$100	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2012	\$6,400			B
Stand-by Power								
Transfer Switches								
Automatic	100%			2019	**	3-5	\$1,300	B
Lighting								
General Lighting								
Exit	5%			2014	\$700	2	\$400	B
Fluorescent	93%			2014	\$225,200	2	\$80,300	B
HID	2%			2014	\$2,200	2	\$1,700	B

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

Heating

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source HTHW/HW	100%			2024	**	5	\$6,800	B
Conversion Equipment Heat Exchanger	100%			2017	**	3	\$900	B
Distribution Steam Piping/Pump	100%	Now	\$21,400	2024	**	3	\$4,400	B
		<i>Corroded, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Basement</i>						
Terminal Devices Air Handler	20%			2014	\$33,000			B
Fan Coil Unit/Heat	80%			2019	**	4	\$2,000	B
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$34,000	B
Exhaust Fans Interior	20%			2014	\$6,800	3-10	\$3,200	B
Roof	80%			2019	**	2-10	\$13,100	B
Plumbing								
H/C Water Piping Brass/Copper	100%			2024	**	3-5	\$5,800	B
HW Heat Exchanger Low Temp	100%			2024	**			B
Sanitary Piping Cast Iron	100%			2024	**			B
Storm Drain Piping Cast Iron	100%			2024	**			B
Sump Pump(s) Rigid Piping	100%			2014	\$8,800	4	\$2,000	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : BRONX COMMUNITY COLLEGE NICHOLS HALL
Address : 125 WEST 180th ST
Borough : BRONX **Agency's Number** : 21024
Program / Asset # : CUN0007.240 / 2081 **Yr Built/Renovated** : 1926 /
Area Sq Ft : 73,344 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 10-Mar-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2,3,4,att

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$321,500	\$220,400
Interior Architecture	\$134,600	\$88,000
Electrical	\$372,600	\$491,800
Mechanical	\$178,900	\$292,200
Total	\$1,007,500	\$1,092,400
Priority A	\$321,500	\$220,400
Priority B	\$646,900	\$784,000
Priority C	\$39,200	\$88,000
Total	\$1,007,500	\$1,092,400

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$40,700			\$12,200
Interior Architecture	\$36,600		\$10,900	\$1,800
Electrical		\$31,200	\$4,000	\$31,100
Mechanical	\$52,300	\$1,500	\$15,800	\$11,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$133,600	\$36,600	\$34,600	\$60,300
Priority A	\$40,700			\$12,200
Priority B	\$66,600	\$36,600	\$23,700	\$46,300
Priority C	\$26,200		\$10,900	\$1,800
Total	\$133,600	\$36,600	\$34,600	\$60,300



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	5%	Now	\$50,300	2029	**	5	\$1,500	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : NORTH SIDE OF PENTHOUSE</i>								
Masonry: Brick	90%			LIFE	**	5	\$331,300	A
Masonry: Limestone	5%	Now	\$63,700	LIFE	**	3-5	\$32,900	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : AT CORNICES</i>								
Windows								
Aluminum	100%			2030	**	5	\$3,700	A
Parapets								
Copper/Terne	90%	4+	\$32,900	2029	**	3	\$8,200	A
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Masonry: Limestone	10%			LIFE	**	3	\$1,800	A
Roof								
Copper/Terne	75%	Now	\$41,800	2029	**	5	\$12,500	A
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : NORTH SIDE OF PENTHOUSE</i>								
Roll Roofing	25%	Now	\$5,500	2014	\$54,700			A
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lower Roof</i>								
Interior								
Floors								
Carpet	15%			2013	\$66,000	3	\$16,100	C
Carpet	5%			2010	\$22,000	3	\$7,100	C
Cast in Place Concrete	30%	Now	\$17,000	LIFE	**	5	\$9,300	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corridors</i>								
Ceramic Tile	5%			2042	**	5	\$4,200	C
Terrazzo	5%			LIFE	**	8	\$6,800	C
Vinyl Tile	40%			2017	**	5	\$7,000	C
Interior Walls								
Concr Masonry Unit	35%			LIFE	**	5	\$7,500	C
Gypsum Board	5%			LIFE	**	5	\$600	C
Plaster	60%	Now	\$39,200	LIFE	**	5	\$8,500	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium, Rooms 309 And 312</i>								

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$7,600	2023	**	5	\$1,500	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
Exposed Concrete	65%	Now	\$95,400	LIFE	**			B
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Attic</i>								
<i>Exposed Reinforcing, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Attic</i>								
Plaster	20%			LIFE	**	5	\$5,500	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2014	\$24,600	5	\$5,300	B
Transformers								
Dry Type	100%			2012	\$11,900	5	\$7,400	B
Switchgear								
Fused Disc Sw	100%			2024	**	3-5	\$3,300	B
Raceway								
Conduit	90%			2014	\$65,800			B
Conduit	10%			2034	**			B
Panelboards								
Fused Disc Sw	5%			2030	**	3	\$200	B
Fused Toggle Switch	60%	2-4	\$52,300	2039	**	3	\$1,800	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
Molded Case Bkrs	30%			2013	\$26,100	3	\$900	B
Molded Case Bkrs	5%			2030	**	3	\$200	B
Wiring								
Braided Cloth	90%	2-4	\$69,100	2039	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	10%			2034	**			B
Motor Controllers								
Locally Mounted	10%			2019	**	5	\$300	B
Motor Control Center	90%	2-4	\$251,100	2034	**	5	\$1,200	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								

Ground

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Not Accessible	100%							D
Lighting								
General Lighting								
Exit	5%			2014	\$1,300	2	\$700	B
Fluorescent	95%			2014	\$426,000	2	\$151,900	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source HTHW/HW	100%	2-4	\$13,100	2024	**	5	\$6,300	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : No Cathodic Protection Between Underground Line And Building</i>								
Conversion Equipment Heat Exchanger	100%			2017	**	3	\$1,700	B
Distribution								
Steam Piping/Pump	100%	Now	\$79,200	2024	**	3	\$8,100	B
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Air Handler	40%			2014	\$122,300			B
Convactor/Radiator	40%			2019	**	2	\$15,800	B
Fan Coil Unit/Heat	20%			2014	\$169,900	4	\$1,400	B
Air Conditioning								
Energy Source Electricity	100%			2030	**	5	\$600	B
Conversion Equipment Ext Pkg Unit - Cool	30%			2017	**			B
No Component	70%							D
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$62,900	B
Exhaust Fans								
Interior	100%	Now	\$62,700	2024	**	3-6	\$14,500	B
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : In Attic</i>								
Plumbing								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	100%	Now	\$16,900	2024	**	3-5	\$10,200	B
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Various Location</i>								
Hot Water Heater Electric	100%			2009	\$8,800	3-5	\$17,400	B
HW Heat Exchanger Low Temp	100%			2024	**			B
Sanitary Piping Cast Iron	100%	Now	\$37,000	2024	**			B
<i>Damaged, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement</i>								
Storm Drain Piping Cast Iron	100%			2024	**			B
Sump Pump(s) Rigid Piping	100%			2014	\$8,800	4	\$2,000	B
Non-Water Piping Natural Gas	100%			2024	**	3	\$1,000	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

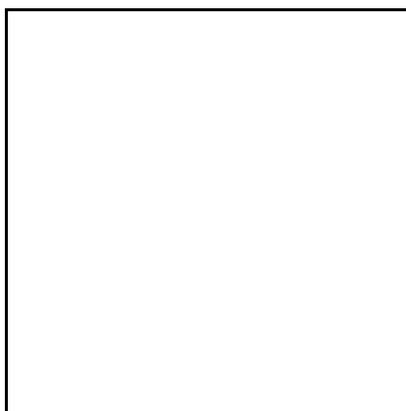
Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : BRONX COMMUNITY COLLEGE PHILOSOPHY HALL
Address : 2070 SEDGEWICK AVENUE
Borough : BRONX **Agency's Number** : 21014
Program / Asset # : CUN0007.140 / 2076 **Yr Built/Renovated** : 1912 /
Area Sq Ft : 16,234 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 10-Mar-2003 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Electrical			\$46,600
Total			\$46,600
Priority B			\$46,600
Total			\$46,600

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$73,700			\$5,200
Interior Architecture	\$54,400		\$1,100	
Electrical	\$17,800	\$300	\$7,400	\$200
Mechanical	\$5,200	\$600	\$5,200	\$1,500
Total	\$151,100	\$900	\$13,600	\$6,900
Priority A	\$73,700			\$5,200
Priority B	\$46,300	\$900	\$12,500	\$1,700
Priority C	\$31,100		\$1,100	
Total	\$151,100	\$900	\$13,600	\$6,900



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE PHILOSPHY HALL
Asset # : 2076

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$58,800	A
Masonry: Granite	5%			LIFE	**	3-5	\$8,000	A
Masonry: Limestone	5%	Now	\$6,200	LIFE	**	3-5	\$5,800	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
Windows								
Aluminum	100%			2030	**	5	\$1,000	A
Parapets								
Copper/Terne	25%	Now	\$9,700	2029	**	3	\$1,100	A
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
Masonry: Limestone	75%			LIFE	**	3	\$6,600	A
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
Roof								
Clay Tile	100%	Now	\$24,000	LIFE	**	5	\$4,700	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
Interior								
Floors								
Carpet	10%			2013	\$10,600	3	\$2,400	C
Cast in Place Concrete	10%			LIFE	**	5	\$1,400	C
Ceramic Tile	3%			2042	**	5	\$600	C
Terrazzo	17%			LIFE	**	8	\$5,100	C
Vinyl Tile	30%			2029	**	5	\$1,200	C
Wood	30%	Now	\$11,400	2029	**	5	\$4,100	C
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Second And Third Floor Classrooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Second And Third Floor Classrooms</i>								
Interior Walls								
Concr Masonry Unit	5%			LIFE	**	5	\$200	C
Gypsum Board	15%			LIFE	**	5	\$400	C
Metal Panel	5%			LIFE	**	5	\$300	C
Plaster	15%	Now	\$14,200	LIFE	**	5	\$500	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Plaster	60%			LIFE	**	5	\$3,700	C

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	15%	Now	\$20,700	2029	**	5	\$300	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 65%</i>								
<i>Location : Basement</i>								
Plaster	85%			LIFE	**	5	\$5,000	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	**	5	\$1,200	B
Switchgear								
Fused Disc Sw	100%			2014	\$46,600	3-5	\$800	B
Raceway								
Conduit	90%			2014	\$12,800			B
Conduit	10%			2034	**			B
Panelboards								
Molded Case Bkrs	90%			2013	\$19,100	3	\$600	B
Molded Case Bkrs	10%			2030	**	3	\$100	B
Wiring								
Braided Cloth	90%	2-4	\$10,900	2039	**			B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : throughout</i>								
<i>Explanation : Insulation Aged.</i>								
Thermoplastic	10%			2034	**			B
Motor Controllers								
Locally Mounted	100%			2012	\$11,900	5	\$600	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	**	3-5	\$500	B
Lighting								
General Lighting								
Exit	2%			2019	**	2	\$100	B
Fluorescent	97%			2019	**	2	\$34,100	B
Incandescent	1%			2014	\$1,100	2	\$400	B

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

CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE PHILOSPHY HALL
Asset # : 2076

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Under Construction	100%							D
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Explanation : Temporary Boiler</i>								
Conversion Equipment Under Construction	100%							D
Distribution								
Steam Piping/Pump	100%			2024	**	3	\$1,800	B
Terminal Devices								
Air Handler	10%			2014	\$7,400			B
Convactor/Radiator	90%			2019	**	2	\$7,800	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$13,800	B
Exhaust Fans								
Interior	100%			2014	\$15,100	3-10	\$6,400	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2019	**	3-5	\$2,400	B
HW Heat Exchanger								
Low Temp	100%			2024	**			B
Sanitary Piping								
Cast Iron	100%			2024	**			B
Storm Drain Piping								
Cast Iron	100%			2024	**			B

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

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : BRONX COMMUNITY COLLEGE POWER PLANT
Address : W 181 & UNIVERSITY AVENUE
Borough : BRONX **Agency's Number** : 21026
Program / Asset # : CUN0007.260 / 2083 **Yr Built/Renovated** : 1984 /
Area Sq Ft : 25,231 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 10-Mar-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$60,900	\$60,900
Electrical	\$69,800	\$290,300
Mechanical		\$160,800
Total	\$130,700	\$512,000
Priority A	\$60,900	\$60,900
Priority B	\$69,800	\$451,100
Total	\$130,700	\$512,000

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$15,400			\$7,500
Interior Architecture	\$17,300		\$300	
Electrical	\$300	\$12,200	\$1,900	\$12,100
Mechanical	\$7,800	\$2,400	\$9,800	\$3,300
Total	\$40,800	\$14,500	\$12,000	\$23,000
Priority A	\$15,400			\$7,500
Priority B	\$9,100	\$14,500	\$11,600	\$15,500
Priority C	\$16,400		\$300	
Total	\$40,800	\$14,500	\$12,000	\$23,000



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

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

CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE POWER PLANT
Asset # : 2083

Architecture		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Cast in Place Concrete	5%	Now	\$5,400	LIFE	**	5	\$1,200	A	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : 2nd Floor West Elevation (parking Lot)</i>									
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : East Facade</i>									
Masonry: Brick	90%			LIFE	**	5	\$121,800	A	
Window Wall	5%			2027	**	6	\$1,200	A	
Parapets									
Masonry: Brick	100%			LIFE	**	3	\$30,000	A	
Roof									
Built-Up (BUR)	5%	Now	\$100	2019	**			A	
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : East Facade</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : East Facade</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : East Facade</i>									
Roll Roofing	95%	Now	\$2,300	2019	**			A	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : At Roof Drains</i>									
Interior									
Floors									
Cast in Place Concrete	90%			LIFE	**	5	\$21,600	C	
Vinyl Tile	10%			2042	**	5	\$700	C	
Interior Walls									
Concr Masonry Unit	90%			LIFE	**	5	\$8,400	C	
Glass: Single Pane	5%			LIFE	**	5	\$2,100	C	
Metal Panel	5%			LIFE	**	5	\$600	C	
Ceilings									
AcousTileSusp.Lay-In	10%	Now	\$1,000	2023	**	5	\$400	B	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Offices At Mezzanine</i>									
Exposed Struc: Steel	90%			LIFE	**			B	

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

Over 600 Volts

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

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

CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE POWER PLANT
Asset # : 2083

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2014	\$28,800	5	\$1,100	B
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : Abandoned Equipment</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : Abandoned Equipment</i>								
Transformers								
Dry Type	100%			2012	\$134,600	5	\$2,600	B
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : Abandoned Equipment</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : Abandoned Equipment</i>								
Switchgear								
Air Circuit Breaker	100%			2014	\$37,200	3-5	\$1,700	B
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : Abandoned Equipment</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : Abandoned Equipment</i>								
Feeders								
Cable	100%			2022	**			B
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : Abandoned Equipment</i>								
Raceway								
Conduit	100%			2024	**			B
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : Abandoned Equipment</i>								
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	**	5	\$1,800	B
Transformers								
Dry Type	100%			2019	**	5	\$2,600	B
Switchgear								
Molded Case Bkrs	100%			2024	**	3-5	\$1,100	B
Raceway								
Conduit	80%			2024	**			B
Conduit	20%			2034	**			B
Panelboards								
Molded Case Bkrs	80%			2022	**	3	\$800	B
Molded Case Bkrs	20%			2030	**	3	\$200	B
Wiring								
Thermoplastic	80%			2024	**			B
Thermoplastic	20%			2034	**			B

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

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

CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE POWER PLANT
Asset # : 2083

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	20%			2019	**	5	\$200	B
Motor Control Center	80%			2019	**	5	\$700	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2019	**			B
Stand-by Power								
Transfer Switches								
Automatic	100%			2027	**	3-5	\$800	B
Generators								
Diesel	25%			2023	**	5		B
Steam Driven	75%	Now	\$69,800	2029	**			B
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : Abandoned Equipment</i>								
Batteries								
Nickel Cadium	100%			2009			\$500	B
Lighting								
General Lighting								
Exit	5%			2014	\$200	2	\$300	B
Fluorescent	95%			2014	\$118,400	2	\$58,900	B
Lightning Protection								
Arresters								
Copper	100%			2014	\$4,300			B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : Located On Smokestacks Only</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil	10%			2024	**	4	\$100	B
Natural Gas	90%			2034	**	3	\$300	B
Conversion Equipment								
Steam Boiler	100%			2019	**	3	\$8,300	B
Distribution								
Steam Piping/Pump	100%			2034	**	3	\$3,200	B
Terminal Devices								
Air Handler	80%			2014	\$94,900			B
Fan Coil Unit/Heat	20%			2014	\$65,900	4	\$500	B
Air Conditioning								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation. Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE POWER PLANT
Asset # : 2083

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	100%			2030	**	5	\$200	B
Conversion Equipment								
Int Pkg Unit - Cool	5%			2012	\$14,200			B
No Component	95%							D
Heat Rejection								
Water Cool Tower	100%			2012	\$32,900			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$24,400	B
Exhaust Fans								
Interior	40%			2014	\$9,700	3-10	\$4,500	B
Roof	60%			2014	\$10,500	2-10	\$7,100	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	3-5	\$4,800	B
Hot Water Heater								
Electric	100%			2009	\$3,400	3-5	\$6,700	B
Sanitary Piping								
Cast Iron	100%			2024	**			B
Storm Drain Piping								
Cast Iron	100%			2024	**			B
Sump Pump(s)								
Rigid Piping	100%			2014	\$8,800	4	\$2,000	B
Non-Water Piping								
Natural Gas	100%			2034	**	3	\$400	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : BRONX COMMUNITY COLLEGE SAGE ENGINEERING
Address : 171 WEST 180th ST
Borough : BRONX **Agency's Number** : 21030
Program / Asset # : CUN0007.300 / 2064 **Yr Built/Renovated** : 1920 / 1976
Area Sq Ft : 27,328 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 11-Mar-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$136,900	\$44,400
Electrical		\$228,100
Total	\$136,900	\$272,500
Priority A	\$136,900	\$44,400
Priority B		\$228,100
Total	\$136,900	\$272,500

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$44,700			\$7,000
Interior Architecture	\$25,800		\$2,200	
Electrical	\$300	\$11,400	\$1,200	\$11,400
Mechanical	\$64,000	\$700	\$7,000	\$4,400
Total	\$134,800	\$12,000	\$10,400	\$22,800
Priority A	\$44,700			\$7,000
Priority B	\$66,700	\$12,000	\$10,400	\$15,900
Priority C	\$23,500			
Total	\$134,800	\$12,000	\$10,400	\$22,800



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE SAGE ENGINEERING
Asset # : 2064

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$14,800	LIFE	**	5	\$44,400	A
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
Masonry: Limestone	5%	4+	\$7,300	LIFE	**	3-5	\$8,400	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : THIRD FLOOR BAND</i>								
Windows								
Aluminum	100%	Now	\$2,300	2030	**	5	\$700	A
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : AT SUB BASEMENT ENTRANCE</i>								
Parapets								
Masonry: Brick	100%	Now	\$20,300	LIFE	**	3	\$14,000	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Facade,North Facade,West Facade,South Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Roof								
Built-Up (BUR)	100%	0-2	\$136,900	2024	**			A
<i>Blisters, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	15%	Now	\$3,100	LIFE	**	5	\$1,700	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Steps In Subbasement</i>								
Ceramic Tile	5%			2029	**	5	\$1,500	C
Terrazzo	5%			LIFE	**	8	\$2,500	C
Vinyl Tile	75%	Now	\$9,800	2029	**	5	\$2,400	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE SAGE ENGINEERING
Asset # : 2064

Architecture		Current Repair			Future Replacement		Maintenance		Priority Code
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	\$4,300	LIFE	**	5	\$500	C	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Subbasement</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Subbasement</i>									
Concr Masonry Unit	15%			LIFE	**	5	\$1,200	C	
Gypsum Board	20%			LIFE	**	5	\$800	C	
Masonry: Brick	10%			LIFE	**	5	\$2,500	C	
Plaster	50%			LIFE	**	5	\$5,200	C	
Ceilings									
AcousTileSusp.Lay-In	60%			2017	**	5	\$4,400	B	
Exposed Concrete	15%			LIFE	**			B	
Plaster	25%	Now	\$2,400	LIFE	**	5	\$1,200	B	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>									
<i>Location : STAIR AT SECOND FLOOR</i>									

Electrical		Current Repair			Future Replacement		Maintenance		Priority Code
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%			2014	\$2,600	5	\$2,000	B	
Switchgear									
Fused Disc Sw	100%			2014	\$51,100	3-5	\$1,400	B	
Raceway									
Conduit	90%			2014	\$27,900			B	
Conduit	10%			2034	**			B	
Panelboards									
Fused Disc Sw	10%			2013	\$4,800	3	\$100	B	
Molded Case Bkrs	10%			2030	**	3	\$100	B	
Molded Case Bkrs	40%			2022	**	3	\$500	B	
Molded Case Bkrs	40%			2013	\$19,400	3	\$500	B	
Wiring									
Thermoplastic	90%			2024	**			B	
Thermoplastic	10%			2034	**			B	
Motor Controllers									
Locally Mounted	100%			2012	\$10,900	5	\$1,000	B	

Stand-by Power

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE SAGE ENGINEERING
Asset # : 2064

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	100%	Now	\$12,500	2024	* *	3-5	\$3,800	B
		<i>Corroded, Extent : Severe, Area Affected : 30%</i>						
		<i>Location : Basement</i>						
HW Heat Exchanger Low Temp	100%			2014	\$6,500			B
Sanitary Piping Cast Iron	100%			2024	* *			B
Storm Drain Piping Cast Iron	100%			2024	* *			B
Sump Pump(s) Rigid Piping	100%			2014	\$8,800	4	\$2,000	B

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

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : BRONX COMMUNITY COLLEGE SNOW HOUSE
Address : W 181 & UNIVERSITY AVENUE
Borough : BRONX **Agency's Number** : 21048
Program / Asset # : CUN0007.480 / 2068 **Yr Built/Renovated** : 1920 /
Area Sq Ft : 9,775 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 11-Mar-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$36,100	
Total		\$36,100	
Priority	A	\$36,100	
Total		\$36,100	

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$13,300		\$2,100	\$900
Interior Architecture	\$4,700		\$1,300	\$1,400
Electrical	\$12,900	\$4,100	\$100	\$4,100
Mechanical	\$3,000	\$1,100	\$1,800	\$400
Total	\$33,700	\$5,300	\$5,200	\$6,800
Priority	A	\$13,300		\$900
Priority	B	\$17,100	\$5,300	\$4,500
Priority	C	\$3,400		\$1,400
Total	\$33,700	\$5,300	\$5,200	\$6,800



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE SNOW HOUSE
Asset # : 2068

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$36,100	LIFE	**	5	\$21,600	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Windows</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Wood	5%	Now	\$3,600	2024	**	3-5	\$3,100	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Auditorium</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
Windows								
Wood	100%	0-2	\$9,700	2039	**	5	\$300	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
Asphalt Shingle	100%			2017	**	5	\$4,200	A
Interior								
Floors								
Carpet	30%			2010	\$17,600	3	\$5,700	C
Cast in Place Concrete	5%			LIFE	**	5	\$400	C
Ceramic Tile	5%			2042	**	5	\$600	C
Vinyl Tile	50%			2017	**	5	\$1,200	C
Vinyl Tile	10%			2029	**	5	\$200	C
Interior Walls								
Concr Masonry Unit	5%			LIFE	**	5	\$100	C
Gypsum Board	10%			LIFE	**	5	\$200	C
Plaster	85%			LIFE	**	5	\$3,200	C
Ceilings								
AcousTile,Adhered	30%			2017	**	5	\$800	B
Plaster	70%			LIFE	**	5	\$2,600	B

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

Under 600 Volts

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE SNOW HOUSE
Asset # : 2068

Electrical		Current Repair			Future Replacement		Maintenance		Priority Code
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%			2014	\$800	5	\$700	B	
Raceway									
Conduit	50%			2014	\$9,300			B	
Conduit	50%			2040	**			B	
Panelboards									
Molded Case Bkrs	50%			2013	\$4,800	3	\$200	B	
Molded Case Bkrs	50%			2036	**	3	\$200	B	
Wiring									
Braided Cloth	50%	2-4	\$6,500	2039	**			B	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Thermoplastic	50%			2040	**			B	
Ground									
Grounding Devices									
Metal Water Pipe	100%	2-4	\$6,400	2034	**			B	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Lighting									
General Lighting									
Emergency	2%			2022	**	2		B	
Exit	3%			2022	**	2	\$100	B	
Fluorescent	95%			2022	**	2	\$20,300	B	

Mechanical		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Heating									
Energy Source									
Fuel Oil	100%			2024	**	4	\$300	B	
Conversion Equipment									
Hot Water Boiler	100%			2027	**	3	\$2,500	B	
Distribution									
Hot Wtr Piping/Pump	100%	Now	\$1,900	2030	**	3-4	\$1,300	B	
<i>Leak Evident, Extent : Light, Area Affected : 5%</i>									
<i>Location : Basement</i>									
Terminal Devices									
Convactor/Radiator	100%			2027	**	2	\$5,300	B	
Plumbing									

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

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

CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE SNOW HOUSE
Asset # : 2068

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping								
Brass/Copper	10%			2034	**	3-5	\$200	B
Galv Iron/Steel	90%			2019	**	3-5	\$1,300	B
<hr/>								
Hot Water Heater								
Gas Fired	100%			2012	\$1,800	3-5	\$1,800	B
<hr/>								
Sanitary Piping								
Cast Iron	100%			2034	**			B
<hr/>								
Storm Drain Piping								
Cast Iron	100%			2034	**			B
<hr/>								

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : BRONX COMMUNITY COLLEGE SOUTH HALL
Address : 191 WEST 180th ST
Borough : BRONX **Agency's Number** : 21031
Program / Asset # : CUN0007.310 / 2065 **Yr Built/Renovated** : 1856 /
Area Sq Ft : 18,978 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 11-Mar-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2,3

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Interior Architecture	\$172,000	\$56,900
Total	\$172,000	\$56,900
Priority B	\$67,700	
Priority C	\$104,300	\$56,900
Total	\$172,000	\$56,900

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$106,900		\$400	\$12,500
Interior Architecture	\$5,800		\$6,000	
Electrical	\$10,100	\$200	\$8,200	
Mechanical	\$7,800	\$1,900	\$2,000	\$1,200
Total	\$130,600	\$2,200	\$16,600	\$13,700
Priority A	\$106,900		\$400	\$12,500
Priority B	\$20,800	\$2,200	\$10,200	\$1,200
Priority C	\$2,900		\$6,000	
Total	\$130,600	\$2,200	\$16,600	\$13,700



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE SOUTH HALL
Asset # : 2065

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$66,300	A
Masonry: Brownstone	5%	Now	\$12,000	LIFE	**	3-5	\$6,100	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : AT WINDOW TRIMS</i>								
Masonry: Fieldstone	10%	Now	\$12,600	LIFE	**	3-5	\$15,200	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : BASEMENT</i>								
Wood	10%	4+	\$13,900	2024	**	3-5	\$12,000	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : South Facade</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade</i>								
Windows								
Aluminum	95%			2030	**	5	\$900	A
Steel	5%	Now	\$1,800	2029	**	5		A
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : BASEMENT</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : BASEMENT</i>								
Parapets								
Wood Cornice	100%	Now	\$21,400	2034	**	4	\$300	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : West Facade</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 30%</i>								
<i>Location : West Facade</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 30%</i>								
<i>Location : West Facade</i>								
Roof								
Asphalt Shingle	70%			2023	**	5	\$5,800	A
Panel/Paver: Bluestone	15%	Now	\$11,700	2017	**	5	\$1,000	A
<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : BASEMENT</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : BASEMENT</i>								
Single Ply Membrane	10%			2014	\$5,600			A
Skylight, Plastic	5%			2034	**	3	\$1,200	A

Interior

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE SOUTH HALL
Asset # : 2065

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	50%			2013	\$56,900	3	\$13,900	C
Ceramic Tile	5%			2042	**	5	\$1,100	C
Vinyl Tile	20%	Now	\$36,700	2054	**	5	\$500	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 75%</i>								
<i>Location : BASEMENT</i>								
<i>Poor Subfloor Evident, Extent : Severe, Area Affected : 75%</i>								
<i>Location : BASEMENT</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : BASEMENT</i>								
Vinyl Tile	20%			2029	**	5	\$900	C
Wood	5%			2017	**	5	\$1,600	C
Interior Walls								
Plaster	20%	Now	\$67,600	LIFE	**	5	\$700	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>								
<i>Location : BASEMENT</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : BASEMENT</i>								
Plaster	80%			LIFE	**	5	\$5,800	C
Ceilings								
Plaster	20%	Now	\$67,700	LIFE	**	5	\$700	B
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : BASEMENT</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : BASEMENT</i>								
Plaster	80%			LIFE	**	5	\$5,700	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	**	5	\$1,400	B
Raceway								
Conduit	80%			2034	**			B
Conduit	20%			2014	\$2,600			B
Panelboards								
Fused Disc Sw	10%			2013	\$1,900	3	\$100	B
Molded Case Bkrs	20%			2013	\$3,900	3	\$200	B
Molded Case Bkrs	70%			2030	**	3	\$500	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE SOUTH HALL
Asset # : 2065

Electrical		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Wiring									
Braided Cloth	20%	2-4	\$2,200	2039	**				B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
Thermoplastic	80%			2034	**				B
Motor Controllers									
Locally Mounted	100%			2019	**	5	\$700		B
Stand-by Power									
Transfer Switches									
Automatic	100%			2027	**	3-5	\$600		B
Lighting									
General Lighting									
Exit	5%			2019	**	2	\$200		B
Fluorescent	95%			2019	**	2	\$39,300		B

Mechanical		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Heating									
Energy Source									
Electricity	10%			2022	**	3			B
HTHW/HW	90%			2014	\$30,500	5	\$2,900		B
Conversion Equipment									
Heat Exchanger	90%			2017	**	3	\$400		B
Unit Heater-Dir Fired	10%			2012	\$4,700	3	\$500		B
Distribution									
Hot Wtr Piping/Pump	100%			2022	**	3-4	\$3,600		B
Terminal Devices									
Convactor/Radiator	90%			2019	**	2	\$9,200		B
Fan Coil Unit/Heat	10%			2014	\$22,000	4	\$200		B
Plumbing									
H/C Water Piping									
Brass/Copper	100%	Now	\$4,400	2024	**	3-5	\$2,600		B
<i>Corroded, Extent : Severe, Area Affected : 15%</i> <i>Location : Basement</i>									
Hot Water Heater									
Gas Fired	100%			2009	\$3,400	3-5	\$4,500		B
HW Heat Exchanger									
HTHW/HW	100%			2024	**				B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE SOUTH HALL
Asset # : 2065

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Cast Iron	100%			2024	* *			B
Storm Drain Piping Cast Iron	100%			2024	* *			B
Sump Pump(s) Rigid Piping	100%			2014	\$8,800	4	\$2,000	B

*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.*

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : BRONX COMMUNITY COLLEGE STUDENT CENTER & ANNEX
Address : 160 HALL OF FAME TERRACE
Borough : BRONX **Agency's Number** : 21017
Program / Asset # : CUN0007.170 / 2077 **Yr Built/Renovated** : 1953 /
Area Sq Ft : 58,794 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 10-Mar-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$329,000	\$130,000
Electrical	\$38,400	\$99,700
Mechanical		\$40,200
Total	\$367,400	\$269,900
Priority A	\$329,000	\$130,000
Priority B	\$38,400	\$139,900
Total	\$367,400	\$269,900

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$71,600		\$1,700	\$6,400
Interior Architecture	\$12,800		\$7,100	\$800
Electrical	\$45,400	\$4,300	\$29,600	\$800
Mechanical	\$52,600	\$1,200	\$16,300	\$9,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$186,400	\$9,500	\$58,700	\$20,800
Priority A	\$71,600		\$1,700	\$6,400
Priority B	\$101,900	\$9,500	\$53,900	\$14,500
Priority C	\$12,800		\$3,100	
Total	\$186,400	\$9,500	\$58,700	\$20,800



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE STUDENT CENTER & ANNEX
Asset # : 2077

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$232,700	A
	<i>Recent Repair Evident, Extent : Moderate, Area Affected : 5%</i> <i>Location : Throughout</i>							
Masonry: Brick	10%	Now	\$22,800	LIFE	**	5	\$13,700	A
	<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i> <i>Location : At East Facade At Junction Of Annex And Student Center</i> <i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 15%</i> <i>Location : Bulkheads</i>							
Masonry: Limestone	2%	Now	\$8,500	LIFE	**	3-5	\$9,800	A
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i> <i>Location : Along First And Second Floor Bands</i>							
Metal Panel	3%	Now	\$16,100	2044	**	5	\$900	A
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i> <i>Location : At Receiving Area</i> <i>Punct/Tear/Impct Dmg, Extent : Severe, Area Affected : 25%</i> <i>Location : At Receiving Area</i>							
Windows								
Aluminum	95%	Now	\$8,500	2022	**	5	\$1,300	A
	<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i> <i>Location : Throughout</i> <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i> <i>Location : Throughout</i>							
Metal Louvers	5%			2030	**	5	\$2,400	A
Parapets								
Masonry: Brick	80%	Now	\$7,500	LIFE	**	3	\$10,400	A
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> <i>Location : Limestone Coping</i> <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i> <i>Location : Limestone Coping</i>							
Metal Rail	20%			2023	**	3	\$800	A

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

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CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE STUDENT CENTER & ANNEX
Asset # : 2077

Architecture		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Roof									
Cast in Place Concrete	17%	Now	\$6,700	LIFE	**	5	\$2,100	A	
<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Terrace</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Cafeteria</i>									
Modified Bitumen	10%			2019	**			A	
Modified Bitumen	60%	Now	\$212,700	2024	**			A	
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Main Roof</i>									
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Main Roof</i>									
<i>Worm/Eroded, Extent : Light, Area Affected : 25%</i>									
<i>Location : Main Roof</i>									
Single Ply Membrane	10%			2014	\$17,400			A	
Skylight, Metal/Glass	3%			2034	**	3	\$5,200	A	
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$5,000	C	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Electrical Room</i>									
Ceramic Tile	5%			2042	**	5	\$3,300	C	
Quarry Tile	5%			2027	**	5	\$2,800	C	
Vinyl Tile	80%			2029	**	5	\$11,200	C	
Interior Walls									
Ceramic Tile	5%			LIFE	**	5	\$1,600	C	
Concr Masonry Unit	35%			LIFE	**	5	\$6,000	C	
Gypsum Board	15%			LIFE	**	5	\$1,400	C	
Masonry: Brick	5%			LIFE	**	5	\$2,700	C	
Plaster	40%			LIFE	**	5	\$9,000	C	
Ceilings									
AcousTile,Adhered	10%			2023	**	5	\$1,600	B	
AcousTileSusp.Lay-In	50%			2017	**	5	\$8,100	B	
<i>Water Penetration, Extent : Moderate, Area Affected : 45%</i>									
<i>Location : Cafeteria, Rooms 104, 106, 108</i>									
Exposed Concrete	40%			LIFE	**			B	
Electrical									
Electrical		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Over 600 Volts									

