

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
999 West Street
Rocky Hill, CT 06067

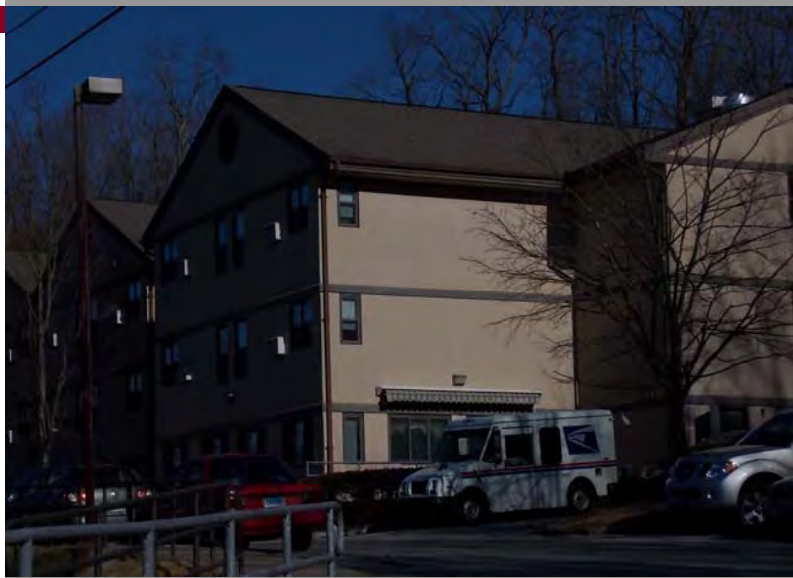
and

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on-site-insight.com



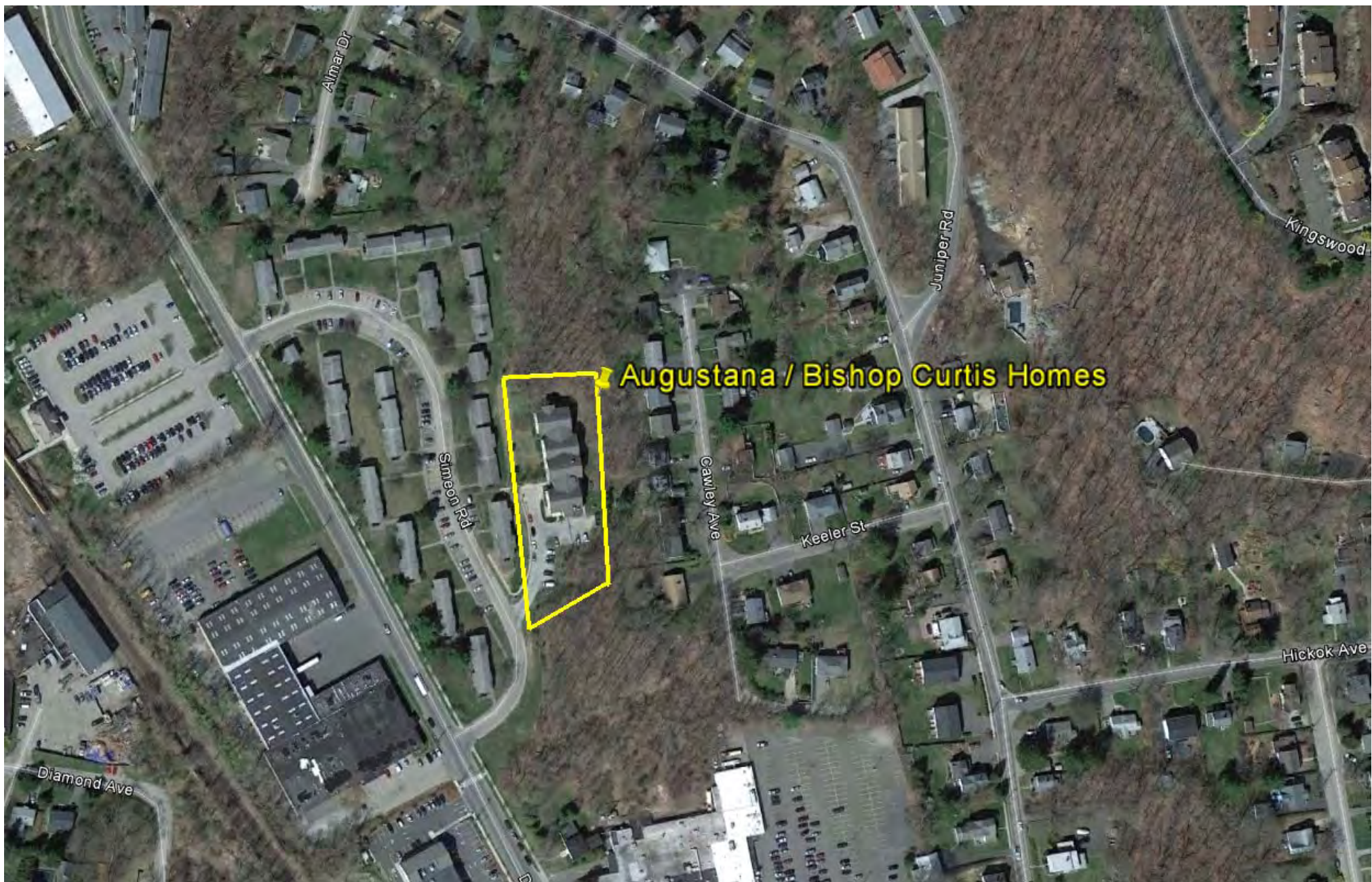
Augustana / Bishop
Curtis Homes

CHFA # 85006D

Diocese of Bridgeport
Bethel, CT

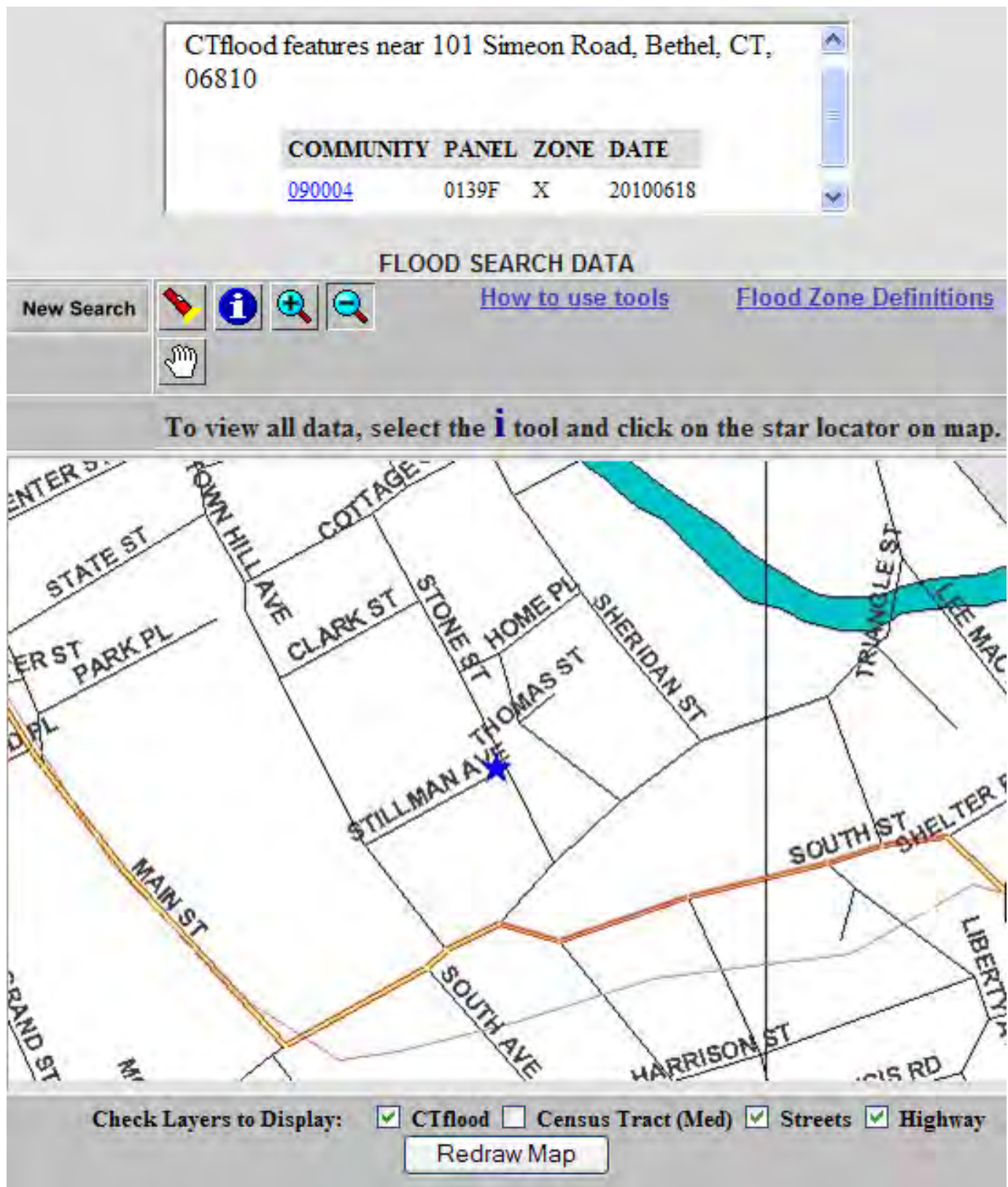
February 26, 2013

Final Report



Augustana / Bishop Curtis Homes

101 Simeon Road
Bethel, CT 06810



Augustana/Bishop Curtis Homes

101 Simeon Road
Bethel, CT 06810

Zone X = Outside the 500-year floodplain and
Outside the 1% and 0.2% annual chance floodplains

Executive Summary

Augustana / Bishop Curtis Homes

Bethel, CT

Augustana / Bishop Curtis Homes is a development for elderly residents. It is comprised a single three-story building, with a total of 44 one-bedroom apartments including five accessible units. This facility is arranged as congregate housing; each bedroom has a vinyl accordion-type door (bathrooms and closets have hollow core wood doors). The original facility was built in 1983.

