

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



Parkside Village I

CHFA # 85005D

Merit Properties

Berlin, CT

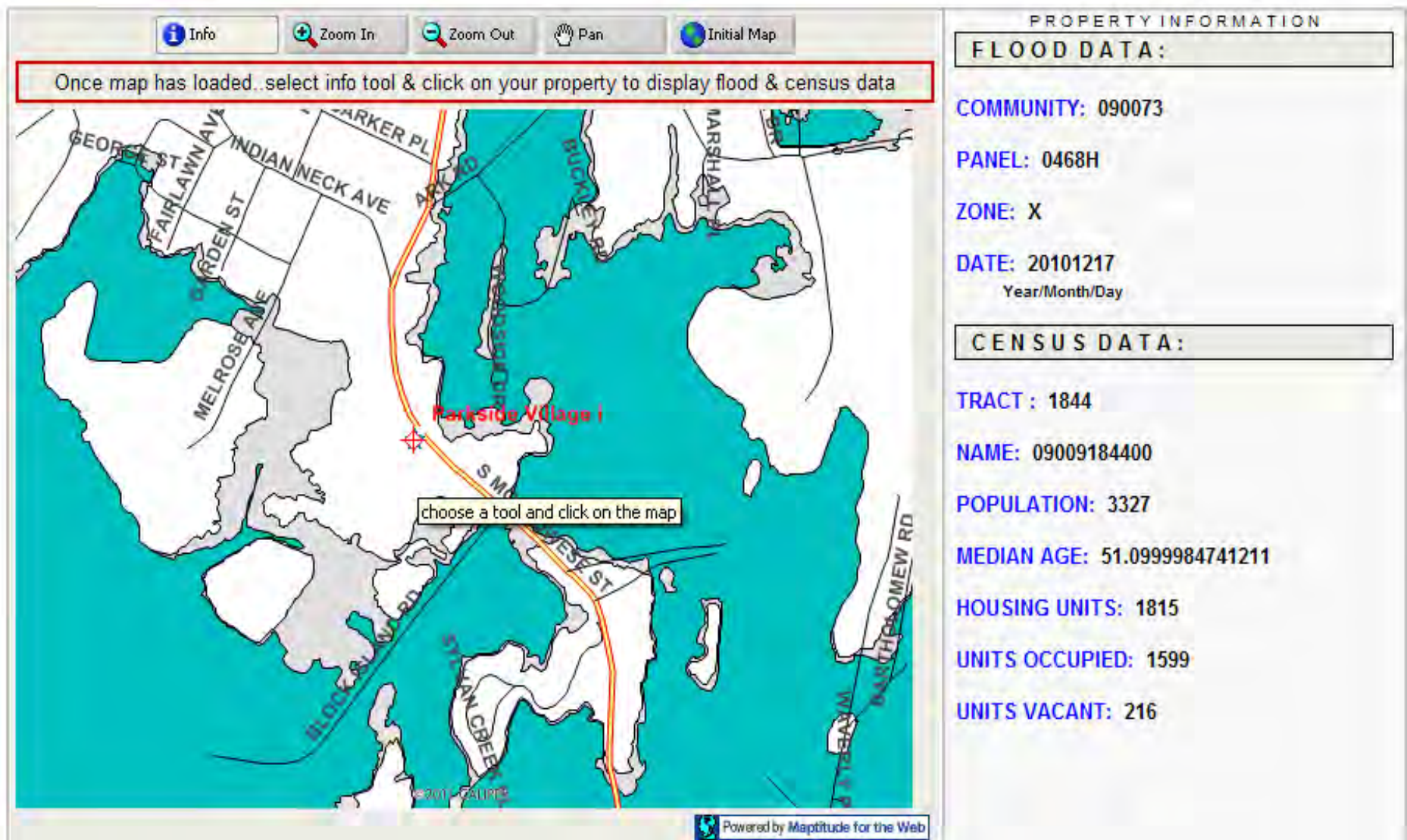
May 8, 2013

Final Report



Parkside Village I

115 South Montowese Street
Branford, CT 06405



Parkside Village I

115 South Montowese Street
Branford, CT 06405

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

Executive Summary

Parkside Village I

Branford, CT

Parkside Village I is a residential development for the elderly that is comprised of 3 residential buildings and 1 community building. The development includes 38 studio and 12 one-bedroom residential units. Original construction of the development dates to 1965.