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CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE STUDENT CENTER & ANNEX
Asset # : 2077

Electrical		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Over 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2014	\$28,800	5	\$2,500	B	
Transformers									
Dry Type	100%			2031	**	5	\$5,900	B	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Explanation : 4160v</i>									
Feeders									
Cable	100%			2036	**			B	
Raceway									
Conduit	100%			2040	**			B	
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2014	\$13,700	5	\$4,200	B	
Transformers									
Dry Type	100%			2012	\$11,900	5	\$5,900	B	
Switchgear									
Fused Disc Sw	100%			2040	**	3-5	\$2,600	B	
Raceway									
Conduit	90%			2014	\$65,800			B	
Conduit	10%			2034	**			B	
Panelboards									
Fused Disc Sw	10%			2013	\$6,800	3	\$200	B	
Fused Toggle Switch	30%	2-4	\$20,300	2039	**	3	\$700	B	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
Molded Case Bkrs	10%			2030	**	3	\$200	B	
Molded Case Bkrs	50%			2013	\$33,900	3	\$1,200	B	
Wiring									
Braided Cloth	50%	2-4	\$38,400	2039	**			B	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
Thermoplastic	10%			2034	**			B	
Thermoplastic	40%			2024	**			B	
Motor Controllers									
Locally Mounted	100%			2012	\$10,900	5	\$2,200	B	
Ground									
Grounding Devices									
Not Accessible	100%							D	
Stand-by Power									
Transfer Switches									
Automatic	100%			2031	**	3-5	\$2,000	B	
Lighting									

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CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE STUDENT CENTER & ANNEX
Asset # : 2077

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

Lighting

General Lighting								
Exit	3%			2019	**	2	\$300	B
Fluorescent	95%			2019	**	2	\$121,800	B
HID	2%			2014	\$3,300	2	\$2,600	B

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

Heating

Energy Source								
HTHW/HW	100%	Now	\$5,200	2024	**	5	\$5,000	B
<i>Leak Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								

Conversion Equipment								
Heat Exchanger	100%			2017	**	3	\$1,400	B

Distribution								
Steam Piping/Pump	100%	Now	\$31,700	2024	**	3	\$6,500	B
<i>Leak Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								

Terminal Devices								
Air Handler	80%			2019	**			B
Convactor/Radiator	20%			2019	**	2	\$6,400	B

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$50,400	B

Exhaust Fans								
Interior	80%			2014	\$40,200	3-10	\$18,700	B
Roof	20%			2022	**	2-10	\$4,400	B

Plumbing

H/C Water Piping								
Galv Iron/Steel	100%			2019	**	3-5	\$8,600	B

Hot Water Heater								
Electric	100%			2013	\$7,100	3-5	\$12,300	B

HW Heat Exchanger								
Low Temp	100%			2040	**			B

Sanitary Piping								
Cast Iron	100%			2024	**			B

Storm Drain Piping								
Cast Iron	100%			2024	**			B

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CITY UNIVERSITY - 042
BRONX COMMUNITY COLLEGE STUDENT CENTER & ANNEX
Asset # : 2077

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s)								
Rigid Piping	100%			2014	\$8,800	4	\$2,000	B
<hr/>								
Non-Water Piping								
Natural Gas	100%			2034	* *	3	\$800	B
<hr/>								

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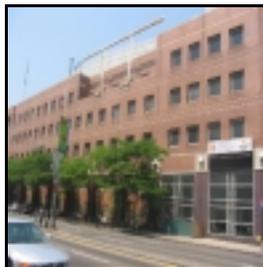
Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : HOSTOS COMMUNITY COLLEGE A BUILDING (22002)
Address : 475 GRAND CONCOURSE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : CUN0002.010 / 2120 **Yr Built/Renovated** : 1925 / 1990
Area Sq Ft : 86,914 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 04-Apr-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,5

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$200,700	\$200,700
Interior Architecture			\$78,200
Electrical			\$149,900
Total		\$200,700	\$428,900
Priority A		\$200,700	\$200,700
Priority B			\$149,900
Priority C			\$78,200
Total		\$200,700	\$428,900

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$18,600	\$28,700	\$100	\$2,700
Interior Architecture	\$21,800		\$10,800	\$6,300
Electrical	\$45,300	\$38,800	\$3,000	\$37,000
Mechanical	\$27,400	\$16,200	\$37,600	\$2,100
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$124,900	\$95,500	\$63,400	\$59,900
Priority A	\$18,600	\$28,700	\$100	\$2,700
Priority B	\$85,600	\$66,800	\$60,800	\$50,900
Priority C	\$20,700		\$2,500	\$6,300
Total	\$124,900	\$95,500	\$63,400	\$59,900



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

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

CITY UNIVERSITY - 042
HOSTOS COMMUNITY COLLEGE A BUILDING (22002)
Asset # : 2120

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$401,500	A
Stucco Cement	15%			2030	**	3-5	\$111,700	A
Windows								
Aluminum	100%			2030	**	5	\$4,700	A
Parapets								
Concr Masonry Unit	40%			LIFE	**	3	\$4,800	A
Masonry: Brick	40%			LIFE	**	3	\$5,900	A
Metal: Cage/Fence	10%			2019	**	3	\$400	A
Stucco Cement	10%			2030	**	3-5	\$1,600	A
Roof								
Built-Up (BUR)	100%			2019	**			A
Interior								
Floors								
Carpet	15%			2010	\$78,200	3	\$25,400	C
Cast in Place Concrete	5%			LIFE	**	5	\$3,700	C
Ceramic Tile	5%			2042	**	5	\$4,900	C
Vinyl Tile	10%			2049	**	5	\$2,100	C
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Corridor And Stair</i>								
Vinyl Tile	65%			2029	**	5	\$13,500	C
Interior Walls								
Concr Masonry Unit	30%			LIFE	**	5	\$7,600	C
Gypsum Board	30%			LIFE	**	5	\$4,000	C
Plaster	40%			LIFE	**	5	\$13,400	C
Ceilings								
AcousTileConcealSpLn	45%			2017	**	5	\$10,800	B
AcousTileSusp.Lay-In	25%			2017	**	5	\$6,000	B
Exposed Concrete	15%			LIFE	**			B
Exposed Struc: Steel	5%			LIFE	**			B
Gypsum Board	10%			LIFE	**	5	\$2,200	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	**	5	\$6,300	B

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

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

CITY UNIVERSITY - 042
HOSTOS COMMUNITY COLLEGE A BUILDING (22002)
Asset # : 2120

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear								
Fused Disc Sw	100%			2024	**	3-5	\$3,900	B
Raceway								
Conduit	90%			2014	\$91,800			B
Conduit	10%			2034	**			B
Panelboards								
Fused Disc Sw	5%			2030	**	3	\$200	B
Fused Knife Sw	10%	2-4	\$11,600	2039	**	3	\$400	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
Molded Case Bkrs	10%			2030	**	3	\$400	B
Molded Case Bkrs	25%			2022	**	3	\$900	B
Molded Case Bkrs	50%			2013	\$58,100	3	\$1,800	B
Wiring								
Braided Cloth	30%	2-4	\$33,700	2039	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	10%			2034	**			B
Thermoplastic	60%			2024	**			B
Motor Controllers								
Locally Mounted	80%			2012	\$14,600	5	\$2,600	B
Locally Mounted	20%			2027	**	5	\$600	B
Ground								
Grounding Devices								
Not Accessible	100%							D
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : Covered With Insulation</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	**	3-5	\$2,900	B
Generators								
Diesel	100%			2027	**	5	\$500	B
Batteries								
Lead/Acid	100%			2009	\$500			B
Lighting								
General Lighting								
Exit	3%			2022	**	2	\$500	B
Fluorescent	95%			2022	**	2	\$180,000	B
HID	2%			2014	\$4,900	2	\$3,800	B

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CITY UNIVERSITY - 042
HOSTOS COMMUNITY COLLEGE A BUILDING (22002)
Asset # : 2120

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil	80%			2034	**	4	\$2,800	B
Natural Gas	20%			2034	**	3	\$200	B
Conversion Equipment								
Furnace	20%			2019	**	3	\$300	B
Steam Boiler	80%			2027	**	3	\$20,400	B
Distribution								
Steam Piping/Pump	100%			2024	**	3	\$9,600	B
Terminal Devices								
Air Handler	30%			2019	**			B
Convactor/Radiator	70%			2027	**	2	\$32,900	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	**	5	\$700	B
Conversion Equipment								
Int Pkg Unit - Cool/Ht	70%			2015	**			B
Ext Pkg - Cool/Ht	30%			2023	**			B
Terminal Devices								
Air Handler/Dir Expansion	100%			2019	**	2	\$13,100	B
Heat Rejection								
Air Condenser Unit	100%			2017	**			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$74,600	B
Exhaust Fans								
Interior	30%			2019	**	3-10	\$9,000	B
Roof	70%			2019	**	2-10	\$25,200	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2027	**	3-5	\$12,700	B
Hot Water Heater								
Gas Fired	100%			2012	\$15,600	3-5	\$16,100	B
HW Heat Exchanger								
Low Temp	100%			2024	**			B
Sanitary Piping								
Cast Iron	100%			2034	**			B
Storm Drain Piping								
Cast Iron	100%			2034	**			B

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CITY UNIVERSITY - 042
HOSTOS COMMUNITY COLLEGE A BUILDING (22002)
Asset # : 2120

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s)								
Rigid Piping	100%			2019	* *	4	\$1,300	B
<hr/>								
Non-Water Piping								
Natural Gas	100%			2024	* *	3	\$1,200	B
<hr/>								

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : HOSTOS COMMUNITY COLLEGE B BUILDING (22001)
Address : 500 GRAND CONCOURSE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : CUN0002.020 / 2121 **Yr Built/Renovated** : 1965 / 1981
Area Sq Ft : 124,892 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 04-Apr-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,5,ph

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$247,000	\$168,800
Interior Architecture		\$187,300
Electrical		\$1,401,600
Total	\$247,000	\$1,757,800
Priority A	\$247,000	\$168,800
Priority B		\$1,401,600
Priority C		\$187,300
Total	\$247,000	\$1,757,800

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$161,700		\$1,400	\$133,400
Interior Architecture	\$41,700		\$32,500	
Electrical	\$27,400	\$51,600	\$10,200	\$52,300
Mechanical	\$29,100	\$13,900	\$57,300	\$10,400
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$274,800	\$80,300	\$116,200	\$210,900
Priority A	\$161,700		\$1,400	\$133,400
Priority B	\$73,700	\$80,300	\$96,000	\$77,500
Priority C	\$39,400		\$18,700	
Total	\$274,800	\$80,300	\$116,200	\$210,900



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CITY UNIVERSITY - 042
HOSTOS COMMUNITY COLLEGE B BUILDING (22001)
Asset # : 2121

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	10%	Now	\$54,800	LIFE	**	5	\$32,900	A
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : PENTHOUSE</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse</i>								
Masonry: Brick	30%			LIFE	**	5	\$197,100	A
Pre-Cast Concrete	50%			LIFE	**	3-5	\$600,200	A
Window Wall	10%			2027	**	6	\$12,000	A
Windows								
Aluminum	90%			2030	**	5	\$5,900	A
Metal Louvers	5%			2030	**	5	\$5,700	A
Steel	5%	Now	\$12,800	2029	**	5	\$300	A
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairs</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairs</i>								
Parapets								
Masonry: Brick	15%	Now	\$4,000	LIFE	**	3	\$2,800	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse</i>								
Metal Rail	5%			2017	**	3	\$300	A
Metal: Cage/Fence	20%			2022	**	3	\$1,300	A
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Pre-Cast Concrete	50%			LIFE	**	3	\$4,100	A
Stucco Cement	10%			2022	**	3-5	\$2,600	A
Roof								
Built-Up (BUR)	15%	Now	\$56,300	2024	**			A
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Penthouse</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Penthouse</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Penthouse</i>								
Built-Up (BUR)	75%			2019	**			A
Panel/Paver: Cer/Brk	10%			LIFE	**	5	\$13,200	A

Interior

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
HOSTOS COMMUNITY COLLEGE B BUILDING (22001)
Asset # : 2121

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	25%			2013	\$187,300	3	\$45,600	C
Cast in Place Concrete	10%			LIFE	**	5	\$10,600	C
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	5%			2042	**	5	\$7,100	C
Panel/Paver: Cer/Brk	5%			2030	**	5	\$6,200	C
Vinyl Tile	55%			2029	**	5	\$16,400	C
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$3,400	C
Concr Masonry Unit	10%			LIFE	**	5	\$3,600	C
Gypsum Board	45%			LIFE	**	5	\$8,600	C
Masonry: Brick	5%			LIFE	**	5	\$5,800	C
Travertine Panels	5%			LIFE	**	5	\$6,300	C
Plaster	5%	Now	\$11,100	LIFE	**	5	\$1,200	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Mechanical Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Penthouse</i>								
Plaster	25%			LIFE	**	5	\$12,000	C
Ceilings								
AcousTileSusp.Lay-In	80%			2017	**	5	\$27,500	B
Exposed Concrete	10%			LIFE	**			B
Plaster	10%			LIFE	**	5	\$4,700	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2014	\$27,900	5	\$9,000	B
Transformers								
Dry Type	100%			2012	\$11,900	5	\$12,600	B
Switchgear								
Fused Disc Sw	100%			2014	\$102,200	3-5	\$6,500	B
Raceway								
Conduit	90%			2014	\$110,900			B
Conduit	10%			2034	**			B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
HOSTOS COMMUNITY COLLEGE B BUILDING (22001)
Asset # : 2121

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2013	\$14,500	3	\$500	B
Molded Case Bkrs	10%			2030	**	3	\$500	B
Molded Case Bkrs	60%			2013	\$87,200	3	\$3,100	B
Molded Case Bkrs	20%			2022	**	3	\$1,000	B
Wiring								
Braided Cloth	20%	2-4	\$26,300	2039	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	70%			2014	\$92,100			B
Thermoplastic	10%			2034	**			B
Motor Controllers								
Locally Mounted	10%			2012	\$2,800	5	\$500	B
Locally Mounted	5%			2031	**	5	\$200	B
Motor Control Center	85%			2012	\$314,300	5	\$3,900	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2012	\$6,400			B
Lighting								
General Lighting								
Emergency	3%			2019	**	2	\$800	B
Exit	3%			2014	\$1,300	2	\$700	B
Fluorescent	91%			2014	\$694,900	2	\$247,800	B
HID	3%			2014	\$10,600	2	\$8,200	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	5%			2034	**	3	\$100	B
No Component	95%							D
Conversion Equipment								
Steam Boiler	5%			2031	**	3	\$1,800	B
No Component	95%							D
Distribution								
Hot Wtr Piping/Pump	95%			2030	**	3-4	\$22,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Explanation : Heating Hot Water From East Complex</i>								
Steam Piping/Pump	5%			2034	**	3	\$700	B

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

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

CITY UNIVERSITY - 042
HOSTOS COMMUNITY COLLEGE B BUILDING (22001)
Asset # : 2121

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler/Cool/Ht	60%			2019	**	4	\$5,400	B
Convactor/Radiator	30%			2027	**	2	\$20,200	B
Fan Coil Unit/Heat	10%			2019	**	4	\$800	B
Air Conditioning								
Energy Source								
Electricity	10%			2030	**	5	\$100	B
No Component	90%							D
Conversion Equipment								
Reciprocating Compr	10%			2023	**	5	\$14,200	B
No Component	90%							D
Distribution								
Chilled Wtr Pipe/Pmp	100%			2034	**	3-4	\$20,500	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2019	**	4	\$7,900	B
Heat Rejection								
Air Condenser Unit	10%			2023	**			B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$107,200	B
Exhaust Fans								
Interior	90%			2019	**	3-10	\$38,700	B
Roof	10%			2019	**	2-10	\$5,200	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2027	**	3-5	\$18,300	B
Hot Water Heater								
Gas Fired	100%			2013	\$22,500	3-5	\$26,100	B
HW Heat Exchanger								
Low Temp	100%			2034	**			B
Sanitary Piping								
Cast Iron	100%			2034	**			B
Storm Drain Piping								
Cast Iron	100%			2034	**			B
Sump Pump(s)								
Rigid Piping	100%			2019	**	4	\$1,300	B
Non-Water Piping								
Natural Gas	100%			2034	**	3	\$1,700	B

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

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : HOSTOS COMMUNITY COLLEGE EAST ACADEMIC COMPLEX
Address : 460 GRAND CONCOURSE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : CUN0002.040 / 4130 **Yr Built/Renovated** : 1994 /
Area Sq Ft : 334,270 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 04-Apr-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$1,356,000	\$318,900
Interior Architecture	\$147,300	\$458,500
Mechanical		\$92,200
Total	\$1,503,300	\$869,600
Priority A	\$1,356,000	\$318,900
Priority B		\$92,200
Priority C	\$147,300	\$458,500
Total	\$1,503,300	\$869,600

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$61,400	\$28,500	\$5,800	\$14,700
Interior Architecture	\$71,900		\$66,100	\$28,200
Electrical	\$146,700	\$5,600	\$176,400	\$1,000
Mechanical	\$88,500	\$69,100	\$148,900	\$9,200
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$386,300	\$121,000	\$414,900	\$70,900
Priority A	\$61,400	\$28,500	\$5,800	\$14,700
Priority B	\$270,200	\$92,500	\$343,000	\$56,200
Priority C	\$54,700		\$66,100	
Total	\$386,300	\$121,000	\$414,900	\$70,900



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

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

CITY UNIVERSITY - 042
HOSTOS COMMUNITY COLLEGE EAST ACADEMIC COMPLEX
Asset # : 4130

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$478,500	A
Masonry: Brick	5%	Now	\$5,300	LIFE	**	5	\$16,000	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : East Wall Above Exit</i>								
Metal Panel	5%			2034	**	5	\$7,300	A
Metal Coiling Doors	5%			2027	**	3	\$85,400	A
Window Wall	10%			2027	**	6	\$11,600	A
Windows								
Aluminum	95%			2030	**	5	\$43,300	A
Metal Louvers	5%			2030	**	5	\$39,400	A
Parapets								
Masonry: Brick	100%			LIFE	**	3	\$58,900	A
Roof								
IRMA/Protected Membrane	95%	0-2	\$1,116,800	2024	**	5	\$63,700	A
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fifth Floor Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	3%			2034	**	3	\$13,400	A
Skylight, Plastic	2%			2034	**	3	\$3,900	A
Interior								
Floors								
Carpet	15%			2013	\$311,300	3	\$75,800	C
Cast in Place Concrete	10%			LIFE	**	5	\$29,200	C
Ceramic Tile	5%			2042	**	5	\$19,700	C
Terrazzo	25%			LIFE	**	8	\$161,400	C
Vinyl Tile	40%			2042	**	5	\$33,000	C
Wood	5%			2042	**	5	\$29,200	C
Interior Walls								
Ceramic Tile	35%			LIFE	**	5	\$133,100	C
Concr Masonry Unit	10%			LIFE	**	5	\$20,500	C
Gypsum Board	55%			LIFE	**	5	\$59,600	C

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
HOSTOS COMMUNITY COLLEGE EAST ACADEMIC COMPLEX
Asset # : 4130

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

Interior

Ceilings

AcousTileSusp.Lay-In	60%			2023	**	5	\$56,400	B
Exposed Struc: Steel	10%			LIFE	**			B
Gypsum Board	25%			LIFE	**	5	\$21,500	B
Metal Panel	5%			LIFE	**	5	\$13,000	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2034	**	5	\$24,200	B
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Transformers

Dry Type	100%			2027	**	5	\$33,800	B
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Switchgear

Fused Disc Sw	100%			2034	**	3-5	\$14,800	B
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Raceway

Conduit	100%			2034	**			B
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Panelboards

Fused Disc Sw	70%			2030	**	3	\$9,700	B
Molded Case Bkrs	30%			2030	**	3	\$4,100	B

Wiring

Thermoplastic	100%			2034	**			B
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Motor Controllers

Locally Mounted	10%			2027	**	5	\$1,200	B
Motor Control Center	90%			2027	**	5	\$11,100	B

Ground

Grounding Devices

Metal Water Pipe	100%			2027	**			B
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Stand-by Power

Transfer Switches

Automatic	100%			2027	**	3-5	\$11,300	B
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Generators

Diesel	100%			2023	**	5	\$2,000	B
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Batteries

Nickel Cadium	100%			2009	\$500			B
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Lighting

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CITY UNIVERSITY - 042
HOSTOS COMMUNITY COLLEGE EAST ACADEMIC COMPLEX
Asset # : 4130

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
General Lighting								
Exit	3%			2019	**	2	\$1,900	B
Fluorescent	95%			2019	**	2	\$716,500	B
HID	2%			2019	**	2	\$15,100	B
Lightning Protection								
Arresters								
Steel	100%			2012			\$19,700	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil	10%			2034	**	4	\$1,400	B
Natural Gas	90%			2034	**	3	\$4,100	B
Conversion Equipment								
Hot Water Boiler	100%			2027	**	3	\$87,500	B
Distribution								
Hot Wtr Piping/Pump	100%			2030	**	3-4	\$64,800	B
Terminal Devices								
Air Handler/Cool/Ht	60%			2019	**	4	\$15,000	B
Convactor/Radiator	10%			2019	**	2	\$18,700	B
Fan Coil Unit/Heat	30%			2019	**	4	\$6,600	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	**	5	\$2,700	B
Conversion Equipment								
Centrifugal Compr El	100%			2034	**	5	\$3,100	B
Distribution								
Chilled Wtr Pipe/Pmp	100%			2034	**	3-4	\$56,800	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : Dual Temp Loop</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2019	**	4	\$22,000	B
Heat Rejection								
Water Cool Tower	100%			2015	**			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$296,800	B

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

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

CITY UNIVERSITY - 042
HOSTOS COMMUNITY COLLEGE EAST ACADEMIC COMPLEX
Asset # : 4130

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	10%			2019	**	3-10	\$11,900	B
Roof	90%			2019	**	2-10	\$128,900	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2027	**	3-5	\$50,700	B
Hot Water Heater								
Gas Fired	100%			2013	\$62,300	3-5	\$72,100	B
HW Heat Exchanger								
Low Temp	100%			2034	**			B
Sanitary Piping								
Cast Iron	100%			2034	**			B
Storm Drain Piping								
Cast Iron	100%			2034	**			B
Sump Pump(s)								
Rigid Piping	100%			2009	\$8,800	4	\$2,000	B
Pool Filter/Treatment								
Sand	100%			2031	**			B
Non-Water Piping								
Natural Gas	100%			2040	**	3	\$4,600	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

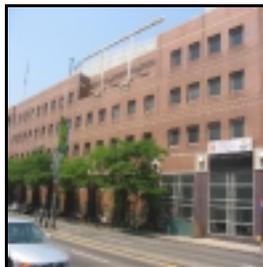
Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : HOSTOS COMMUNITY COLLEGE WEST COMPLEX
Address : 475 GRAND CONCOURSE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : CUN0002.030 / 2822 **Yr Built/Renovated** : 1991 /
Area Sq Ft : 106,474 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 04-Apr-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,ph

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$270,500	\$473,200
Interior Architecture		\$130,900
Total	\$270,500	\$604,100
Priority A	\$270,500	\$473,200
Priority C		\$130,900
Total	\$270,500	\$604,100

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$43,600	\$89,900		\$8,900
Interior Architecture	\$55,900		\$17,800	\$8,200
Electrical		\$37,800	\$3,100	\$37,000
Mechanical	\$27,500	\$19,000	\$43,200	\$15,900
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$141,900	\$161,600	\$78,900	\$84,800
Priority A	\$43,600	\$89,900		\$8,900
Priority B	\$44,500	\$71,600	\$61,700	\$75,900
Priority C	\$53,800		\$17,300	
Total	\$141,900	\$161,600	\$78,900	\$84,800



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

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

CITY UNIVERSITY - 042
HOSTOS COMMUNITY COLLEGE WEST COMPLEX
Asset # : 2822

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	45%			LIFE	**	5	\$378,600	A
Metal Panel	20%			2034	**	5	\$38,300	A
Stucco Cement	25%			2030	**	3-5	\$331,600	A
Window Wall	10%			2027	**	6	\$15,300	A
Windows								
Aluminum	85%			2030	**	5	\$30,100	A
Glass Block	10%	Now	\$2,800	LIFE	**	5	\$1,900	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i> <i>Location : East Facade</i>								
Metal Louvers	5%			2030	**	5	\$30,600	A
Parapets								
Masonry: Brick	55%	Now	\$7,400	LIFE	**	3	\$25,600	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> <i>Location : Coping</i> <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i> <i>Location : Coping</i>								
Metal Rail	10%			2023	**	3	\$1,500	A
Stucco Cement	35%			2030	**	3-5	\$23,100	A
Roof								
IRMA/Protected Membrane	65%	Now	\$41,500	2014	\$207,700	5	\$11,800	A
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 15%</i> <i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 20%</i> <i>Location : ROOF OVER FIFTH FLOOR</i> <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> <i>Location : Atrium</i>								
Single Ply Membrane	30%			2014	\$36,600			A
Traffic Topping	5%			2019	**	5	\$600	A
Interior								
Floors								
Carpet	25%			2013	\$130,900	3	\$31,800	C
Ceramic Tile	5%			2042	**	5	\$5,000	C
Terrazzo	25%			LIFE	**	8	\$40,700	C
Vinyl Tile	40%			2042	**	5	\$8,300	C
Vinyl Tile	5%			2049	**	5	\$1,000	C
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i> <i>Location : Day Care Area</i>								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
HOSTOS COMMUNITY COLLEGE WEST COMPLEX
Asset # : 2822

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$7,100	C
Concr Masonry Unit	30%			LIFE	**	5	\$23,000	C
Gypsum Board	55%			LIFE	**	5	\$22,400	C
Gypsum Board	5%			LIFE	**	5	\$2,000	C
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Day Care Area</i>								
Masonry: Brick	5%			LIFE	**	5	\$12,300	C
Ceilings								
AcousTileSusp.Lay-In	70%			2023	**	5	\$16,400	B
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Atrium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Atrium</i>								
AcousTileSusp.Lay-In	5%			2027	**	5	\$1,200	B
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Day Care Area</i>								
Exposed Struc: Steel	5%			LIFE	**			B
Gypsum Board	20%			LIFE	**	5	\$4,300	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	**	5	\$7,700	B
Transformers								
Dry Type	100%			2019	**	5	\$10,800	B
Switchgear								
Fused Disc Sw	100%			2024	**	3-5	\$4,700	B
Raceway								
Conduit	100%			2024	**			B
Panelboards								
Fused Disc Sw	30%			2022	**	3	\$1,300	B
Molded Case Bkrs	70%			2022	**	3	\$3,100	B
Wiring								
Thermoplastic	100%			2024	**			B
Motor Controllers								
Locally Mounted	20%			2027	**	5	\$800	B
Locally Mounted	80%			2019	**	5	\$3,100	B

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CITY UNIVERSITY - 042
HOSTOS COMMUNITY COLLEGE WEST COMPLEX
Asset # : 2822

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Not Accessible	100%							D
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : Covered With Insulation</i>								
Stand-by Power								
Transfer Switches Automatic	100%			2019	**	3-5	\$3,600	B
Generators Diesel	100%			2017	**	5	\$700	B
Batteries Lead/Acid	100%			2007	\$500			B
Lighting								
General Lighting Exit	3%			2022	**	2	\$500	B
Fluorescent	95%			2022	**	2	\$180,700	B
HID	2%			2014	\$4,900	2	\$3,800	B
Lightning Protection								
Arresters Copper	100%			2014	\$5,400			B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Fuel Oil	10%			2034	**	4	\$400	B
Natural Gas	90%			2034	**	3	\$1,300	B
Conversion Equipment								
Heat Exchanger	40%			2023	**	3	\$1,000	B
Steam Boiler	60%			2027	**	3	\$19,400	B
Distribution								
Hot Wtr Piping/Pump	50%			2030	**	3-4	\$10,300	B
Steam Piping/Pump	50%			2034	**	3	\$6,100	B
Terminal Devices								
Air Handler/Cool/Ht	50%			2019	**	4	\$4,000	B
Fan Coil Unit/Heat	50%			2019	**	4	\$3,500	B
Air Conditioning								
Energy Source Electricity	100%			2030	**	5	\$800	B

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CITY UNIVERSITY - 042
HOSTOS COMMUNITY COLLEGE WEST COMPLEX
Asset # : 2822

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Centrifugal Compr El	80%			2034	**	5	\$800	B
Reciprocating Compr	20%			2023	**	5	\$25,100	B
Distribution								
Chilled Wtr Pipe/Pmp	100%			2034	**	3-4	\$18,100	B
Terminal Devices								
Air Handler/Cool/Ht	50%			2019	**	4	\$3,500	B
Fan Coil - Cool/Heat	50%			2019	**			B
Heat Rejection								
Water Cool Tower	100%			2015	**			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$94,500	B
Exhaust Fans								
Interior	10%			2019	**	3-10	\$3,800	B
Roof	90%			2019	**	2-10	\$41,100	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2027	**	3-5	\$16,100	B
Hot Water Heater								
Gas Fired	100%			2014	\$19,800	3-5	\$26,100	B
Sanitary Piping								
Cast Iron	100%			2034	**			B
Storm Drain Piping								
Cast Iron	100%			2034	**			B
Sump Pump(s)								
Rigid Piping	100%			2014	\$8,800	4	\$2,000	B

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Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE ADMINISTRATION BLDG-00A-230A
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 : 06-May-2002 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$257,900	\$328,500
Interior Architecture		\$108,100
Electrical		\$201,200
Total	\$257,900	\$637,800
Priority A	\$257,900	\$328,500
Priority B		\$201,200
Priority C		\$108,100
Total	\$257,900	\$637,800

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$21,000			\$11,300
Interior Architecture		\$11,800	\$4,300	
Electrical	\$16,900	\$2,800	\$17,100	\$12,100
Mechanical	\$4,200	\$7,000	\$6,900	\$10,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$46,000	\$25,600	\$32,200	\$37,500
Priority A	\$21,000			\$11,300
Priority B	\$25,000	\$13,800	\$32,200	\$26,200
Priority C		\$11,800		
Total	\$46,000	\$25,600	\$32,200	\$37,500



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CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE ADMINISTRATION BLDG-00A-230A
Asset # : 2795

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
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	\$198,200	LIFE	**	5	\$118,800	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : MECHANICAL ROOM ON FIRST FLOOR</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : AT BRIDGE CONNECTING G BUILDING</i>								
Window Wall	15%			2026	**	6	\$15,300	A
<i>Repairs in Progress, Extent : Moderate, Area Affected : 10%</i>								
Windows								
Aluminum	90%	Now	\$59,700	2021	**	5	\$9,300	A
<i>Condensation Present, Extent : Moderate, Area Affected : 15%</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : OFFICES</i>								
Metal Louvers	10%			2029	**	5	\$35,800	A
Parapets								
Metal Rail	100%			2022	**	3		A
Roof								
Single Ply Membrane	95%	Now	\$21,000	2013	\$209,700			A
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
Sloped Glazing	5%			LIFE	**	3	\$11,000	A
Interior								
Floors								
Carpet	45%			2012	\$108,100	3	\$26,300	C
Cast in Place Concrete	10%			LIFE	**	5	\$1,700	C
Ceramic Tile	5%			2041	**	5	\$2,300	C
Vinyl Tile	40%			2041	**	5	\$3,800	C
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$700	C
Concr Masonry Unit	15%			LIFE	**	5	\$1,100	C
Glass: Single Pane	5%			LIFE	**	5	\$1,700	C
Gypsum Board	75%			LIFE	**	5	\$3,000	C
Ceilings								
AcousTileSusp.Lay-In	80%			2022	**	5	\$8,600	B
Exposed Concrete	5%			LIFE	**			B
Gypsum Board	15%			LIFE	**	5	\$700	B

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

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

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CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE ADMINISTRATION BLDG-00A-230A
Asset # : 2795

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2013	\$13,700	5	\$2,300	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Explanation : Main Fused Disconnect Switch rated @ 3000A.</i>							
Transformers								
Dry Type	50%			2018	**	5	\$1,600	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Explanation : Various KVA ratings.</i>							
Dry Type	50%			2011	\$6,000	5	\$1,600	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Explanation : Various KVA ratings.</i>							
Switchgear								
Fused Disc Sw	100%			2013	\$63,900	3-5	\$1,400	B
Raceway								
Conduit	95%			2013	\$33,200			B
Conduit	5%			2039	**			B
Panelboards								
Fused Disc Sw	10%			2012	\$3,900	3	\$100	B
Molded Case Bkrs	90%			2012	\$34,900	3	\$1,200	B
Wiring								
Thermoplastic	95%			2013	\$34,200			B
Thermoplastic	5%			2039	**			B
Motor Controllers								
Locally Mounted	5%			2011	\$2,400	5	\$100	B
Motor Control Center	95%			2011	\$45,000	5	\$1,100	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2011	\$6,400			B
Stand-by Power								
Transfer Switches								
Automatic	100%			2011	\$9,000	3-5	\$1,200	B
Generators								
Diesel	100%			2009	\$58,100	5	\$200	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Explanation : Generator rated @ 205kw.</i>							
Batteries								
Nickel Cadium	100%			2006	\$500			B
Lighting								

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CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE ADMINISTRATION BLDG-00A-230A
Asset # : 2795

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
General Lighting								
Emergency	1%			2013	\$400	2	\$100	B
Exit	3%			2021	**	2	\$200	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Fluorescent	88%			2021	**	2	\$76,800	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
HID	3%			2013	\$3,400	2	\$2,600	B
Incandescent	5%			2013	\$6,900	2	\$4,400	B
Lightning Protection								
Arresters								
Copper	100%			2008	\$9,700			B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil	100%			2033	**	4	\$1,600	B
Distribution								
Hot Wtr Piping/Pump	100%			2029	**	3-4	\$7,800	B
Terminal Devices								
Air Handler	80%			2018	**			B
Convactor/Radiator	20%			2026	**	2	\$4,300	B
Air Conditioning								
Energy Source								
District Steam	100%			2023	**	5	\$6,900	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2018	**	4	\$3,800	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$27,500	B
Exhaust Fans								
Interior	90%			2018	**	3-10	\$12,400	B
Roof	10%			2018	**	2-10	\$1,700	B
Plumbing								
H/C Water Piping								
Single Type	100%			2026	**	3-5	\$7,900	B
HW Heat Exchanger								
Single Type	100%			2022	**			B

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CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE ADMINISTRATION BLDG-00A-230A
Asset # : 2795

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Single Type	100%			2033	* *			B
Storm Drain Piping Single Type	100%			2033	* *			B

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CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE LIBRARY - L
Asset # : 2116