Overall the development is in good condition. The projected capital costs throughout the 20-year period (the plan) reflect building systems and components that are reaching the end of their respective useful lives. Based on these projections, the development is seen as requiring an adjustment to current replacement reserve funding and/or an infusion of additional capital. The reserve account, based on the current reserve balance and annual contribution, does not keep pace with the projected capital costs starting in Year 6. An infusion of \$825K would fully fund this plan.

Key findings identified as part of this assessment include the following:

- Repair and repaint the synthetic stucco (EIFS) exterior walls in Year 1, with a future repainting cycle shown in Year 11.
- Resurface the asphalt-paved driveway and parking areas in Year 1, with future repairs anticipated in Years 6, 11, and 16.

- The boiler plant and the domestic hot water (DHW) system are to be upgraded in Year 3. The existing boiler plant (originally established as dual fuel, but currently uses natural gas exclusively) is to be replaced with natural gas-fired condensing boilers sized to produce hydronic heat and DHW; the DHW system will also include DHW storage tanks. The plan also includes an allowance to remove the existing (original) underground storage tank (UST, which only serves the generator) in Year 6. The emergency generator will be replaced in Year 6; the proposed generator will have its own self-contained fuel oil storage tank.
- Replace the service and stairway exterior doors; rust and deterioration was observed on these doors.
- The plan includes allowances to upgrade existing exterior, hallway, and stairway, and other common area lighting with energy efficient lighting in Year 1.
- Replace apartment appliances and upgrade finishes throughout the plan.

Additional Notes:

1. The Physical Assessment of the property was conducted on December 19th, 2012. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by David Jackson. We would like to thank site staff for their assistance.
2. Cost estimates used in this assessment are based on data from *RS Means Facilities and Construction Cost Data*. These cost estimates have been applied uniformly across the entire study portfolio to help ensure consistency of future projections. Actual owner and/or site pricing could vary significantly.
3. Unless required by fire, safety, or accessibility codes, items are typically shown being replaced in kind and do not include any planned upgrades or potential upgrade opportunities.
4. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.
5. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.



