

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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Reynolds Ridge 166

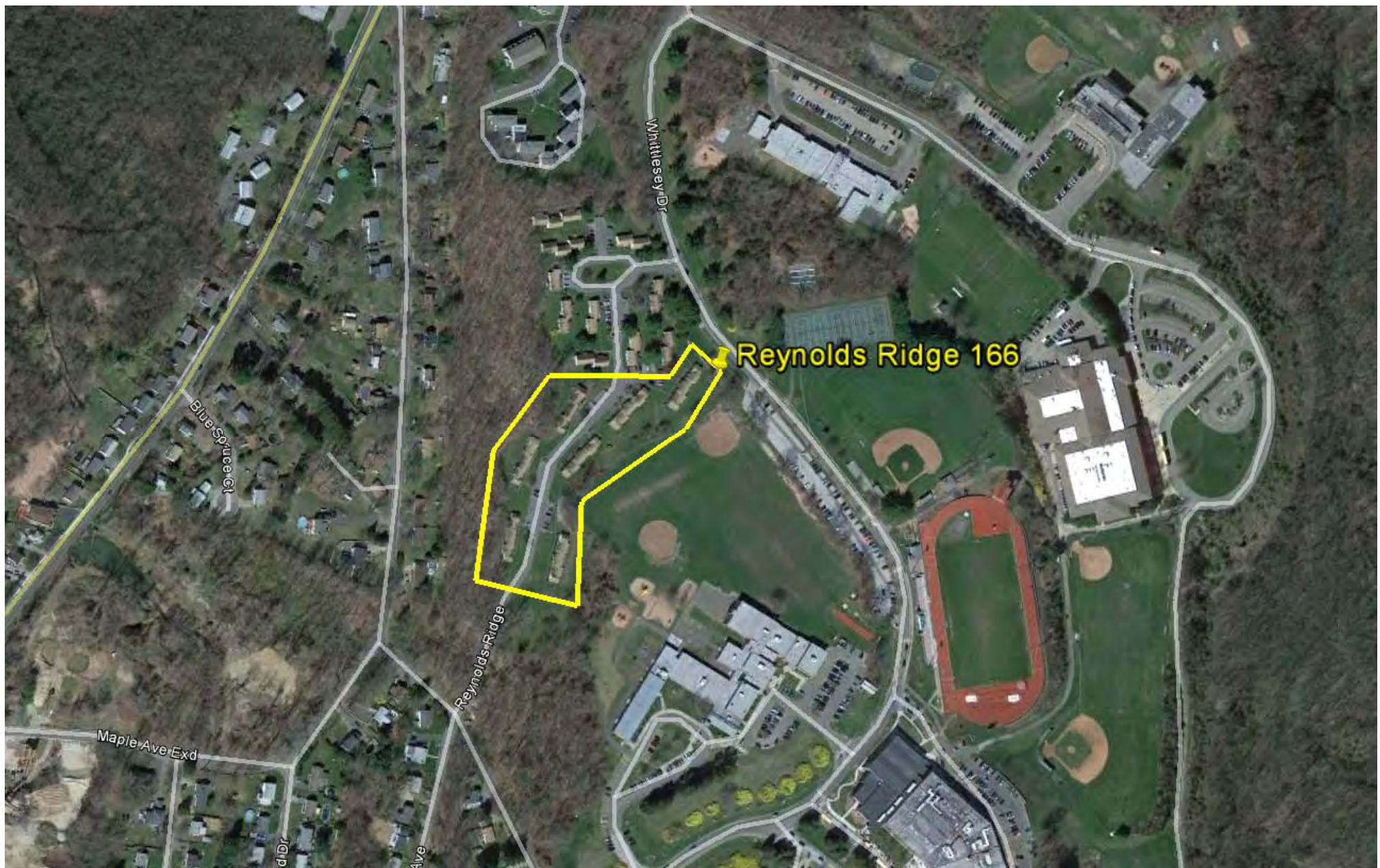
CHFA #85004D

Bethel Housing Authority

Bethel, CT

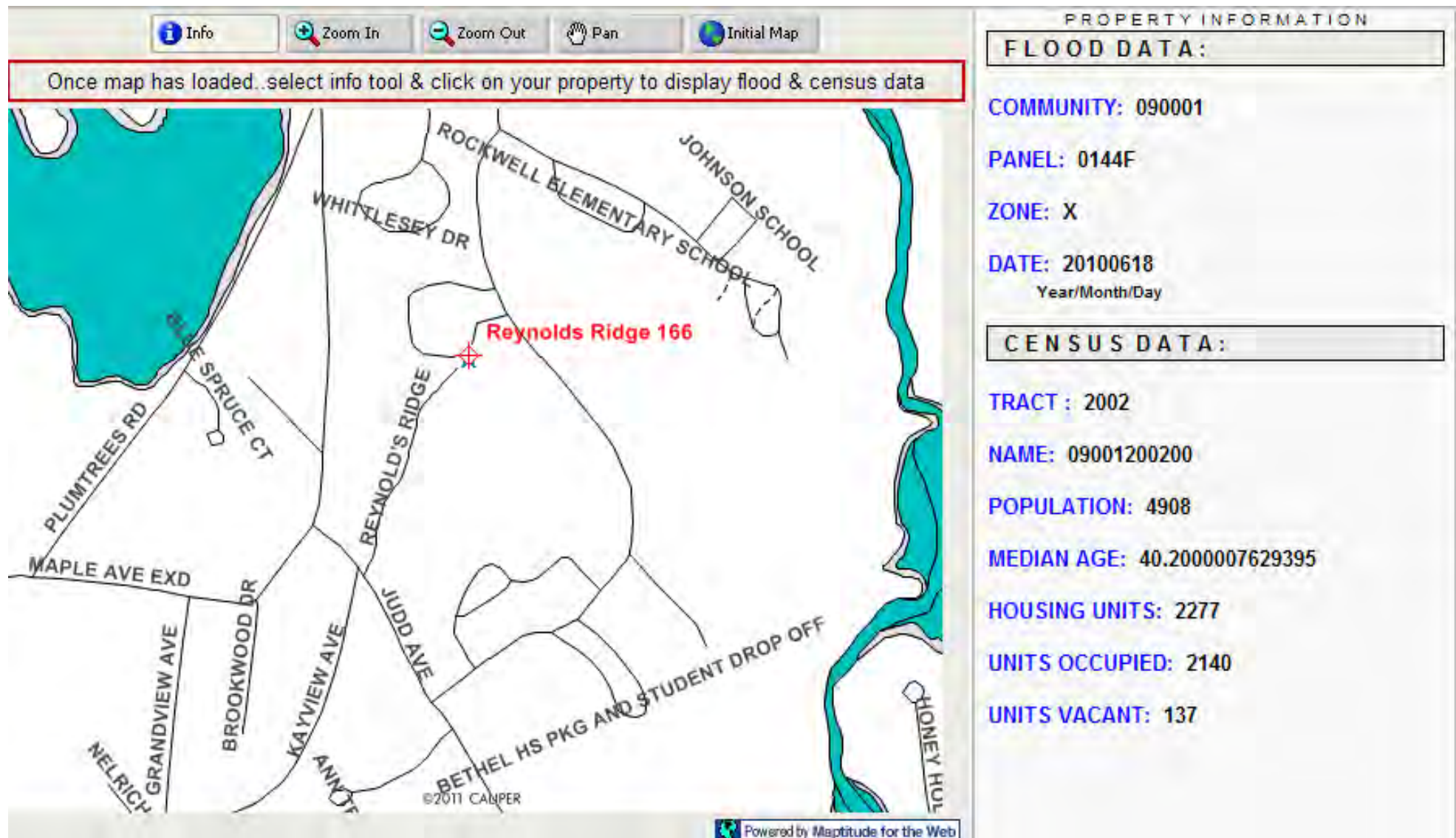
April 8, 2013

Final Report



Reynolds Ridge 166

48-82 Reynolds Ridge
Bethel, CT 06801



Reynolds Ridge 166

42-82 Reynolds Ridge
Bethel, CT 06801

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

Executive Summary

Reynolds Ridge 166

Bethel, CT

Reynolds Ridge 166 is a residential development for the elderly that is comprised of 40 units in 7 one story, wood-framed buildings with vinyl clapboard siding. This development shares an entrance from Whittlesey Drive and access drive through Reynolds Ridge 133 to the north constructed in 1980. All of the Reynolds Ridge 166 buildings have pitched composite shingle roofs and share a Community Center in one of the residential buildings on the sloping site. The development includes 36 efficiency units and 4 1-bedroom units designated as accessible. There are 41 on-site parking spaces including 4 designated as accessible. Original occupancy of Reynolds Ridge 166 was 1985. The buildings were re-roofed in 2000 and heat pumps were installed in 2010. The windows, unit doors and storm doors are generally original. The unit kitchens and bathrooms are generally original. Unit interiors are refurbished at unit turnover.