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
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	\$143,700	LIFE	**	5	\$172,300	A
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade, West Facade</i>								
Window Wall	20%	Now	\$117,600	2026	**	6	\$15,700	A
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 8TH FLOOR BULKHEAD</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 8TH FLOOR BULKHEAD</i>								
<i>Explanation : SOFT JOINTS ARE DETERIORATED</i>								
Windows								
Aluminum	90%	Now	\$12,700	2021	**	5	\$2,000	A
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 8TH FLOOR</i>								
Metal Louvers	10%			2029	**	5	\$7,600	A
Parapets								
Masonry: Brick	75%	Now	\$16,100	LIFE	**	3	\$11,200	A
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
Metal Rail	25%			2022	**	3	\$900	A
Roof								
Cast in Place Concrete	10%	Now	\$77,300	LIFE	**	5	\$2,500	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : TERRACE OVER CONCOURSE</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 25%</i>								
<i>Location : OVER CONCOURSE</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : OVER CONCOURSE</i>								
Metal Panel	15%			2030	**	5	\$25,700	A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : OVER NORTHWEST AREA</i>								
Metal Panel	20%			2018	**	5	\$34,200	A
Single Ply Membrane	45%	0-2	\$15,400	2013	\$153,800			A
<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 15%</i>								
Sloped Glazing	10%	Now	\$128,900	LIFE	**	3	\$34,100	A
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : NORTH AND SOUTH SIDES</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
Interior								

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CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE LIBRARY - L
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 Code
Interior									
Floors									
	Carpet	35%			2012	\$269,900	3	\$65,700	C
	Cast in Place Concrete	15%			LIFE	**	5	\$8,100	C
	Ceramic Tile	5%			2041	**	5	\$7,300	C
	Panel/Paver: Cer/Brk	15%			2029	**	5	\$19,200	C
	Vinyl Tile	30%			2041	**	5	\$9,200	C
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**	5	\$1,600	C
	Concr Masonry Unit	15%			LIFE	**	5	\$1,900	C
	Glass: Single Pane	10%			LIFE	**	5	\$5,600	C
	Gypsum Board	70%			LIFE	**	5	\$4,600	C
Ceilings									
	AcousTileSusp.Lay-In	15%			2022	**	5	\$5,300	B
	Exposed Concrete	35%			LIFE	**			B
					<i>Water Penetration, Extent : Light, Area Affected : 5%</i>				
					<i>Location : CORRIDOR UNDER RAMP AND L130</i>				
	Fiber Board	10%			2011	\$122,400			B
	Gypsum Board	40%			LIFE	**	5	\$6,500	B
					<i>Water Penetration, Extent : Light, Area Affected : 5%</i>				
					<i>Location : NEAR REFERENCE DESK ON FIRST FLOOR</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 Code
Over 600 Volts									
Service Equipment									
	Air Circuit Breaker	100%			2013	\$26,700	5	\$5,200	B
					<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
					<i>Explanation : This building feeds academic wings C,D,E & F.</i>				
Transformers									
	Dry Type	100%			2011	\$28,700	5	\$12,400	B
					<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
					<i>Explanation : Two 2000 KVA Transformer.</i>				
Feeders									
	Busway	100%			2011	\$58,400	5	\$186,000	B
Raceway									
	Tray	100%			2011	\$3,000	3	\$8,200	B

Under 600 Volts

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CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE LIBRARY - L
Asset # : 2116

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	80%			2013	\$21,000	5	\$7,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : Building has five service protectors 4-3000A and 1-4000A.</i>								
Fused Disc Sw	20%			2013	\$5,200	5	\$1,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Service protector rated 3000 Amperes.</i>								
Transformers								
Dry Type	100%			2011	\$11,900	5	\$12,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : Various KVA ratings.</i>								
Switchgear								
Fused Disc Sw	100%			2013	\$76,700	3-5	\$5,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : Building has six switchgears, 5-Normal Service and 1-Emergency Service.</i>								
Raceway								
Conduit	100%			2013	\$89,900			B
Panelboards								
Fused Disc Sw	10%			2012	\$7,700	3	\$500	B
Molded Case Bkrs	90%			2012	\$69,700	3	\$4,600	B
Wiring								
Thermoplastic	90%			2013	\$93,800			B
Thermoplastic	10%			2039	**			B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Motor Controllers								
Locally Mounted	20%			2011	\$24,600	5	\$900	B
Motor Control Center	80%			2011	\$98,500	5	\$3,600	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2018	**			B
Stand-by Power								
Transfer Switches								
Automatic	100%			2011	\$9,300	3-5	\$4,500	B
Generators								
Diesel	100%			2009	\$62,900	5	\$800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : Generator rated @ 285 KW</i>								
Batteries								
Nickel Cadium	100%			2006	\$500			B
Lighting								

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

CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE LIBRARY - L
Asset # : 2116

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
General Lighting								
Exit	4%			2021	**	2	\$900	B
	<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>							
Fluorescent	92%			2021	**	2	\$257,900	B
	<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>							
Incandescent	4%			2013	\$20,700	2	\$11,200	B
Lightning Protection								
Arresters								
Copper	100%			2008	\$15,000			B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
HTHW/HW	100%			2033	**	5	\$22,100	B
Distribution								
Hot Wtr Piping/Pump	100%			2029	**	3-4	\$25,000	B
Terminal Devices								
Air Handler/Cool/Ht	50%			2018	**	4	\$7,000	B
Convactor/Radiator	50%			2026	**	2	\$34,700	B
Air Conditioning								
Energy Source								
District C.W.	100%			2033	**	5	\$9,100	B
Distribution								
Chilled Wtr Pipe/Pmp	100%			2033	**	3-4	\$21,100	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2018	**	4	\$12,300	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$88,200	B
Exhaust Fans								
Interior	90%	Now	\$4,900	2018	**	3-6	\$22,900	B
	<i>Unit Inoperable, Extent : Light, Area Affected : 5%</i>							
Roof	10%	Now	\$400	2018	**	2-6	\$3,000	B
	<i>Unit Inoperable, Extent : Light, Area Affected : 5%</i>							
Plumbing								
H/C Water Piping								
Single Type	100%			2026	**	3-5	\$25,500	B

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

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

CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE LIBRARY - L
Asset # : 2116

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
HW Heat Exchanger Single Type	100%			2022	* *			B
Sanitary Piping Single Type	100%			2033	* *			B
Storm Drain Piping Single Type	100%			2033	* *			B

*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.*

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

CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE MARINE & ACADEMIC CENTER
Asset # : 4376

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	10%	Now	\$47,000	LIFE	**	5	\$56,300	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : PENTHOUSE</i>								
Masonry: Brick	60%			LIFE	**	5	\$337,900	A
Metal Coiling Doors	5%			2026	**	3	\$200,900	A
Stucco Cement	15%			2029	**	3-5	\$333,900	A
Window Wall	10%	Now	\$76,900	2026	**	6	\$20,500	A
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : ROTUNDA</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : ROTUNDA</i>								
<i>Explanation : CAULKED JOINTS DETERIORATED</i>								
Windows								
Aluminum	90%			2035	**	5	\$11,000	A
Metal Louvers	10%			2035	**	5	\$21,100	A
Parapets								
Masonry: Brick	85%			LIFE	**	3	\$63,900	A
Metal Rail	15%			2026	**	3	\$3,500	A
Roof								
Cast in Place Concrete	2%	Now	\$2,000	LIFE	**	5	\$600	A
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : OVER ROOM 130C</i>								
IRMA/Protected Membrane	5%	Now	\$72,100	2023	**	5	\$3,300	A
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 15%</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
IRMA/Protected Membrane	80%			2018	**	5	\$105,300	A
Modified Bitumen	10%			2021	**			A
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Skylight, Metal/Glass	3%			2039	**	3	\$13,200	A
Interior								
Floors								
Carpet	25%			2014	\$309,400	3	\$100,400	C
Cast in Place Concrete	10%			LIFE	**	5	\$8,700	C
Ceramic Tile	5%			2041	**	5	\$11,700	C
Panel/Paver: Cer/Brk	20%			2035	**	5	\$41,100	C
Quarry Tile	5%			2030	**	5	\$10,000	C
Vinyl Tile	35%			2048	**	5	\$17,200	C

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CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE MARINE & ACADEMIC CENTER
Asset # : 4376

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concr Masonry Unit	15%			LIFE	**	5	\$4,900	C
Folding Partition	5%			2035	**			C
Glass: Single Pane	5%			LIFE	**	5	\$7,300	C
Gypsum Board	75%			LIFE	**	5	\$12,900	C
Ceilings								
AcousTileConcealSpLn	5%	Now	\$16,200	2022	**	5	\$1,400	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : AT BRIDGE CONNECTING BUILDINGS</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : AT BRIDGE CONNECTING BUILDINGS</i>								
AcousTileConcealSpLn	10%			2022	**	5	\$5,500	B
AcousTileSusp.Lay-In	70%			2026	**	5	\$38,800	B
Exposed Struc: Steel	10%			LIFE	**			B
Gypsum Board	5%			LIFE	**	5	\$1,300	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2033	**	5	\$14,700	B
Transformers								
Dry Type	100%			2026	**	5	\$20,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : 500 KVA.</i>								
Switchgear								
Molded Case Bkrs	100%			2033	**	3-5	\$9,100	B
Raceway								
Conduit	100%			2033	**			B
Panelboards								
Molded Case Bkrs	100%			2029	**	3	\$11,200	B
Wiring								
Thermoplastic	100%			2033	**			B
Motor Controllers								
Locally Mounted	10%			2026	**	5	\$800	B
Motor Control Center	90%			2026	**	5	\$6,700	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2026	**			B

Stand-by Power

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CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE MARINE & ACADEMIC CENTER
Asset # : 4376

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Transfer Switches								
Automatic	100%			2026	**	3-5	\$7,500	B
Generators								
Diesel	100%			2022	**	5	\$1,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Explanation : 350 KW</i>								
Batteries								
Nickel Cadium	100%			2008	\$500			B
Lighting								
General Lighting								
Exit	2%			2018	**	2	\$800	B
Fluorescent	68%			2018	**	2	\$305,900	B
HID	5%			2018	**	2	\$22,500	B
Incandescent	25%			2018	**	2	\$112,500	B
Lightning Protection								
Arresters								
Steel	100%			2011	\$19,400			B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
HTHW/HW	100%			2033	**	5	\$35,400	B
Distribution								
Hot Wtr Piping/Pump	100%			2029	**	3-4	\$40,200	B
Terminal Devices								
Air Handler/Cool/Ht	80%			2018	**	4	\$17,900	B
Convactor/Radiator	20%			2026	**	2	\$22,300	B
Air Conditioning								
Energy Source								
District C.W.	80%			2033	**	5	\$11,700	B
Electricity	20%			2029	**	5	\$300	B
Conversion Equipment								
Reciprocating Compr	20%			2022	**	5	\$47,000	B
No Component	80%							D
Distribution								
Chilled Wtr Pipe/Pmp	100%			2033	**	3-4	\$33,900	B

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CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE MARINE & ACADEMIC CENTER
Asset # : 4376

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	100%			2018	**	4	\$19,700	B
Heat Rejection								
Water Cool Tower	20%			2014	\$18,300			B
No Component	80%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$141,600	B
Exhaust Fans								
Interior	100%			2018	**	3-10	\$71,100	B
Plumbing								
H/C Water Piping								
Single Type	100%			2026	**	3-5	\$40,900	B
Hot Water Heater								
Single Type	100%			2014	\$37,100	3-5	\$48,800	B
Sanitary Piping								
Single Type	100%			2033	**			B
Storm Drain Piping								
Single Type	100%			2033	**			B

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Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE PHYSICAL EDUCATION BLDG - G
Address : 2001 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 : 06-May-2002 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$501,800	\$627,100
Interior Architecture		\$83,400
Electrical		\$395,800
Mechanical	\$403,900	
Total	\$905,700	\$1,106,300
Priority A	\$501,800	\$627,100
Priority B	\$403,900	\$395,800
Priority C		\$83,400
Total	\$905,700	\$1,106,300

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$23,300		\$4,400	\$68,900
Interior Architecture	\$55,100	\$37,900	\$1,000	\$1,700
Electrical	\$44,800	\$32,300	\$40,100	\$5,900
Mechanical	\$11,000	\$17,600	\$15,900	\$31,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$138,200	\$91,700	\$65,500	\$111,500
Priority A	\$23,300		\$4,400	\$68,900
Priority B	\$59,800	\$54,600	\$61,000	\$41,000
Priority C	\$55,100	\$37,100		\$1,700
Total	\$138,200	\$91,700	\$65,500	\$111,500



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CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE PHYSICAL EDUCATION BLDG - G
Asset # : 2126

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$20,500	LIFE	**	5	\$4,500	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : EXTERIOR STAIRS</i>								
<i>Exposed Reinforcing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : EXTERIOR STAIRS</i>								
Masonry: Brick	80%	Now	\$171,100	LIFE	**	5	\$205,100	A
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : AT PIERS ON WEST FACADE</i>								
Window Wall	15%	Now	\$52,500	2026	**	6	\$14,000	A
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Explanation : SOFT JOINTS ARE DETERIORATED</i>								
Windows								
Aluminum	90%	Now	\$2,800	2021	**	5	\$400	A
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade, West Facade</i>								
Metal Louvers	10%			2029	**	5	\$1,700	A
Parapets								
Masonry: Brick	70%	Now	\$95,500	LIFE	**	3	\$132,400	A
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Miss/Damgd Copings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade, South Facade</i>								
Metal Rail	30%			2022	**	3	\$13,300	A
Roof								
Single Ply Membrane	85%	Now	\$42,200	2013	\$422,000			A
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : OVER MAIN GYM</i>								
Sloped Glazing	15%	Now	\$140,400	LIFE	**	3	\$74,200	A
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : OVER POOL AREA</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : POOL AREA</i>								
Interior								

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CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE PHYSICAL EDUCATION BLDG - G
Asset # : 2126

Architecture		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Floors									
Carpet	15%			2012	\$83,400	3	\$20,300	C	
Cast in Place Concrete	10%	Now	\$14,300	LIFE	**	5	\$3,900	C	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : LOCKER ROOMS</i>									
Ceramic Tile	10%			2041	**	5	\$10,500	C	
Panel/Paver: Cer/Brk	5%			2029	**	5	\$4,600	C	
Vinyl Tile	15%			2041	**	5	\$3,300	C	
Vinyl Tile	15%			2048	**	5	\$3,300	C	
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>									
Wood	30%			2041	**	5	\$46,900	C	
Interior Walls									
Cast in Place Concrete	10%	Now	\$31,600	LIFE	**	5	\$1,900	C	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : POOL WALL</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : POOL WALL</i>									
Ceramic Tile	5%			LIFE	**	5	\$700	C	
Concr Masonry Unit	10%	Now	\$9,200	LIFE	**	5	\$700	C	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : NEAR ROOM G101</i>									
Concr Masonry Unit	50%			LIFE	**	5	\$3,600	C	
Glass: Single Pane	5%			LIFE	**	5	\$1,600	C	
Gypsum Board	15%			LIFE	**	5	\$600	C	
Metal Panel	5%			LIFE	**	5	\$500	C	
Ceilings									
AcousTileConcealSpLn	15%			2016	**	5	\$1,600	B	
AcousTileSusp.Lay-In	20%			2022	**	5	\$2,100	B	
Exposed Concrete	20%			LIFE	**			B	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>									
<i>Location : CORRIDOR NEAR ROOM G207</i>									
Exposed Struc: Steel	45%			LIFE	**			B	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>									
<i>Location : POOL AREA AND GYM</i>									

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

Over 600 Volts

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CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE PHYSICAL EDUCATION BLDG - G
Asset # : 2126

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment Fused Disc Sw	100%			2013	\$28,800	5	\$3,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : This building also provides service to Marine & Academic Center.</i>								
Transformers Dry Type	100%			2011	\$28,700	5	\$7,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : 225 KVA.</i>								
Feeders Cable	100%			2012	\$900			B
Raceway Conduit	100%			2013	\$3,000			B
Under 600 Volts								
Service Equipment Fused Disc Sw	100%			2013	\$24,600	5	\$5,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : Building have two Service Protectors, 1- 2000A & 1-3000A.</i>								
Transformers Dry Type	100%			2011	\$11,900	5	\$7,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : Various KVA ratings.</i>								
Switchgear Fused Disc Sw	100%			2013	\$76,700	3-5	\$3,200	B
Raceway Conduit	95%			2013	\$69,400			B
Conduit	5%			2033	**			B
Panelboards Fused Disc Sw	5%			2012	\$4,400	3	\$200	B
Molded Case Bkrs	90%			2012	\$78,400	3	\$2,700	B
Molded Case Bkrs	5%			2029	**	3	\$200	B
Wiring Thermoplastic	95%			2013	\$73,000			B
Thermoplastic	5%			2033	**			B
Motor Controllers Locally Mounted	100%			2011	\$18,200	5	\$2,700	B
Ground								
Grounding Devices Not Accessible	100%							D
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : Covered with insulation.</i>								
Stand-by Power								

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CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE PHYSICAL EDUCATION BLDG - G
Asset # : 2126

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Transfer Switches								
Automatic	100%			2011	\$19,800	3-5	\$2,700	B
Generators								
Diesel	100%			2009	\$98,300	5	\$400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : 130KW.</i>								
Batteries								
Nickel Cadium	100%			2005	\$500			B
Lighting								
General Lighting								
Exit	2%			2008	\$600	2	\$300	B
Fluorescent	73%			2021	**	2	\$147,500	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
HID	18%			2021	**	2	\$36,400	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
HID	2%	Now	\$5,200	2023	**	2	\$3,200	B
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
Incandescent	5%			2013	\$28,300	2	\$10,100	B
Lightning Protection								
Arresters								
Steel	100%			2006	\$21,800			B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
HTHW/HW	100%			2033	**	5	\$15,900	B
Distribution								
Hot Wtr Piping/Pump	100%			2029	**	3-4	\$18,000	B
Terminal Devices								
Air Handler	60%			2018	**			B
Convactor/Radiator	40%			2026	**	2	\$20,000	B
Air Conditioning								
Energy Source								
District C.W.	100%			2033	**	5	\$6,600	B
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	\$91,300	2018	**	4	\$5,900	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : UNITS NEED TO BE REPLACED</i>								

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CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE PHYSICAL EDUCATION BLDG - G
Asset # : 2126

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$63,600	B
Exhaust Fans								
Interior	100%			2018	**	3-10	\$31,900	B
Plumbing								
H/C Water Piping								
Single Type	100%			2026	**	3-5	\$18,400	B
Hot Water Heater								
Single Type	100%			2014	\$16,700	3-5	\$21,900	B
			<i>Not in Service, Extent : Light, Area Affected : 100%</i>					
			<i>Location : MECHANICAL ROOM</i>					
HW Heat Exchanger								
Single Type	100%			2022	**			B
Sanitary Piping								
Single Type	100%			2033	**			B
Storm Drain Piping								
Single Type	100%			2033	**			B
Pool Filter/Treatment								
Single Type	100%	Now	\$312,600	2016	**			B
			<i>Damaged, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : PUMPS ROOM</i>					

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

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

CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE POWER AND HEATING PLANT
Asset # : 2105

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$1,000	A
Concr Masonry Unit	8%			LIFE	**	3-5	\$33,900	A
Masonry: Brick	70%			LIFE	**	5	\$102,800	A
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 10%</i>								
Masonry: Brick	5%	Now	\$12,300	LIFE	**	5	\$7,300	A
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Metal Coiling Doors	10%			2026	**	3	\$104,800	A
Stucco Cement	5%			2029	**	3-5	\$29,000	A
Windows								
Aluminum	80%	Now	\$7,400	2021	**	5	\$1,100	A
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : OFFICES</i>								
Metal Louvers	20%			2029	**	5	\$9,900	A
Parapets								
Concr Masonry Unit	15%			LIFE	**	3	\$12,000	A
Metal Rail	85%			2022	**	3	\$19,500	A
Roof								
Built-Up (BUR)	15%	Now	\$97,000	2023	**			A
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : OVER PLANT</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : OVER POWER PLANT</i>								
IRMA/Protected Membrane	7%			2013	\$77,900	5	\$8,900	A
Modified Bitumen	3%	Now	\$26,000	2023	**			A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : SMALL SECTION NEAR U BUILDING</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : OVER OFFICES</i>								
Single Ply Membrane	75%	0-2	\$31,900	2013	\$318,800			A
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : OVER OFFICES</i>								
Interior								
Floors								
Carpet	20%			2012	\$98,800	3	\$24,000	C
Cast in Place Concrete	62%			LIFE	**	5	\$21,600	C
Ceramic Tile	3%			2041	**	5	\$2,800	C
Vinyl Tile	15%			2041	**	5	\$2,900	C

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

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CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE POWER AND HEATING PLANT
Asset # : 2105

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
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	7%			LIFE	**	5	\$2,500	C
Ceramic Tile	3%			LIFE	**	5	\$800	C
Concr Masonry Unit	65%			LIFE	**	5	\$8,800	C
Gypsum Board	25%			LIFE	**	5	\$1,800	C
Ceilings								
AcousTileSusp.Lay-In	30%			2022	**	5	\$6,600	B
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : OFFICES</i>								
Exposed Struc: Steel	70%			LIFE	**			B
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : POWER PLANT</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2013	\$2,600	5	\$5,300	B
Transformers								
Dry Type	100%			2011	\$25,100	5	\$7,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : Various KVA ratings.</i>								
Switchgear								
Fused Disc Sw	30%			2039	**	3-5	\$1,000	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Fused Disc Sw	70%			2013	\$312,500	3-5	\$2,300	B
Raceway								
Conduit	90%			2013	\$354,400			B
Conduit	10%			2039	**			B
Panelboards								
Fused Disc Sw	20%			2012	\$9,300	3	\$600	B
Molded Case Bkrs	70%			2012	\$32,600	3	\$2,100	B
Molded Case Bkrs	10%			2035	**	3	\$400	B
Wiring								
Thermoplastic	90%			2023	**			B
Thermoplastic	10%			2039	**			B

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CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE POWER AND HEATING PLANT
Asset # : 2105

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	20%			2011	\$3,600	5	\$500	B
Motor Control Center	40%			2030	**	5	\$1,100	B
Motor Control Center	40%			2011	\$60,000	5	\$1,100	B
Ground								
Grounding Devices								
Metal Water Pipe	100%	0-2	\$5,200	2033	**			B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : Painted.</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2011	\$9,300	3-5	\$2,700	B
Generators								
Diesel	100%			2009	\$62,900	5	\$400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : 675KW</i>								
Batteries								
Nickel Cadium	100%			2008	\$500			B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Lighting								
General Lighting								
Exit	3%			2021	**	2	\$500	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Fluorescent	83%			2021	**	2	\$149,000	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
HID	12%			2021	**	2	\$21,500	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Incandescent	2%			2013	\$7,200	2	\$3,600	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil	5%			2033	**	4	\$200	B
<i>No. 6 Fuel Oil, Extent : Severe, Area Affected : 100%</i>								
<i>Location : In Vault</i>								
Natural Gas	95%			2033	**	3	\$1,000	B
Conversion Equipment								
Steam Boiler	100%			2026	**	3	\$32,200	B

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CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE POWER AND HEATING PLANT
Asset # : 2105

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	95%			2029	**	3-4	\$15,200	B
Steam Piping/Pump	5%			2033	**	3	\$500	B
Terminal Devices								
Air Handler/Cool/Ht	80%			2018	**	4	\$7,200	B
Fan Coil Unit/Heat	20%			2018	**	4	\$1,600	B
Air Conditioning								
Energy Source								
Electricity	100%			2029	**	5	\$600	B
Conversion Equipment								
Centrifugal Compr El	100%			2033	**	5	\$700	B
Distribution								
Chilled Wtr Pipe/Pmp	100%			2033	**	3-4	\$13,500	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Mechanical room</i>								
<i>Explanation : 4 new chillers under construction</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2018	**	4	\$7,900	B
Heat Rejection								
Water Cool Tower	25%	Now	\$9,500	2014	\$475,500			B
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Explanation : SUPPORT COLUMNS CORRODED</i>								
Under Construction	75%							D
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : ADDITIONAL WATER COOL TOWERS BEING INSTALLED TO HANDLE ADDITIONAL LOADS OF NEW CAMPUS BUILDINGS</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$56,500	B
Exhaust Fans								
Interior	100%			2018	**	3-10	\$28,400	B
Plumbing								
H/C Water Piping								
Single Type	100%			2026	**	3-5	\$16,300	B
Hot Water Heater								
Single Type	100%			2014	\$14,800	3-5	\$19,500	B
HW Heat Exchanger								
Single Type	100%			2022	**			B
Sanitary Piping								
Single Type	100%			2033	**			B

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CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE POWER AND HEATING PLANT
Asset # : 2105

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Single Type	100%			2033	* *			B

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : **KINGSBOROUGH COMMUNITY COLLEGE SCIENCE & ART BLDG - S**
Address : **2001 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 : **09-May-2002** **Landmark Status** : **NONE**
Areas Surveyed : **Roof, Floors 1,2,3,PH**

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$298,500
Interior Architecture	\$141,400	\$293,800
Electrical	\$150,400	\$837,200
Total	\$291,800	\$1,429,400
Priority A		\$298,500
Priority B	\$249,100	\$1,034,800
Priority C	\$42,700	\$96,200
Total	\$291,800	\$1,429,400

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$49,500	\$2,000		\$26,000
Interior Architecture		\$15,300	\$4,300	
Electrical	\$35,400	\$26,000	\$35,800	\$19,200
Mechanical	\$31,900	\$17,300	\$23,600	\$23,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$120,800	\$64,600	\$67,600	\$73,000
Priority A	\$49,500	\$2,000		\$26,000
Priority B	\$71,300	\$47,200	\$67,600	\$47,000
Priority C		\$15,300		
Total	\$120,800	\$64,600	\$67,600	\$73,000



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CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE SCIENCE & ART BLDG - S
Asset # : 2106

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$241,300	A
	<i>Recent Repair Evident, Extent : Moderate, Area Affected : 10%</i>							
Window Wall	10%			2026	**	6	\$19,500	A
Windows								
Aluminum	90%	Now	\$17,100	2021	**	5	\$2,700	A
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : CLASSROOMS</i>							
Metal Louvers	10%			2029	**	5	\$10,200	A
Parapets								
Masonry: Brick	100%			LIFE	**	3	\$48,700	A
	<i>Recent Repair Evident, Extent : Moderate, Area Affected : 10%</i>							
Roof								
Metal Panel	25%			2030	**	5	\$35,700	A
	<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : OVER STUDIOS</i>							
Modified Bitumen	50%	0-2	\$14,500	2021	**			A
	<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : AT ROOF STAIRS</i>							
Single Ply Membrane	20%			2013			\$57,100	A
Skylight, Plastic	5%			2033	**	3	\$6,100	A
Interior								
Floors								
Carpet	15%			2012		3	\$23,400	C
Cast in Place Concrete	20%			LIFE	**	5	\$9,000	C
Ceramic Tile	5%			2041	**	5	\$6,100	C
Paver: Asphalt	25%			LIFE	**	5	\$3,800	C
Vinyl Tile	35%			2041	**	5	\$8,900	C
Interior Walls								
Concr Masonry Unit	20%	Now	\$42,700	LIFE	**	5	\$3,400	C
	<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : SECOND FLOOR CORRIDOR OF ART WING</i>							
Gypsum Board	75%			LIFE	**	5	\$6,700	C
Masonry: Brick	5%			LIFE	**	5	\$2,700	C

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CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE SCIENCE & ART BLDG - S
Asset # : 2106

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	30%			2022	**	5	\$8,600	B
Exposed Concrete	25%			LIFE	**			B
Exposed Struc: Steel	20%	4+	\$98,700	LIFE	**			B
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : ROOM S159</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : STUDIOS</i>								
<i>Explanation : PAINT PEELING</i>								
Fiber Board	20%			2011	\$197,600			B
Gypsum Board	5%			LIFE	**	5	\$700	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2013	\$28,800	5	\$4,500	B
Transformers								
Dry Type	100%			2011	\$28,700	5	\$10,700	B
Feeders								
Cable	100%			2012	\$900			B
Raceway								
Conduit	100%			2013	\$3,000			B
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2013	\$27,900	5	\$7,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : 2-3000A</i>								
Transformers								
Dry Type	100%			2011	\$11,900	5	\$10,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : 300 KVA.</i>								
Switchgear								
Fused Disc Sw	100%			2013	\$102,200	3-5	\$4,700	B
Raceway								
Conduit	100%			2013	\$123,200			B
Panelboards								
Fused Disc Sw	10%			2029	**	3	\$600	B
Molded Case Bkrs	90%			2012	\$104,600	3	\$3,900	B

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CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE SCIENCE & ART BLDG - S
Asset # : 2106

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	100%			2013	\$131,600			B
Motor Controllers								
Locally Mounted	25%			2011	\$7,100	5	\$1,000	B
Motor Control Center	75%			2011	\$277,300	5	\$2,900	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2011	\$6,400			B
Stand-by Power								
Transfer Switches								
Automatic	100%			2011	\$19,800	3-5	\$3,900	B
Generators								
Diesel	100%			2009	\$98,300	5	\$600	B
Batteries								
Not Accessible	100%							D
Lighting								
General Lighting								
Exit	2%			2008	\$700	2	\$400	B
Fluorescent	75%			2021	**	2	\$174,900	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Incandescent	23%			2008	\$150,400	2	\$53,600	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
HTHW/HW	100%			2033	**	5	\$18,300	B
Distribution								
Hot Wtr Piping/Pump	100%			2029	**	3-4	\$20,800	B
Terminal Devices								
Air Handler	60%	Now	\$13,400	2018	**			B
<i>Malfunctioning, Extent : Light, Area Affected : 5%</i>								
Convactor/Radiator	35%			2026	**	2	\$20,200	B
Fan Coil Unit/Heat	5%			2018	**	4	\$500	B
Air Conditioning								
Energy Source								
District C.W.	100%			2033	**	5	\$7,600	B

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

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CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE SCIENCE & ART BLDG - S
Asset # : 2106

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pmp	100%			2033	**	3-4	\$17,600	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2018	**	4	\$10,200	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$73,400	B
Exhaust Fans								
Roof	100%	Now	\$3,300	2018	**	2-6	\$24,800	B
<i>Unit Inoperable, Extent : Light, Area Affected : 5%</i>								
Plumbing								
H/C Water Piping								
Single Type	100%			2026	**	3-5	\$21,200	B
Hot Water Heater								
Single Type	100%			2014	\$19,200	3-5	\$25,300	B
HW Heat Exchanger								
HTHW/HW	100%			2033	**			B
Sanitary Piping								
Single Type	100%			2033	**			B
Storm Drain Piping								
Single Type	100%			2033	**			B
Non-Water Piping								
Single Type	100%			2033	**	3	\$1,400	B

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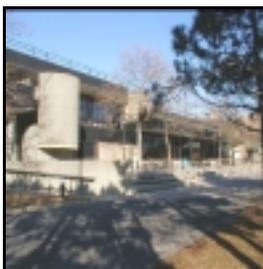
Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE STUDENT CENTER - U
Address : 2001 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230U
Program / Asset # : CUN0003.0U0 / 2108 **Yr Built/Renovated** : 1977 / 2000
Area Sq Ft : 98,604 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 06-May-2002 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$142,000	\$387,400
Interior Architecture			\$116,900
Electrical			\$510,000
Total		\$142,000	\$1,014,300
Priority	A	\$142,000	\$387,400
Priority	B		\$510,000
Priority	C		\$116,900
Total		\$142,000	\$1,014,300

EXPENSE BUDGET		FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture		\$63,800	\$26,200		\$17,200
Interior Architecture			\$18,600	\$9,600	
Electrical		\$68,600	\$9,200	\$41,300	\$5,100
Mechanical		\$11,600	\$21,700	\$16,700	\$34,900
Elevators/Escalators		\$11,800	\$11,800	\$11,800	\$11,800
Total		\$155,900	\$87,600	\$79,500	\$69,000
Priority	A	\$63,800	\$26,200		\$17,200
Priority	B	\$92,000	\$42,700	\$79,500	\$51,800
Priority	C		\$18,600		
Total		\$155,900	\$87,600	\$79,500	\$69,000



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

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

CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE STUDENT CENTER - U
Asset # : 2108

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$29,100	LIFE	**	5	\$3,200	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : EXTERIOR STAIRS ON SOUTH FACADE</i>								
<i>Exposed Reinforcing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : EXTERIOR STAIRS ON SOUTH FACADE</i>								
Concr Masonry Unit	5%			LIFE	**	3-5	\$26,200	A
Masonry: Brick	75%			LIFE	**	5	\$136,200	A
Window Wall	15%			2026	**	6	\$19,800	A
<i>Repairs in Progress, Extent : Moderate, Area Affected : 10%</i>								
Windows								
Aluminum	90%	Now	\$9,600	2021	**	5	\$1,500	A
<i>Glazing Clouded, Extent : Moderate, Area Affected : 10%</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
Metal Louvers	10%			2029	**	5	\$5,800	A
Parapets								
Metal Rail	100%			2022	**	3		A
Roof								
Cast in Place Concrete	15%	Now	\$142,000	LIFE	**	5	\$4,500	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : OVER VENDING AREA</i>								
<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : AT JUNCTION OF WEST WALL AND TERRACE</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
Metal Panel	25%			2026	**	5	\$52,400	A
Single Ply Membrane	60%	Now	\$25,100	2013	\$251,200			A
<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : AT JUNCTION OF METAL ROOF FACING SOUTH</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : OVER CAFETERIA AT JUNCTION OF METAL ROOF FACING SOUTH SIDE</i>								
Interior								
Floors								
Carpet	20%			2012	\$116,900	3	\$28,400	C
Cast in Place Concrete	10%			LIFE	**	5	\$4,100	C
Ceramic Tile	5%			2041	**	5	\$5,500	C
Panel/Paver: Cer/Brk	10%			2029	**	5	\$9,700	C
Vinyl Tile	55%			2041	**	5	\$12,800	C

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE STUDENT CENTER - U
Asset # : 2108

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

Interior

Interior Walls

Ceramic Tile	3%			LIFE	**	5	\$700	C
Concr Masonry Unit	13%			LIFE	**	5	\$1,700	C
Glass: Single Pane	2%			LIFE	**	5	\$1,200	C
Gypsum Board	75%			LIFE	**	5	\$5,100	C
Masonry: Brick	7%			LIFE	**	5	\$2,900	C

Ceilings

AcousTileSusp.Lay-In	70%			2022	**	5	\$19,200	B
<i>Water Penetration, Extent : Light, Area Affected : 10%</i> <i>Location : Cafeteria</i>								
Exposed Concrete	10%			LIFE	**			B
Exposed Concrete	5%			LIFE	**			B
Gypsum Board	5%			LIFE	**	5	\$600	B
Linear Metal	10%			LIFE	**			B

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
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%			2013	\$24,600	5	\$7,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Explanation : Main Fused Disconnect Switch rated @ 3000A.</i>								

Transformers

Dry Type	100%			2011	\$11,900	5	\$10,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Explanation : Various KVA ratings.</i>								

Switchgear

Fused Disc Sw	100%			2013	\$89,500	3-5	\$4,400	B
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Raceway

Conduit	95%			2013	\$96,900			B
Conduit	5%			2039	**			B

Panelboards

Fused Disc Sw	5%			2035	**	3	\$300	B
Molded Case Bkrs	90%			2012	\$104,600	3	\$3,700	B
Molded Case Bkrs	5%			2035	**	3	\$300	B

Wiring

Thermoplastic	95%			2013	\$106,600			B
Thermoplastic	5%			2039	**			B

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CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE STUDENT CENTER - U
Asset # : 2108

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	25%			2011	\$4,500	5	\$900	B
Motor Control Center	75%			2011	\$112,500	5	\$2,700	B
Ground								
Grounding Devices								
Not Accessible	100%							D
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : Covered with insulation.</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2011	\$19,800	3-5	\$3,600	B
Lighting								
General Lighting								
Exit	5%			2021	**	2	\$900	B
Fluorescent	80%			2021	**	2	\$169,900	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Fluorescent	5%	2-4	\$29,800	2023	**	2	\$8,500	B
<i>Inadequate Ltg Level, Extent : Moderate, Area Affected : 100%</i>								
HID	5%			2021	**	2	\$10,600	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Incandescent	5%			2021	**	2	\$10,600	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
HTHW/HW	100%			2033	**	5	\$16,700	B
Distribution								
Hot Wtr Piping/Pump	100%			2029	**	3-4	\$19,000	B
Terminal Devices								
Air Handler	60%			2018	**			B
Convactor/Radiator	40%			2026	**	2	\$21,000	B
Air Conditioning								
Energy Source								
District C.W.	100%			2033	**	5	\$6,900	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2018	**	4	\$9,300	B
Ventilation								

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CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE STUDENT CENTER - U
Asset # : 2108

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$66,900	B
Exhaust Fans								
Interior	40%			2018	**	3-10	\$13,400	B
Roof	60%			2018	**	2-10	\$24,200	B
Plumbing								
H/C Water Piping								
Single Type	100%			2026	**	3-5	\$19,300	B
Hot Water Heater								
Single Type	100%			2014	\$17,500	3-5	\$23,100	B
<i>Not in Service, Extent : Light, Area Affected : 100%</i>								
<i>Location : MECHANICAL ROOM</i>								
HW Heat Exchanger								
Single Type	100%			2022	**			B
Sanitary Piping								
Single Type	100%			2033	**			B
Storm Drain Piping								
Single Type	100%			2033	**			B
Non-Water Piping								
Single Type	100%			2033	**	3	\$1,300	B

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

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : **KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T1**
Address : **2001 ORIENTAL BLVD.**
Borough : **BROOKLYN** **Agency's Number** : **230T**
Program / Asset # : **CUN0003.1T0 / 2109** **Yr Built/Renovated** : **1968 / 2002**
Area Sq Ft : **19,200** **Project Type** : **CITY UNIVERSITY OF NEW YORK**
Date of Survey : **07-May-2002** **Landmark Status** : **NONE**
Areas Surveyed : **Roof, Floors 1**

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Electrical	\$116,200	
Total	\$116,200	
Priority B	\$116,200	
Total	\$116,200	

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$4,100			\$700
Interior Architecture	\$20,600	\$3,500		
Electrical	\$6,400	\$8,600		\$9,400
Mechanical	\$1,100	\$1,200	\$5,300	\$1,100
Total	\$32,200	\$13,300	\$5,300	\$11,200
Priority A	\$4,100			\$700
Priority B	\$10,500	\$11,800	\$5,300	\$10,500
Priority C	\$17,500	\$1,400		
Total	\$32,200	\$13,300	\$5,300	\$11,200



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

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

CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T1
Asset # : 2109

Architecture		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Metal Panel	90%			2039	**	5	\$13,000	A	
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>									
Metal Panel	10%			2023	**	5	\$1,400	A	
Windows									
Aluminum	90%			2035	**	5	\$900	A	
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>									
Steel	10%	Now	\$3,700	2028	**	5	\$100	A	
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : CORRIDOR CONNECTING T-2</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : CORRIDOR CONNECTING T-2</i>									
Roof									
Single Ply Membrane	100%			2018	**			A	
Interior									
Floors									
Carpet	15%			2009	\$17,600	3	\$4,300	C	
Cast in Place Concrete	10%			LIFE	**	5	\$800	C	
Ceramic Tile	5%	Now	\$4,400	2041	**	5	\$600	C	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : RESTROOMS</i>									
Vinyl Tile	70%	Now	\$6,600	2041	**	5	\$1,600	C	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : CORRIDOR TO T-2</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : CORRIDOR TO T-2</i>									
Interior Walls									
Gypsum Board	80%			LIFE	**	5	\$1,100	C	
Metal Panel	20%	Now	\$6,500	LIFE	**	5	\$700	C	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : CONNECTING CORRIDOR TO T-2</i>									
Ceilings									
AcousTileConcealSpLn	20%	Now	\$3,100	2016	**	5	\$500	B	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : CONNECTING CORRIDOR TO T-2</i>									
AcousTileSusp.Lay-In	80%			2016	**	5	\$4,200	B	

Electrical		Current Repair			Future Replacement		Maintenance		Priority Code
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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Maintenance \$ are aggregated over a ten-year period.