A view from the site's main entrance. The development's sign is on the left, and the building is at the center toward the background.



The site also includes an asphalt paved driveway with parking and surrounding green space.



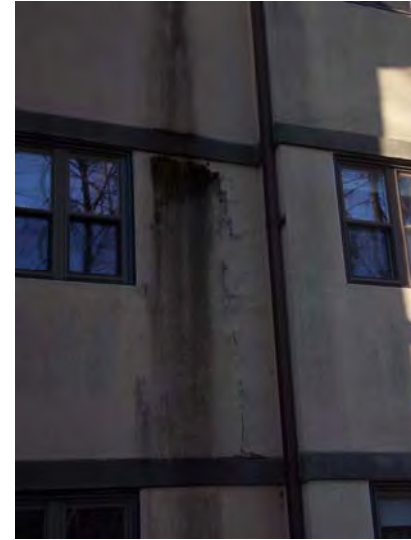
A close-up of a damaged section of asphalt paving.



Concrete walkways are also located around portions of the building's perimeter.



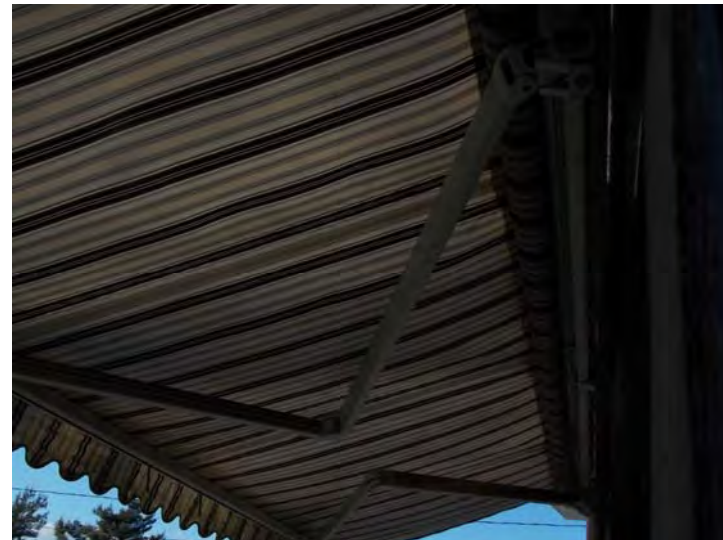
The building has three levels and is clad with synthetic stucco (EIFS).



One of the damaged exterior wall sections.



A significant crack observed on an exterior wall section.



This is the underside of the retractable awning, which is located over the patio adjacent to the community room.



Common hallways have VCT flooring, painted walls and ceilings, and fluorescent lighting.



A view of the community room.



This is one of the sitting rooms, located on the upper floors.



This commercial kitchen is used to provide a daily meal for residents.



A view of a living room; it includes VCT flooring and painted surfaces.



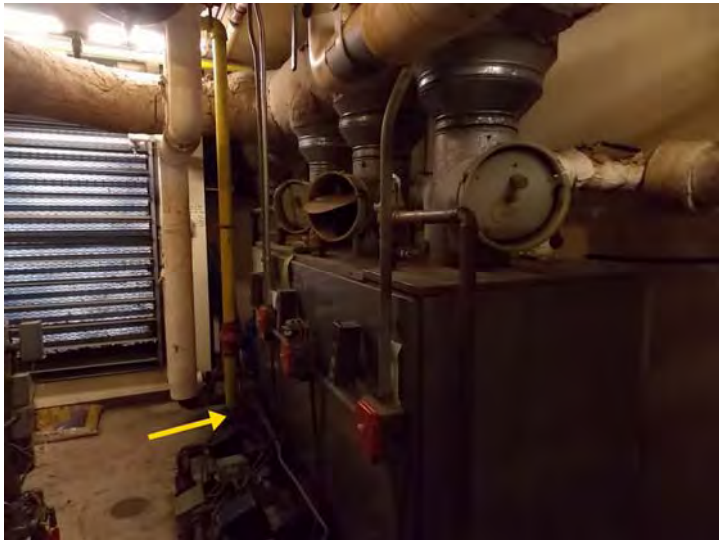
Each apartment has a kitchenette, which includes a two-burner electric cooktop (arrow).