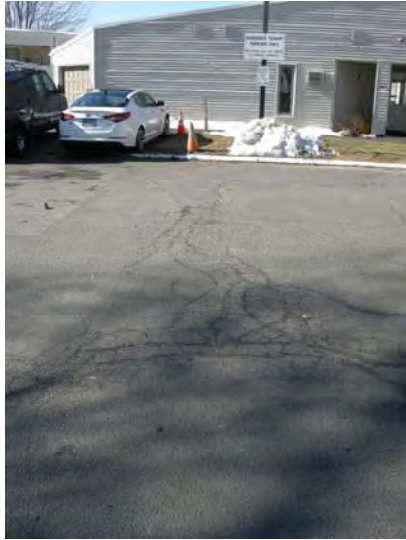
Overall the development is in good to fair condition. As shown on the attached capital needs worksheets, the development faces significant capital needs in the near term. Based on these projections, the development is seen as requiring an adjustment to current replacement reserve funding and/or an infusion of additional capital.

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

- Site; paved surfaces and lighting systems are shown for refurbishing in Year 1
- Building Exterior; due to reported insect and dry rot issues related to the second floor railing system replacement costs are shown in Year 3
- Common Area Restrooms; accessibility improvements are shown in Year 1
- Common Area Building Mechanical; replacement of the community room's electric air handler/heater is shown in Year 1.
- Dwelling Unit Refurbishing; vanity, cabinets, countertops, and rangehood replacements are shown in Year 1-5. Other in-unit component replacements are shown on an as needed basis throughout the scope of the report.

Additional Notes:

1. The Physical Assessment of the property was conducted on February 25th 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Bob Labadini. 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*.



Main Parking area



Lower parking area



Typical narrow asphalt walkway



Typical exterior lighting



The community building



Typical front elevation



Typical rear elevation



Typical front to rear pass through



Typical open gallery



Typical asphalt BUR roof section



The community room entry door



Typical dwelling unit door



The community room



Community room kitchen



Typical public restroom



The public laundry



The community room, ceiling mounted electric air handler/heater



The community room electric water heater



The development's fire alarm control panel



Access door to one of the handi-lifts



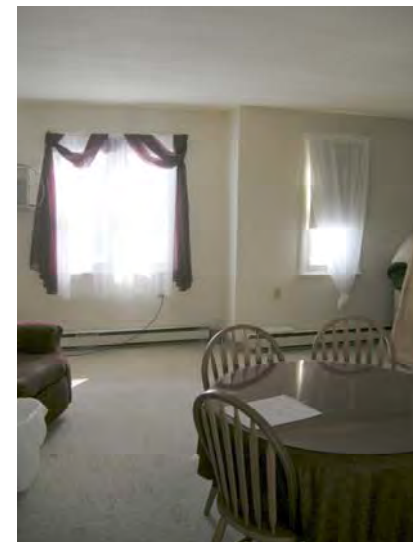
Interior view of handi-lift



Typical dwelling unit kitchen



Typical dwelling unit bathroom



Typical dwelling unit living area

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Branford Housing Authority/Merit Pro
Project Name:	Parkside Village I
Project City / Town:	Branford , CT

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

Number of Units:	50
Total Square Feet:	33,946
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$15,459
Annual Replacement Reserve Contribution:	\$1,288
Additional Misc. Contribution:	