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CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T1
Asset # : 2109

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2013	\$2,600	5	\$1,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : Building has two service protectors both rated 400A.</i>								
Raceway								
Conduit	100%			2013	\$13,000			B
Panelboards								
Molded Case Bkrs	80%			2012	\$15,500	3	\$600	B
Molded Case Bkrs	20%			2021	**	3	\$200	B
Wiring								
Thermoplastic	80%			2013	\$8,800			B
Thermoplastic	20%			2023	**			B
Ground								
Grounding Devices								
Metal Water Pipe	100%	2-4	\$6,400	2033	**			B
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
Lighting								
General Lighting								
Emergency	1%			2008	\$200	2		B
Exit	2%			2008	\$100	2	\$100	B
Fluorescent	97%			2008	\$116,200	2	\$41,500	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2033	**	3	\$300	B
Conversion Equipment								
Furnace	100%			2013	\$18,500	3	\$300	B
Air Conditioning								
Energy Source								
Electricity	100%			2029	**	5	\$200	B
Conversion Equipment								
Int Pkg Unit - Cool	100%			2017	**			B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Heat Rejection								
Remote Air Cond	100%			2021	**			B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Ventilation								

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

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CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T1
Asset # : 2109

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$13,500	B
Exhaust Fans								
Interior	100%			2013	\$16,800	3-10	\$6,800	B
Plumbing								
H/C Water Piping								
Single Type	100%			2026	**	3-5	\$3,900	B
Hot Water Heater								
Single Type	100%			2014	\$3,500	3-5	\$4,600	B
Sanitary Piping								
Single Type	100%			2033	**			B

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

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T2
Address : 2001 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 2302T
Program / Asset # : CUN0003.2T0 / 2110 **Yr Built/Renovated** : 1968 / 2000
Area Sq Ft : 36,000 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 07-May-2002 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$89,900	
Interior Architecture	\$65,900	\$109,900
Electrical		\$89,900
Total	\$155,900	\$199,700
Priority A	\$89,900	
Priority B		\$89,900
Priority C	\$65,900	\$109,900
Total	\$155,900	\$199,700

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$18,200			
Interior Architecture		\$6,000		\$10,700
Electrical	\$21,600	\$800	\$15,500	\$4,400
Mechanical	\$4,100	\$1,100	\$10,800	\$2,200
Total	\$43,900	\$7,900	\$26,300	\$17,300
Priority A	\$18,200			
Priority B	\$25,700	\$6,900	\$26,300	\$6,600
Priority C		\$1,000		\$10,700
Total	\$43,900	\$7,900	\$26,300	\$17,300



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

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

CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T2
Asset # : 2110

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls Metal Panel	100%	Now	\$18,200	2023	**	5	\$10,500	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i> <i>Location : North Facade, South Facade</i> <i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i> <i>Location : South Facade</i>								
Windows Steel	100%	Now	\$89,900	2022	**	5	\$4,600	A
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i> <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i> <i>Weather Strip Missing, Extent : Moderate, Area Affected : 50%</i>								
Roof Single Ply Membrane	100%			2018	**			A
Interior								
Floors Carpet	50%	Now	\$65,900	2012	\$109,900	3	\$26,700	C
<i>Loose/MISS Fasteners, Extent : Moderate, Area Affected : 35%</i> <i>Location : Classrooms</i> <i>Worn/Eroded, Extent : Moderate, Area Affected : 60%</i> <i>Location : Classrooms</i> <i>Wrinkling, Extent : Moderate, Area Affected : 25%</i> <i>Location : Classrooms</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$800	C
Ceramic Tile	5%			2041	**	5	\$2,100	C
Vinyl Tile	40%			2028	**	5	\$3,500	C
Interior Walls Concr Masonry Unit	60%			LIFE	**	5	\$3,200	C
Metal Panel	40%			LIFE	**	5	\$2,700	C
Ceilings AcousTileSusp.Lay-In	100%			2016	**	5	\$9,900	B

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
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%			2013	\$4,400	5	\$2,600	B
Switchgear Fused Disc Sw	100%			2013	\$51,100	3-5	\$1,600	B

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

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

CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T2
Asset # : 2110

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	90%			2013	\$27,900			B
Conduit	10%			2039	**			B
Panelboards								
Fused Disc Sw	10%			2012	\$4,800	3	\$200	B
Molded Case Bkrs	80%			2012	\$38,700	3	\$1,200	B
Molded Case Bkrs	10%			2035	**	3	\$200	B
Wiring								
Thermoplastic	90%			2013	\$26,800			B
Thermoplastic	10%			2039	**			B
Motor Controllers								
Not Accessible	100%							D
Ground								
Grounding Devices								
Metal Water Pipe	100%	2-4	\$6,400	2033	**			B
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
Lighting								
General Lighting								
Emergency	1%			2021	**	2	\$100	B
Exit	2%			2008	\$300	2	\$100	B
Fluorescent	95%			2021	**	2	\$75,900	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
HID	2%			2008	\$2,100	2	\$1,600	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%	4+	\$1,200	2033	**	3	\$500	B
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
Conversion Equipment								
Furnace	100%			2013	\$34,600	3	\$700	B
Air Conditioning								
Energy Source								
Electricity	100%			2029	**	5	\$300	B
Conversion Equipment								
Int Pkg Unit - Cool	100%			2017	**			B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								

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

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

CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T2
Asset # : 2110

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Heat Rejection Remote Air Cond	100%			2021	**			B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$25,100	B
Exhaust Fans								
Interior	100%			2013	\$31,300	3-10	\$12,600	B
Plumbing								
H/C Water Piping Single Type	100%			2026	**	3-5	\$7,300	B
Hot Water Heater								
Single Type	100%			2017	**	3-5	\$8,700	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Sanitary Piping								
Single Type	100%			2033	**			B

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

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T3
Address : 2001 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 : 07-May-2002 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$92,000	
Electrical		\$42,600
Mechanical		\$40,700
Total	\$92,000	\$83,300
Priority A	\$92,000	
Priority B		\$83,300
Total	\$92,000	\$83,300

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture				\$1,500
Interior Architecture		\$2,400		\$900
Electrical	\$4,300	\$100	\$4,400	\$100
Mechanical	\$300	\$1,100	\$2,900	\$400
Total	\$4,600	\$3,600	\$7,300	\$2,800
Priority A				\$1,500
Priority B	\$4,600	\$2,600	\$7,300	\$500
Priority C		\$1,000		\$900
Total	\$4,600	\$3,600	\$7,300	\$2,800



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T3
Asset # : 2111

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concr Masonry Unit	15%			LIFE	**	3-5	\$5,400	A
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 10%</i>								
Metal Panel	85%			2039	**	5	\$4,800	A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
Windows								
Steel	100%	Now	\$35,900	2028	**	5	\$900	A
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
Roof								
Spray-on Foam	100%	Now	\$56,100	2028	**	5	\$5,000	A
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Punct/Tear/Impct Dmg, Extent : Moderate, Area Affected : 20%</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classrooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
Interior								
Floors								
Carpet	15%			2009	\$9,200	3	\$2,200	C
Cast in Place Concrete	10%			LIFE	**	5	\$400	C
Ceramic Tile	5%			2041	**	5	\$600	C
Vinyl Tile	70%			2028	**	5	\$1,700	C
Interior Walls								
Concr Masonry Unit	25%			LIFE	**	5	\$400	C
Gypsum Board	60%			LIFE	**	5	\$500	C
Metal Panel	15%			LIFE	**	5	\$300	C
Ceilings								
AcousTileSusp.Lay-In	100%			2016	**	5	\$2,700	B
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear								
Fused Disc Sw	100%			2013	\$42,600	3-5	\$500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : Main Fused Disconnect Switchboard in the Switchboard.</i>								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T3
Asset # : 2111

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	90%			2013	\$11,700			B
Conduit	10%			2039	**			B
Panelboards								
Fused Disc Sw	10%			2012	\$1,900	3		B
Molded Case Bkrs	80%			2012	\$15,500	3	\$300	B
Molded Case Bkrs	10%			2035	**	3	\$100	B
Wiring								
Thermoplastic	90%			2013	\$10,000			B
Thermoplastic	10%			2039	**			B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2011	\$6,400			B
Lighting								
General Lighting								
Emergency	1%			2021	**	2		B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Exit	3%			2021	**	2	\$100	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Fluorescent	95%			2021	**	2	\$21,100	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
HID	1%			2013	\$300	2	\$200	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	20%			2029	**	3		B
Natural Gas	80%			2033	**	3	\$100	B
Conversion Equipment								
Furnace	80%			2018	**	3	\$100	B
Radiant Heater	20%			2018	**	3	\$500	B
Air Conditioning								
Energy Source								
Electricity	100%			2029	**	5	\$100	B
Conversion Equipment								
Int Pkg Unit - Cool	40%			2011	\$40,700			B
No Component	60%							D
Ventilation								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation. Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T3
Asset # : 2111

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$7,000	B
Exhaust Fans								
Interior	100%			2013	\$8,700	3-10	\$3,500	B
Plumbing								
H/C Water Piping								
Single Type	100%			2018	**	3-5	\$1,700	B
Hot Water Heater								
Single Type	100%			2011	\$1,800	3-5	\$2,200	B
Sanitary Piping								
Single Type	100%			2023	**			B

*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.*

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T4
Address : 2001 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 2304T
Program / Asset # : CUN0003.4T0 / 2112 **Yr Built/Renovated** : 1970 / 2000
Area Sq Ft : 53,718 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 07-May-2002 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$219,400	
Interior Architecture	\$192,800	
Electrical		\$265,800
Mechanical		\$522,200
Total	\$412,200	\$788,100
Priority A	\$219,400	
Priority B	\$35,600	\$788,100
Priority C	\$157,300	
Total	\$412,200	\$788,100

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$21,200			\$25,400
Interior Architecture	\$11,800	\$12,800		\$2,500
Electrical	\$21,400	\$1,800	\$21,700	\$2,400
Mechanical	\$2,900	\$7,900	\$9,000	\$10,600
Total	\$57,300	\$22,400	\$30,700	\$40,900
Priority A	\$21,200			\$25,400
Priority B	\$24,300	\$9,700	\$30,700	\$13,000
Priority C	\$11,800	\$12,800		\$2,500
Total	\$57,300	\$22,400	\$30,700	\$40,900



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

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

CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T4
Asset # : 2112

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concr Masonry Unit	15%	Now	\$21,000	LIFE	**	3-5	\$35,000	A
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Stair(s)</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : North Facade</i>							
Metal Panel	85%			2033	**	5	\$31,400	A
Windows								
Aluminum	5%			2035	**	5	\$400	A
	<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>							
Steel	95%	Now	\$135,100	2022	**	5	\$7,000	A
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>							
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
Roof								
Spray-on Foam	100%	Now	\$84,200	2022	**	5	\$15,200	A
	<i>Punct/Tear/Impct Dmg, Extent : Moderate, Area Affected : 25%</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : OVER ROOMS 4211 AND 4210</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>							
Interior								
Floors								
Carpet	50%			2006	\$157,300	3	\$38,300	C
	<i>Wrinkling, Extent : Moderate, Area Affected : 15%</i>							
Cast in Place Concrete	5%			LIFE	**	5	\$1,100	C
Ceramic Tile	5%	Now	\$11,800	2041	**	5	\$1,500	C
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : RESTROOMS</i>							
Vinyl Tile	40%			2028	**	5	\$5,000	C
Interior Walls								
Concr Masonry Unit	25%			LIFE	**	5	\$2,700	C
Gypsum Board	75%			LIFE	**	5	\$4,200	C
	<i>Water Penetration, Extent : Light, Area Affected : 10%</i>							
	<i>Location : ROOM 4211</i>							
Ceilings								
AcousTileSusp.Lay-In	100%	Now	\$35,600	2016	**	5	\$7,100	B
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : ROOMS 4211 AND 4210</i>							
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>							

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

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

CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T4
Asset # : 2112

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear								
Fused Disc Sw	100%			2013	\$76,700	3-5	\$2,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : 1600A Main Fused Disconnect Switch in the Switchboard.</i>								
Raceway								
Conduit	90%			2013	\$65,800			B
Conduit	10%			2039	* *			B
Panelboards								
Fused Disc Sw	10%			2012	\$6,800	3	\$200	B
Molded Case Bkrs	80%			2012	\$54,200	3	\$1,800	B
Molded Case Bkrs	10%			2035	* *	3	\$300	B
Wiring								
Thermoplastic	90%			2013	\$69,100			B
Thermoplastic	10%			2039	* *			B
Motor Controllers								
Locally Mounted	100%			2011	\$10,900	5	\$2,000	B
Lighting								
General Lighting								
Emergency	2%			2008	\$1,100	2	\$200	B
Exit	3%			2008	\$500	2	\$300	B
Exit	2%			2021	* *	2	\$200	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Fluorescent	93%			2021	* *	2	\$106,300	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2033	* *	3	\$700	B
Conversion Equipment								
Furnace	100%			2018	* *	3	\$900	B
Air Conditioning								
Energy Source								
Electricity	100%			2029	* *	5	\$400	B
Conversion Equipment								
Int Pkg Unit - Cool	100%			2011	\$522,200			B
Ventilation								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T4
Asset # : 2112

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$36,000	B
Exhaust Fans								
Roof	100%			2018	**	2-10	\$21,700	B
Plumbing								
H/C Water Piping								
Single Type	100%			2026	**	3-5	\$10,400	B
Hot Water Heater								
Single Type	100%			2014	\$9,400	3-5	\$12,400	B
Sanitary Piping								
Single Type	100%			2033	**			B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

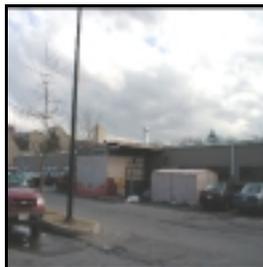
Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : **KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T5**
Address : **2001 ORIENTAL BLVD.**
Borough : **BROOKLYN** **Agency's Number** : **2305T**
Program / Asset # : **CUN0003.5T0 / 2113** **Yr Built/Renovated** : **1970 / 2000**
Area Sq Ft : **17,852** **Project Type** : **CITY UNIVERSITY OF NEW YORK**
Date of Survey : **07-May-2002** **Landmark Status** : **NONE**
Areas Surveyed : **Roof, Floors 1**

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$192,700	
Electrical		\$42,600
Mechanical		\$175,300
Total	\$192,700	\$217,900
Priority A	\$192,700	
Priority B		\$217,900
Total	\$192,700	\$217,900

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$13,300			\$2,700
Interior Architecture	\$13,900			\$1,500
Electrical	\$7,300	\$600	\$7,400	\$800
Mechanical	\$1,000	\$2,700	\$3,000	\$3,500
Total	\$35,500	\$3,200	\$10,400	\$8,500
Priority A	\$13,300			\$2,700
Priority B	\$20,200	\$3,200	\$10,400	\$4,400
Priority C	\$2,000			\$1,500
Total	\$35,500	\$3,200	\$10,400	\$8,500



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T5
Asset # : 2113

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concr Masonry Unit	5%	Now	\$2,500	LIFE	**	3-5	\$4,200	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : NORTH SIDE</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Metal Panel	95%	Now	\$10,800	2023	**	5	\$6,200	A
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
Windows								
Steel	100%	Now	\$93,800	2028	**	5	\$2,400	A
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
Roof								
Metal Panel	5%			2018	**	5	\$3,100	A
Spray-on Foam	95%	Now	\$98,900	2028	**	5	\$8,900	A
<i>Punct/Tear/Impct Dmg, Extent : Moderate, Area Affected : 25%</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>								
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	**	5	\$1,900	C
Ceramic Tile	5%	Now	\$2,000	2041	**	5	\$500	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : AT NORTH ENTRANCE</i>								
Vinyl Tile	70%			2028	**	5	\$2,900	C
Interior Walls								
Concr Masonry Unit	25%			LIFE	**	5	\$800	C
Gypsum Board	65%			LIFE	**	5	\$1,200	C
Metal Panel	10%			LIFE	**	5	\$400	C
Ceilings								
AcousTileSusp.Lay-In	100%	Now	\$11,900	2016	**	5	\$2,400	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T5
Asset # : 2113

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear								
Fused Disc Sw	100%			2013	\$42,600	3-5	\$800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : 1200A Main Fused Disconnect Switch in the Switchboard.</i>								
Raceway								
Conduit	90%			2013	\$11,700			B
Conduit	10%			2033	**			B
Panelboards								
Molded Case Bkrs	90%			2012	\$17,400	3	\$700	B
Molded Case Bkrs	10%			2029	**	3	\$100	B
Wiring								
Thermoplastic	90%			2013	\$10,000			B
Thermoplastic	10%			2033	**			B
Motor Controllers								
Locally Mounted	100%			2011	\$10,900	5	\$700	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2011	\$6,400			B
Lighting								
General Lighting								
Emergency	2%			2008	\$400	2	\$100	B
Exit	3%			2008	\$200	2	\$100	B
Fluorescent	95%			2021	**	2	\$36,500	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2033	**	3	\$200	B
Conversion Equipment								
Furnace	100%			2018	**	3	\$300	B
Air Conditioning								
Energy Source								
Electricity	100%			2029	**	5	\$100	B
Conversion Equipment								
Int Pkg Unit - Cool	100%			2014	\$175,300			B
Ventilation								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T5
Asset # : 2113

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Ventilation								
Distribution								
Ductwork/Diffusers	100%		LIFE	**	2	\$12,100	B	
Exhaust Fans								
Roof	100%		2018	**	2-10	\$7,300	B	
Plumbing								
H/C Water Piping								
Single Type	100%		2026	**	3-5	\$3,500	B	
Hot Water Heater								
Single Type	100%		2014	\$3,200	3-5	\$4,200	B	
Sanitary Piping								
Single Type	100%		2033	**			B	

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T6
Asset # : 2114

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls Metal Panel	100%			2039	**	5	\$6,700	A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
Windows Steel	100%	Now	\$42,400	2028	**	5	\$1,100	A
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 100%</i>								
Roof Spray-on Foam	100%	Now	\$66,400	2028	**	5	\$6,000	A
<i>Punct/Tear/Impct Dmg, Extent : Moderate, Area Affected : 25%</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classrooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
Interior								
Floors								
Ceramic Tile	5%			2041	**	5	\$700	C
Vinyl Tile	50%			2041	**	5	\$1,400	C
Vinyl Tile	45%			2028	**	5	\$1,300	C
Interior Walls								
Concr Masonry Unit	15%			LIFE	**	5	\$300	C
Gypsum Board	65%			LIFE	**	5	\$700	C
Metal Panel	20%			LIFE	**	5	\$500	C
Ceilings								
AcousTileSusp.Lay-In	100%			2016	**	5	\$3,200	B
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Classrooms</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear								
Fused Disc Sw	100%			2013	\$42,600	3-5	\$500	B
Raceway								
Conduit	95%			2013	\$12,400			B
Conduit	5%			2039	**			B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T6
Asset # : 2114

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2012	\$1,000	3		B
Molded Case Bkrs	90%			2012	\$17,400	3	\$500	B
Molded Case Bkrs	5%			2035	**	3		B
Wiring								
Thermoplastic	95%			2013	\$10,500			B
Thermoplastic	5%			2039	**			B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2011	\$6,400			B
Lighting								
General Lighting								
Emergency	3%			2021	**	2	\$100	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Emergency	1%			2008	\$100	2		B
Exit	3%			2021	**	2	\$100	B
Exit	1%			2008		2		B
Fluorescent	91%			2021	**	2	\$24,000	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
HID	1%			2013	\$300	2	\$300	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2033	**	3	\$200	B
Conversion Equipment								
Furnace	100%			2018	**	3	\$200	B
Air Conditioning								
Energy Source								
Electricity	100%			2029	**	5	\$100	B
Conversion Equipment								
Int Pkg Unit - Cool	100%			2011	\$120,300			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$8,300	B
Exhaust Fans								
Roof	100%			2018	**	2-10	\$5,000	B
Plumbing								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T6
Asset # : 2114

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Single Type	100%			2026	* *	3-5	\$2,400	B
Hot Water Heater Single Type	100%			2014	\$2,200	3-5	\$2,900	B
Sanitary Piping Single Type	100%			2033	* *			B

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

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T7
Address : 2001 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 2307T
Program / Asset # : CUN0003.7T0 / 2115 **Yr Built/Renovated** : 1972 / 2000
Area Sq Ft : 27,072 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 07-May-2002 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Interior Architecture	\$57,100	
Electrical		\$43,600
Mechanical		\$113,300
Total	\$57,100	\$156,900
Priority B		\$156,900
Priority C	\$57,100	
Total	\$57,100	\$156,900

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$500			
Interior Architecture		\$800		\$6,200
Electrical	\$11,200	\$400	\$11,200	\$2,100
Mechanical	\$3,700	\$1,700	\$7,200	\$1,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$19,400	\$6,800	\$22,300	\$13,900
Priority A	\$500			
Priority B	\$18,900	\$6,100	\$22,300	\$7,600
Priority C		\$800		\$6,200
Total	\$19,400	\$6,800	\$22,300	\$13,900



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T7
Asset # : 2115

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls Metal Panel	100%			2039	**	5	\$17,000	A
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 100%</i>								
Windows Aluminum	100%			2035	**	5	\$1,100	A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
Roof Built-Up (BUR)	100%			2018	**			A
Interior								
Floors								
Carpet	35%	Now	\$57,100	2015	**	3	\$13,900	C
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : CLASSROOMS</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Classrooms</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$1,100	C
Ceramic Tile	5%			2041	**	5	\$1,500	C
Vinyl Tile	50%			2028	**	5	\$3,200	C
Interior Walls								
Concr Masonry Unit	50%			LIFE	**	5	\$2,400	C
Gypsum Board	50%			LIFE	**	5	\$1,300	C
Ceilings								
Exposed Concrete	90%			LIFE	**			B
Gypsum Board	10%			LIFE	**	5	\$300	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2013	\$2,600	5	\$2,000	B
Raceway								
Conduit	90%			2013	\$27,900			B
Conduit	10%			2033	**			B
Panelboards								
Molded Case Bkrs	90%			2012	\$43,600	3	\$1,000	B
Molded Case Bkrs	10%			2029	**	3	\$200	B

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

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

CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T7
Asset # : 2115

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	90%			2013	\$26,800			B
Thermoplastic	10%			2033	**			B
Motor Controllers								
Locally Mounted	100%			2018	**	5	\$1,000	B
Lighting								
General Lighting								
Emergency	1%			2008	\$300	2	\$100	B
Emergency	2%			2021	**	2	\$100	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Exit	3%			2008	\$300	2	\$200	B
Fluorescent	94%			2021	**	2	\$55,700	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2033	**	3	\$400	B
Conversion Equipment								
Furnace	100%			2013	\$25,700	3	\$500	B
Air Conditioning								
Energy Source								
Natural Gas	100%			2033	**	3	\$400	B
Conversion Equipment								
Absorp Mach/Dir Fire	100%			2013	\$113,300	4	\$2,600	B
Heat Rejection								
Air Condenser Unit	100%			2016	**			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$18,700	B
Exhaust Fans								
Roof	100%			2013	\$16,700	2-10	\$11,300	B
Plumbing								
H/C Water Piping								
Single Type	100%			2026	**	3-5	\$5,400	B
Hot Water Heater								
Single Type	100%			2014	\$4,900	3-5	\$6,400	B

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CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T7
Asset # : 2115

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Single Type	100%			2033	* *			B
Storm Drain Piping Single Type	100%			2033	* *			B

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

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T8
Address : 2001 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 2308T
Program / Asset # : CUN0003.8T0 / 2095 **Yr Built/Renovated** : 1972 / 2000
Area Sq Ft : 18,187 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 07-May-2002 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$236,300	
Electrical		\$42,600
Total	\$236,300	\$42,600
Priority A	\$236,300	
Priority B		\$42,600
Total	\$236,300	\$42,600

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture		\$300		\$22,700
Interior Architecture	\$22,700	\$400		\$2,700
Electrical	\$12,900	\$400	\$7,800	\$2,300
Mechanical	\$1,100	\$2,800	\$3,200	\$3,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$40,600	\$7,900	\$14,900	\$35,400
Priority A		\$300		\$22,700
Priority B	\$18,000	\$7,600	\$14,900	\$10,000
Priority C	\$22,700			\$2,700
Total	\$40,600	\$7,900	\$14,900	\$35,400



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

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

CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T8
Asset # : 2095

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concr Masonry Unit	100%	Now	\$97,800	LIFE	**	3-5	\$81,700	A
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : North Facade, South Facade</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : North Facade</i>							
	<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : North Facade</i>							
<hr/>								
Windows								
Steel	100%	Now	\$82,800	2028	**	5	\$2,100	A
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>							
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Weather Strip Missing, Extent : Moderate, Area Affected : 100%</i>							
<hr/>								
Roof								
Fiberglass Panel	5%			2016	**	5	\$600	A
Spray-on Foam	95%	Now	\$55,700	2028	**	5	\$5,000	A
	<i>Punct/Tear/Impct Dmg, Extent : Moderate, Area Affected : 25%</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Classrooms</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>							
<hr/>								
Interior								
Floors								
Carpet	15%	Now	\$16,900	2015	**	3	\$4,100	C
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : AT CORRIDOR TO T-6</i>							
	<i>Wrinkling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : AT CORRIDOR TO T-6</i>							
Cast in Place Concrete	10%	Now	\$5,800	LIFE	**	5	\$800	C
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : AT ENTRANCE</i>							
Panel/Paver: Cer/Brk	15%			2029	**	5	\$2,800	C
Vinyl Tile	60%			2028	**	5	\$2,700	C
<hr/>								
Interior Walls								
Concr Masonry Unit	50%			LIFE	**	5	\$900	C
Gypsum Board	50%			LIFE	**	5	\$500	C
<hr/>								
Ceilings								
AcousTileSusp.Lay-In	15%			2016	**	5	\$700	B
Exposed Concrete	75%			LIFE	**			B
Gypsum Board	10%			LIFE	**	5	\$200	B

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

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

CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T8
Asset # : 2095

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear								
Fused Disc Sw	100%			2013	\$42,600	3-5	\$800	B
Raceway								
Conduit	100%			2013	\$13,000			B
Panelboards								
Molded Case Bkrs	100%			2012	\$19,400	3	\$800	B
Wiring								
Thermoplastic	100%			2013	\$11,100			B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
General Lighting								
Emergency	1%			2021	**	2		B
Emergency	1%			2008	\$200	2		B
Exit	2%			2021	**	2	\$100	B
Exit	1%			2008	\$100	2		B
Fluorescent	5%	2-4	\$5,700	2023	**	2	\$1,600	B
<i>Inadequate Ltg Level, Extent : Moderate, Area Affected : 100%</i>								
Fluorescent	88%			2021	**	2	\$36,000	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
HID	1%			2008	\$500	2	\$400	B
Incandescent	1%			2008	\$1,100	2	\$400	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	10%			2029	**	3		B
Natural Gas	90%			2033	**	3	\$200	B
Conversion Equipment								
Furnace	90%			2018	**	3	\$300	B
Unit	10%			2014	\$6,400	5	\$200	B
Heater-Stm/HW/Elec								
Air Conditioning								
Energy Source								
Electricity	100%			2029	**	5	\$100	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T8
Asset # : 2095

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Cool	100%			2022	**			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$12,900	B
Exhaust Fans								
Roof	100%			2018	**	2-10	\$7,800	B
Plumbing								
H/C Water Piping								
Single Type	100%			2026	**	3-5	\$3,700	B
Hot Water Heater								
Single Type	100%			2014	\$3,400	3-5	\$4,400	B
Sanitary Piping								
Single Type	100%			2033	**			B
Storm Drain Piping								
Single Type	100%			2033	**			B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE THEATRE & AUDITORIUM - T
Asset # : 2107

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$78,500	LIFE	**	5	\$94,100	A
			<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : West Facade</i>					
			<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : North Facade</i>					
Window Wall	10%			2026	**	6	\$7,600	A
Windows								
Metal Louvers	100%			2029	**	5		A
Parapets								
Metal Rail	100%			2022	**	3	\$1,500	A
Roof								
Metal Panel	65%			2030	**	5	\$42,400	A
			<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>					
Single Ply Membrane	35%	0-2	\$4,600	2013	\$45,600			A
			<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>					
Interior								
Floors								
Carpet	60%			2012	\$144,100	3	\$35,100	C
Cast in Place Concrete	10%			LIFE	**	5	\$1,700	C
Ceramic Tile	5%			2041	**	5	\$2,300	C
Vinyl Tile	25%			2041	**	5	\$2,400	C
Interior Walls								
Concr Masonry Unit	70%			LIFE	**	5	\$5,300	C
Folding Partition	10%			2029	**			C
Gypsum Board	10%			LIFE	**	5	\$400	C
Masonry: Brick	10%			LIFE	**	5	\$2,400	C
Ceilings								
AcousTileSusp.Lay-In	15%			2022	**	5	\$1,600	B
Exposed Struc: Steel	70%			LIFE	**			B
Gypsum Board	15%			LIFE	**	5	\$700	B

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
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%			2013	\$13,700	5	\$3,400	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Explanation : Main Fused Disconnect Switch rated @ 800A.</i>					

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE THEATRE & AUDITORIUM - T
Asset # : 2107

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2011	\$11,900	5	\$4,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : 225KVA, 277/480V.</i>								
Switchgear								
Fused Disc Sw	100%			2013	\$63,900	3-5	\$2,100	B
Raceway								
Conduit	100%			2013	\$40,900			B
Panelboards								
Fused Disc Sw	5%			2012	\$3,400	3	\$100	B
Molded Case Bkrs	95%			2012	\$64,400	3	\$1,800	B
Wiring								
Thermoplastic	100%			2013	\$40,700			B
Lighting								
General Lighting								
Exit	2%			2021	**	2	\$100	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
HID	5%			2013	\$5,700	2	\$4,400	B
Incandescent	93%			2013	\$227,700	2	\$81,200	B
Lightning Protection								
Arresters								
Copper	100%			2021	**			B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
HTHW/HW	100%			2033	**	5	\$6,900	B
Distribution								
Hot Wtr Piping/Pump	100%			2029	**	3-4	\$7,800	B
Terminal Devices								
Air Handler	70%			2018	**			B
Convactor/Radiator	15%			2026	**	2	\$3,200	B
Fan Coil Unit/Heat	10%			2018	**	4	\$400	B
Induction Unit	5%			2022	**	4	\$200	B
Air Conditioning								
Energy Source								
District C.W.	100%			2033	**	5	\$2,800	B
Ventilation								

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

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

CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE THEATRE & AUDITORIUM - T
Asset # : 2107