A ceiling mounted kitchen exhaust fan.



Bathrooms feature wall-hung sinks, and ceramic tile flooring,



This oil-fired boiler plant produces hydronic heat.



This is the natural gas-fired DHW boiler.



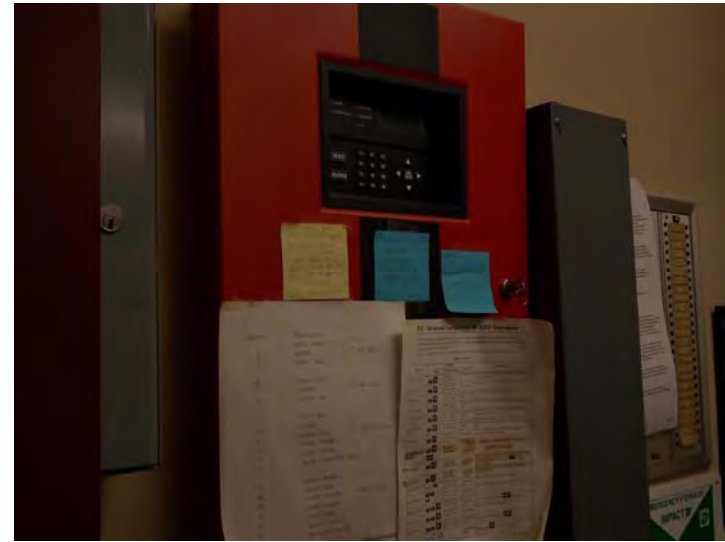
These are the two hydronic circulating pumps.



The mechanical room also includes a domestic water filtration system.



The boiler plant controller (arrow) uses outside air and return water temperature inputs to govern the boiler plant.



This is the central fire alarm control panel (FACP).



Emergency power is provided by this diesel powered generator.



This is the elevator's hydraulic pump station.

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Diocese of Bridgeport
Project Name:	Augustana / Bishop Curtis Homes
Project City / Town:	Bethel, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	

Number of Units:	44
Total Square Feet:	23,922
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$142,324
Annual Replacement Reserve Contribution:	\$4,822
Additional Misc. Contribution:	