	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	101,945	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,271	0
2	Building Exterior	0	0	10,870	0	27,196	0	0	12,602	0	0	0	1,344	15,993	1,426	1,469	0	0	20,145	0	0	0	412,998	0
3	Roofing	0	0	0	0	0	0	0	0	128,141	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	Lobby - Mail Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	Community Room	0	0	0	0	0	0	0	0	2,509	0	0	3,262	3,360	3,461	3,564	0	0	0	8,876	0	0	0	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	6,909	6,021	0	0	0	0	7,191	0	0	0	9,284	0
8	Common Laundry	0	0	0	0	0	0	0	0	450	0	0	0	1,075	0	0	0	0	0	605	0	0	0	0
9	Common Area Restrooms	0	0	2,510	0	0	0	0	0	474	0	0	0	860	0	0	0	0	0	637	0	0	0	0
10	Building Boilers	0	0	0	0	0	0	0	0	1,791	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11	Building Mechanical	0	0	1,800	0	0	0	0	754	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	Building Electrical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42,844	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	623,187	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	6,750	6,953	7,161	7,376	7,597	7,825	8,060	5,302	8,551	8,807	-71	9,344	9,624	9,913	10,210	10,516	10,832	11,157	11,491	11,836	0
16	Unit Kitchens	0	0	25,043	25,795	26,568	27,366	28,186	4,907	5,055	5,205	5,362	5,524	9,938	10,236	10,543	10,859	11,186	6,594	6,793	6,997	7,207	7,423	0
17	Unit Bathrooms	0	0	3,673	3,784	3,896	4,014	4,133	28,023	4,386	4,517	4,653	4,793	2,181	2,246	2,314	2,383	2,455	2,529	2,604	2,682	2,763	2,846	0
18	Unit Electrical	0	0	950	979	1,008	1,038	1,069	1,101	1,134	1,168	1,203	1,240	1,277	1,315	1,354	1,395	1,437	1,480	1,524	1,570	1,617	1,666	0
19	Unit Mechanical	0	0	2,125	2,189	2,254	2,322	2,392	2,463	2,537	2,613	2,692	2,773	2,856	2,941	3,030	3,121	3,214	3,311	3,410	3,512	3,618	3,726	0
20	Annual Planned Expenditures	0	0	155,667	39,700	68,083	42,116	43,377	57,675	154,537	18,805	22,461	34,652	43,490	30,969	31,898	27,671	28,502	717,798	35,281	25,918	26,696	452,050	0
21	Annual Provision (indexed at 3%)			1,288	1,327	1,366	1,407	1,450	1,493	1,538	1,584	1,632	1,681	1,731	1,783	1,836	1,891	1,948	2,007	2,067	2,129	2,193	2,259	
22	Outside Capital			2,050,000																				
23	Cumulative Reserve Balance	15,459	15,459	1,911,080	1,872,707	1,805,990	1,765,281	1,723,354	1,667,173	1,514,174	1,496,953	1,476,123	1,443,152	1,401,393	1,372,207	1,342,146	1,316,366	1,289,812	574,021	540,807	517,018	492,515	42,723	

Site Improvements

Number of Units:	50
Total Square Feet:	33,946
Default Inflation Rate:	3.0%

[illegible]

Building Exterior

Number of Units:	50
Total Square Feet:	33,946
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Parkside Village I • Capital Needs Assessment • © On-Site Insights

Roofing

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Parkside Village I • Capital Needs Assessment • © On-Site Insights

Comprehensive Capital Needs Assessment Schedule

Lobby / Mail Area

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							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						
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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						15,459	15,459	1,911,080	1,872,707	1,805,990	1,765,281	1,723,354	1,667,173	1,514,174	1,496,953	1,476,123	1,443,152	1,401,393	1,372,207	1,342,146	1,316,366	1,289,812	574,021	540,807	517,018	492,515	42,723							

Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	Branford Housing Authority/Merit Properties
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							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	Floor	1,125		4	10	2019				0	0	0	0	0	0	1,343	0	0	0	0	0	0	0	0	0	1,805	0	0	0						
2	Kitchen Cabinets / Sink	2,000		4	20	2029				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,209	0	0	0							
3	Kitchen Appliances	1,430		4	20	2029				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,295	0	0	0							
4	Furnishings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Wall/Ceiling Paint	977		4	10	2019				0	0	0	0	0	0	1,166	0	0	0	0	0	0	0	0	1,567	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	Furnishings	10,000		10	20	2022				0	0	0	0	0	0	0	0	0	3,262	3,360	3,461	3,564	0	0	0	0	0	0	0						
18																																			
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21																																			
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24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	0	2,509	0	0	3,262	3,360	3,461	3,564	0	0	0	8,876	0	0	0	0					
28	Cumulative Reserve Balance							15,459		15,459	1,911,080	1,872,707	1,805,990	1,765,281	1,723,354	1,667,173	1,514,174	1,496,953	1,476,123	1,443,152	1,401,393	1,372,207	1,342,146	1,316,366	1,289,812	574,021	540,807	517,018	492,515	42,723					

Common Hallways

Owner Sponsor Name:	Branford Housing Authority/Merit Properties
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Project City / Town:	Branford , CT

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Number of Units:	50
Total Square Feet:	33,946
Default Inflation Rate:	3.0%

[illegible]

Common Stairways

Number of Units:	50
Total Square Feet:	33,946
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Branford Housing Authority/Merit Properties
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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	278		4	10	2019				0	0	0	0	0	0	332	0	0	0	0	0	0	0	0	0	0	446	0	0	0					
2	Ceilings	99		4	10	2019				0	0	0	0	0	0	118	0	0	0	0	0	0	0	0	0	0	159	0	0	0					
3	Floors	800		5	15	2023				0	0	0	0	0	0	0	0	0	0	1,075	0	0	0	0	0	0	0	0	0	0					
4	Ventilation					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
5	Lighting Fixtures					2013				0	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	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	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	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	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	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	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	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	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	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	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	0	0				
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26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	0	450	0	0	0	1,075	0	0	0	0	0	605	0	0	0	0	0				
28	Cumulative Reserve Balance							15,459		15,459	1,911,080	1,872,707	1,805,990	1,765,281	1,723,354	1,667,173	1,514,174	1,496,953	1,476,123	1,443,152	1,401,393	1,372,207	1,342,146	1,316,366	1,289,812	574,021	540,807	517,018	492,515	42,723					

Comprehensive Capital Needs Assessment Schedule

Common Area Restrooms

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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	317		4	10	2019				0	0	0	0	0	0	379	0	0	0	0	0	0	0	0	0	509	0	0	0						
2	Ceilings	79		4	10	2019				0	0	0	0	0	0	95	0	0	0	0	0	0	0	0	0	127	0	0	0						
3	Sinks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Toilets					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Partitions					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Accessories					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Floor	640		5	15	2023				0	0	0	0	0	0	0	0	0	0	860	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	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	Install Handicap Wall Sink	1,110		Add	25	2013				1,110	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Install Compliant Grab Bars	852		Add	25	2013				852	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Install Lever Type Faucets	548		Add	25	2013				548	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	2,510	0	0	0	0	0	474	0	0	0	860	0	0	0	0	0	637	0	0	0	0				
28	Cumulative Reserve Balance							15,459		15,459	1,911,080	1,872,707	1,805,990	1,765,281	1,723,354	1,667,173	1,514,174	1,496,953	1,476,123	1,443,152	1,401,393	1,372,207	1,342,146	1,316,366	1,289,812	574,021	540,807	517,018	492,515	42,723					

Building Boilers

Owner Sponsor Name:	Branford Housing Authority/Merit Properties
Project Name:	Parkside Village I
Project City / Town:	Branford , CT

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

Number of Units:	50
Total Square Feet:	33,946
Default Inflation Rate:	3.0%

[illegible]

Building Mechanical

Number of Units:	50
Total Square Feet:	33,946
Default Inflation Rate:	3.0%

13093-Parkside I Prelim 3/11/2013

Building Electrical

Number of Units:	50
Total Square Feet:	33,946
Default Inflation Rate:	3.0%

[illegible]

Building Elevator

Owner Sponsor Name:	Branford Housing Authority/Merit Properties
Project Name:	Parkside Village I
Project City / Town:	Branford , CT