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	\$27,500	B
Exhaust Fans								
Interior	90%			2018	* *	3-10	\$12,400	B
Roof	10%			2018	* *	2-10	\$1,700	B
Plumbing								
H/C Water Piping								
Single Type	100%			2026	* *	3-5	\$7,900	B
HW Heat Exchanger								
Single Type	100%			2022	* *			B
Sanitary Piping								
Single Type	100%			2033	* *			B
Storm Drain Piping								
Single Type	100%			2033	* *			B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

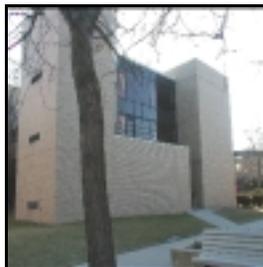
Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : **KINGSBOROUGH COMMUNITY COLLEGE WEST COLLEGE HALL WING C**
Address : **2001 ORIENTAL BLVD.**
Borough : **BROOKLYN** **Agency's Number** : **230C**
Program / Asset # : **CUN0003.0C0 / 2122** **Yr Built/Renovated** : **1977 / 2000**
Area Sq Ft : **33,130** **Project Type** : **CITY UNIVERSITY OF NEW YORK**
Date of Survey : **08-May-2002** **Landmark Status** : **NONE**
Areas Surveyed : **Roof, Floors 1,2,3,PH**

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$141,700	\$132,800
Interior Architecture		\$51,000
Electrical		\$38,700
Mechanical		\$663,300
Total	\$141,700	\$885,900
Priority A	\$141,700	\$132,800
Priority B		\$702,100
Priority C		\$51,000
Total	\$141,700	\$885,900

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$40,600			\$8,200
Interior Architecture		\$6,000	\$1,100	\$1,400
Electrical	\$14,600	\$1,000	\$14,600	
Mechanical	\$5,200	\$2,000	\$9,700	\$6,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$64,300	\$13,000	\$29,400	\$20,500
Priority A	\$40,600			\$8,200
Priority B	\$23,700	\$7,900	\$29,400	\$10,900
Priority C		\$5,100		\$1,400
Total	\$64,300	\$13,000	\$29,400	\$20,500



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST COLLEGE HALL WING C
Asset # : 2122

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$104,600	LIFE	**	5	\$62,700	A
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : North Facade</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>							
Window Wall	10%			2026	**	6	\$5,100	A
Windows								
Aluminum	95%	Now	\$6,300	2029	**	5	\$1,000	A
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : OFFICES</i>							
Metal Louvers	5%			2029	**	5	\$1,800	A
Parapets								
Masonry: Brick	100%	Now	\$37,200	LIFE	**	3	\$12,900	A
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : West Facade</i>							
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : West Facade</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : West Facade</i>							
Roof								
Cast in Place Concrete	10%	Now	\$18,700	LIFE	**	5	\$600	A
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>							
	<i>Vegetation Growth, Extent : Severe, Area Affected : 35%</i>							
	<i>Location : LOWER TERRACE</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : OFFICES</i>							
Single Ply Membrane	85%			2013	\$70,200			A
Skylight, Metal/Glass	5%	Now	\$15,600	2033	**	3	\$4,100	A
	<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 10%</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : LOBBY</i>							
Interior								
Floors								
Carpet	25%			2009	\$51,000	3	\$12,400	C
Cast in Place Concrete	20%			LIFE	**	5	\$2,900	C
Ceramic Tile	5%			2041	**	5	\$1,900	C
Panel/Paver: Cer/Brk	15%			2029	**	5	\$5,100	C
Vinyl Tile	35%			2028	**	5	\$2,800	C

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST COLLEGE HALL WING C
Asset # : 2122

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concr Masonry Unit	20%			LIFE	**	5	\$1,000	C
Gypsum Board	70%			LIFE	**	5	\$1,800	C
Masonry: Brick	10%			LIFE	**	5	\$1,600	C
Ceilings								
AcousTileConcealSpLn	20%			2016	**	5	\$1,800	B
AcousTileSusp.Lay-In	25%			2022	**	5	\$2,300	B
Exposed Concrete	25%			LIFE	**			B
Fiber Board	10%			2011	\$31,400			B
Gypsum Board	20%			LIFE	**	5	\$800	B
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : LOBBY</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	90%			2013	\$27,900			B
Conduit	10%			2039	**			B
Panelboards								
Fused Disc Sw	10%			2012	\$4,800	3	\$100	B
Molded Case Bkrs	80%			2012	\$38,700	3	\$1,100	B
Molded Case Bkrs	10%			2035	**	3	\$200	B
Wiring								
Thermoplastic	90%			2013	\$26,800			B
Thermoplastic	10%			2039	**			B
Motor Controllers								
Motor Control Center	100%			2011	\$800	5	\$1,200	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
General Lighting								
Exit	2%			2021	**	2	\$100	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Fluorescent	95%			2021	**	2	\$70,400	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Incandescent	3%			2013	\$6,200	2	\$2,200	B

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

CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST COLLEGE HALL WING C
Asset # : 2122

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source HTHW/HW	100%			2023	**	5	\$5,800	B
Distribution Hot Wtr Piping/Pump	100%			2021	**	3-4	\$6,400	B
Terminal Devices Convactor/Radiator	20%			2018	**	2	\$3,700	B
Fan Coil Unit/Heat	80%			2013	\$314,900	4	\$2,600	B
Air Conditioning								
Energy Source District C.W.	100%			2023	**	5	\$2,400	B
Distribution Chilled Wtr Pipe/Pmp	100%			2023	**	3-4	\$5,800	B
Terminal Devices Air Handler/Cool/Ht	30%			2013	\$33,500	4	\$1,000	B
Fan Coil - Cool/Heat	70%			2013	\$348,400			B
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$23,300	B
Exhaust Fans Interior	95%			2013	\$27,600	3-10	\$11,100	B
Roof	5%			2013	\$1,000	2-10	\$700	B
Plumbing								
H/C Water Piping Single Type	100%			2026	**	3-5	\$6,700	B
HW Heat Exchanger Single Type	100%			2016	**			B
Sanitary Piping Single Type	100%			2033	**			B
Storm Drain Piping Single Type	100%			2033	**			B

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

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

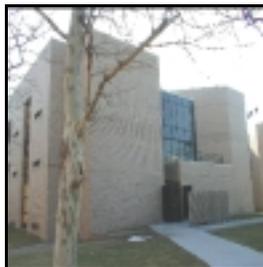
Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE WEST COLLEGE HALL WING D
Address : 2001 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230D
Program / Asset # : CUN0003.0D0 / 2123 **Yr Built/Renovated** : 1977 / 2000
Area Sq Ft : 35,362 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 08-May-2002 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,PH

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$102,400	\$135,000
Interior Architecture			\$51,000
Electrical			\$43,600
Mechanical			\$542,400
Total		\$102,400	\$772,000
Priority A		\$102,400	\$135,000
Priority B			\$586,000
Priority C			\$51,000
Total		\$102,400	\$772,000

EXPENSE BUDGET		FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture		\$45,600	\$1,400		\$7,000
Interior Architecture			\$7,800	\$1,100	
Electrical		\$14,600	\$1,100	\$14,600	
Mechanical		\$5,600	\$2,000	\$9,700	\$6,900
Elevators/Escalators		\$3,900	\$3,900	\$3,900	\$3,900
Total		\$69,700	\$16,400	\$29,400	\$17,800
Priority A		\$45,600	\$1,400		\$7,000
Priority B		\$24,100	\$7,800	\$29,400	\$10,800
Priority C			\$7,100		
Total		\$69,700	\$16,400	\$29,400	\$17,800



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

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

CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST COLLEGE HALL WING D
Asset # : 2123

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$102,400	LIFE	**	5	\$61,400	A
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Window Wall	10%			2026	**	6	\$5,000	A
Windows								
Aluminum	100%	Now	\$6,500	2029	**	5	\$1,000	A
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : AT LINTELS</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : OFFICES</i>								
Parapets								
Masonry: Brick	100%	Now	\$19,500	LIFE	**	3	\$13,500	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Roof								
Cast in Place Concrete	10%	Now	\$19,600	LIFE	**	5	\$600	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 50%</i>								
<i>Location : LOWER TERRACE CONNECTING C CLUSTER</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : OFFICES</i>								
Single Ply Membrane	85%			2013	\$73,700			A
Skylight, Metal/Glass	5%			2033	**	3	\$4,300	A
<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : OVER MAIN LOBBY</i>								
Interior								
Floors								
Carpet	25%			2009	\$51,000	3	\$12,400	C
Cast in Place Concrete	10%			LIFE	**	5	\$1,400	C
Ceramic Tile	5%			2041	**	5	\$1,900	C
Panel/Paver: Cer/Brk	10%			2029	**	5	\$3,400	C
Vinyl Tile	50%			2041	**	5	\$4,000	C
Interior Walls								
Concr Masonry Unit	30%			LIFE	**	5	\$1,500	C
Gypsum Board	55%			LIFE	**	5	\$1,400	C
Masonry: Brick	15%			LIFE	**	5	\$2,400	C

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

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

CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST COLLEGE HALL WING D
Asset # : 2123

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

Interior

Ceilings

AcousTileConcealSpLn	15%			2016	**	5	\$1,400	B
AcousTileSusp.Lay-In	25%			2022	**	5	\$2,300	B
Exposed Concrete	30%			LIFE	**			B
Fiber Board	10%			2011	\$31,400			B
Gypsum Board	20%			LIFE	**	5	\$800	B

Water Penetration, Extent : Light, Area Affected : 5%
Location : AT LOBBY

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

Under 600 Volts

Raceway

Conduit	95%			2013	\$29,400			B
Conduit	5%			2039	**			B

Panelboards

Fused Disc Sw	5%			2012	\$2,400	3	\$100	B
Molded Case Bkrs	90%			2012	\$43,600	3	\$1,300	B
Molded Case Bkrs	5%			2035	**	3	\$100	B

Wiring

Thermoplastic	95%			2013	\$28,300			B
Thermoplastic	5%			2039	**			B

Motor Controllers

Motor Control Center	100%			2011	\$800	5	\$1,300	B
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Ground

Grounding Devices

Metal Water Pipe	100%			2011	\$6,400			B
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Lighting

General Lighting

Exit	2%			2021	**	2	\$100	B
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Recent Installation, Extent : Moderate, Area Affected : 100%

Fluorescent	95%			2021	**	2	\$70,400	B
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Recent Installation, Extent : Moderate, Area Affected : 100%

Incandescent	3%			2013	\$6,200	2	\$2,200	B
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Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

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

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

CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST COLLEGE HALL WING D
Asset # : 2123

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source HTHW/HW	100%			2023	**	5	\$5,800	B
Distribution Hot Wtr Piping/Pump	100%			2021	**	3-4	\$6,400	B
Terminal Devices Convactor/Radiator	20%			2018	**	2	\$3,700	B
Fan Coil Unit/Heat	80%			2013	\$314,900	4	\$2,600	B
Air Conditioning								
Energy Source District C.W.	100%			2023	**	5	\$2,400	B
Distribution Chilled Wtr Pipe/Pmp	100%			2023	**	3-4	\$5,800	B
Terminal Devices Air Handler/Cool/Ht	70%			2013	\$78,200	4	\$2,300	B
Fan Coil - Cool/Heat	30%			2013	\$149,300			B
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$23,300	B
Exhaust Fans Interior	95%			2013	\$27,600	3-10	\$11,100	B
Roof	5%			2013	\$1,000	2-10	\$700	B
Plumbing								
H/C Water Piping Single Type	100%			2026	**	3-5	\$6,700	B
HW Heat Exchanger Single Type	100%			2016	**			B
Sanitary Piping Single Type	100%			2033	**			B
Storm Drain Piping Single Type	100%			2033	**			B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE WEST COLLEGE HALL WING E
Address : 2001 ORIENTAL BLVD.
Borough : BROOKLYN **Agency's Number** : 230E
Program / Asset # : CUN0003.0E0 / 2124 **Yr Built/Renovated** : 1977 / 2000
Area Sq Ft : 35,362 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 08-May-2002 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$90,200	\$135,000
Interior Architecture		\$98,100
Electrical		\$48,400
Mechanical		\$663,300
Total	\$90,200	\$944,900
Priority A	\$90,200	\$135,000
Priority B		\$758,900
Priority C		\$51,000
Total	\$90,200	\$944,900

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$29,700	\$1,300		\$8,400
Interior Architecture		\$7,100	\$1,400	
Electrical	\$14,600	\$500	\$14,600	
Mechanical	\$4,200	\$2,700	\$9,700	\$6,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$52,400	\$15,600	\$29,600	\$18,500
Priority A	\$29,700	\$1,300		\$8,400
Priority B	\$22,700	\$7,200	\$29,600	\$10,100
Priority C		\$7,100		
Total	\$52,400	\$15,600	\$29,600	\$18,500



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST COLLEGE HALL WING E
Asset # : 2124

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$51,200	LIFE	**	5	\$61,400	A
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : South Facade</i>							
Window Wall	10%			2026	**	6	\$5,000	A
Windows								
Aluminum	90%	Now	\$5,900	2021	**	5	\$900	A
	<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%</i>							
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : OFFICES</i>							
Metal Louvers	10%			2029	**	5	\$3,500	A
Parapets								
Masonry: Brick	100%	Now	\$39,000	LIFE	**	3	\$13,500	A
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : East Facade</i>							
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : East Facade</i>							
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : COPING</i>							
Roof								
IRMA/Protected Membrane	10%			2021	**	5	\$2,600	A
	<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>							
	<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : TERRACE</i>							
Single Ply Membrane	85%	Now	\$7,400	2013	\$73,700			A
	<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 25%</i>							
Skylight, Metal/Glass	5%	Now	\$16,400	2033	**	3	\$4,300	A
	<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : OVER LOBBY</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : LOBBY</i>							
Interior								
Floors								
Carpet	25%			2009	\$51,000	3	\$12,400	C
Cast in Place Concrete	5%			LIFE	**	5	\$700	C
Ceramic Tile	5%			2041	**	5	\$1,900	C
Panel/Paver: Cer/Brk	15%			2029	**	5	\$5,100	C
Vinyl Tile	50%			2041	**	5	\$4,000	C

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

CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST COLLEGE HALL WING E
Asset # : 2124

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
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	10%			LIFE	**	5	\$1,300	C
Ceramic Tile	5%			LIFE	**	5	\$500	C
Concr Masonry Unit	20%			LIFE	**	5	\$1,000	C
Gypsum Board	55%			LIFE	**	5	\$1,400	C
Masonry: Brick	10%			LIFE	**	5	\$1,600	C
Ceilings								
AcousTileSusp.Lay-In	30%			2022	**	5	\$2,700	B
Exposed Concrete	30%			LIFE	**			B
Fiber Board	15%			2011	\$47,100			B
Gypsum Board	25%			LIFE	**	5	\$1,000	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2013	\$31,000			B
Panelboards								
Molded Case Bkrs	100%			2012	\$48,400	3	\$1,500	B
Wiring								
Thermoplastic	100%			2013	\$29,800			B
Lighting								
General Lighting								
Exit	2%			2021	**	2	\$100	B
		<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>						
Fluorescent	98%			2021	**	2	\$72,700	B
		<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
HTHW/HW	100%			2023	**	5	\$5,800	B
Distribution								
Hot Wtr Piping/Pump	100%			2021	**	3-4	\$6,400	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST COLLEGE HALL WING E
Asset # : 2124

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Convactor/Radiator	20%			2026	**	2	\$3,700	B
Fan Coil Unit/Heat	80%			2013	\$314,900	4	\$2,600	B
Air Conditioning								
Energy Source								
District C.W.	100%			2023	**	5	\$2,400	B
Distribution								
Chilled Wtr Pipe/Pmp	100%			2023	**	3-4	\$5,800	B
Terminal Devices								
Air Handler/Cool/Ht	30%			2013	\$33,500	4	\$1,000	B
Fan Coil - Cool/Heat	70%			2013	\$348,400			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$23,300	B
Exhaust Fans								
Interior	95%			2013	\$27,600	3-10	\$11,100	B
Roof	5%			2013	\$1,000	2-10	\$700	B
Plumbing								
H/C Water Piping								
Single Type	100%			2018	**	3-5	\$5,800	B
HW Heat Exchanger								
Single Type	100%			2016	**			B
Sanitary Piping								
Single Type	100%			2033	**			B
Storm Drain Piping								
Single Type	100%			2033	**			B

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

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE WEST COLLEGE HALL WING F
Address : 2001 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 : 08-May-2002 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,PH

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$52,300	\$132,800
Interior Architecture		\$98,100
Electrical		\$48,400
Mechanical		\$426,600
Total	\$52,300	\$706,000
Priority A	\$52,300	\$132,800
Priority B		\$522,200
Priority C		\$51,000
Total	\$52,300	\$706,000

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$39,400	\$1,200		\$8,200
Interior Architecture		\$7,800	\$900	
Electrical	\$14,600	\$500	\$14,600	
Mechanical	\$5,000	\$2,700	\$9,700	\$6,200
Total	\$58,900	\$12,300	\$25,200	\$14,400
Priority A	\$39,400	\$1,200		\$8,200
Priority B	\$19,500	\$3,900	\$25,200	\$6,200
Priority C		\$7,100		
Total	\$58,900	\$12,300	\$25,200	\$14,400



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST COLLEGE HALL WING F
Asset # : 2125

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$52,300	LIFE	**	5	\$62,700	A
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : South Facade</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : South Facade</i>							
Window Wall	10%			2026	**	6	\$5,100	A
Windows								
Aluminum	90%	Now	\$5,900	2021	**	5	\$900	A
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : OFFICES</i>							
Metal Louvers	10%			2029	**	5	\$3,600	A
Parapets								
Masonry: Brick	100%	Now	\$18,600	LIFE	**	3	\$12,900	A
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : West Facade</i>							
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : COPING</i>							
Roof								
IRMA/Protected Membrane	10%			2021	**	5	\$2,500	A
	<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>							
	<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : TERRACE</i>							
Single Ply Membrane	85%	Now	\$7,000	2013	\$70,200			A
	<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 15%</i>							
Skylight, Metal/Glass	5%	Now	\$7,800	2033	**	3	\$4,100	A
	<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : OVER LOBBY</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : OVER LOBBY</i>							
Interior								
Floors								
Carpet	25%			2009	\$51,000	3	\$12,400	C
Cast in Place Concrete	5%			LIFE	**	5	\$700	C
Ceramic Tile	5%			2041	**	5	\$1,900	C
Panel/Paver: Cer/Brk	15%			2029	**	5	\$5,100	C
Vinyl Tile	50%			2041	**	5	\$4,000	C

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST COLLEGE HALL WING F
Asset # : 2125

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
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	10%			LIFE	**	5	\$1,300	C
Ceramic Tile	5%			LIFE	**	5	\$500	C
Concr Masonry Unit	20%			LIFE	**	5	\$1,000	C
Gypsum Board	55%			LIFE	**	5	\$1,400	C
Masonry: Brick	10%			LIFE	**	5	\$1,600	C
Ceilings								
AcousTileConcealSpLn	15%			2016	**	5	\$1,400	B
AcousTileSusp.Lay-In	20%			2022	**	5	\$1,800	B
Exposed Concrete	30%			LIFE	**			B
<i>Water Penetration, Extent : Light, Area Affected : 5% Location : ROOM 327 BELOW MACHINE ROOM</i>								
Fiber Board	15%			2011	\$47,100			B
Gypsum Board	20%			LIFE	**	5	\$800	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2013	\$31,000			B
Panelboards								
Molded Case Bkrs	100%			2012	\$48,400	3	\$1,400	B
Wiring								
Thermoplastic	100%			2013	\$29,800			B
Lighting								
General Lighting								
Exit	2%			2021	**	2	\$100	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Fluorescent	98%			2021	**	2	\$72,700	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
HTHW/HW	100%			2033	**	5	\$5,800	B

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

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

CITY UNIVERSITY - 042
KINGSBOROUGH COMMUNITY COLLEGE WEST COLLEGE HALL WING F
Asset # : 2125

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2021	**	3-4	\$6,400	B
Terminal Devices								
Convactor/Radiator	20%			2018	**	2	\$3,700	B
Fan Coil Unit/Heat	80%			2013	\$314,900	4	\$2,600	B
Air Conditioning								
Energy Source								
District C.W.	100%			2033	**	5	\$2,400	B
Distribution								
Chilled Wtr Pipe/Pmp	100%			2023	**	3-4	\$5,800	B
Terminal Devices								
Air Handler/Cool/Ht	30%			2013	\$33,500	4	\$1,000	B
Air Handler/Cool/Ht	70%			2013	\$78,200	4	\$2,300	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$23,300	B
Exhaust Fans								
Interior	95%			2013	\$27,600	3-10	\$11,100	B
Roof	5%			2013	\$1,000	2-10	\$700	B
Plumbing								
H/C Water Piping								
Single Type	100%			2018	**	3-5	\$5,800	B
HW Heat Exchanger								
Single Type	100%			2022	**			B
Sanitary Piping								
Single Type	100%			2033	**			B
Storm Drain Piping								
Single Type	100%			2033	**			B

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

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : LAGUARDIA COMMUNITY COLLEGE ANNEX - BLDG E
Address : 45-50 VAN DAM STREET
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 : 16-Dec-1999 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4,5

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$234,100	\$234,100
Interior Architecture	\$224,600	\$1,979,300
Electrical		\$98,300
Mechanical		\$857,000
Total	\$458,700	\$3,168,600
Priority A	\$234,100	\$234,100
Priority B		\$2,934,600
Priority C	\$224,600	
Total	\$458,700	\$3,168,600

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$4,700	\$7,200	\$33,800	
Interior Architecture		\$31,200	\$18,200	
Electrical	\$500	\$205,600	\$6,200	\$155,800
Mechanical		\$108,300	\$130,100	\$39,700
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$25,000	\$372,000	\$208,000	\$215,200
Priority A	\$4,700	\$7,200	\$33,800	
Priority B	\$20,300	\$333,600	\$156,000	\$215,200
Priority C		\$31,200	\$18,200	
Total	\$25,000	\$372,000	\$208,000	\$215,200



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
LAGUARDIA COMMUNITY COLLEGE ANNEX - BLDG E
Asset # : 2823

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cement-Fiber Panel	85%			2031	**	5	\$167,800	A
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 25%</i>								
Glass Block	5%			LIFE	**	5	\$7,400	A
Masonry: Brick	10%			LIFE	**	5	\$31,800	A
Windows								
Aluminum	100%			2027	**	5	\$25,300	A
Parapets								
Cement-Fiber Panel	100%			2031	**	3-5	\$77,700	A
Roof								
Fiberglass Panel	5%			2020	**	5	\$9,400	A
IRMA/Protected Membrane	95%			2016	**	5	\$300,300	A
Interior								
Floors								
Carpet	10%			2007	\$224,600	3	\$54,700	C
Cast in Place Concrete	15%			LIFE	**	5	\$23,700	C
Ceramic Tile	5%			2039	**	5	\$21,300	C
Vinyl Tile	70%			2026	**	5	\$62,400	C
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$6,800	C
Concr Masonry Unit	10%			LIFE	**	5	\$7,400	C
Gypsum Board	70%			LIFE	**	5	\$27,300	C
Plaster	15%			LIFE	**	5	\$14,600	C
Ceilings								
AcousTileSusp.Lay-In	75%			2014	\$1,903,800	5	\$75,500	B
Exposed Concrete	15%			LIFE	**			B
Gypsum Board	10%			LIFE	**	5	\$4,600	B

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
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%			2021	**	5	\$26,500	B
Transformers								
Dry Type	100%			2016	**	5	\$37,100	B
Switchgear								
Fused Disc Sw	100%			2021	**	3-5	\$16,300	B

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

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

CITY UNIVERSITY - 042
LAGUARDIA COMMUNITY COLLEGE ANNEX - BLDG E
Asset # : 2823

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2021	**			B
Panelboards								
Fused Disc Sw	20%			2019	**	3	\$3,000	B
Molded Case Bkrs	80%			2019	**	3	\$12,100	B
Wiring								
Thermoplastic	100%			2021	**			B
Motor Controllers								
Locally Mounted	100%			2016	**	5	\$13,500	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2016	**	3-5	\$12,400	B
Generators								
Diesel	100%			2014	\$98,300	5	\$2,200	B
Batteries								
Nickel Cadium	100%			2005	\$500			B
Lighting								
General Lighting								
Exit	5%			2016	**	2	\$3,400	B
Fluorescent	90%			2016	**	2	\$734,800	B
HID	5%			2016	**	2	\$40,800	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil	5%			2031	**	4	\$500	B
Natural Gas	95%			2031	**	3	\$4,700	B
Conversion Equipment								
Steam Boiler	100%			2024	**	3	\$109,700	B
Distribution								
Hot Wtr Piping/Pump	20%			2027	**	3-4	\$9,900	B
Steam Piping/Pump	80%			2031	**	3	\$33,200	B
Terminal Devices								
Air Handler	80%			2016	**			B
Convactor/Radiator	15%			2024	**	2	\$30,300	B
Fan Coil Unit/Heat	5%			2016	**	4	\$1,200	B
Air Conditioning								

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

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

CITY UNIVERSITY - 042
LAGUARDIA COMMUNITY COLLEGE ANNEX - BLDG E
Asset # : 2823

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	100%			2027	**	5	\$2,900	B
Conversion Equipment								
Centrifugal Compr El	95%			2031	**	5	\$3,200	B
Ext Pkg Unit - Cool	5%			2020	**			B
Distribution								
Chilled Wtr Pipe/Pmp	100%			2031	**	3-4	\$52,600	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2016	**	4	\$23,800	B
Heat Rejection								
Remote Air Cond	5%			2016	**			B
Water Cool Tower	95%			2012	\$789,600			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$257,000	B
Exhaust Fans								
Interior	85%			2016	**	3-10	\$97,500	B
Roof	15%			2016	**	2-10	\$21,200	B
Plumbing								
H/C Water Piping								
Single Type	100%			2024	**	3-5	\$54,800	B
Hot Water Heater								
Single Type	100%			2012	\$67,400	3-5	\$69,200	B
HW Heat Exchanger								
Single Type	100%			2020	**			B
Sanitary Piping								
Single Type	100%			2031	**			B
Storm Drain Piping								
Single Type	100%			2031	**			B
Sump Pump(s)								
Single Type	100%			2012	\$8,800	4	\$1,300	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : LAGUARDIA COMMUNITY COLLEGE CENTER 3
Address : 29-10 THOMSON AVENUE
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : CUN0004.030 / 4434 **Yr Built/Renovated** : 1920 / 1991
Area Sq Ft : 303,546 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 20-Dec-1999 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Floors 1,3,4,6,8,9,PH

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$1,138,200	\$194,300
Interior Architecture	\$66,700	\$118,500
Electrical		\$98,300
Mechanical	\$35,800	\$932,900
Total	\$1,240,600	\$1,343,900
Priority A	\$1,138,200	\$194,300
Priority B	\$35,800	\$1,031,200
Priority C	\$66,700	\$118,500
Total	\$1,240,600	\$1,343,900

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture			\$3,000	\$227,900
Interior Architecture	\$10,400			
Electrical	\$500	\$147,400	\$3,200	\$128,900
Mechanical	\$15,700	\$69,300	\$83,500	\$40,800
Elevators/Escalators	\$98,700	\$98,700	\$98,700	\$98,700
Total	\$125,300	\$315,400	\$188,400	\$496,200
Priority A			\$3,000	\$227,900
Priority B	\$125,300	\$315,400	\$185,400	\$268,300
Priority C				
Total	\$125,300	\$315,400	\$188,400	\$496,200



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
LAGUARDIA COMMUNITY COLLEGE CENTER 3
Asset # : 4434

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
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	80%			LIFE	**	3-5	\$788,100	A
Concr Masonry Unit	10%			LIFE	**	3-5	\$89,200	A
Masonry: Brick	10%			LIFE	**	5	\$30,900	A
Windows								
Aluminum	25%			2027	**	5	\$5,900	A
Bronze/Brass	10%	Now	\$210,400	2041	**	5	\$3,100	A
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : 9TH FLOOR</i>					
			<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : 9TH FLOOR</i>					
Wood	65%	Now	\$322,600	2036	**	5	\$11,000	A
			<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
			<i>Deteriorated Finish, Extent : Moderate, Area Affected : 40%</i>					
			<i>Location : Throughout</i>					
			<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
			<i>Glazing Clouded, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Throughout</i>					
			<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>					
			<i>Split/Cracked, Extent : Moderate, Area Affected : 40%</i>					
			<i>Location : Throughout</i>					
Parapets								
Cast in Place Concrete	100%			LIFE	**	3	\$15,600	A
Roof								
Built-Up (BUR)	100%	Now	\$605,200	2021	**			A
			<i>Blisters, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
			<i>Ponding, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 45%</i>					
			<i>Location : Throughout</i>					
Interior								
Floors								
Cast in Place Concrete	60%			LIFE	**	5	\$78,500	C
Terrazzo	10%			LIFE	**	8	\$28,900	C
Vinyl Tile	25%			2039	**	5	\$18,400	C
Wood	5%	Now	\$66,700	2026	**	5	\$13,100	C
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : 9TH FLOOR</i>					

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
LAGUARDIA COMMUNITY COLLEGE CENTER 3
Asset # : 4434

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
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	25%			LIFE	**	5	\$40,000	C
Ceramic Tile	5%			LIFE	**	5	\$5,700	C
Concr Masonry Unit	45%			LIFE	**	5	\$27,400	C
Gypsum Board	25%			LIFE	**	5	\$8,100	C

Ceilings

AcousTileSusp.Lay-In	25%			2020	**	5	\$20,800	B
Exposed Concrete	65%			LIFE	**			B
Gypsum Board	10%			LIFE	**	5	\$3,800	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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	**	5	\$21,900	B
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Transformers

Dry Type	100%			2024	**	5	\$30,700	B
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Switchgear

Fused Disc Sw	80%			2031	**	3-5	\$10,800	B
Molded Case Bkrs	20%			2031	**	3-5	\$2,700	B

Raceway

Conduit	100%			2031	**			B
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Panelboards

Fused Disc Sw	20%			2019	**	3	\$2,500	B
Molded Case Bkrs	80%			2027	**	3	\$10,000	B

Wiring

Thermoplastic	100%			2031	**			B
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Motor Controllers

Locally Mounted	70%			2024	**	5	\$7,800	B
Motor Control Center	30%			2024	**	5	\$3,300	B

Stand-by Power

Transfer Switches

Automatic	100%			2024	**	3-5	\$10,200	B
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Generators

Diesel	100%			2014	\$98,300	5	\$1,900	B
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Batteries

Lead/Acid	100%			2005	\$500			B
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Lighting

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation. Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
LAGUARDIA COMMUNITY COLLEGE CENTER 3
Asset # : 4434

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

Lighting

General Lighting								
Exit	5%			2016	**	2	\$2,800	B
Fluorescent	95%			2016	**	2	\$641,500	B

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

Heating

Energy Source								
Fuel Oil	100%			2031	**	4	\$8,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Explanation : 15,000 & 20,000 #6 IN VAULT</i>								

Conversion Equipment								
Steam Boiler	100%			2024	**	3	\$90,700	B

Distribution								
Hot Wtr Piping/Pump	40%			2027	**	3-4	\$16,400	B
Steam Piping/Pump	60%			2031	**	3	\$20,600	B

Terminal Devices								
Air Handler/Cool/Ht	45%			2016	**	4	\$10,100	B
Convactor/Radiator	50%			2016	**	2	\$83,600	B
Fan Coil Unit/Heat	5%			2016	**	4	\$1,000	B

Air Conditioning

Energy Source								
Electricity	100%			2027	**	5	\$2,400	B

Conversion Equipment								
Int Pkg Unit - Cool/Ht	10%			2009	\$477,000			B
Reciprocating Compr	20%			2014	\$162,600	5	\$70,600	B
No Component	70%							D

Distribution								
Chilled Wtr Pipe/Pmp	20%	Now	\$3,500	2021	**	3-4	\$8,700	B
<i>Leak Evident, Extent : Light, Area Affected : 5%</i>								
No Component	80%							D

Terminal Devices								
Air Handler/Cool/Ht	80%			2016	**	4	\$15,800	B
Fan Coil Unit/Heat	20%			2016	**			B

Heat Rejection								
Air Condenser Unit	10%			2020	**			B
Water Cool Tower	90%			2012	\$185,600			B

Ventilation

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

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

CITY UNIVERSITY - 042
LAGUARDIA COMMUNITY COLLEGE CENTER 3
Asset # : 4434

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$212,600	B
Exhaust Fans								
Interior	60%			2016	**	3-10	\$56,900	B
Roof	10%			2011	\$19,000	2-10	\$12,800	B
No Component	30%							D
Plumbing								
H/C Water Piping								
Single Type	100%	Now	\$35,800	2024	**	3-5	\$43,100	B
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Explanation : WOOD TANK ON ROOF LEAKING</i>								
HW Heat Exchanger								
Single Type	50%			2014	\$37,200			B
No Component	50%							D
Sanitary Piping								
Single Type	100%			2031	**			B
Storm Drain Piping								
Single Type	100%			2021	**			B
Sump Pump(s)								
Single Type	100%			2005	\$8,800	4	\$2,000	B
Non-Water Piping								
Single Type	100%			2021	**	3	\$4,100	B

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

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : LAGUARDIA COMMUNITY COLLEGE CENTER 4
Address : 28-02 SKILLMAN AVENUE
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : CUN0004.040 / 4435 **Yr Built/Renovated** :
Area Sq Ft : 66,000 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 20-Dec-1999 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$1,888,000	
Interior Architecture	\$1,724,100	
Electrical		\$663,700
Mechanical		\$556,300
Total	\$3,612,100	\$1,220,000
Priority A	\$1,888,000	
Priority B	\$527,000	\$1,220,000
Priority C	\$1,197,200	
Total	\$3,612,100	\$1,220,000

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$27,900			\$22,900
Interior Architecture				
Electrical	\$26,900	\$5,800	\$27,300	\$800
Mechanical	\$21,100	\$4,100	\$11,800	\$13,200
Total	\$75,900	\$9,900	\$39,100	\$36,900
Priority A	\$27,900			\$22,900
Priority B	\$48,100	\$9,900	\$39,100	\$14,000
Priority C				
Total	\$75,900	\$9,900	\$39,100	\$36,900



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

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

CITY UNIVERSITY - 042
LAGUARDIA COMMUNITY COLLEGE CENTER 4
Asset # : 4435

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
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	50%	Now	\$898,700	LIFE	**	3-5	\$71,200	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout and above garage entrances.</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	50%	Now	\$111,900	LIFE	**	5	\$22,400	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Windows								
Steel	100%	Now	\$147,500	2026	**	5	\$3,800	A
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
LAGUARDIA COMMUNITY COLLEGE CENTER 4
Asset # : 4435