Overall the development is in good condition. As shown on the attached capital needs worksheets, the development faces significant capital needs throughout the assessment period. Based on the reported annual contributions, the development is seen as requiring an adjustment to current replacement reserve funding and/or an infusion of additional capital.

Key findings identified by this assessment of Reynolds Ridge 166 include the following:

- Asphalt paving at the drive and parking is shown with crack repair and sealcoating periodically over the plan.
- Asphalt paving at drives and parking is shown with asphalt overlay mid plan.
- Asphalt walks, front and rear stoops, and drying yards are shown to be replaced early in the plan.
- Concrete patios at the accessible units are shown to be replaced late in the plan.

- Site light poles are shown to be replaced early in the plan.
- Cleaning of the storm water catch basins and piping is shown early in the plan.
- Vinyl siding replacement at the residential buildings and Community Center is shown early in the plan.
- Exterior door and storm door replacement at the residential buildings and Community Center is shown early in the plan.
- New windows at the residential buildings and Community Center are shown early in the plan.
- Repairs and cleaning of the vinyl siding at the residential buildings and Community Center is shown periodically over the plan.
- New composite roofing at the residential buildings and Community Center is shown mid-plan.
- New finishes and appliances in the Community Center are shown over the plan.
- A Community Center fire alarm control panel upgrade and upgrades to the residential building systems are shown mid-plan.
- A new emergency generator installation is shown in Year 1.
- Unit wall and ceiling finishes are in good condition. Painting at unit turn-over is funded from operating accounts.
- Vinyl flooring in the living area is shown to be replaced over the plan.
- Interior hung and bi-fold doors in the units are shown to be replaced as needed over the plan.
- Bathroom vinyl flooring, fixtures, accessories, lights and exhaust fans are shown to be replaced mid-plan.
- Kitchen vinyl flooring is shown to be replaced early and late in the plan.
- Kitchen appliances are shown to be replaced over the plan; cabinets, counters and sinks are shown to be replaced early in the plan.
- The electric domestic hot water heaters for all of the units and the Community Center are shown to be replaced over the plan.
- Smoke and heat detectors and emergency call devices are shown to be replaced over the plan.
- The split system heat pumps at the units and Community Center are shown to be replaced late in the plan at fifteen years of service.
- Accessibility improvements in the living/sleeping area, kitchen and bathroom of 4 units are shown to be provided in Year 1 of the plan.

Additional Notes:

1. The Physical Assessment of the property was conducted on Wednesday, March 5, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Brian Ameche, Principal of Clearstory LLC. 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*.



Asphalt drive and parking paving is typically in good condition at the Community Center and site-wide.



Typical asphalt walk paving has field and edge failures due to inadequate sub-base.



Catch basins on storm water drainage system are full of debris and shown to be cleaned in Year 1.



Typical front elevation of 6 unit buildings with 6 efficiencies.



Typical vinyl siding damage.



Wood attic ventilation grilles should be repaired and painted site wide by maintenance.



Unit and screen doors have failed finishes and are well worn. Typical condensation inside the insulating glass due to seal failure.



Typical gasket failure at storm doors.



Community room, mailboxes and kitchen are in good condition and are generally accessible.



Spacing of toilet and sink in Community Room do not comply with ADA spacing requirements.



Typical dining and living areas in the efficiency apartments.



Typical bedroom in the efficiency apartments.



Typical kitchen in the efficiency apartments.



Typical bathroom in the efficiency apartments.



Generally accessible kitchen in the designated 1-bedroom accessible apartments.



Generally accessible bathroom (without chest and hamper) with roll-in shower in designated 1-bedroom accessible apartments.

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Bethel Housing Authority
Project Name:	Reynolds Ridge 166
Project City / Town:	Bethel Housing Authority

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 24, 2013

Number of Units:	40
Total Square Feet:	21,710
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$466,942
Annual Replacement Reserve Contribution:	\$16,734
Additional Misc. Contribution:	\$0