	Component	Total Planned Expenditures by Year																						Revitalization
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
				2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Site Improvements	0	0	56,464	0	0	0	0	3,604	0	0	0	0	11,212	0	0	0	0	4,844	0	0	0	0	0
2	Building Exterior	0	0	63,430	499	513	529	545	561	578	595	613	632	21,774	670	690	711	732	754	777	800	824	849	0
3	Roofing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	57,327	0	0	0	0
4	Lobby - Mail Area	0	0	0	0	0	0	0	0	0	1,015	0	0	0	0	0	0	0	0	0	10,178	0	0	0
5	Community Room	0	0	0	0	1,965	0	0	0	0	0	0	0	0	0	2,641	0	0	0	0	25,520	0	0	0
6	Common Hallways	0	0	24,120	0	22,515	0	0	0	0	0	0	0	0	0	10,484	0	0	0	0	22,925	0	0	0
7	Common Stairways	0	0	8,040	0	1,610	0	0	0	0	0	0	0	0	0	2,164	0	0	0	0	0	0	0	0
8	Common Laundry	0	0	2,680	0	2,103	0	0	0	0	0	0	0	0	0	1,029	0	0	0	0	2,083	0	0	0
9	Common Area Restrooms	0	0	1,340	0	1,612	0	0	0	0	0	0	0	0	0	2,166	0	0	0	0	0	0	0	0
10	Building Boilers	0	0	0	0	72,221	0	0	31,880	0	0	0	0	0	0	0	0	0	0	0	5,702	0	0	0
11	Building Mechanical	0	0	3,400	0	0	0	0	7,825	0	0	0	0	0	0	0	0	0	8,179	0	0	0	8,154	0
12	Building Electrical	0	0	0	0	0	0	0	65,383	0	0	30,149	0	0	0	0	0	0	0	0	14,462	0	0	0
13	Building Elevator	0	0	0	0	0	0	0	86,250	0	0	0	8,938	0	0	0	0	0	0	0	0	0	0	0
14	Building Structural	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	Unit Living	0	0	4,028	4,149	4,273	4,402	4,534	4,670	4,810	4,954	5,103	5,256	5,413	5,576	5,743	5,915	6,093	6,275	6,464	6,658	6,857	7,063	0
16	Unit Kitchens	0	0	2,980	3,069	3,161	10,780	11,103	11,436	11,779	12,133	12,497	12,872	13,258	13,655	14,065	4,376	4,508	4,643	6,401	6,593	6,791	6,995	0
17	Unit Bathrooms	0	0	405	417	430	443	1,768	1,821	1,876	1,932	1,990	2,050	2,111	2,175	2,240	2,307	2,376	2,448	2,521	2,597	2,675	2,755	0
18	Unit Electrical	0	0	17,160	0	0	0	0	0	0	0	0	5,454	5,618	5,786	5,960	0	0	0	0	0	0	7,330	0
19	Unit Mechanical	0	0	0	0	4,901	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20	Annual Planned Expenditures	0	0	184,047	8,134	115,306	16,153	17,950	213,430	19,043	20,629	50,352	35,200	59,386	27,862	47,182	13,309	13,709	27,143	73,489	97,518	17,147	33,145	0
21	Annual Provision (indexed at 3%)			4,822	4,967	5,116	5,269	5,427	5,590	5,758	5,930	6,108	6,292	6,480	6,675	6,875	7,081	7,294	7,513	7,738	7,970	8,209	8,455	
22	Outside Capital			825,000																				
23	Cumulative Reserve Balance	142,324	142,324	788,099	784,932	674,742	663,858	651,336	443,496	430,211	415,512	371,269	342,361	289,455	268,268	227,960	221,732	215,318	195,687	129,936	40,388	31,450	6,761	

Site Improvements

Owner Sponsor Name:	Diocese of Bridgeport
Project Name:	Augustana / Bishop Curtis Homes
Project City / Town:	Bethel, CT

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Report Date:	January 0, 1900

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Building Exterior

Owner Sponsor Name:	Diocese of Bridgeport
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Roofing

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Lobby / Mail Area

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[illegible]

Community Room

Owner Sponsor Name:	Diocese of Bridgeport
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Common Hallways

Owner Sponsor Name:	Diocese of Bridgeport
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Project City / Town:	Bethel, CT

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Common Stairways

Number of Units:	44
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Common Laundry

Number of Units:	44
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Common Area Restrooms

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Building Boilers

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Building Mechanical

Number of Units:	44
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Building Electrical

Number of Units:	44
Total Square Feet:	23,922
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Building Elevator

Owner Sponsor Name:	Diocese of Bridgeport
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[illegible]

Building Structural

Number of Units:	44
Total Square Feet:	23,922
Default Inflation Rate:	3.0%

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Unit Living

Number of Units:	44
Total Square Feet:	23,922
Default Inflation Rate:	3.0%

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Unit Bathrooms

Owner Sponsor Name:	Diocese of Bridgeport
Project Name:	Augustana / Bishop Curtis Homes
Project City / Town:	Bethel, CT

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[illegible]

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Diocese of Bridgeport
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Project City / Town:	Bethel, CT