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

Number of Units:	50
Total Square Feet:	33,946
Default Inflation Rate:	3.0%

[illegible]

Building Structural

Number of Units:	50
Total Square Feet:	33,946
Default Inflation Rate:	3.0%

13093-Parkside I Prelim 3/11/2013

Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	Branford Housing Authority/Merit Properties
Project Name:	Parkside Village I
Project City / Town:	Branford , CT

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

Number of Units:	50
Total Square Feet:	33,946
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	Interior Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Interior Stairs					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	AC Sleeve					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Electrical Outlets					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Lighting Fixtures					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	Floors, Carpet	33,750		5	5	2013				6,750	6,953	7,161	7,376	7,597	7,825	8,060	5,302	8,551	8,807	-71	9,344	9,624	9,913	10,210	10,516	10,832	11,157	11,491	11,836						
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	6,750	6,953	7,161	7,376	7,597	7,825	8,060	5,302	8,551	8,807	(71)	9,344	9,624	9,913	10,210	10,516	10,832	11,157	11,491	11,836	0				
28	Cumulative Reserve Balance							15,459		15,459	1,911,080	1,872,707	1,805,990	1,765,281	1,723,354	1,667,173	1,514,174	1,496,953	1,476,123	1,443,152	1,401,393	1,372,207	1,342,146	1,316,366	1,289,812	574,021	540,807	517,018	492,515	42,723					

Unit Bathrooms

Owner Sponsor Name:	Branford Housing Authority/Merit Properties
Project Name:	Parkside Village I
Project City / Town:	Branford , CT

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

Number of Units:	50
Total Square Feet:	33,946
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Branford Housing Authority/Merit Proj
Project Name:	Parkside Village I
Project City / Town:	Branford , CT

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

Number of Units:	50
Total Square Feet:	33,946
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	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	Cabinets	90,000		20	20	2013				18,000	18,540	19,096	19,669	20,259	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Countertops	15,812		10	10	2013				0	0	0	0	0	0	0	0	0	4,249	4,377	4,508	4,644	4,783	0	0	0	0	0	0						
19	Range	25,000		varies	20	2013				1,250	1,288	1,326	1,366	1,407	1,449	1,493	1,537	1,583	1,631	1,680	1,730	1,782	1,836	1,891	1,947	2,006	2,066	2,128	2,192						
20	Refrigerators	33,500		varies	15	2013				2,233	2,300	2,369	2,440	2,513	2,589	2,666	2,746	2,829	2,914	3,001	3,091	3,184	3,278	3,378	3,479	3,583	3,691	3,802	3,916						
21	Rangehoods	14,050		20	20	2013				2,810	2,894	2,981	3,071	3,163	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
22	Floors	11,250		varies	15	2013				750	773	796	820	844	869	896	922	950	979	1,008	1,038	1,069	1,101	1,134	1,168	1,204	1,240	1,277	1,315						
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	25,043	25,795	26,568	27,366	28,186	4,907	5,055	5,205	5,362	5,524	9,938	10,236	10,543	10,859	11,186	6,594	6,793	6,997	7,207	7,423	0				
28	Cumulative Reserve Balance							15,459		15,459	1,911,080	1,872,707	1,805,990	1,765,281	1,723,354	1,667,173	1,514,174	1,496,953	1,476,123	1,443,152	1,401,393	1,372,207	1,342,146	1,316,366	1,289,812	574,021	540,807	517,018	492,515	42,723					

Unit Electrical

Owner Sponsor Name:	Branford Housing Authority/Merit Properties
Project Name:	Parkside Village I
Project City / Town:	Branford , CT

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

Number of Units:	50
Total Square Feet:	33,946
Default Inflation Rate:	3.0%

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Unit Mechanical

Owner Sponsor Name:	Branford Housing Authority/Merit Properties
Project Name:	Parkside Village I
Project City / Town:	Branford , CT

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

Number of Units:	50
Total Square Feet:	33,946
Default Inflation Rate:	3.0%

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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.