	Component	Total Planned Expenditures by Year																							
		Emergency	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	Site Improvements	0	0	9,135	0	57,703	0	0	0	0	132,542	0	0	0	0	15,499	0	0	0	0	23,392	0	0	0	
2	Building Exterior	0	0	0	0	114,397	106,543	109,739	0	0	17,427	0	0	0	0	20,202	0	0	0	0	23,420	0	0	0	
3	Roofing	0	0	0	0	0	0	0	0	0	0	0	0	47,120	42,845	44,130	0	0	0	0	0	0	0	0	
4	Lobby - Mail Area	0	0	0	0	0	0	900	0	0	0	0	0	0	0	0	0	0	0	0	3,207	0	0	0	
5	Community Room	0	0	314	0	0	0	7,189	0	0	0	0	0	422	0	0	0	0	675	0	0	0	0	6,867	0
6	Common Hallways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7	Common Stairways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
8	Common Laundry	0	0	0	0	289	0	585	0	0	0	0	0	0	0	389	0	0	0	0	0	0	912	0	
9	Common Area Restrooms	0	0	0	0	497	0	473	0	0	0	0	0	0	0	668	0	0	0	0	0	0	736	0	
10	Building Boilers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11	Building Mechanical	0	0	0	0	0	0	1,367	0	0	0	0	0	0	0	0	0	0	0	1,950	0	0	0	0	
12	Building Electrical	0	0	30,000	0	0	0	0	0	0	47,965	34,203	35,229	0	0	0	0	0	0	0	0	0	0	0	
13	Building Elevator	0	0	0	0	0	0	0	0	0	0	0	0	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	6,886	7,093	7,305	7,525	7,750	7,983	8,222	8,469	8,723	8,985	9,254	9,532	9,651	9,940	10,239	10,517	10,833	10,970	11,300	11,639	0	
16	Unit Kitchens	0	24,000	2,902	46,455	47,849	49,284	3,266	3,364	3,465	3,569	3,676	3,786	3,900	4,017	4,138	4,262	4,390	4,521	14,606	15,044	15,496	5,089	0	
17	Unit Bathrooms	0	80,000	0	0	0	0	0	0	0	69,803	71,897	74,054	0	0	0	0	0	0	0	0	0	0	0	
18	Unit Electrical	0	0	25,880	3,172	3,268	3,366	3,467	3,571	3,678	3,788	3,902	4,019	4,139	4,263	4,391	4,523	4,659	4,799	4,942	5,091	5,243	5,401	0	
19	Unit Mechanical	0	0	8,133	2,918	3,006	3,096	3,189	3,284	3,383	3,484	3,589	3,696	3,807	3,922	4,039	4,160	87,125	81,482	83,926	4,683	4,823	4,968	0	
20	Annual Planned Expenditures	0	104,000	83,250	59,638	234,314	169,813	137,926	18,202	18,748	287,047	125,989	129,769	68,642	64,579	103,108	22,885	107,087	101,319	116,257	85,806	36,862	35,611	0	
21	Annual Provision (indexed at 3%)			16,734	17,236	17,753	18,286	18,834	19,399	19,981	20,581	21,198	21,834	22,489	23,164	23,859	24,574	25,312	26,071	26,853	27,659	28,489	29,343		
22	Outside Capital			1,250,000																					
23	Cumulative Reserve Balance	466,942	362,942	1,546,426	1,504,024	1,287,463	1,135,936	1,016,845	1,018,042	1,019,276	752,809	648,018	540,083	493,930	452,516	373,266	374,955	293,180	217,932	128,528	70,380	62,007	55,740		

Building Exterior

Owner Sponsor Name:	Bethel Housing Authority
Project Name:	Reynolds Ridge 166
Project City / Town:	Bethel Housing Authority

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 24, 2013

Number of Units:	40
Total Square Feet:	21,710
Default Inflation Rate:	3.0%

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Roofing

Owner Sponsor Name:	Bethel Housing Authority
Project Name:	Reynolds Ridge 166
Project City / Town:	Bethel Housing Authority

Current Year:	2013
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[illegible]

Lobby / Mail Area

Owner Sponsor Name:	Bethel Housing Authority
Project Name:	Reynolds Ridge 166
Project City / Town:	Bethel Housing Authority

Current Year:	2013
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Number of Units:	40
Total Square Feet:	21,710
Default Inflation Rate:	3.0%

	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	Mail Facilities					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Other					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	New Vinyl Flooring at Front Hall	525		11	15	2017			0	0	0	0	591	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	Paint Walls and Ceiling at Front Hall	275		11	15	2017			0	0	0	0	309	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	New Mailboxes	1,940		28	45	2030			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,207	0	0							
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	900	0	0	0	0	0	0	0	0	0	0	0	0	3,207	0	0	0						
28	Cumulative Reserve Balance						466,942	362,942	1,546,426	1,504,024	1,287,463	1,135,936	1,016,845	1,018,042	1,019,276	752,809	648,018	540,083	493,930	452,516	373,266	374,955	293,180	217,932	128,528	70,380	62,007	55,740							