Architecture		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Parapets									
Cast Stone/Terra Cotta	50%	Now	\$247,400	LIFE	**	3	\$8,500	A	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 55%</i>									
<i>Location : Throughout</i>									
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%</i>									
<i>Location : Throughout</i>									
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 35%</i>									
<i>Location : Throughout</i>									
<i>Spalling, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
<i>Worn/Eroded, Extent : Severe, Area Affected : 75%</i>									
<i>Location : Throughout</i>									
Masonry: Brick	50%	Now	\$27,900	LIFE	**	3	\$6,400	A	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Inside Face</i>									
<i>Spalling, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Inside Face</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Inside Face</i>									
Roof									
Built-Up (BUR)	100%	Now	\$482,500	2021	**			A	
<i>Blisters, Extent : Moderate, Area Affected : 35%</i>									
<i>Location : Throughout</i>									
<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Ponding, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 75%</i>									
<i>Location : Throughout</i>									
Interior									
Floors									
Cast in Place Concrete	100%	Now	\$416,500	LIFE	**	5	\$28,400	C	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>									
<i>Location : Basement, 1st Floor</i>									
<i>Spalling, Extent : Moderate, Area Affected : 35%</i>									
<i>Location : Basement, 1st Floor</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>									
<i>Location : Basement, 1st Floor</i>									

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

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

CITY UNIVERSITY - 042
LAGUARDIA COMMUNITY COLLEGE CENTER 4
Asset # : 4435

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

Interior

Interior Walls

Concr Masonry Unit	35%			LIFE	**	5	\$4,600	C
Masonry: Brick	65%	Now	\$780,700	LIFE	**	5	\$27,600	C

Cracking/Crumbling, Extent : Moderate, Area Affected : 25%

Location : Throughout

Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%

Location : Throughout

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

Location : Throughout

Worn/Eroded, Extent : Moderate, Area Affected : 75%

Location : Throughout

Ceilings

Exposed Concrete	100%	Now	\$527,000	LIFE	**			B
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Cracking/Crumbling, Extent : Moderate, Area Affected : 30%

Location : Throughout

Spalling, Extent : Moderate, Area Affected : 30%

Location : Throughout

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

Under 600 Volts

Switchgear

Fused Disc Sw	100%			2011	\$76,700	3-5	\$3,400	B
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Enclosure Corroded, Extent : Moderate, Area Affected : 50%

Raceway

Conduit	100%			2011	\$73,100			B
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Panelboards

Molded Case Bkrs	100%			2010	\$87,200	3	\$2,700	B
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Wiring

Thermoplastic	100%			2011	\$76,800			B
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Lighting

General Lighting

Emergency	5%			2006	\$3,700	2	\$700	B
Exit	5%			2006	\$1,200	2	\$600	B
Fluorescent	85%			2011	\$349,900	2	\$124,800	B
HID	5%			2011	\$9,500	2	\$7,300	B

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

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

CITY UNIVERSITY - 042
LAGUARDIA COMMUNITY COLLEGE CENTER 4
Asset # : 4435

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2031	**	3	\$900	B
Conversion Equipment								
Hot Water Boiler	50%			2016	**	3	\$8,500	B
Radiant Heater	50%			2011	\$114,600	3	\$11,500	B
Distribution								
Hot Wtr Piping/Pump	100%			2019	**	3-4	\$8,900	B
Terminal Devices								
Convactor/Radiator	50%			2016	**	2	\$18,200	B
Fan Coil Unit/Heat	50%			2011	\$389,800	4	\$2,100	B
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2	\$4,600	B
No Component	90%							D
Exhaust Fans								
Interior	90%			2011	\$51,800	3-10	\$24,100	B
Roof	10%			2011	\$4,100	2-10	\$2,800	B
Plumbing								
H/C Water Piping								
Single Type	100%			2016	**	3-5	\$9,900	B
Hot Water Heater								
Single Type	100%	Now	\$12,100	2016	**	3-5	\$10,700	B
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Sanitary Piping								
Single Type	100%			2021	**			B
Storm Drain Piping								
Single Type	100%			2021	**			B

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

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : LAGUARDIA COMMUNITY COLLEGE LCC FORD BLDG (M BUILDING)
Address : 31-10 THOMSON AVE.
Borough : QUEENS **Agency's Number** : 24001
Program / Asset # : CUN0004.010 / 2096 **Yr Built/Renovated** : 1920 / 1977
Area Sq Ft : 261,099 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 16-Dec-1999 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$226,400
Interior Architecture	\$79,900	\$1,264,100
Electrical		\$143,500
Mechanical	\$136,600	\$1,706,000
Total	\$216,600	\$3,340,100
Priority A		\$226,400
Priority B	\$136,600	\$3,113,700
Priority C	\$79,900	
Total	\$216,600	\$3,340,100

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$25,200	\$4,300	\$52,200	\$6,500
Interior Architecture		\$20,600	\$6,500	
Electrical	\$500	\$127,200	\$6,400	\$110,800
Mechanical	\$13,100	\$51,300	\$100,400	\$43,000
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$58,600	\$223,300	\$185,200	\$180,000
Priority A	\$25,200	\$4,300	\$52,200	\$6,500
Priority B	\$33,400	\$198,300	\$126,500	\$173,600
Priority C		\$20,600	\$6,500	
Total	\$58,600	\$223,300	\$185,200	\$180,000



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

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

CITY UNIVERSITY - 042
LAGUARDIA COMMUNITY COLLEGE LCC FORD BLDG (M BUILDING)
Asset # : 2096

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$226,400	A
Window Wall	5%			2024	**	6	\$8,700	A
Windows								
Aluminum	100%			2027	**	5	\$18,700	A
Parapets								
Masonry: Brick	75%			LIFE	**	3	\$19,100	A
Metal Panel	20%			2031	**	3	\$3,500	A
Metal Rail	5%			2014	\$3,700	3	\$400	A
Roof								
Single Ply Membrane	80%	Now	\$25,100	2016	**			A
<i>Water Penetration, Extent : Light, Area Affected : 5% Location : Gymnasium</i>								
Skylight, Metal/Glass	20%			2031	**	3	\$125,100	A
Interior								
Floors								
Carpet	5%			2007	\$79,900	3	\$19,400	C
Cast in Place Concrete	10%			LIFE	**	5	\$11,300	C
Ceramic Tile	10%			2039	**	5	\$30,300	C
Terrazzo	5%			LIFE	**	8	\$12,400	C
Vinyl Tile	65%			2026	**	5	\$41,200	C
Wood	5%			2039	**	5	\$22,500	C
Interior Walls								
Ceramic Tile	10%			LIFE	**	5	\$9,700	C
Concr Masonry Unit	25%			LIFE	**	5	\$13,100	C
Gypsum Board	55%			LIFE	**	5	\$15,300	C
Plaster	10%			LIFE	**	5	\$6,900	C
Ceilings								
AcousTileSusp.Lay-In	70%			2014	\$1,264,100	5	\$50,100	B
Exposed Concrete	15%			LIFE	**			B
Exposed Struc: Steel	5%			LIFE	**			B
Gypsum Board	10%			LIFE	**	5	\$3,300	B

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
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	**	5	\$18,900	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
LAGUARDIA COMMUNITY COLLEGE LCC FORD BLDG (M BUILDING)
Asset # : 2096

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear								
Fused Disc Sw	100%			2031	**	3-5	\$11,600	B
Raceway								
Conduit	100%			2031	**			B
Panelboards								
Fused Disc Sw	20%			2019	**	3	\$2,200	B
Molded Case Bkrs	80%			2019	**	3	\$8,600	B
Wiring								
Thermoplastic	100%			2031	**			B
Motor Controllers								
Locally Mounted	80%			2009	\$45,300	5	\$7,700	B
Motor Control Center	20%			2016	**	5	\$1,900	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2016	**	3-5	\$8,800	B
Generators								
Diesel	100%			2014	\$98,300	5	\$1,600	B
Batteries								
Lead/Acid	100%			2005	\$500			B
Lighting								
General Lighting								
Exit	5%			2016	**	2	\$2,400	B
Fluorescent	90%			2016	**	2	\$522,800	B
HID	5%			2016	**	2	\$29,000	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil	100%			2031	**	4	\$7,100	B
Conversion Equipment								
Steam Boiler	100%			2016	**	3	\$78,000	B
Distribution								
Hot Wtr Piping/Pump	5%			2027	**	3-4	\$1,800	B
Steam Piping/Pump	95%	Now	\$136,600	2021	**	3	\$28,100	B
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
LAGUARDIA COMMUNITY COLLEGE LCC FORD BLDG (M BUILDING)
Asset # : 2096

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Convactor/Radiator	65%			2016	**	2	\$93,500	B
Convactor/Radiator	30%			2016	**	2	\$43,200	B
Fan Coil Unit/Heat	5%			2011	\$154,200	4	\$800	B
Air Conditioning								
Energy Source								
Electricity	100%			2027	**	5	\$2,100	B
Conversion Equipment								
Centrifugal Compr El	80%			2021	**	5	\$1,900	B
Reciprocating Compr	20%			2014	\$139,800	5	\$60,700	B
Distribution								
Chilled Wtr Pipe/Pmp	100%			2021	**	3-4	\$43,700	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2011	\$875,000	4	\$16,900	B
Heat Rejection								
Air Condenser Unit	20%			2020	**			B
Water Cool Tower	80%			2012	\$473,100			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$182,800	B
Exhaust Fans								
Interior	25%			2016	**	3-10	\$20,400	B
Roof	75%	Now	\$6,100	2016	**	2-6	\$46,400	B
<i>Broken, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Single Type	100%			2024	**	3-5	\$39,000	B
HW Heat Exchanger								
Single Type	100%			2014	\$63,900			B
Sanitary Piping								
Single Type	100%			2031	**			B
Storm Drain Piping								
Single Type	100%			2031	**			B
Sump Pump(s)								
Single Type	100%			2009	\$8,800	4	\$2,000	B
Non-Water Piping								
Single Type	100%			2031	**	3	\$3,500	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : MEDGER EVERS COLLEGE BEDFORD BLDG
Address : 1650 BEDFORD AVE. BEDFORD AVE. & CROWN ST.
Borough : BROOKLYN **Agency's Number** : 21501
Program / Asset # : CUN0001.040 / 2119 **Yr Built/Renovated** : 1988 / 1999
Area Sq Ft : 130,000 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 01-Apr-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$281,200	\$257,200
Interior Architecture		\$195,000
Electrical		\$739,300
Mechanical	\$117,400	\$1,070,300
Total	\$398,600	\$2,261,800
Priority A	\$281,200	\$257,200
Priority B	\$117,400	\$1,809,500
Priority C		\$195,000
Total	\$398,600	\$2,261,800

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$13,800		\$9,200	\$3,000
Interior Architecture	\$28,600		\$28,300	\$18,100
Electrical		\$55,300	\$1,600	\$54,100
Mechanical	\$31,100	\$30,300	\$33,800	\$17,700
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$85,400	\$97,400	\$84,700	\$104,700
Priority A	\$13,800		\$9,200	\$3,000
Priority B	\$44,600	\$97,400	\$47,300	\$97,100
Priority C	\$27,000		\$28,300	\$4,700
Total	\$85,400	\$97,400	\$84,700	\$104,700



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

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

CITY UNIVERSITY - 042
MEDGER EVERS COLLEGE BEDFORD BLDG
Asset # : 2119

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% 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	\$10,500	A
Masonry: Brick	85%	Now	\$214,600	LIFE	**	5	\$257,200	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : At Corner Of Wall Facing Parking Lot</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 2%</i>								
<i>Location : At Corner Of Wall Facing Parking Lot</i>								
Window Wall	10%			2027	**	6	\$11,000	A
Windows								
Aluminum	95%			2030	**	5	\$5,900	A
Metal Louvers	5%			2030	**	5	\$5,300	A
Parapets								
Masonry: Brick	10%			LIFE	**	3	\$3,800	A
Metal Rail	90%			2023	**	3	\$8,100	A
Roof								
Built-Up (BUR)	5%			2014			\$29,300	A
Modified Bitumen	85%	Now	\$66,600	2019	**			A
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Third Floor</i>								
Skylight, Metal/Glass	5%			2034	**	3	\$19,200	A
Skylight, Plastic	5%			2034	**	3	\$8,300	A
Interior								
Floors								
Carpet	25%			2013		3	\$47,500	C
Cast in Place Concrete	10%			LIFE	**	5	\$11,000	C
Ceramic Tile	5%			2049	**	5	\$7,400	C
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
Quarry Tile	10%			2027	**	5	\$12,600	C
Raised Access Floor	10%			2023	**	5	\$9,400	C
Vinyl Tile	40%			2042	**	5	\$12,400	C
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$3,500	C
Concr Masonry Unit	10%			LIFE	**	5	\$3,800	C
Glass Block	10%			LIFE	**	5	\$10,500	C
Gypsum Board	65%			LIFE	**	5	\$13,000	C
Masonry: Brick	10%			LIFE	**	5	\$12,100	C

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

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

CITY UNIVERSITY - 042
MEDGER EVERS COLLEGE BEDFORD BLDG
Asset # : 2119

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

Interior

Ceilings

AcousTileConcealSpLn	10%			2023	**	5	\$3,600	B
AcousTileSusp.Lay-In	65%			2023	**	5	\$23,200	B
Exposed Struc: Steel	5%			LIFE	**			B
Exposed Struc: Steel	10%			LIFE	**			B
Gypsum Board	10%			LIFE	**	5	\$3,300	B

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2024	**	5	\$9,400	B
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Switchgear

Fused Disc Sw	100%			2024	**	3-5	\$5,800	B
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Raceway

Conduit	100%			2024	**			B
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Panelboards

Fused Disc Sw	10%			2022	**	3	\$500	B
Molded Case Bkrs	80%			2022	**	3	\$4,300	B
Molded Case Bkrs	10%			2030	**	3	\$500	B

Wiring

Thermoplastic	90%			2024	**			B
Thermoplastic	10%			2034	**			B

Motor Controllers

Locally Mounted	100%			2019	**	5	\$4,800	B
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Ground

Grounding Devices

Metal Water Pipe	100%			2019	**			B
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Lighting

General Lighting

Emergency	2%			2014	\$2,800	2	\$500	B
Exit	3%			2014	\$1,300	2	\$700	B
Fluorescent	93%			2014	\$739,300	2	\$263,600	B
Incandescent	2%			2014	\$15,900	2	\$5,700	B

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

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
MEDGER EVERS COLLEGE BEDFORD BLDG
Asset # : 2119

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil	10%			2034	**	4	\$500	B
Natural Gas	90%			2034	**	3	\$1,600	B
Conversion Equipment								
Hot Water Boiler	100%			2027	**	3	\$32,900	B
Distribution								
Hot Wtr Piping/Pump	100%			2030	**	3-4	\$24,400	B
Terminal Devices								
Air Handler	80%	Now	\$43,400	2014	\$433,700			B
			<i>Obsolete Equipment, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Pneumatic Controls And Fans Obsolete</i>					
Convector/Radiator	10%			2027	**	2	\$7,000	B
Fan Coil Unit/Heat	10%			2014	\$150,500	4	\$1,200	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	**	5	\$1,000	B
Conversion Equipment								
Reciprocating Compr	100%			2023	**	5	\$148,100	B
Terminal Devices								
Air Handler/Dir Expansion	100%			2014	\$312,000	2	\$19,500	B
Heat Rejection								
Evap Condenser	100%			2019	**			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$111,500	B
Exhaust Fans								
Interior	90%			2014	\$100,000	3-10	\$46,600	B
Roof	10%			2019	**	2-10	\$5,400	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	3-5	\$22,100	B
Hot Water Heater								
Gas Fired	100%			2012	\$23,400	3-5	\$24,000	B
Sanitary Piping								
Cast Iron	100%			2034	**			B
Storm Drain Piping								
Cast Iron	100%			2034	**			B
Sump Pump(s)								
Rigid Piping	100%			2019	**	4	\$1,300	B

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CITY UNIVERSITY - 042
MEDGER EVERS COLLEGE BEDFORD BLDG
Asset # : 2119

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sewage Ejector(s)								
Electric	100%			2019	* *	4	\$1,300	B

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : MEDGER EVERS COLLEGE BLDG 9B
Address : 1150 CARROLL STREET
Borough : BROOKLYN **Agency's Number** : 21509B
Program / Asset # : CUN0001.020 / 2117 **Yr Built/Renovated** : 1926 / 1972
Area Sq Ft : 63,885 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 01-Apr-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$559,500	\$144,300
Interior Architecture		\$95,800
Electrical		\$376,800
Mechanical	\$1,078,000	\$552,200
Total	\$1,637,500	\$1,169,100
Priority A	\$559,500	\$144,300
Priority B	\$1,078,000	\$929,000
Priority C		\$95,800
Total	\$1,637,500	\$1,169,100

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$36,600		\$1,200	\$17,800
Interior Architecture	\$32,700		\$16,200	
Electrical	\$9,800	\$26,300	\$1,200	\$26,300
Mechanical	\$17,100	\$9,000	\$15,200	\$7,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$100,100	\$39,200	\$37,600	\$55,300
Priority A	\$36,600		\$1,200	\$17,800
Priority B	\$45,400	\$39,200	\$26,900	\$37,500
Priority C	\$18,100		\$9,600	
Total	\$100,100	\$39,200	\$37,600	\$55,300



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

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

CITY UNIVERSITY - 042
MEDGER EVERS COLLEGE BLDG 9B
Asset # : 2117

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$240,700	LIFE	**	5	\$144,300	A
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Southeast Corner Of Stair C</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stair C</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair B</i>								
Masonry: Limestone	10%	Now	\$100,000	LIFE	**	3-5	\$57,300	A
<i>Diagonal Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Stair B</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	80%			2030	**	5	\$2,600	A
Steel	15%	2-4	\$18,900	2029	**	5	\$500	A
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : South Facade</i>								
Wood	5%	Now	\$3,400	2039	**	5	\$100	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stair C</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stair C</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stair C</i>								
Parapets								
Masonry: Brick	50%	Now	\$4,100	LIFE	**	3	\$5,700	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Southeast Corner</i>								
Masonry: Limestone	5%	Now	\$700	LIFE	**	3	\$600	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Metal Panel	45%			2034	**	3	\$3,500	A

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

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

CITY UNIVERSITY - 042
MEDGER EVERS COLLEGE BLDG 9B
Asset # : 2117

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	80%	2-4	\$184,200	2024	**			A
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Mechanical Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Mechanical Room And Fourth Floor Corridor</i>								
Built-Up (BUR)	15%	Now	\$34,500	2024	**			A
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Pool Corridor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Pool Corridor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Pool Corridor</i>								
Slate	5%	Now	\$8,200	LIFE	**	5	\$800	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Stair B</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Stair B</i>								
Interior								
Floors								
Carpet	25%			2013	\$95,800	3	\$23,300	C
Ceramic Tile	5%			2042	**	5	\$3,600	C
Slate	5%			LIFE	**	5	\$2,300	C
Vinyl Tile	65%			2029	**	5	\$9,900	C
Interior Walls								
Concr Masonry Unit	5%			LIFE	**	5	\$900	C
Gypsum Board	15%			LIFE	**	5	\$1,500	C
Masonry: Brick	5%			LIFE	**	5	\$3,000	C
Plaster	70%			LIFE	**	5	\$17,200	C
Plaster	5%	Now	\$5,700	LIFE	**	5	\$600	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stair B</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stair B</i>								
Ceilings								
AcousTileSusp.Lay-In	75%			2017	**	5	\$13,200	B
Exposed Concrete	10%	2-4	\$12,800	LIFE	**			B
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Over Pool</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Pool</i>								
Plaster	15%			LIFE	**	5	\$3,600	B

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

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

CITY UNIVERSITY - 042
MEDGER EVERS COLLEGE BLDG 9B
Asset # : 2117

Electrical		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Raceway									
Conduit	100%			2024	**				B
Panelboards									
Molded Case Bkrs	80%			2022	**	3	\$2,100		B
Molded Case Bkrs	20%			2013	\$17,400	3	\$500		B
Wiring									
Braided Cloth	10%	2-4	\$7,700	2039	**				B
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
Thermoplastic	90%			2024	**				B
Motor Controllers									
Locally Mounted	80%			2019	**	5	\$1,900		B
Locally Mounted	20%			2012	\$3,600	5	\$500		B
Lighting									
General Lighting									
Emergency	3%	Now	\$2,100	2024	**	2	\$300		B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
		<i>Explanation : Not Functioning</i>							
Exit	3%			2014	\$700	2	\$400		B
Fluorescent	92%			2014	\$359,400	2	\$128,200		B
HID	1%			2014	\$1,800	2	\$1,400		B
Incandescent	1%			2014	\$3,900	2	\$1,400		B

Mechanical		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Heating									
Distribution									
Hot Wtr Piping/Pump	70%			2022	**	3-4	\$8,400		B
Steam Piping/Pump	30%			2024	**	3	\$2,100		B
Terminal Devices									
Air Handler	30%			2014	\$79,900				B
Convactor/Radiator	40%			2019	**	2	\$13,800		B
Fan Coil Unit/Heat	30%			2014	\$221,900	4	\$1,800		B
Air Conditioning									
Energy Source									
Electricity	100%			2039	**	5	\$500		B

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

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

CITY UNIVERSITY - 042
MEDGER EVERS COLLEGE BLDG 9B
Asset # : 2117

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Cool	25%			2012	\$159,100			B
No Component	75%							D
Distribution								
Chilled Wtr Pipe/Pmp	75%			2024	**	3-4	\$6,700	B
No Component	25%							D
Terminal Devices								
Air Handler/Cool/Ht	50%			2014	\$26,200	4	\$3,000	B
Fan Coil - Cool/Heat	50%			2014	\$47,600			B
Heat Rejection								
Air Condenser Unit	25%			2017	**			B
No Component	75%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$54,800	B
Exhaust Fans								
Interior	80%			2014	\$43,700	3-10	\$20,300	B
Roof	20%			2019	**	2-10	\$5,300	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2024	**	3-5	\$9,400	B
Sanitary Piping								
Cast Iron	100%			2024	**			B
Storm Drain Piping								
Cast Iron	100%			2024	**			B
Sump Pump(s)								
Rigid Piping	100%			2014	\$8,800	4	\$2,000	B
Pool Filter/Treatment								
Sand	100%	Now	\$1,078,000	2034	**			B
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : No Recirculation Of Pool Water Resulted In Pool Being Closed</i>								
Non-Water Piping								
Natural Gas	100%			2024	**	3	\$900	B

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

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : MEDGER EVERS COLLEGE BLDG 9C
Address : 1150 CARROLL STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : CUN0001.030 / 2118 **Yr Built/Renovated** : 1959 / 2002
Area Sq Ft : 23,064 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 01-Apr-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Electrical			\$126,900
Mechanical			\$120,600
Total			\$247,500
Priority B			\$247,500
Total			\$247,500

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$29,000			\$1,600
Interior Architecture	\$3,400		\$800	
Electrical		\$9,500	\$300	\$9,500
Mechanical	\$7,300	\$2,500	\$10,300	\$1,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$43,600	\$15,900	\$15,400	\$16,500
Priority A	\$29,000			\$1,600
Priority B	\$11,300	\$15,900	\$14,600	\$14,900
Priority C	\$3,400		\$800	
Total	\$43,600	\$15,900	\$15,400	\$16,500



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
MEDGER EVERS COLLEGE BLDG 9C
Asset # : 2118

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$25,900	LIFE	**	5	\$31,100	A
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	3-5	\$8,500	A
Windows								
Aluminum	100%			2030	**	5	\$700	A
Roof								
Modified Bitumen	100%			2022	**			A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Gym</i>								
Interior								
Floors								
Ceramic Tile	5%			2042	**	5	\$1,300	C
Vinyl Tile	5%			2042	**	5	\$300	C
Wood	90%			2049	**	5	\$35,000	C
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Concr Masonry Unit	100%			LIFE	**	5	\$6,700	C
Ceilings								
Exposed Struc: Steel	100%			LIFE	**			B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2024	**			B
Panelboards								
Molded Case Bkrs	100%			2022	**	3	\$1,000	B
Wiring								
Thermoplastic	100%			2024	**			B

Lighting

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
MEDGER EVERS COLLEGE BLDG 9C
Asset # : 2118

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

Lighting

General Lighting								
Emergency	3%			2014	\$800	2	\$100	B
Exit	3%			2014	\$200	2	\$100	B
Fluorescent	90%			2014	\$126,900	2	\$45,300	B
HID	4%			2014	\$2,600	2	\$2,000	B

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

Heating

Distribution								
Hot Wtr Piping/Pump	75%			2013	\$67,200	3-4	\$3,200	B
Steam Piping/Pump	25%			2014	\$31,100	3	\$900	B
Terminal Devices								
Air Handler/Cool/Ht	40%			2014	\$23,000	4	\$1,000	B
Convactor/Radiator	40%			2019	**	2	\$5,000	B
Fan Coil Unit/Heat	20%			2014	\$53,400	4	\$400	B

Air Conditioning

Energy Source								
Electricity	100%			2030	**	5	\$200	B
Conversion Equipment								
Reciprocating Compr	25%			2017	**	5	\$6,600	B
No Component	75%							D
Terminal Devices								
Air Handler/Dir Expansion	100%			2014	\$13,800	2	\$3,500	B
Heat Rejection								
Remote Cond. W/Comp	100%			2014	\$19,500			B

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$19,800	B
Exhaust Fans								
Roof	100%			2019	**	2-10	\$9,600	B

Plumbing

H/C Water Piping								
Brass/Copper	100%			2024	**	3-5	\$3,400	B
Sanitary Piping								
Cast Iron	100%			2024	**			B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
MEDGER EVERS COLLEGE BLDG 9C
Asset # : 2118

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%			2024	* *			B
Sump Pump(s) Rigid Piping	100%			2014	\$8,800	4	\$2,000	B

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : MEDGER EVERS COLLEGE MAIN BLDG
Address : 1150 CARROLL STREET
Borough : BROOKLYN **Agency's Number** : 21509A
Program / Asset # : CUN0001.010 / 2138 **Yr Built/Renovated** : 1906 / 1992
Area Sq Ft : 80,670 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 01-Apr-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$257,900	\$155,400
Interior Architecture	\$290,100	\$169,400
Electrical		\$500,300
Mechanical	\$52,300	\$850,600
Total	\$600,300	\$1,675,700
Priority A	\$257,900	\$155,400
Priority B	\$108,200	\$1,350,900
Priority C	\$234,100	\$169,400
Total	\$600,300	\$1,675,700

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$107,100			\$99,200
Interior Architecture	\$31,000		\$12,300	\$13,700
Electrical	\$31,400	\$33,800	\$1,400	\$33,200
Mechanical	\$88,400	\$6,000	\$41,700	\$21,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$261,900	\$43,700	\$59,300	\$171,600
Priority A	\$107,100			\$99,200
Priority B	\$123,800	\$43,700	\$57,000	\$58,600
Priority C	\$31,000		\$2,300	\$13,700
Total	\$261,900	\$43,700	\$59,300	\$171,600



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
MEDGER EVERS COLLEGE MAIN BLDG
Asset # : 2138

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	45%			LIFE	**	5	\$182,200	A
	<i>Recent Repair Evident, Extent : Moderate, Area Affected : 10%</i> <i>Location : Throughout</i>							
Masonry: Limestone	50%			LIFE	**	3-5	\$525,600	A
	<i>Recent Repair Evident, Extent : Moderate, Area Affected : 10%</i> <i>Location : Throughout</i>							
Metal Panel	5%			2034	**	5	\$4,600	A
Windows								
Aluminum	100%			2030	**	5	\$4,100	A
Roof								
Metal Panel	70%	Now	\$102,500	2019	**	5	\$33,500	A
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i> <i>Location : Main Roof</i> <i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i> <i>Location : Main Roof</i>							
Slate	30%			LIFE	**	5	\$11,500	A
	<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i> <i>Location : Mansard Roof</i>							
Interior								
Floors								
Carpet	35%			2010	\$169,400	3	\$55,000	C
Ceramic Tile	5%			2042	**	5	\$4,600	C
Vinyl Tile	60%	4+	\$234,100	2042	**	5	\$5,800	C
	<i>Adhesion Failure, Extent : Moderate, Area Affected : 20%</i> <i>Location : Throughout</i> <i>Loose Units, Extent : Light, Area Affected : 25%</i> <i>Location : Throughout</i> <i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout</i>							
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$2,200	C
Concr Masonry Unit	5%			LIFE	**	5	\$1,200	C
Glass: Single Pane	5%			LIFE	**	5	\$5,300	C
Gypsum Board	15%			LIFE	**	5	\$1,900	C
Marble Panels	5%			LIFE	**	5	\$3,900	C
Plaster	65%			LIFE	**	5	\$20,200	C

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CITY UNIVERSITY - 042
MEDGER EVERS COLLEGE MAIN BLDG
Asset # : 2138

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

Interior

Ceilings

AcousTileConcealSpLn	10%			2017	**	5	\$2,200	B
AcousTileSusp.Lay-In	80%			2017	**	5	\$17,800	B
AcousTileSusp.Lay-In	10%	2-4	\$55,900	2029	**	5	\$1,100	B

Broken/Missing Elements, Extent : Moderate, Area Affected : 20%

Location : Basement Corridor

Staining/Discoloring, Extent : Moderate, Area Affected : 100%

Location : Basement Corridor

Worn/Eroded, Extent : Moderate, Area Affected : 25%

Location : Basement Corridor

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2024	**	5	\$5,800	B
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Switchgear

Fused Disc Sw	100%			2024	**	3-5	\$3,600	B
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Raceway

Conduit	100%			2024	**			B
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Panelboards

Fused Disc Sw	10%			2013	\$11,600	3	\$300	B
Molded Case Bkrs	50%			2022	**	3	\$1,700	B
Molded Case Bkrs	40%			2013	\$46,500	3	\$1,300	B

Wiring

Braided Cloth	20%	2-4	\$22,400	2039	**			B
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	80%			2024	**			B
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Motor Controllers

Locally Mounted	90%			2019	**	5	\$2,700	B
Locally Mounted	10%			2012	\$1,800	5	\$300	B

Ground

Grounding Devices

Metal Water Pipe	100%	2-4	\$6,400	2034	**			B
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : Corroded

Lighting

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation. Maintenance \$ are aggregated over a ten-year period.

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CITY UNIVERSITY - 042
MEDGER EVERS COLLEGE MAIN BLDG
Asset # : 2138

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
General Lighting								
Emergency	3%	Now	\$2,600	2024	**	2	\$400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Not Functioning</i>								
Exit	3%			2014	\$800	2	\$400	B
Fluorescent	92%			2014	\$453,800	2	\$161,800	B
HID	1%			2014	\$2,300	2	\$1,800	B
Incandescent	1%			2014	\$4,900	2	\$1,800	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil	20%	Now	\$3,100	2034	**	4	\$400	B
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : System Never Able To Run On Oil</i>								
Natural Gas	80%			2024	**	3	\$900	B
<i>Corroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Pneumatic Controls And Fans Obsolete</i>								
Conversion Equipment								
Steam Boiler	100%	Now	\$30,400	2027	**	3	\$23,600	B
<i>Leak Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Pneumatic Controls And Fans Obsolete</i>								
Distribution								
Hot Wtr Piping/Pump	40%			2030	**	3-4	\$6,000	B
Steam Piping/Pump	60%	Now	\$52,300	2024	**	3	\$5,400	B
<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Condensate Returns And Traps</i>								
Terminal Devices								
Air Handler/Cool/Ht	50%			2019	**	4	\$2,900	B
Convactor/Radiator	30%			2019	**	2	\$13,100	B
Fan Coil Unit/Heat	20%	Now	\$18,700	2014	\$186,800	4	\$1,000	B
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Motors And Thermostats</i>								
Air Conditioning								
Energy Source								
Electricity	20%			2030	**	5	\$100	B
Steam/HW System	80%			2034	**	5	\$4,400	B

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

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

CITY UNIVERSITY - 042
MEDGER EVERS COLLEGE MAIN BLDG
Asset # : 2138

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Absorp Mach/Stm/HW	80%			2023	**	2	\$49,200	B
Reciprocating Compr	20%			2017	**	5	\$18,400	B
Distribution								
Chilled Wtr Pipe/Pmp	100%			2034	**	3-4	\$13,200	B
Terminal Devices								
Air Handler/Cool/Ht	30%			2014	\$79,500	4	\$2,300	B
Fan Coil - Cool/Heat	70%			2014	\$336,300			B
Heat Rejection								
Water Cool Tower	100%			2012	\$179,100			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$69,200	B
Exhaust Fans								
Interior	100%			2014	\$69,000	3-10	\$32,100	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	\$3,700	2034	**	3-5	\$11,200	B
<i>Corroded, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Main Shut Off Valve</i>								
Hot Water Heater								
Gas Fired	100%			2013	\$14,500	3-5	\$16,800	B
HW Heat Exchanger								
Low Temp	100%			2034	**			B
Sanitary Piping								
Cast Iron	100%			2024	**			B
Storm Drain Piping								
Cast Iron	100%			2024	**			B
Sump Pump(s)								
Rigid Piping	100%			2014	\$8,800	4	\$2,000	B
Non-Water Piping								
Natural Gas	100%			2024	**	3	\$1,100	B

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

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE ADMIN & BUSINESS BLDG
Address : SPRG BLVD & 56 AVENUE
Borough : QUEENS **Agency's Number** : 11-27011
Program / Asset # : CUN0006.110 / 2085 **Yr Built/Renovated** : 1978 /
Area Sq Ft : 72,026 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 24-Mar-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$170,500	\$311,200
Interior Architecture		\$151,300
Electrical	\$38,400	\$291,600
Mechanical	\$48,100	\$55,400
Total	\$257,000	\$809,400
Priority A	\$170,500	\$311,200
Priority B	\$86,500	\$347,000
Priority C		\$151,300
Total	\$257,000	\$809,400

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$29,600	\$7,600	\$2,200	\$3,300
Interior Architecture	\$22,700		\$21,400	
Electrical	\$1,100	\$30,700	\$4,100	\$31,100
Mechanical	\$56,000	\$2,100	\$24,900	\$15,600
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$119,300	\$50,200	\$62,500	\$59,800
Priority A	\$29,600	\$7,600	\$2,200	\$3,300
Priority B	\$70,600	\$42,700	\$43,800	\$56,500
Priority C	\$19,100		\$16,500	
Total	\$119,300	\$50,200	\$62,500	\$59,800



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation. Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE ADMIN & BUSINESS BLDG
Asset # : 2085

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$341,100	A
Stucco Cement	5%			2030	**	3-5	\$29,900	A
Window Wall	5%			2027	**	6	\$3,400	A
Windows								
Aluminum	95%			2030	**	5	\$23,800	A
Metal Louvers	5%			2030	**	5	\$21,700	A
Parapets								
Masonry: Brick	90%			LIFE	**	3	\$12,700	A
Metal Rail	10%			2023	**	3	\$300	A
Roof								
Built-Up (BUR)	65%			2014	\$140,600			A
Paver: Asphalt	20%			2017	**	5	\$4,400	A
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i> <i>Location : Terrace Over Second Floor</i>								
Roll Roofing	15%			2014	\$26,900			A
Interior								
Floors								
Carpet	35%			2013	\$151,300	3	\$36,800	C
Cast in Place Concrete	5%			LIFE	**	5	\$3,000	C
Ceramic Tile	5%			2042	**	5	\$4,100	C
Slate	5%			LIFE	**	5	\$2,600	C
Vinyl Tile	25%			2042	**	5	\$4,300	C
Vinyl Tile	25%			2029	**	5	\$4,300	C
Interior Walls								
Concr Masonry Unit	10%			LIFE	**	5	\$2,100	C
Glass: Single Pane	5%			LIFE	**	5	\$4,700	C
Gypsum Board	45%			LIFE	**	5	\$5,000	C
Masonry: Brick	25%			LIFE	**	5	\$16,800	C
Metal Panel	15%			LIFE	**	5	\$4,000	C
Ceilings								
AcousTileConcealSpLn	50%			2017	**	5	\$9,900	B
Exposed Concrete	5%			LIFE	**			B
Fiber Board	5%			2015	**			B
Gypsum Board	40%			LIFE	**	5	\$7,200	B