Current Year:	2013
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	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Cabinets					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Countertops					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Sink					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Kitchen Exhaust Fan					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	GFI Outlet					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Vent Hood					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Refrigerators					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Stove					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Range					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Dishwasher					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Disposal					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Floors-VCT	11,690		Varies	15	2013				779	802	826	851	877	903	930	958	987	1,016	1,047	1,078	1,111	1,144	1,178	1,214	1,250	1,288	1,326	1,366						
18	Cabinets/Countertops	89,100		Varies	25	2016				0	0	0	7,523	7,749	7,982	8,221	8,468	8,722	8,983	9,253	9,530	9,816	0	0	0	0	0	0	0						
19	Countertops-Future Cycle	15,666		Varies	12	2029				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,619	1,668	1,718	1,769						
20	Cooktops-2 Burner electric	9,900		Varies	25	2013				495	510	525	541	557	574	591	609	627	646	665	685	706	727	749	771	794	818	843	868						
21	Refrigerators	29,480		Varies	15	2013				1,519	1,565	1,612	1,660	1,710	1,761	1,814	1,868	1,924	1,982	2,041	2,103	2,166	2,231	2,298	2,367	2,438	2,511	2,586	2,664						
22	Exhaust Fans	4,840		Varies	20	2013				187	193	198	204	210	217	223	230	237	244	251	259	267	275	283	291	300	309	318	328						
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	2,980	3,069	3,161	10,780	11,103	11,436	11,779	12,133	12,497	12,872	13,258	13,655	14,065	4,376	4,508	4,643	6,401	6,593	6,791	6,995	0				
28	Cumulative Reserve Balance							142,324		142,324	788,099	784,932	674,742	663,858	651,336	443,496	430,211	415,512	371,269	342,361	289,455	268,268	227,960	221,732	215,318	195,687	129,936	40,388	31,450	6,761					

Unit Electrical

Number of Units:	44
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12385 Bishop Curtis SS 2/26/2013

Unit Mechanical

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Appendix A: Statement of Delivery

Our Capital Needs Assessment (the "CNA" or the "Report") on the subject property is delivered subject to the following terms and conditions:

1. This report and analysis are based upon observations for the visible and apparent condition of the building and its major components on the date of the fieldwork. Although care has been taken in the performance of this assessment, ON-SITE INSIGHT, Inc. (and/or its representatives) makes no representations regarding latent or concealed defects that may exist and no warranty or guarantee is expressed or implied. This report is made only in the best exercise of our ability and judgment.
2. We have undertaken no formal evaluation of environmental concerns, including but not limited to asbestos containing materials (ACMs), lead-based paint, chlorofluorocarbons (CFCs), polychlorinated biphenyls (PCBs), and mildew/mold.
3. Conclusions in this report are based on estimates of the age and normal working life of various items of equipment and/or statistical comparisons. Actual conditions can alter the useful life of any item. When an item needs immediate replacement depends on many factors, including previous use/misuse, irregularity of servicing, faulty manufacture, unfavorable conditions, Acts of God and unforeseen circumstances. Certain components that may be working when we made our inspection might deteriorate or break in the future without notice.
4. To prepare this report, we used historic data on capital activities and costs, blueprints (when available), and current prices for capital actions. We have not independently verified this information, have assumed that it is reliable, but assume no responsibility for its accuracy.
5. Unless otherwise noted in the report, we assume that all building components meet code requirements in force when the property was built.
6. If accessibility issues are referenced in the report, the site elements, common areas, and dwelling units at the development were examined for compliance with the requirements of the Uniform Federal Accessibility Standards (UFAS), and for Massachusetts properties, the Massachusetts Architectural Accessibility Board (AAB). The methodology employed in undertaking this examination is adapted from a Technical Assistance Guide (TAG-88-11) titled "Supplemental Information About the Section 504 Transition Plan Requirements" published by the Coordination and Review section of the U.S. Department of Justice Civil Rights Division, and the AAB Rules and Regulations, 521 CMR effective July 10, 1987. The Guide also incorporates the requirements of UFAS, published April 1, 1988 by the General Services Administration, the Department of Defense, the Department of Housing and Urban Development, and the U.S. Postal Service. Changes in legislation and/or regulations may make some observations moot.
7. Response Actions and estimated costs of responses were developed by ON-SITE INSIGHT, Inc. If additional structural work is necessary, costs for some Response Actions may exceed estimates. Whenever the Response Action is to remove, reposition, or modify walls, a competent structural engineer should be retained before any work is done, because such investigation may disclose that a Response Action is either more costly than estimated, or is not possible.
8. Conclusions reached in this report assume current and continuing responsible ownership and competent property management.
9. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.