Community Room

Owner Sponsor Name:	Bethel Housing Authority
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[illegible]

Common Stairways

Number of Units:	40
Total Square Feet:	21,710
Default Inflation Rate:	3.0%

CostSpreadsheet_3_26_ReynoldsRidge166 3/27/2013

Common Laundry

Owner Sponsor Name:	Bethel Housing Authority
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Project City / Town:	Bethel Housing Authority

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Common Area Restrooms

Owner Sponsor Name:	Bethel Housing Authority
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Number of Units:	40
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[illegible]

Building Boilers

Owner Sponsor Name:	Bethel Housing Authority
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Project City / Town:	Bethel Housing Authority

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Number of Units:	40
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[illegible]

Building Mechanical

Number of Units:	40
Total Square Feet:	21,710
Default Inflation Rate:	3.0%

CostSpreadsheet_3_26_ReynoldsRidge166 3/27/2013

Building Electrical

Number of Units:	40
Total Square Feet:	21,710
Default Inflation Rate:	3.0%

CostSpreadsheet_3_26_ReynoldsRidge166 3/27/2013

Building Elevator

Owner Sponsor Name:	Bethel Housing Authority
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Project City / Town:	Bethel Housing Authority

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[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	Bethel Housing Authority
Project Name:	Reynolds Ridge 166
Project City / Town:	Bethel Housing Authority

Current Year:	2013
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Report Date:	March 24, 2013

Number of Units:	40
Total Square Feet:	21,710
Default Inflation Rate:	3.0%

	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	Foundation / Floor Slab					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Framing & Columns					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Steel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Wood Framing					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Masonry Bearing Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Other					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							
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23																																				
24																																				
25																																				
26																																				
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
28	Cumulative Reserve Balance						466,942	362,942	1,546,426	1,504,024	1,287,463	1,135,936	1,016,845	1,018,042	1,019,276	752,809	648,018	540,083	493,930	452,516	373,266	374,955	293,180	217,932	128,528	70,380	62,007	55,740								

Unit Living

Number of Units:	40
Total Square Feet:	21,710
Default Inflation Rate:	3.0%

CostSpreadsheet_3_26_ReynoldsRidge166 3/27/2013

Unit Kitchens

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											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	New Vinyl Floors	15,900		varies	15	2014				0	6,386	6,578	6,775	0	0	0	0	0	0	0	0	0	0	0	0	9,949	10,248	10,555	0							
18	Refrigerators	26,800		varies	15	2013				1,340	1,380	1,422	1,464	1,508	1,553	1,600	1,648	1,697	1,748	1,801	1,855	1,911	1,968	2,027	2,088	2,150	2,215	2,281	2,350							
19	Cabinets/Countertop/Sink	109,800		varies	25	2014				0	37,080	38,192	39,338	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	Range	20,000		varies	20	2013				1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305	1,344	1,384	1,426	1,469	1,513	1,558	1,605	1,653	1,702	1,754							
21	Rangehood	11,240		varies	20	2013				562	579	596	614	633	652	671	691	712	733	755	778	801	825	850	876	902	929	957	985							
22	4 Kitchens-Accessible Sink, Cabinet,Work Area,Appliances	24,000		1	1	2013		4	24,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
23																																				
24																																				
25																																				
26																																				
27	Annual Planned Expenditures						0		24,000	2,902	46,455	47,849	49,284	3,266	3,364	3,465	3,569	3,676	3,786	3,900	4,017	4,138	4,262	4,390	4,521	14,606	15,044	15,496	5,089	0						
28	Cumulative Reserve Balance						466,942		362,942	1,546,426	1,504,024	1,287,463	1,135,936	1,016,845	1,018,042	1,019,276	752,809	648,018	540,083	493,930	452,516	373,266	374,955	293,180	217,932	128,528	70,380	62,007	55,740							

Unit Electrical

Number of Units:	40
Total Square Feet:	21,710
Default Inflation Rate:	3.0%

CostSpreadsheet_3_26_ReynoldsRidge166 3/27/2013

Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

Owner Sponsor Name:	Bethel Housing Authority
Project Name:	Reynolds Ridge 166
Project City / Town:	Bethel Housing Authority

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 24, 2013

Number of Units:	40
Total Square Feet:	21,710
Default Inflation Rate:	3.0%

[illegible]

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.