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

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE ADMIN & BUSINESS BLDG
Asset # : 2085

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2014	\$24,600	5	\$5,200	B
Switchgear								
Fused Disc Sw	100%			2014	\$76,700	3-5	\$3,700	B
Raceway								
Conduit	100%			2014	\$73,100			B
Panelboards								
Molded Case Bkrs	50%			2022	**	3	\$1,500	B
Molded Case Bkrs	50%			2013	\$43,600	3	\$1,500	B
Wiring								
Braided Cloth	50%	2-4	\$38,400	2039	**			B
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
Thermoplastic	50%			2024	**			B
Motor Controllers								
Locally Mounted	100%			2012	\$18,200	5	\$2,600	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2031	**			B
Stand-by Power								
Transfer Switches								
Automatic	100%			2012	\$19,800	3-5	\$2,400	B
Generators								
Diesel	100%			2010	\$98,300	5	\$400	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Explanation : 100kw Kato Genset.</i>						
Batteries								
Nickel Cadium	100%			2007	\$500			B
Lighting								
General Lighting								
Exit	2%			2022	**	2	\$300	B
Fluorescent	93%			2022	**	2	\$146,100	B
HID	1%			2009	\$2,000	2	\$1,600	B
Incandescent	4%			2014	\$17,600	2	\$6,300	B

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

Heating

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE ADMIN & BUSINESS BLDG
Asset # : 2085

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source HTHW/HW	100%			2034	**	5	\$12,400	B
Conversion Equipment Heat Exchanger	100%			2023	**	3	\$1,700	B
Distribution Hot Wtr Piping/Pump	100%	Now	\$14,000	2030	**	3-4	\$9,500	B
<i>Broken, Extent : Light, Area Affected : 5%</i> <i>Location : Circulating Pumps</i>								
Terminal Devices Air Handler/Cool/Ht	60%			2019	**	4	\$3,100	B
Convactor/Radiator	40%			2027	**	2	\$15,600	B
Air Conditioning								
Energy Source District C.W.	90%			2034	**	5	\$4,600	B
Electricity	10%			2030	**	5	\$100	B
Conversion Equipment Reciprocating Compr	10%			2023	**	5	\$8,200	B
No Component	90%							D
Distribution Chilled Wtr Pipe/Pmp	100%			2034	**	3-4	\$11,800	B
Terminal Devices Air Handler/Cool/Ht	100%			2019	**	4	\$4,600	B
Heat Rejection Air Condenser Unit	10%			2010	\$1,100			B
No Component	90%							D
Ventilation								
Distribution Ductwork/Diffusers	100%	Now	\$48,100	LIFE	**	2	\$49,400	B
<i>Insul. Deteriorating, Extent : Light, Area Affected : 10%</i> <i>Location : Inside Duct</i>								
Exhaust Fans Interior	90%			2014	\$55,400	3-10	\$25,800	B
Roof	10%			2014	\$4,400	2-10	\$3,000	B
Plumbing								
H/C Water Piping Galv Iron/Steel	100%	0-2	\$33,300	2019	**	3-5	\$10,000	B
<i>Corroded, Extent : Moderate, Area Affected : 10%</i> <i>Location : Throughout</i>								
Hot Water Heater Electric	100%			2013	\$8,600	3-5	\$15,000	B

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CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE ADMIN & BUSINESS BLDG
Asset # : 2085

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
HW Heat Exchanger HTHW/HW	100%			2034	* *			B
Sanitary Piping Cast Iron	100%			2034	* *			B
Storm Drain Piping Cast Iron	100%			2034	* *			B
Sump Pump(s) Rigid Piping	100%			2019	* *	4	\$1,300	B
Sewage Ejector(s) Electric	100%			2019	* *	4	\$1,300	B

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA BLDG
Address : SPRG BLVD & 56 AVENUE
Borough : QUEENS **Agency's Number** : 6-27006
Program / Asset # : CUN0006.060 / 2103 **Yr Built/Renovated** : 1970 /
Area Sq Ft : 33,746 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 25-Mar-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$51,300	\$51,300
Interior Architecture		\$60,700
Electrical		\$94,700
Total	\$51,300	\$206,700
Priority A	\$51,300	\$51,300
Priority B		\$94,700
Priority C		\$60,700
Total	\$51,300	\$206,700

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$17,500		\$20,000	\$2,300
Interior Architecture	\$7,600		\$11,100	\$3,500
Electrical	\$300	\$14,800	\$1,100	\$14,600
Mechanical	\$29,700	\$4,300	\$20,700	\$1,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$59,000	\$23,100	\$56,900	\$25,400
Priority A	\$17,500		\$20,000	\$2,300
Priority B	\$36,600	\$23,100	\$25,700	\$23,000
Priority C	\$4,900		\$11,100	
Total	\$59,000	\$23,100	\$56,900	\$25,400



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

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

CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA BLDG
Asset # : 2103

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$4,700	A
Masonry: Brick	75%			LIFE	**	5	\$102,500	A
Metal Panel	10%			2034	**	5	\$3,100	A
Window Wall	5%			2027	**	6	\$1,200	A
Windows								
Aluminum	100%			2030	**	5	\$1,400	A
Parapets								
Concr Masonry Unit	35%			LIFE	**	3	\$3,800	A
Masonry: Brick	35%			LIFE	**	3	\$4,600	A
Metal Rail	30%			2023	**	3	\$900	A
Roof								
Cast in Place Concrete	20%	Now	\$12,100	LIFE	**	5	\$1,900	A
				<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>				
				<i>Location : Terrace Over Mechanical Room</i>				
				<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>				
				<i>Location : Mechanical Room In Basement</i>				
Metal Panel	60%			2027	**	5	\$40,000	A
				<i>Recent Repair Evident, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Over Third Floor</i>				
Modified Bitumen	20%			2022	**			A
				<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Over Third Floor</i>				
Interior								
Floors								
Carpet	30%			2013	\$60,700	3	\$14,800	C
Ceramic Tile	10%			2042	**	5	\$3,800	C
Quarry Tile	15%			2027	**	5	\$4,900	C
Vinyl Tile	45%			2042	**	5	\$3,600	C
Interior Walls								
Concr Masonry Unit	25%			LIFE	**	5	\$2,500	C
Gypsum Board	55%			LIFE	**	5	\$2,900	C
Masonry: Brick	10%			LIFE	**	5	\$3,100	C
Plaster	10%			LIFE	**	5	\$1,300	C

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

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

CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA BLDG
Asset # : 2103

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	75%			2023	**	5	\$7,000	B
AcousTileSusp.Lay-In	10%	Now	\$2,300	2023	**	5	\$500	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Game Room, Corridor Near Elevator</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Game Room, Corridor Near Elevator</i>								
Exposed Concrete	5%			LIFE	**			B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room In Basement</i>								
Gypsum Board	10%			LIFE	**	5	\$800	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear								
Fused Disc Sw	100%			2014	\$51,100	3-5	\$1,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : MAIN FUSED DISCONNECT SWITCH IN THE SWITCHBOARD.</i>								
Raceway								
Conduit	90%			2014	\$27,900			B
Conduit	10%			2034	**			B
Panelboards								
Molded Case Bkrs	90%			2013	\$43,600	3	\$1,300	B
Molded Case Bkrs	10%			2030	**	3	\$100	B
Wiring								
Rubber	40%			2013	\$11,900			B
Thermoplastic	50%			2024	**			B
Thermoplastic	10%			2040	**			B
Motor Controllers								
Locally Mounted	20%			2012	\$2,200	5	\$200	B
Motor Control Center	80%			2012	\$700	5	\$1,000	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	**	3-5	\$1,100	B

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CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA BLDG
Asset # : 2103

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Not Accessible	100%							D
Batteries								
Not Accessible	100%							D
Lighting								
General Lighting								
Exit	3%			2022	**	2	\$200	B
Fluorescent	92%			2022	**	2	\$67,700	B
Incandescent	5%			2014	\$10,300	2	\$3,700	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
HTHW/HW	100%			2034	**	5	\$5,800	B
Conversion Equipment								
Heat Exchanger	100%	0-2	\$5,600	2029	**	3	\$600	B
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2030	**	3-4	\$6,300	B
Terminal Devices								
Air Handler/Cool/Ht	80%			2019	**	4	\$2,000	B
Convactor/Radiator	20%			2027	**	2	\$3,600	B
Air Conditioning								
Energy Source								
District Steam	100%			2034	**	5	\$5,800	B
Conversion Equipment								
Absorp Mach/Stm/HW	100%			2023	**	2	\$25,700	B
Distribution								
Chilled Wtr Pipe/Pmp	100%			2034	**	3-4	\$5,500	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2019	**	4	\$2,100	B
Heat Rejection								
Water Cool Tower	100%			2018	**			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$29,000	B

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CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA BLDG
Asset # : 2103

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans Interior	100%			2019	**	3-10	\$11,600	B
Plumbing								
H/C Water Piping Galv Iron/Steel	100%			2027	**	3-5	\$4,900	B
Hot Water Heater								
Electric	50%			2013	\$2,000	3-5	\$3,500	B
Gas Fired	50%			2012	\$3,000	3-5	\$3,100	B
HW Heat Exchanger HTHW/HW	100%	0-2	\$12,000	2024	**			B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Sanitary Piping Cast Iron	100%			2024	**			B
Storm Drain Piping Cast Iron	100%			2034	**			B
Sump Pump(s) Rigid Piping	100%			2019	**	4	\$1,300	B
Non-Water Piping Natural Gas	100%			2034	**	3	\$500	B

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Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG
Address : SPRG BLVD & 56 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 : 24-Mar-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,ph

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$414,200	\$158,000
Interior Architecture		\$88,800
Electrical		\$790,000
Mechanical		\$296,200
Total	\$414,200	\$1,333,000
Priority A	\$414,200	\$158,000
Priority B		\$1,086,200
Priority C		\$88,800
Total	\$414,200	\$1,333,000

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$57,000	\$3,600		\$182,200
Interior Architecture	\$62,100		\$21,100	\$10,200
Electrical	\$1,100	\$63,200	\$5,300	\$64,500
Mechanical	\$87,100	\$11,400	\$73,400	\$19,100
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$215,200	\$86,200	\$107,700	\$283,800
Priority A	\$57,000	\$3,600		\$182,200
Priority B	\$98,000	\$82,500	\$86,600	\$101,600
Priority C	\$60,200		\$21,100	
Total	\$215,200	\$86,200	\$107,700	\$283,800



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CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG
Asset # : 1570

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$12,900	A
Concr Masonry Unit	5%			LIFE	**	3-5	\$77,400	A
Masonry: Brick	30%			LIFE	**	5	\$223,000	A
	<i>Recent Repair Evident, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Mechanical Penthouse</i>							
Pre-Cast Concrete	55%	Now	\$182,200	LIFE	**	3-5	\$536,800	A
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Classrooms 206,208,209</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : ROOM 208</i>							
Window Wall	5%			2027	**	6	\$6,800	A
Windows								
Aluminum	95%	Now	\$120,500	2030	**	5	\$18,800	A
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : ROOM 208</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : ROOM 214</i>							
Metal Louvers	5%			2030	**	5	\$34,200	A
Parapets								
Masonry: Brick	25%	Now	\$4,700	LIFE	**	3	\$6,600	A
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : At Coping</i>							
Metal Rail	45%			2023	**	3	\$3,700	A
Pre-Cast Concrete	30%			LIFE	**	3	\$3,500	A
Roof								
Cast in Place Concrete	20%			LIFE	**	5	\$6,300	A
	<i>Recent Repair Evident, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Courtyard Over Auditorium</i>							
Modified Bitumen	75%			2022	**			A
	<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Over Fourth Floor</i>							
Skylight, Metal/Glass	5%			2024	**	3	\$10,900	A
Interior								
Floors								
Carpet	10%			2013	\$88,800	3	\$21,600	C
Cast in Place Concrete	15%			LIFE	**	5	\$18,800	C
Ceramic Tile	5%			2042	**	5	\$8,400	C
Terrazzo	15%			LIFE	**	8	\$41,500	C
Vinyl Tile	55%			2042	**	5	\$19,400	C

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CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG
Asset # : 1570

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concr Masonry Unit	35%			LIFE	**	5	\$15,100	C
Masonry: Brick	10%			LIFE	**	5	\$13,800	C
Plaster	55%			LIFE	**	5	\$31,300	C
Ceilings								
AcousTileConcealSpLn	50%			2023	**	5	\$20,400	B
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Exposed Concrete	40%			LIFE	**			B
Gypsum Board	10%			LIFE	**	5	\$3,700	B
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Transformers								
Dry Type	100%			2019	**	5	\$15,000	B
Switchgear								
Fused Disc Sw	100%			2014	\$115,000	3-5	\$7,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : MAIN FUSED DISCONNECT SWITCH ATTACHED TO THE SWITCHBOARD.</i>								
Raceway								
Conduit	100%			2014	\$146,000			B
Panelboards								
Molded Case Bkrs	20%			2030	**	3	\$1,200	B
Molded Case Bkrs	80%			2013	\$116,200	3	\$4,900	B
Wiring								
Thermoplastic	100%			2014	\$153,900			B
Motor Controllers								
Locally Mounted	10%			2012	\$2,800	5	\$500	B
Motor Control Center	70%			2012	\$258,900	5	\$3,800	B
Motor Control Center	20%			2027	**	5	\$1,100	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2019	**	3-5	\$5,000	B

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

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

CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG
Asset # : 1570

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	100%			2017	**	5	\$900	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : Kohler Genset.</i>								
Batteries								
Lead/Acid	100%			2008	\$500			B
Lighting								
General Lighting								
Exit	3%			2022	**	2	\$800	B
Fluorescent	97%			2022	**	2	\$313,200	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
HTHW/HW	100%			2034	**	5	\$25,400	B
Conversion Equipment								
Heat Exchanger	100%	2-4	\$2,400	2023	**	3	\$2,600	B
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$28,800	2030	**	3-4	\$19,600	B
<i>Broken, Extent : Light, Area Affected : 5%</i>								
<i>Location : Circulating Pumps</i>								
Terminal Devices								
Air Handler/Cool/Ht	50%	Now	\$18,400	2019	**	4	\$5,400	B
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Heating Coils</i>								
Convector/Radiator	25%			2027	**	2	\$20,000	B
Fan Coil Unit/Heat	25%			2019	**	4	\$2,400	B
Air Conditioning								
Energy Source								
District C.W.	70%			2034	**	5	\$7,400	B
Electricity	30%			2030	**	5	\$300	B
Conversion Equipment								
Reciprocating Compr	30%			2017	**	5	\$50,600	B
No Component	70%							D
Distribution								
Chilled Wtr Pipe/Pmp	100%			2034	**	3-4	\$24,300	B

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

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

CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG
Asset # : 1570

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	80%			2014	\$116,700	4	\$11,300	B
Fan Coil - Cool/Heat	20%			2014	\$52,900			B
Heat Rejection								
Evap Condenser	30%			2022	**			B
No Component	70%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$127,000	B
Exhaust Fans								
Interior	100%			2014	\$126,600	3-10	\$58,900	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2019	**	3-5	\$21,700	B
Hot Water Heater								
Electric	100%			2012	\$17,800	3-5	\$27,400	B
HW Heat Exchanger								
HTHW/HW	100%			2034	**			B
Sanitary Piping								
Cast Iron	100%			2024	**			B
Storm Drain Piping								
Cast Iron	100%			2024	**			B
Sump Pump(s)								
Rigid Piping	100%			2019	**	4	\$1,300	B
Sewage Ejector(s)								
Electric	100%			2019	**	4	\$1,300	B

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

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL
Address : SPRG BLVD & 56 AVENUE
Borough : QUEENS **Agency's Number** : 5-27005
Program / Asset # : CUN0006.050 / 2102 **Yr Built/Renovated** : 1967 / 1999
Area Sq Ft : 57,776 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 24-Mar-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$254,600	\$134,200
Interior Architecture	\$35,800	
Electrical	\$38,400	\$622,900
Mechanical	\$2,087,000	\$243,200
Total	\$2,415,800	\$1,000,300
Priority A	\$254,600	\$134,200
Priority B	\$2,125,400	\$866,100
Priority C	\$35,800	
Total	\$2,415,800	\$1,000,300

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$182,800	\$100	\$2,800	\$155,300
Interior Architecture	\$29,500		\$31,000	\$1,700
Electrical	\$400	\$32,100	\$4,100	\$31,800
Mechanical	\$34,900	\$13,600	\$42,300	\$10,100
Total	\$247,600	\$45,900	\$80,200	\$198,900
Priority A	\$182,800	\$100	\$2,800	\$155,300
Priority B	\$48,600	\$45,700	\$47,000	\$43,600
Priority C	\$16,200		\$30,400	
Total	\$247,600	\$45,900	\$80,200	\$198,900



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

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

CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL
Asset # : 2102

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	25%			LIFE	**	5	\$153,700	A
Masonry: Brick	5%	Now	\$25,600	LIFE	**	5	\$15,400	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Chimney</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping At Chimney</i>								
Pre-Cast Concrete	60%			LIFE	**	3-5	\$673,800	A
Window Wall	10%			2027	**	6	\$11,200	A
Windows								
Aluminum	75%	Now	\$1,400	2030	**	5	\$400	A
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Mechanical Penthouse On East Side</i>								
Aluminum	20%			2036	**	5	\$200	A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Power Plant Wing</i>								
Metal Louvers	5%			2030	**	5	\$1,000	A
Parapets								
Masonry: Brick	10%			LIFE	**	3	\$10,100	A
Metal Rail	90%			2023	**	3	\$21,300	A
Roof								
Built-Up (BUR)	45%	Now	\$135,800	2024	**			A
<i>Blisters, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
<i>Ponding, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
Modified Bitumen	20%			2022	**			A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Power Plant</i>								
Single Ply Membrane	25%			2019	**			A
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Lobby</i>								
Skylight, Plastic	10%			2034	**	3	\$8,500	A

Interior

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CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL
Asset # : 2102

Architecture		Current Repair			Future Replacement		Maintenance		Priority Code
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	\$6,300	C	
Ceramic Tile	15%			2042	**	5	\$12,600	C	
Terrazzo	10%			LIFE	**	8	\$13,800	C	
Vinyl Tile	25%			2042	**	5	\$4,400	C	
Vinyl Tile	5%	0-2	\$35,800	2054	**	5	\$400	C	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Locker Room Area In Basement</i>									
<i>Loose Units, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Locker Room Area In Basement</i>									
Wood	35%			2042	**	5	\$43,700	C	
Interior Walls									
Ceramic Tile	10%			LIFE	**	5	\$2,200	C	
Concr Masonry Unit	35%			LIFE	**	5	\$4,100	C	
Masonry: Brick	10%			LIFE	**	5	\$3,700	C	
Plaster	15%			LIFE	**	5	\$2,300	C	
SGFT/Glazed Masonry	30%			LIFE	**			C	
Ceilings									
AcousTileConcealSpLn	20%			2023	**	5	\$1,700	B	
AcousTileConcealSpLn	5%	2-4	\$12,200	2029	**	5	\$200	B	
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Gymnasium</i>									
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Gymnasium</i>									
AcousTileSusp.Lay-In	15%			2027	**	5	\$1,300	B	
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Lobby</i>									
AcousTileSusp.Lay-In	20%			2023	**	5	\$1,700	B	
Exposed Concrete	5%			LIFE	**			B	
Exposed Struc: Steel	15%			LIFE	**			B	
Plaster	20%			LIFE	**	5	\$2,300	B	

Electrical		Current Repair			Future Replacement		Maintenance		Priority Code
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%			2014	\$13,700	5	\$4,200	B	
Transformers									
Dry Type	100%			2012	\$11,900	5	\$5,800	B	

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CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL
Asset # : 2102

Electrical		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Switchgear									
Fused Disc Sw	100%			2014	\$76,700	3-5	\$3,000	B	
Raceway									
Conduit	90%			2014	\$65,800			B	
Conduit	10%			2034	**			B	
Panelboards									
Fused Disc Sw	10%			2013	\$6,800	3	\$200	B	
Molded Case Bkrs	50%			2013	\$33,900	3	\$1,200	B	
Molded Case Bkrs	30%			2022	**	3	\$700	B	
Molded Case Bkrs	10%			2030	**	3	\$200	B	
Wiring									
Braided Cloth	50%	2-4	\$38,400	2039	**			B	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
Rubber	30%			2013	\$23,000			B	
Thermoplastic	20%			2034	**			B	
Motor Controllers									
Locally Mounted	10%			2012	\$1,100	5	\$200	B	
Locally Mounted	10%			2027	**	5	\$200	B	
Motor Control Center	20%			2012	\$30,000	5	\$400	B	
Motor Control Center	60%			2031	**	5	\$1,300	B	
Ground									
Grounding Devices									
Metal Water Pipe	100%			2012	\$6,400			B	
Stand-by Power									
Transfer Switches									
Not Accessible	100%							D	
Lighting									
General Lighting									
Exit	3%			2014	\$800	2	\$400	B	
Fluorescent	92%			2014	\$416,500	2	\$148,600	B	
HID	3%			2014	\$6,300	2	\$4,800	B	
Incandescent	2%			2014	\$9,100	2	\$3,200	B	

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

Heating

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CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL
Asset # : 2102

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2040	**	3	\$1,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Explanation : Includes Main Power Plant</i>								
Conversion Equipment Hot Water Boiler	100%			2031	**	3	\$18,700	B
Distribution Hot Wtr Piping/Pump	100%			2030	**	3-4	\$13,900	B
Terminal Devices Air Handler/Cool/Ht	40%			2019	**	4	\$2,100	B
Convector/Radiator	30%			2027	**	2	\$12,000	B
Fan Coil Unit/Heat	30%			2019	**	4	\$1,400	B
Air Conditioning								
Energy Source Steam/HW System	100%			2040	**	5	\$5,000	B
Conversion Equipment Absorp Mach/Stm/HW	100%			2027	**	2	\$56,400	B
Distribution Chilled Wtr Pipe/Pmp	100%			2040	**	3-4	\$10,400	B
Terminal Devices Air Handler/Cool/Ht	100%			2014	\$243,200	4	\$7,100	B
Heat Rejection Water Cool Tower	100%			2018	**			B
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$63,500	B
Exhaust Fans Interior	50%			2014	\$31,700	3-10	\$14,700	B
Roof	50%			2014	\$22,800	2-10	\$15,300	B
Plumbing								
H/C Water Piping Galv Iron/Steel	100%			2027	**	3-5	\$10,800	B
Hot Water Heater Electric	100%			2012	\$8,900	3-5	\$13,700	B
HW Heat Exchanger HTHW/HW	100%			2034	**			B
Sanitary Piping Cast Iron	100%			2034	**			B

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CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL
Asset # : 2102

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%	Now	\$4,000	2034	**			B
		<i>Broken, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Under Pool Machinery Room</i>						
Sump Pump(s) Rigid Piping	100%			2014	\$8,800	4	\$2,000	B
Pool Filter/Treatment Diatomaceous Earth	100%	0-2	\$2,087,000	2019	**			B
		<i>Corroded, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Pool Mechanical Room</i>						
Non-Water Piping Natural Gas	100%			2034	**	3	\$1,000	B
Sewage Ejector(s) Electric	100%			2019	**	4	\$1,300	B

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE LIBRARY
Address : SPRG BLVD & 56 AVENUE
Borough : QUEENS **Agency's Number** : 3-27003
Program / Asset # : CUN0006.030 / 2100 **Yr Built/Renovated** : 1967 /
Area Sq Ft : 107,884 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 24-Mar-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,ph

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$71,500	\$43,700
Interior Architecture	\$101,800	\$340,000
Electrical	\$62,500	\$288,100
Mechanical		\$40,500
Total	\$235,900	\$712,200
Priority A	\$71,500	\$43,700
Priority B	\$164,400	\$328,600
Priority C		\$340,000
Total	\$235,900	\$712,200

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$141,300		\$1,400	\$107,500
Interior Architecture	\$39,200		\$39,300	\$3,100
Electrical	\$11,100	\$47,200	\$4,600	\$48,100
Mechanical	\$98,900	\$2,700	\$55,600	\$10,600
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$300,300	\$59,700	\$110,800	\$179,100
Priority A	\$141,300		\$1,400	\$107,500
Priority B	\$121,200	\$59,700	\$73,200	\$71,600
Priority C	\$37,800		\$36,200	
Total	\$300,300	\$59,700	\$110,800	\$179,100



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CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE LIBRARY
Asset # : 2100

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concr Masonry Unit	5%	Now	\$7,500	LIFE	**	3-5	\$25,200	A
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Penthouse</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Penthouse</i>							
Masonry: Brick	25%			LIFE	**	5	\$87,300	A
Pre-Cast Concrete	70%			LIFE	**	3-5	\$446,700	A
Windows								
Aluminum	95%			2030	**	5	\$3,400	A
Metal Louvers	5%			2030	**	5	\$3,100	A
Parapets								
Concr Masonry Unit	5%	Now	\$600	LIFE	**	3	\$800	A
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Mechanical Penthouse</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Mechanical Penthouse</i>							
Masonry: Brick	20%	Now	\$1,100	LIFE	**	3	\$3,900	A
	<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Coping Over Mechanical Penthouse</i>							
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Coping Over Mechanical Penthouse</i>							
Metal Rail	75%			2023	**	3	\$4,600	A
Roof								
Built-Up (BUR)	10%	0-2	\$29,800	2024	**			A
	<i>Blisters, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Over Mechanical Penthouse</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Mechanical Penthouse</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Over Mechanical Penthouse</i>							
Modified Bitumen	85%			2022	**			A
	<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Over Fourth Floor</i>							
Skylight, Plastic	5%			2034	**	3	\$4,200	A
Interior								
Floors								
Carpet	50%			2013	\$340,000	3	\$82,700	C
Ceramic Tile	5%			2042	**	5	\$6,400	C
Terrazzo	5%			LIFE	**	8	\$10,600	C
Vinyl Tile	30%			2042	**	5	\$8,100	C
Vinyl Tile	10%			2017	**	5	\$2,700	C

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CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE LIBRARY
Asset # : 2100

Architecture		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Interior Walls									
Glass: Single Pane	5%			LIFE	**	5	\$4,900	C	
Gypsum Board	15%			LIFE	**	5	\$1,700	C	
Masonry: Brick	25%			LIFE	**	5	\$17,400	C	
Metal Panel	20%			LIFE	**	5	\$5,600	C	
Plaster	5%	Now	\$13,300	LIFE	**	5	\$700	C	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Room B-5</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Room B-5</i>									
Plaster	30%			LIFE	**	5	\$8,600	C	
Ceilings									
AcousTileConcealSpLn	20%			2023	**	5	\$6,300	B	
AcousTileSusp.Lay-In	20%			2027	**	5	\$6,300	B	
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Exposed Concrete	45%			LIFE	**			B	
Gypsum Board	10%			LIFE	**	5	\$2,900	B	
Plaster	5%	Now	\$101,800	LIFE	**	5	\$1,100	B	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Room B-5</i>									
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Room B-5</i>									

Electrical		Current Repair			Future Replacement		Maintenance		Priority Code
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%			2014	\$24,600	5	\$7,800	B	
Switchgear									
Fused Disc Sw	100%			2014	\$76,700	3-5	\$5,600	B	
Raceway									
Conduit	100%			2014	\$89,900			B	
Panelboards									
Fused Toggle Switch	5%	2-4	\$3,900	2039	**	3	\$200	B	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>									
Molded Case Bkrs	95%			2013	\$73,600	3	\$4,200	B	

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CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE LIBRARY
Asset # : 2100

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	60%	2-4	\$62,500	2039	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	40%			2024	**			B
Motor Controllers								
Locally Mounted	10%			2012	\$9,600	5	\$400	B
Motor Control Center	50%			2012	\$47,900	5	\$2,000	B
Motor Control Center	40%			2027	**	5	\$1,600	B
Ground								
Grounding Devices								
Metal Water Pipe	100%	2-4	\$6,400	2034	**			B
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2019	**	3-5	\$3,600	B
Generators								
Diesel	100%			2017	**	5	\$700	B
Batteries								
Nickel Cadium	100%			2007	\$500			B
Lighting								
General Lighting								
Emergency	2%			2014	\$1,200	2	\$500	B
Exit	3%			2022	**	2	\$600	B
Fluorescent	95%			2022	**	2	\$234,800	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
HTHW/HW	100%			2034	**	5	\$19,400	B
Conversion Equipment								
Heat Exchanger	100%			2023	**	3	\$2,700	B
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$22,000	2030	**	3-4	\$15,000	B
<i>Leak Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE LIBRARY
Asset # : 2100

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	80%			2019	**			B
Convactor/Radiator	20%			2027	**	2	\$12,200	B
Air Conditioning								
Energy Source								
Electricity	10%			2030	**	5	\$100	B
Steam/HW System	90%			2040	**	5	\$6,900	B
Conversion Equipment								
Absorp Mach/Stm/HW	90%			2027	**	2	\$77,700	B
Ext Pkg Unit - Cool	10%			2010	\$40,500			B
Distribution								
Chilled Wtr Pipe/Pmp	100%			2040	**	3-4	\$15,900	B
Terminal Devices								
Air Handler/Dir Expansion	10%			2009	\$27,200	2	\$1,700	B
Air Handler/Cool/Ht	90%			2019	**	4	\$6,500	B
Heat Rejection								
Water Cool Tower	90%			2018	**			B
No Component	10%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$97,200	B
Exhaust Fans								
Roof	100%			2019	**	2-10	\$46,900	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	0-2	\$26,200	2027	**	3-5	\$15,800	B
			<i>Corroded, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Hot Water Heater								
Electric	100%			2014	\$13,600	3-5	\$26,800	B
			<i>Recent Replace Evident, Extent : Moderate, Area Affected : 40%</i>					
			<i>Location : Basement</i>					
HW Heat Exchanger								
HTHW/HW	100%			2044	**			B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Explanation : Recent Replacement</i>					
Sanitary Piping								
Cast Iron	100%			2034	**			B
Storm Drain Piping								
Cast Iron	100%			2034	**			B

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

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

CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE LIBRARY
Asset # : 2100

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s)								
Rigid Piping	100%			2019	* *	4	\$1,300	B
Sewage Ejector(s)								
Electric	100%			2019	* *	4	\$1,300	B

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

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG
Address : SPRG BLVD & 56 AVENUE
Borough : QUEENS **Agency's Number** : 12-27012
Program / Asset # : CUN0006.120 / 2086 **Yr Built/Renovated** : 1978 /
Area Sq Ft : 141,324 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 24-Mar-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,ph

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$644,600	\$345,800
Interior Architecture	\$79,200	\$84,800
Electrical		\$762,700
Mechanical		\$37,100
Total	\$723,900	\$1,230,300
Priority A	\$644,600	\$345,800
Priority B	\$79,200	\$799,800
Priority C		\$84,800
Total	\$723,900	\$1,230,300

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$47,200			\$10,400
Interior Architecture	\$37,600		\$20,200	\$2,900
Electrical	\$1,500	\$60,400	\$13,100	\$61,000
Mechanical	\$126,900	\$16,000	\$75,200	\$7,900
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$223,100	\$86,200	\$118,300	\$92,100
Priority A	\$47,200			\$10,400
Priority B	\$138,300	\$86,200	\$98,200	\$81,800
Priority C	\$37,600		\$20,200	
Total	\$223,100	\$86,200	\$118,300	\$92,100



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

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

CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG
Asset # : 2086

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$5,200	A
Masonry: Brick	93%			LIFE	**	5	\$691,500	A
Window Wall	5%			2027	**	6	\$6,800	A
Windows								
Aluminum	95%			2030	**	5	\$27,400	A
Metal Louvers	5%			2030	**	5	\$24,900	A
Parapets								
Masonry: Brick	100%	Now	\$15,000	LIFE	**	3	\$20,800	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Interior Face</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Coping</i>								
Roof								
Built-Up (BUR)	95%	Now	\$298,900	2024	**			A
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Rooms On Fourth Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Sloped Glazing	5%			LIFE	**	3	\$13,700	A
Interior								
Floors								
Carpet	10%			2013	\$84,800	3	\$20,600	C
Cast in Place Concrete	15%			LIFE	**	5	\$17,900	C
Ceramic Tile	5%			2042	**	5	\$8,000	C
Panel/Paver: Cer/Brk	15%			2030	**	5	\$21,100	C
Vinyl Tile	55%			2042	**	5	\$18,500	C
Interior Walls								
Concr Masonry Unit	75%			LIFE	**	5	\$30,800	C
Gypsum Board	25%			LIFE	**	5	\$5,400	C

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CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG
Asset # : 2086

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	35%	0-2	\$79,200	2023	**	5	\$6,800	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridor(s)</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corridor(s)</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridor(s)</i>								
AcousTileSusp.Lay-In	15%			2023	**	5	\$5,800	B
Exposed Concrete	50%			LIFE	**			B
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Room 431 And Lab</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2012	\$11,900	5	\$14,300	B
Switchgear								
Fused Disc Sw	100%			2014	\$115,000	3-5	\$7,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : MAIN FUSED DISCONNECT SWITCH IN THE SWITCHBOARD.</i>								
Raceway								
Conduit	90%			2014	\$131,400			B
Tray	10%			2012	\$14,600	5	\$300	B
Panelboards								
Fused Disc Sw	20%			2013	\$29,100	3	\$1,200	B
Molded Case Bkrs	80%			2013	\$116,200	3	\$4,700	B
Wiring								
Thermoplastic	100%			2014	\$153,900			B
Motor Controllers								
Locally Mounted	10%			2012	\$2,800	5	\$500	B
Motor Control Center	40%			2019	**	5	\$2,100	B
Motor Control Center	40%			2012	\$147,900	5	\$2,100	B
Motor Control Center	10%			2027	**	5	\$500	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2019	**			B
Stand-by Power								

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

CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG
Asset # : 2086

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Transfer Switches Automatic	100%			2012	\$19,800	3-5	\$4,800	B
Generators								
Natural Gas	100%			2010	\$98,300	5	\$900	B
Batteries								
Nickel Cadium	100%			2007	\$500			B
Lighting								
General Lighting								
Exit	3%			2014	\$1,500	2	\$800	B
Fluorescent	97%			2022	**	2	\$298,900	B

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source HTHW/HW	100%			2034	**	5	\$24,300	B
Conversion Equipment								
Heat Exchanger	100%			2027	**	3	\$2,500	B
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 40% Location : Mechanical Room</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2022	**	3-4	\$26,500	B
Terminal Devices								
Air Handler/Cool/Ht	70%			2019	**	4	\$7,200	B
Convactor/Radiator	30%			2027	**	2	\$22,900	B
Air Conditioning								
Energy Source								
Electricity	10%			2030	**	5	\$100	B
Steam/HW System	90%			2040	**	5	\$8,700	B
Conversion Equipment								
Absorp Mach/Stm/HW	90%			2027	**	2	\$96,900	B
Reciprocating Compr	10%			2010	\$37,100	5	\$16,100	B
Distribution								
Chilled Wtr Pipe/Pmp	100%			2034	**	3-4	\$23,200	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2019	**	4	\$9,000	B

