

# *CHFA* Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

**Connecticut Housing Finance Authority**

999 West Street  
Rocky Hill, CT 06067

and

**Recap Real Estate Advisors**

38 Chauncy Street, Suite 600  
Boston, MA 02111



38 Chauncy Street, Suite 600 | Boston, MA 02111  
T: 617.338.9484 | F: 617.338.9422

[on-site-insight.com](http://on-site-insight.com)

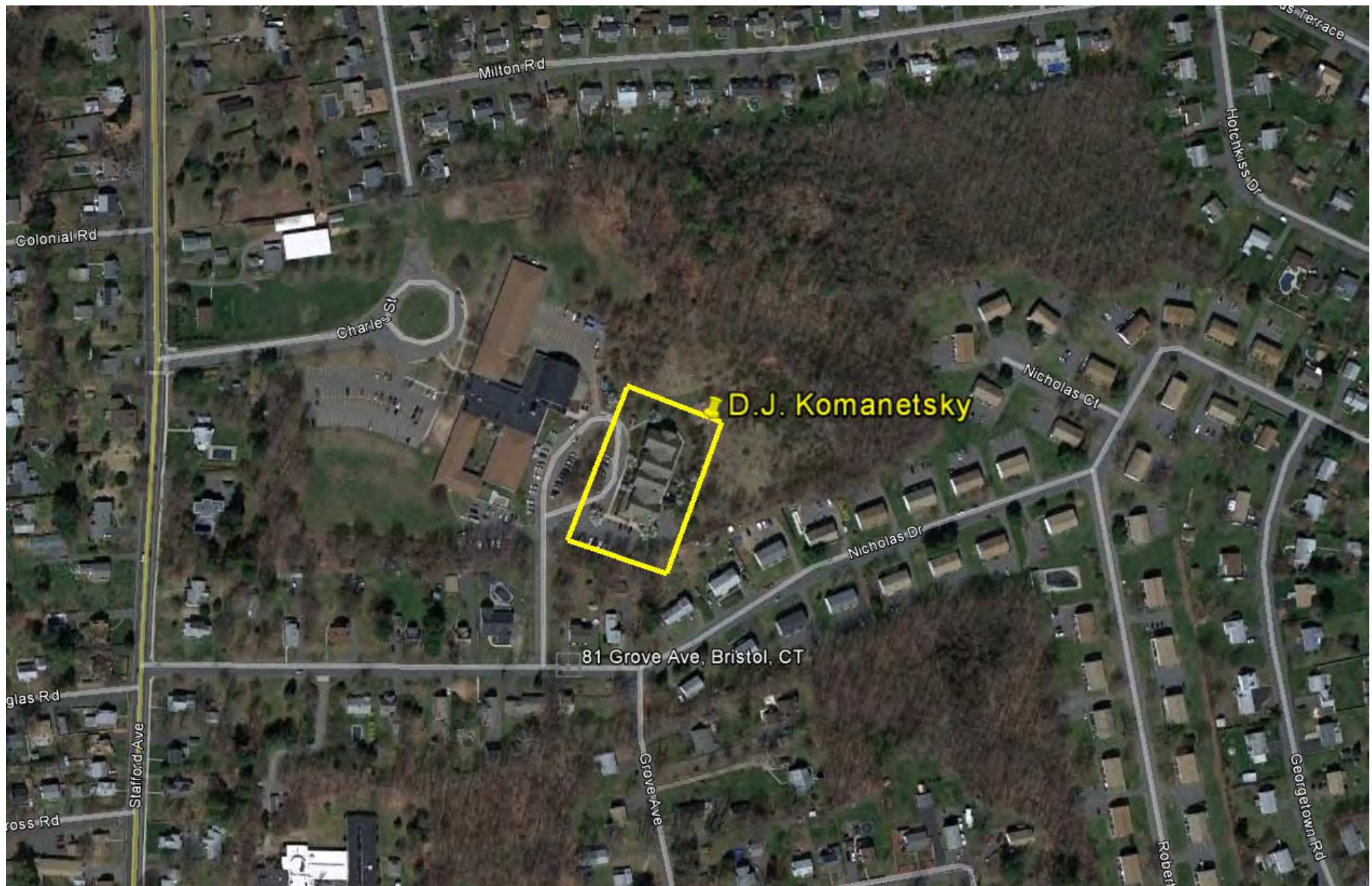


D.J. Komanetsky Estates  
CHFA #90030D

Bristol Housing Authority  
Bristol, CT

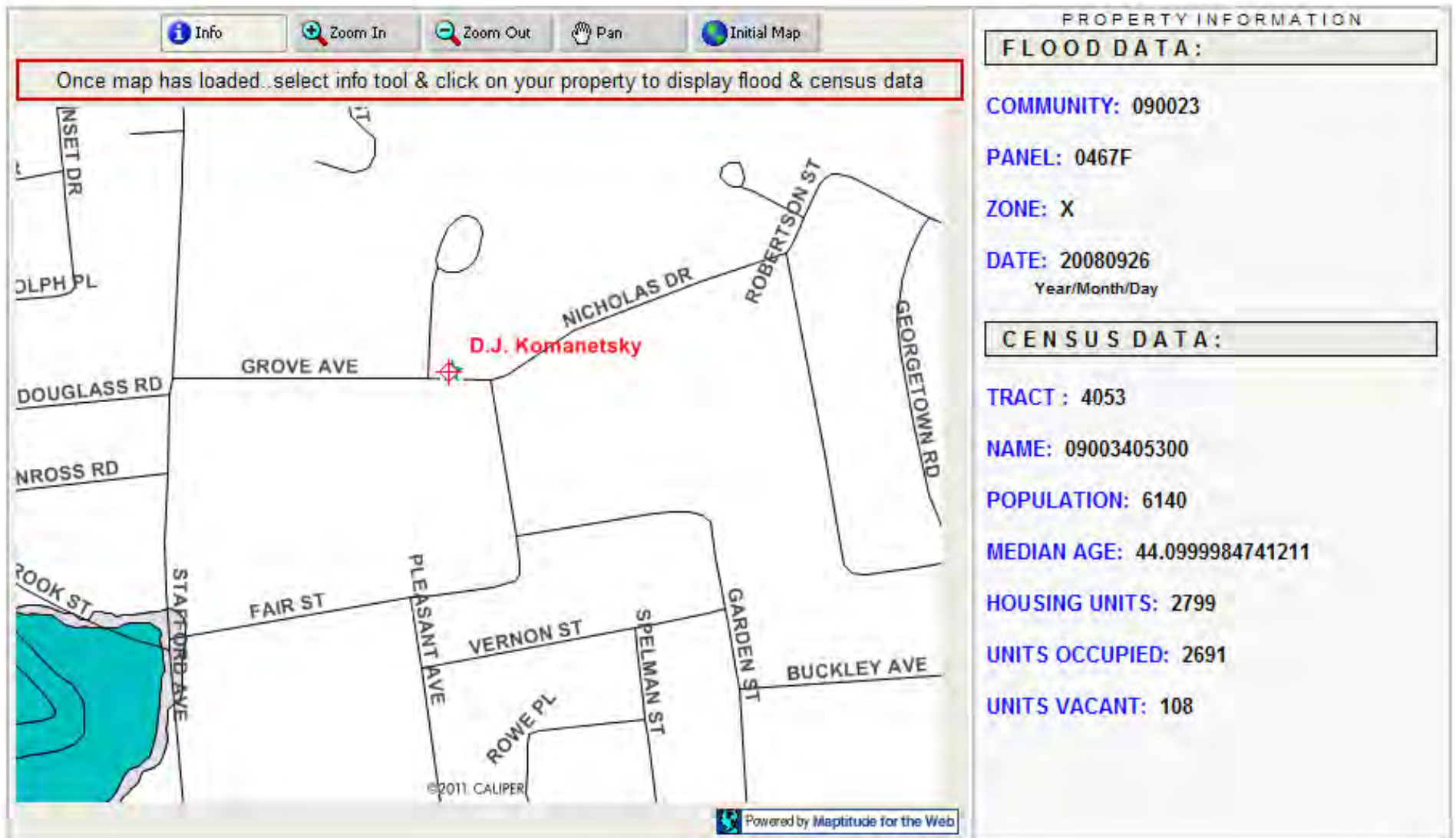
April 30, 2013

*Final Report*



**D.J. Komanetsky**  
81 Grove Avenue  
Bristol, CT 06010





## D.J. Komanetsky

81 Grove Avenue  
Bristol, CT 06010

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

## Executive Summary

### D.J. Komanetsky Estates

Bristol, CT

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**D.J. Komanetsky Estates** is a congregate-type residential development for the elderly that is comprised of a three-story, elevator-served, residential building that contains a total of forty-four units – 38 efficiencies and 6 one-bedrooms. Original construction of the development dates to 1989.

Overall the development is in fair to good 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:

- Asphalt paving is original and in generally good condition for its age; future resurfacing is shown in Year 4.
- Operational problems related to the bollard-style site light fixtures were reported; replacement of all is shown in Year 1.
- Exterior siding, doors, and windows are original and in good overall condition; no significant near-term needs anticipated.
- Original three-tab roof shingles are in poor condition with broken shingles and tarped sections noted; replacement of all existing shingle roofing shown in Year 1.
- Typical interior common area finishes include painted drywall walls, suspended acoustical ceiling tile, and vinyl tile (VCT) flooring. Refurbishment/replacement of these finishes is shown based on observed conditions, current age, and expected useful service life.