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CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG
Asset # : 2086

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Heat Rejection								
Air Condenser Unit	10%			2010	\$21,800			B
Water Cool Tower	90%	0-2	\$28,200	2015	**			B
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$121,300	B
Exhaust Fans								
Interior	80%			2019	**	3-10	\$39,000	B
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mechanical Room</i>								
Roof	20%			2019	**	2-10	\$11,700	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	0-2	\$32,600	2027	**	3-5	\$19,700	B
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Hot Water Heater								
Electric	100%			2014	\$17,000	3-5	\$33,400	B
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
HW Heat Exchanger								
HTHW/HW	100%			2034	**			B
Sanitary Piping								
Cast Iron	100%			2034	**			B
Storm Drain Piping								
Cast Iron	100%			2024	**			B
Sump Pump(s)								
Rigid Piping	100%			2014	\$8,800	4	\$2,000	B
Sewage Ejector(s)								
Electric	100%			2019	**	4	\$1,300	B

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

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG
Address : SPRG BLVD & 56 AVENUE
Borough : QUEENS **Agency's Number** : 1-27001
Program / Asset # : CUN0006.010 / 2099 **Yr Built/Renovated** : 1910 / 2003
Area Sq Ft : 16,396 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 25-Mar-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$19,500	
Electrical		\$42,600
Total	\$19,500	\$42,600
Priority A	\$19,500	
Priority B		\$42,600
Total	\$19,500	\$42,600

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$70,000			\$36,000
Electrical	\$100			\$100
Total	\$70,100			\$36,200
Priority A	\$70,000			\$36,000
Priority B	\$100			\$100
Total	\$70,100			\$36,200



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

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

CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG
Asset # : 2099

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Schist/Gnies	80%			LIFE	**	3-5	\$158,700	A
Wood	20%	Now	\$24,000	2024	**	3-5	\$20,800	A
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Dormers</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 20%</i>								
<i>Location : Dormers</i>								
<hr/>								
Windows								
Aluminum	25%			2030	**	5	\$300	A
Wood	75%	0-2	\$16,000	2039	**	5	\$500	A
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<hr/>								
Roof								
Slate	100%			LIFE	**	5		A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Interior								
Floors								
Under Construction	100%							D
<hr/>								
Interior Walls								
Under Construction	100%							D
<hr/>								
Ceilings								
Under Construction	100%							D

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2014	\$2,600	5	\$1,200	B
<hr/>								
Switchgear								
Fused Disc Sw	100%			2014	\$42,600	3-5	\$900	B
<hr/>								
Raceway								
Under Construction	100%							D
<hr/>								
Panelboards								
Under Construction	100%							D
<hr/>								
Wiring								
Under Construction	100%							D

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG
Asset # : 2099

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Under Construction	100%							D
Ground								
Grounding Devices								
Under Construction	100%							D
Lighting								
General Lighting								
Under Construction	100%							D

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Under Construction	100%							D
Conversion Equipment								
Under Construction	100%							D
Distribution								
Under Construction	100%							D
Terminal Devices								
Under Construction	100%							D
Air Conditioning								
Energy Source								
Under Construction	100%							D
Conversion Equipment								
Under Construction	100%							D
Distribution								
Under Construction	100%							D
Terminal Devices								
Under Construction	100%							D
Heat Rejection								
Under Construction	100%							D
Ventilation								
Distribution								
Under Construction	100%							D
Exhaust Fans								
Under Construction	100%							D
Plumbing								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG
Asset # : 2099

System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
H/C Water Piping Under Construction	100%						D
Hot Water Heater Under Construction	100%						D
HW Heat Exchanger Under Construction	100%						D
Sanitary Piping Under Construction	100%						D
Storm Drain Piping Under Construction	100%						D
Sump Pump(s) Under Construction	100%						D
Non-Water Piping Under Construction	100%						D

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG
Address : SPRG BLVD & 56 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 : 24-Mar-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,ph

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$239,100	\$507,100
Interior Architecture	\$425,600	
Electrical	\$103,800	\$819,300
Mechanical	\$163,300	\$942,500
Total	\$931,900	\$2,268,900
Priority A	\$239,100	\$507,100
Priority B	\$609,900	\$1,761,700
Priority C	\$82,800	
Total	\$931,900	\$2,268,900

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$211,700			\$183,100
Interior Architecture	\$59,200		\$19,900	
Electrical	\$1,800	\$71,800	\$7,500	\$72,600
Mechanical	\$88,800	\$14,200	\$92,900	\$7,100
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$366,500	\$90,900	\$125,300	\$267,700
Priority A	\$211,700			\$183,100
Priority B	\$95,600	\$90,900	\$111,200	\$84,600
Priority C	\$59,200		\$14,000	
Total	\$366,500	\$90,900	\$125,300	\$267,700



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG
Asset # : 2101

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	50%	Now	\$187,900	LIFE	**	5	\$225,200	A
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouses</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : Penthouses</i>								
Pre-Cast Concrete	50%			LIFE	**	3-5	\$822,800	A
Windows								
Aluminum	95%	Now	\$27,600	2030	**	5	\$4,300	A
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : STAIRS</i>								
Metal Louvers	5%	Now	\$1,000	2030	**	5	\$3,900	A
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Mechanical Penthouse On East Side</i>								
Parapets								
Masonry: Brick	10%			LIFE	**	3	\$3,400	A
Metal Rail	35%			2023	**	3	\$2,800	A
Pre-Cast Concrete	55%			LIFE	**	3	\$6,100	A
Roof								
Built-Up (BUR)	35%			2014	\$180,000			A
Modified Bitumen	50%			2022	**			A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Fourth Floor</i>								
Single Ply Membrane	15%			2009	\$50,700			A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$14,500	C
Ceramic Tile	5%			2042	**	5	\$9,700	C
Terrazzo	15%			LIFE	**	8	\$47,900	C
Vinyl Tile	25%	Now	\$82,800	2042	**	5	\$5,100	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors, Rooms 306 And 405</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors, Rooms 306 And 405</i>								
Vinyl Tile	45%			2042	**	5	\$18,400	C

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

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

CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG
Asset # : 2101

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concr Masonry Unit	15%			LIFE	**	5	\$7,500	C
Masonry: Brick	10%			LIFE	**	5	\$15,900	C
Metal Panel	15%			LIFE	**	5	\$9,600	C
Plaster	35%			LIFE	**	5	\$23,000	C
SGFT/Glazed Masonry	25%			LIFE	**			C
Ceilings								
AcousTile,Adhered	25%			2017	**	5	\$11,800	B
AcousTileConcealSpLn	25%	0-2	\$342,800	2029	**	5	\$5,900	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridor(s)</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Corridor(s)</i>								
Exposed Concrete	40%			LIFE	**			B
Exposed Struc: Steel	10%			LIFE	**			B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear								
Fused Disc Sw	100%			2014	\$127,800	3-5	\$8,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : 2500A MAIN FUSED DISCONNECT SWITCH IN THE SWITCHBOARD</i>								
Raceway								
Conduit	100%			2014	\$170,400			B
Panelboards								
Molded Case Bkrs	80%			2013	\$131,700	3	\$5,700	B
Molded Case Bkrs	20%			2022	**	3	\$1,400	B
Wiring								
Braided Cloth	60%	2-4	\$103,800	2039	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	40%			2014	\$69,200			B
Motor Controllers								
Locally Mounted	20%			2012	\$5,700	5	\$1,300	B
Locally Mounted	20%			2019	**	5	\$1,300	B
Motor Control Center	60%			2012	\$221,900	5	\$3,800	B
Ground								
Grounding Devices								
Not Accessible	100%							D

Stand-by Power

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CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG
Asset # : 2101

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Transfer Switches								
Automatic	100%			2012	\$19,800	3-5	\$5,800	B
Generators								
Diesel	100%			2010	\$98,300	5	\$1,000	B
Batteries								
Lead/Acid	100%			2007	\$500			B
Lighting								
General Lighting								
Emergency	2%			2014	\$3,700	2	\$700	B
Exit	3%			2014	\$1,800	2	\$900	B
Fluorescent	95%			2022	**	2	\$354,700	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
HTHW/HW	100%			2034	**	5	\$29,400	B
Conversion Equipment								
Heat Exchanger	100%			2023	**	3	\$4,100	B
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$33,300	2030	**	3-4	\$22,600	B
								<i>Leak Evident, Extent : Light, Area Affected : 5% Location : Fan Room</i>
Terminal Devices								
Air Handler/Cool/Ht	50%	Now	\$10,700	2019	**	4	\$6,200	B
								<i>Leak Evident, Extent : Light, Area Affected : 5% Location : Coils In Air Handling Units</i>
Convactor/Radiator	30%			2027	**	2	\$27,700	B
Fan Coil Unit/Heat	20%			2019	**	4	\$2,200	B
Air Conditioning								
Energy Source								
District C.W.	100%			2034	**	5	\$12,200	B
Conversion Equipment								
Absorp Mach/Stm/HW	100%	Now	\$87,300	2023	**	2	\$104,300	B
								<i>Not in Service, Extent : Moderate, Area Affected : 100% Location : Fan Room</i>
Distribution								
Chilled Wtr Pipe/Pmp	100%			2034	**	3-4	\$28,100	B

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CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG
Asset # : 2101

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	100%			2014	\$562,400	4	\$16,300	B
Heat Rejection								
Water Cool Tower	100%	Now	\$76,000	2012	\$380,100			B
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fan Room</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$146,900	B
Exhaust Fans								
Interior	50%			2019	**	3-10	\$29,500	B
Roof	50%			2019	**	2-10	\$35,500	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2019	**	3-5	\$25,100	B
Hot Water Heater								
Electric	100%			2014	\$20,500	3-5	\$40,500	B
HW Heat Exchanger								
HTHW/HW	100%			2034	**			B
Sanitary Piping								
Cast Iron	100%			2034	**			B
Storm Drain Piping								
Cast Iron	100%			2034	**			B
Sump Pump(s)								
Rigid Piping	100%			2014	\$8,800	4	\$2,000	B
Non-Water Piping								
Natural Gas	100%			2034	**	3	\$2,300	B
Sewage Ejector(s)								
Electric	100%			2019	**	4	\$1,300	B

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG
Address : SPRG BLVD & 56 AVENUE
Borough : QUEENS **Agency's Number** : 10-27010
Program / Asset # : CUN0006.100 / 2084 **Yr Built/Renovated** : 1976 /
Area Sq Ft : 27,622 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 24-Mar-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$42,000	\$264,000
Electrical		\$188,100
Total	\$42,000	\$452,100
Priority A	\$42,000	\$264,000
Priority B		\$188,100
Total	\$42,000	\$452,100

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$28,300		\$24,900	\$2,600
Interior Architecture	\$8,500		\$2,700	
Electrical	\$300	\$11,800	\$900	\$12,000
Mechanical	\$24,200	\$800	\$10,800	\$1,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$65,300	\$16,600	\$43,300	\$20,400
Priority A	\$28,300		\$24,900	\$2,600
Priority B	\$28,500	\$16,600	\$18,300	\$17,800
Priority C	\$8,500			
Total	\$65,300	\$16,600	\$43,300	\$20,400



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

CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG
Asset # : 2084

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$83,900	A
Metal Coiling Doors	25%			2019	**	3	\$74,800	A
Windows								
Aluminum	95%			2030	**	5	\$1,100	A
Metal Louvers	5%			2030	**	5	\$1,000	A
Parapets								
Concr Masonry Unit	25%	Now	\$700	LIFE	**	3	\$1,700	A
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Interior Face Of Parapet Over Second Floor</i>							
	<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Interior Face Of Parapet Over Second Floor</i>							
Masonry: Brick	75%	Now	\$4,400	LIFE	**	3	\$6,100	A
	<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>							
	<i>Location : West Facade</i>							
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : At Coping</i>							
Roof								
Modified Bitumen	100%	0-2	\$22,200	2014	\$222,100			A
	<i>Blisters, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Roof Over First Floor</i>							
Interior								
Floors								
Cast in Place Concrete	45%			LIFE	**	5	\$10,500	C
Vinyl Tile	55%			2029	**	5	\$3,600	C
Interior Walls								
Concr Masonry Unit	60%			LIFE	**	5	\$4,800	C
Gypsum Board	40%			LIFE	**	5	\$1,700	C
Ceilings								
AcousTileConcealSpLn	10%			2017	**	5	\$800	B
AcousTileSusp.Lay-In	40%			2017	**	5	\$3,000	B
AcousTileSusp.Lay-In	20%			2027	**	5	\$1,500	B
	<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Second Floor</i>							
Exposed Struc: Steel	30%			LIFE	**			B

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

Under 600 Volts

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CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG
Asset # : 2084

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear								
Fused Disc Sw	100%			2014	\$51,100	3-5	\$1,400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : 1200a Main Fused Disconnect Switch Attached To The Switchboard.</i>								
Raceway								
Conduit	100%			2014	\$31,000			B
Panelboards								
Fused Disc Sw	20%			2013	\$9,700	3	\$200	B
Molded Case Bkrs	80%			2013	\$38,700	3	\$900	B
Wiring								
Thermoplastic	100%			2014	\$29,800			B
Motor Controllers								
Locally Mounted	100%			2019	**	5	\$1,000	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2012	\$6,400			B
Stand-by Power								
Transfer Switches								
Not Accessible	100%							D
Generators								
Natural Gas	100%			2010	\$98,300	5	\$200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : 225kw Solar Gas Turbine Unit</i>								
Batteries								
Nickel Cadium	100%			2007	\$500			B
Lighting								
General Lighting								
Exit	2%			2022	**	2	\$100	B
Fluorescent	98%			2022	**	2	\$59,000	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
HTHW/HW	100%			2034	**	5	\$4,700	B
Conversion Equipment								
Heat Exchanger	100%			2023	**	3	\$700	B

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CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG
Asset # : 2084

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$10,700	2030	**	3-4	\$3,700	B
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Control Mixing Valve</i>								
Terminal Devices								
Air Handler/Cool/Ht	50%			2019	**	4	\$1,000	B
Convector/Radiator	25%			2027	**	2	\$3,700	B
Fan Coil Unit/Heat	25%			2019	**	4	\$400	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	**	5	\$200	B
Conversion Equipment								
Ext Pkg Unit - Cool	80%			2023	**			B
No Component	20%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$23,700	B
Exhaust Fans								
Roof	100%			2019	**	2-10	\$11,400	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	0-2	\$6,400	2027	**	3-5	\$3,800	B
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Hot Water Heater								
Electric	100%			2012	\$3,300	3-5	\$5,100	B
HW Heat Exchanger								
HTHW/HW	100%			2034	**			B
Sanitary Piping								
Cast Iron	100%			2034	**			B
Storm Drain Piping								
Cast Iron	100%			2034	**			B
Sump Pump(s)								
Rigid Piping	100%			2019	**	4	\$1,300	B
Non-Water Piping								
Natural Gas	100%			2034	**	3	\$400	B
Sewage Ejector(s)								
Electric	100%			2019	**	4	\$1,300	B

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG
Address : SPRG BLVD & 56 AVENUE
Borough : QUEENS **Agency's Number** : 2-27002
Program / Asset # : CUN0006.020 / 2647 **Yr Built/Renovated** : 1963 /
Area Sq Ft : 30,632 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 25-Mar-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,ph

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$671,200	
Interior Architecture	\$220,100	
Electrical		\$170,500
Mechanical		\$70,900
Total	\$891,300	\$241,400
Priority A	\$671,200	
Priority B	\$125,300	\$241,400
Priority C	\$94,800	
Total	\$891,300	\$241,400

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$43,400		\$200	\$13,400
Interior Architecture	\$6,700		\$1,100	
Electrical	\$24,100	\$13,200	\$1,600	\$13,400
Mechanical	\$7,500	\$2,100	\$14,400	\$300
Total	\$81,700	\$15,300	\$17,200	\$27,000
Priority A	\$43,400		\$200	\$13,400
Priority B	\$31,600	\$15,300	\$16,000	\$13,600
Priority C	\$6,700		\$1,100	
Total	\$81,700	\$15,300	\$17,200	\$27,000



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

CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG
Asset # : 2647

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% 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	\$2,200	A
Masonry: Brick	20%	Now	\$20,700	LIFE	**	5	\$12,400	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
Masonry: Schist/Gnies	15%			LIFE	**	3-5	\$48,400	A
Metal/Glass Curt Wall	55%	Now	\$154,800	2034	**	3-5	\$16,600	A
<i>Caulking Deteriorated, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2034	**	5	\$1,400	A
Windows								
Aluminum	100%	0-2	\$516,400	2039	**	5	\$8,000	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	50%	Now	\$6,500	LIFE	**	3	\$4,500	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Southeast Corner</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Southwest Corner</i>								
Metal/Glass Curt Wall	50%			2034	**	3-5	\$1,500	A
Roof								
Modified Bitumen	25%			2022	**			A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Second Floor</i>								
Single Ply Membrane	55%			2014				A
Single Ply Membrane	20%	0-2		2024	**			A
<i>Adhesion Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Temporary Roof Over Penthouses</i>								
<i>Not Insulated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Temporary Roof Over Penthouses</i>								

Interior

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CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG
Asset # : 2647

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$5,200	C
Ceramic Tile	3%			2042	**	5	\$1,000	C
Vinyl Tile	15%			2042	**	5	\$1,100	C
Vinyl Tile	32%	Now	\$94,800	2054	**	5	\$1,200	C
<i>Adhesion Failure, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	30%			2049	**	5	\$2,200	C
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Classrooms</i>								
Interior Walls								
Ceramic Tile	3%			LIFE	**	5	\$500	C
Concr Masonry Unit	80%			LIFE	**	5	\$7,100	C
Gypsum Board	10%			LIFE	**	5	\$500	C
Metal Panel	2%			LIFE	**	5	\$200	C
SGFT/Glazed Masonry	5%			LIFE	**			C
Ceilings								
AcousTileConcealSpLn	30%	4+	\$73,600	2029	**	5	\$1,300	B
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Corridor(s)</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridor(s)</i>								
Exposed Concrete	60%			LIFE	**			B
Metal Panel	10%	4+	\$51,700	LIFE	**	5	\$1,200	B
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Corridor</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement Corridor</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2014	\$4,400	5	\$2,200	B

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

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

CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG
Asset # : 2647

Electrical		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Switchgear									
Fused Disc Sw	25%			2014	\$12,800	3-5	\$400	B	
Molded Case Bkrs	75%			2014	\$38,300	3-5	\$1,200	B	
Raceway									
Conduit	100%			2014	\$31,000			B	
Panelboards									
Fused Disc Sw	10%			2013	\$4,800	3	\$100	B	
Molded Case Bkrs	70%			2013	\$33,900	3	\$900	B	
Molded Case Bkrs	20%			2022	**	3	\$300	B	
Wiring									
Braided Cloth	80%	2-4	\$23,800	2039	**			B	
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
Thermoplastic	20%			2014	\$6,000			B	
Motor Controllers									
Locally Mounted	50%			2019	**	5	\$600	B	
Locally Mounted	50%			2012	\$5,500	5	\$600	B	
Ground									
Grounding Devices									
Not Accessible	100%							D	
Stand-by Power									
Transfer Switches									
Automatic	100%			2012	\$19,800	3-5	\$1,000	B	
Generators									
Diesel	100%			2010	\$98,300	5	\$200	B	
Batteries									
Lead/Acid	100%			2007	\$500			B	
Lighting									
General Lighting									
Exit	2%			2022	**	2	\$100	B	
Fluorescent	97%			2022	**	2	\$64,800	B	
HID	1%			2014	\$900	2	\$700	B	

Mechanical		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Heating									
Energy Source									
HTHW/HW	100%			2034	**	5	\$5,300	B	

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG
Asset # : 2647

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment HTHW/HW Exchanger	100%	0-2	\$600	2017	**	3-4	\$2,800	B
<i>Corroded, Extent : Moderate, Area Affected : 30% Location : Basement</i>								
Distribution Steam Piping/Pump	100%			2024	**	3	\$3,400	B
Terminal Devices Air Handler/Cool/Ht	50%			2019	**	4	\$1,100	B
Convector/Radiator	30%			2019	**	2	\$5,000	B
Fan Coil Unit/Heat	20%			2014	\$70,900	4	\$600	B
Air Conditioning								
Energy Source District C.W.	100%			2034	**	5	\$2,200	B
Distribution Chilled Wtr Pipe/Pmp	100%			2034	**	3-4	\$5,000	B
Terminal Devices Air Handler/Cool/Ht	100%			2019	**	4	\$1,900	B
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$26,300	B
Exhaust Fans Interior	60%			2019	**	3-10	\$6,300	B
Roof	40%			2019	**	2-10	\$5,100	B
Plumbing								
H/C Water Piping Galv Iron/Steel	100%			2019	**	3-5	\$4,500	B
HW Heat Exchanger HTHW/HW	100%			2034	**			B
Sanitary Piping Cast Iron	100%			2024	**			B
Storm Drain Piping Cast Iron	100%			2024	**			B
Sump Pump(s) Rigid Piping	100%			2019	**	4	\$1,300	B
Sewage Ejector(s) Electric	100%			2019	**	4	\$1,300	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #T4
Address : SPRG BLVD & 56 AVENUE
Borough : QUEENS **Agency's Number** : T4-270T4
Program / Asset # : CUN0006.4T0 / 2087 **Yr Built/Renovated** : 1976 /
Area Sq Ft : 20,804 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 25-Mar-2003 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$66,800	
Electrical		\$28,000
Total	\$66,800	\$28,000
Priority A	\$66,800	
Priority B		\$28,000
Total	\$66,800	\$28,000

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$30,400	\$17,900		\$9,600
Interior Architecture	\$3,500		\$5,700	
Electrical	\$6,400	\$8,900	\$500	\$9,000
Mechanical	\$4,300	\$1,200	\$6,800	\$500
Total	\$44,600	\$28,000	\$13,100	\$19,100
Priority A	\$30,400	\$17,900		\$9,600
Priority B	\$10,800	\$10,100	\$10,100	\$9,500
Priority C	\$3,500		\$2,900	
Total	\$44,600	\$28,000	\$13,100	\$19,100



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #T4
Asset # : 2087

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concr Masonry Unit	35%	Now	\$20,700	LIFE	**	3-5	\$34,600	A
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridor Near North Exit</i>								
Stucco Cement	65%			2030	**	3-5	\$70,300	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Southeast Corner</i>								
Windows								
Aluminum	100%			2030	**	5	\$2,500	A
Parapets								
Metal Rail	75%			2027	**	3	\$200	A
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Flat Roof</i>								
Metal: Cage/Fence	25%			2019	**	3	\$100	A
Roof								
Asphalt Shingle	65%	0-2	\$66,800	2029	**	5	\$4,300	A
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Roll Roofing	35%			2022	**			A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Flat Roof</i>								
Interior								
Floors								
Ceramic Tile	5%			2042	**	5	\$1,200	C
Vinyl Tile	95%			2042	**	5	\$4,700	C
Interior Walls								
Concr Masonry Unit	100%			LIFE	**	5	\$6,900	C
Ceilings								
AcousTileSusp.Lay-In	100%			2017	**	5	\$5,600	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor Corridor</i>								

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

Under 600 Volts

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #T4
Asset # : 2087

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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	50%			2014	\$1,300	5	\$800	B
Fused Disc Sw	50%			2034	**	5	\$800	B
Switchgear								
Fused Disc Sw	50%			2014	\$25,600	3-5	\$500	B
Fused Disc Sw	50%			2034	**	3-5	\$500	B
Raceway								
Conduit	100%			2024	**			B
Panelboards								
Molded Case Bkrs	95%			2022	**	3	\$800	B
Molded Case Bkrs	5%			2013	\$2,400	3		B
Wiring								
Thermoplastic	100%			2024	**			B
Motor Controllers								
Locally Mounted	60%			2019	**	5	\$500	B
Locally Mounted	40%			2027	**	5	\$300	B
Ground								
Grounding Devices								
Metal Water Pipe	100%	2-4	\$6,400	2034	**			B
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
Lighting								
General Lighting								
Exit	2%			2022	**	2	\$100	B
Fluorescent	98%			2022	**	2	\$44,500	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	5%			2030	**	3		B
Natural Gas	95%			2034	**	3	\$300	B
Conversion Equipment								
Furnace	95%			2019	**	3	\$400	B
Unit	5%			2015	**	5	\$100	B
Heater-Stm/HW/Elec								
Air Conditioning								
Energy Source								
Electricity	100%			2030	**	5	\$200	B

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

CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #T4
Asset # : 2087

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Cool/Ht	100%			2015	**			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$17,900	B
Exhaust Fans								
Interior	40%			2019	**	3-10	\$2,900	B
Roof	60%			2019	**	2-10	\$5,200	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2027	**	3-5	\$3,000	B
Hot Water Heater								
Electric	100%			2012	\$2,500	3-5	\$3,800	B
Sanitary Piping								
Cast Iron	100%			2034	**			B
Storm Drain Piping								
Cast Iron	100%			2034	**			B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Y1
Address : SPRG BLVD & 56 AVENUE
Borough : QUEENS **Agency's Number** : Y1-270Y1
Program / Asset # : CUN0006.Y10 / 2088 **Yr Built/Renovated** : 1967 /
Area Sq Ft : 10,540 **Project Type** : CITY UNIVERSITY OF NEW YORK
Date of Survey : 25-Mar-2003 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Mechanical			\$162,500
Total			\$162,500
Priority B			\$162,500
Total			\$162,500

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$1,300		\$500	
Interior Architecture	\$3,500		\$2,000	\$2,000
Electrical		\$4,500	\$100	\$4,500
Mechanical	\$2,800	\$300	\$2,700	\$1,000
Total	\$7,600	\$4,800	\$5,200	\$7,500
Priority A	\$1,300		\$500	
Priority B	\$2,800	\$4,800	\$3,800	\$5,900
Priority C	\$3,500		\$1,000	\$1,500
Total	\$7,600	\$4,800	\$5,200	\$7,500



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

CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Y1
Asset # : 2088

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	10%			LIFE	**	5	\$2,600	A
Metal Panel	90%			2034	**	5	\$5,300	A
Windows								
Aluminum	100%			2022	**	5	\$900	A
Roof								
Roll Roofing	100%			2022	**			A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100% Location : Throughout</i>								
Interior								
Floors								
Carpet	10%			2013	\$6,300	3	\$1,500	C
Carpet	30%			2010	\$19,000	3	\$6,200	C
Ceramic Tile	5%			2042	**	5	\$600	C
Vinyl Tile	15%			2042	**	5	\$400	C
Vinyl Tile	40%			2029	**	5	\$1,000	C
Interior Walls								
Gypsum Board	20%			LIFE	**	5	\$400	C
Metal Panel	80%			LIFE	**	5	\$3,600	C
Ceilings								
AcousTileSusp.Lay-In	30%			2023	**	5	\$800	B
AcousTileSusp.Lay-In	70%			2017	**	5	\$2,000	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2014	\$2,600	5	\$800	B
Raceway								
Conduit	100%			2024	**			B
Panelboards								
Fused Disc Sw	40%			2013	\$7,700	3	\$200	B
Molded Case Bkrs	40%			2013	\$7,700	3	\$200	B
Molded Case Bkrs	20%			2030	**	3	\$100	B
Wiring								
Thermoplastic	100%			2024	**			B
Ground								

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

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

CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Y1
Asset # : 2088

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Not Accessible	100%							D
Lighting								
General Lighting								
Exit	3%			2022	**	2	\$100	B
Fluorescent	97%			2022	**	2	\$22,300	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2034	**	3	\$100	B
Conversion Equipment Furnace	100%			2014	\$10,000	3	\$200	B
Air Conditioning								
Energy Source Electricity	100%			2030	**	5	\$100	B
Conversion Equipment Int Pkg Unit - Cool/Ht	100%			2012	\$162,500			B
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$9,100	B
Exhaust Fans Interior	100%			2014	\$9,000	3-10	\$4,200	B
Plumbing								
H/C Water Piping Single Type	100%			2019	**	3-5	\$1,500	B
Hot Water Heater Single Type	100%			2015	**	3-5	\$2,000	B
Sanitary Piping Single Type	100%			2024	**			B

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

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Y2
Address : SPRG BLVD & 56 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 : 25-Mar-2003 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Mechanical			\$71,800
Total			\$71,800
Priority	B		\$71,800
Total			\$71,800

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$23,000			
Interior Architecture	\$8,400		\$2,100	
Electrical		\$5,400	\$200	\$5,400
Mechanical	\$3,000	\$700	\$3,000	\$1,600
Total	\$34,400	\$6,200	\$5,300	\$7,000
Priority	A	\$23,000		
Priority	B	\$3,000	\$6,200	\$4,900
Priority	C	\$8,400		\$400
Total	\$34,400	\$6,200	\$5,300	\$7,000



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

CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Y2
Asset # : 2089

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls Metal Panel	100%	Now	\$7,200	2024	**	5	\$4,100	A
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
Windows Steel	100%	0-2	\$15,800	2029	**	5	\$400	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof Roll Roofing	100%			2022	**			A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Ceramic Tile	5%			2042	**	5	\$700	C
Vinyl Tile	90%			2029	**	5	\$2,800	C
Vinyl Tile	5%	Now	\$6,200	2054	**	5	\$100	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Electrical Room</i>								
Interior Walls								
Concr Masonry Unit	35%			LIFE	**	5	\$1,300	C
Metal Panel	65%			LIFE	**	5	\$3,100	C
Ceilings								
AcousTileSusp.Lay-In	100%			2017	**	5	\$3,500	B
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2024	**			B
Panelboards								
Fused Disc Sw	25%			2013	\$4,800	3	\$100	B
Molded Case Bkrs	75%			2022	**	3	\$400	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Y2
Asset # : 2089

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	100%			2024	**			B
Motor Controllers								
Locally Mounted	100%			2019	**	5	\$500	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
General Lighting								
Exit	3%			2022	**	2	\$100	B
Fluorescent	97%			2022	**	2	\$27,200	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2034	**	3	\$200	B
Conversion Equipment								
Furnace	100%			2014	\$12,100	3	\$300	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	**	5	\$100	B
Conversion Equipment								
Int Pkg Unit - Cool/Ht	100%			2012	\$71,800			B
Heat Rejection								
Air Condenser Unit	100%			2017	**			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$11,000	B
Exhaust Fans								
Interior	100%			2014	\$11,000	3-10	\$5,100	B
Plumbing								
H/C Water Piping								
Single Type	100%			2027	**	3-5	\$1,900	B
Hot Water Heater								
Single Type	100%			2012	\$2,300	3-5	\$2,400	B
Sanitary Piping								
Single Type	100%			2034	**			B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

CITY UNIVERSITY - FY 2004

Asset Name : QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Z
Address : SPRG BLVD & 56 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 : 25-Mar-2003 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$41,300	
Total	\$41,300	
Priority A	\$41,300	
Total	\$41,300	

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$5,400			
Interior Architecture	\$2,400		\$2,000	\$600
Electrical		\$3,700	\$200	\$3,600
Mechanical	\$2,000	\$200	\$2,300	\$1,000
Total	\$9,700	\$3,900	\$4,500	\$5,200
Priority A	\$5,400			
Priority B	\$2,000	\$3,900	\$3,400	\$4,600
Priority C	\$2,300		\$1,000	\$600
Total	\$9,700	\$3,900	\$4,500	\$5,200



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

CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Z
Asset # : 2104

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls Metal Panel	100%	Now	\$5,400	2024	**	5	\$6,200	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
<hr/>								
Windows Steel	100%	0-2	\$41,300	2029	**	5	\$1,100	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<hr/>								
Roof Roll Roofing	100%			2022	**			A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Interior								
Floors								
Carpet	15%			2010	\$7,800	3	\$2,500	C
Ceramic Tile	5%			2042	**	5	\$500	C
Quarry Tile	10%			2027	**	5	\$800	C
Vinyl Tile	65%			2029	**	5	\$1,300	C
Wood	5%			2042	**	5	\$700	C
<hr/>								
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$300	C
Concr Masonry Unit	15%			LIFE	**	5	\$400	C
Gypsum Board	15%			LIFE	**	5	\$200	C
Metal Panel	10%			LIFE	**	5	\$400	C
Plaster	55%			LIFE	**	5	\$2,100	C
<hr/>								
Ceilings								
AcousTileSusp.Lay-In	60%			2017	**	5	\$1,400	B
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
AcousTileSusp.Lay-In	25%			2027	**	5	\$600	B
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<hr/>								
Exposed Struc: Steel	10%			LIFE	**			B
Gypsum Board	5%			LIFE	**	5	\$100	B

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CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Z
Asset # : 2104

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2034	**	5	\$600	B
Raceway								
Conduit	100%			2024	**			B
Panelboards								
Fused Disc Sw	25%			2013	\$3,600	3	\$100	B
Fused Disc Sw	25%			2030	**	3	\$100	B
Molded Case Bkrs	40%			2030	**	3	\$100	B
Molded Case Bkrs	10%			2013	\$1,500	3		B
Wiring								
Thermoplastic	100%			2024	**			B
Motor Controllers								
Locally Mounted	100%			2012	\$9,300	5	\$300	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
General Lighting								
Emergency	2%			2022	**	2		B
Exit	3%			2022	**	2		B
Fluorescent	95%			2022	**	2	\$18,000	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2034	**	3	\$100	B
Conversion Equipment								
Furnace	100%			2022	**	3	\$200	B
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i> <i>Location : External Pkg Units</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2030	**	5	\$100	B
Conversion Equipment								
Ext Pkg Unit - Cool	100%			2027	**			B
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i> <i>Location : External Pkg Units</i>								
Ventilation								

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CITY UNIVERSITY - 042
QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Z
Asset # : 2104

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$7,400	B
Exhaust Fans								
Interior	100%			2014	\$7,400	3-10	\$3,400	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2019	**	3-5	\$1,300	B
Hot Water Heater								
Gas Fired	100%			2012	\$1,600	3-5	\$1,600	B
Sanitary Piping								
Cast Iron	100%			2024	**			B

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CITY UNIVERSITY - 042

Project Type : CITY UNIVERSITY OF NEW YORK

CAPITAL BUDGET		FY 2005 - 2008		FY 2009 - 2014
Miscellaneous Buildings		52,300		47,900

EXPENSE BUDGET		FY 2005	FY 2006	FY 2007	FY 2008
Miscellaneous Buildings		36,700	8,200	8,100	10,600

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
1844	BRONX COMMUNITY COLLEGE INFORMATION CENTER	300		3,500
1845	BRONX COMMUNITY COLLEGE GATE HOUSE	100		800
1846	BRONX COMMUNITY COLLEGE GREENHOUSE	300		4,100
1847	BRONX COMMUNITY COLLEGE DROP-IN-CENTER	4,000	68,700	15,900
1858	QUEENSBOROUGH COMMUNITY COLLEGE TEMP VEHICLE STORAGE	2,600	31,500	23,600
2640	KINGSBOROUGH COMMUNITY COLLEGE GUARD HOUSE - R	1,100		15,600

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