- Hydronic heat for the building is generated via an original natural gas-fired modular boiler plant – the plant is operational but nearing the end of its expected useful service life; replacement including new boilers, controls, and circulating pumps is shown in Year 4.
- Replacement of the original boilers that comprise the building’s domestic hot water system is shown in Year 4; an allowance to open, inspect, and re-line the domestic hot water storage tank is shown concurrently.
- No problems related to the fire pump were noted; an allowance to service the pump and control switch is shown in Year 4.
- An original fire alarm control panel is present at the building; the panel has exceeded its expected service life – replacement is shown in Year 1.
- No problems related to the hydraulic elevator were noted; future allowances for a major system overhaul are shown in Year 9.
- Annual allowances for as needed replacement of in-unit vinyl tile (VCT) floor coverings are shown from Year 1 forward.
- Unit bathrooms are in generally good condition; annual allowances for accessory and exhaust fan replacement are shown starting in Year 1. Fixture replacement allowances are shown in Years 8-16.
- Annual allowances for range and refrigerator replacement needs are shown from Year 1 forward.
- Kitchen cabinets are original and in fair condition; future replacement is shown in Years 3-7.
- Smoke detector and emergency call pull cord replacement allowances are shown from Year 1 forward.
- Overall, the development’s common areas are generally compliant with handicap accessibility standards. Among the elements that are in need of replacement and/or modification is the curb ramp from the accessible parking stalls to the walkway at the side of building, door hardware at the entry to the lounge area at the second floor level, toilet location in restrooms nearest community room/dining room (center at eighteen inches from adjacent wall), and provision of insulation on piping under sinks in restrooms.
- The development’s unit mix includes six units that are designated as handicap accessible, per review of the architectural plans. Among the elements in need of modification and/or replacement for compliance with accessibility standards in these units are toilet locations, lever faucets in bathrooms, and kitchen cabinetry that incorporates required knee clearance space under sinks and at a thirty-inch wide work surface, counter heights, and wall cabinet heights.

Additional Notes:

1. The Physical Assessment of the property was conducted on February 22<sup>nd</sup>, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Bruce Hutchinson. We would like to thank the Bristol Housing Authority management and maintenance staffs 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*.



Development sign at entry to site



Asphalt surfaces in good condition for their age



Typical concrete sidewalk –  
No significant damage noted



Typical bollard-style light fixture –  
Widespread operational problems reported





Typical building architecture



Brick veneer, vinyl siding and windows  
all in good condition



Primary building entry



Typical service doors – No significant  
wear or damage noted





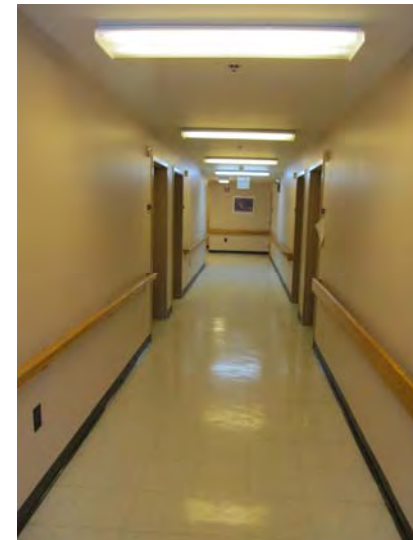
View of tarp over a section of roof where leaks have been an issue



Close-up view of area where roof shingles are broken/missing



Community/dining room located at first floor level



Typical common hallway



Original boiler plant for production of hydronic heat – Serviceable but nearing end of expected useful life



Boilers (in brown at foreground) and storage tank for building's domestic hot water system



Original fire alarm control panel – Serviceable but beyond end of expected useful service life



Original hydro-mechanical and controller/dispatcher equipment for building's elevator





Typical finishes in unit living areas



Typical finishes and fixtures in unit bathrooms



Roll-in type showers present in some handicap accessible unit bathrooms



Typical finishes and equipment in unit kitchens



Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Bristol Housing Authority
Project Name:	D.J. Komanetsky Estates
Project City / Town:	Bristol

Current Year:	2013
Budget Effective Date:	July 5, 1905
Report Date:	March 6, 2013

Number of Units:	44
Total Square Feet:	31,080
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$142,833
Annual Replacement Reserve Contribution:	\$8,847
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	1,500	21,950	0	2,165	45,247	0	0	0	2,510	8,742	0	0	0	2,909	25,231	0	0	0	3,373	11,749	0	0
2	Building Exterior	0	0	0	0	0	5,065	0	0	0	0	105,411	0	0	0	0	0	0	0	0	0	0	0	0
3	Roofing	0	0	84,335	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	Lobby - Mail Area	0	0	0	0	0	2,111	0	0	0	0	0	0	0	0	0	1,556	0	0	0	0	0	0	0
5	Community Room	0	175	1,040	1,071	1,103	14,329	1,170	1,205	1,241	1,278	1,317	1,356	1,397	1,439	1,482	11,135	1,572	1,620	1,668	1,718	1,770	1,823	0
6	Common Hallways	0	0	0	0	0	33,489	0	0	0	0	0	0	0	0	0	17,163	0	0	0	0	0	0	0
7	Common Stairways	0	300	3,483	0	0	2,264	0	0	0	0	0	0	4,681	0	0	3,043	0	0	0	0	0	0	0
8	Common Laundry	0	0	0	0	0	1,969	0	0	0	0	0	0	0	0	0	972	0	0	0	0	0	0	0
9	Common Area Restrooms	0	3,100	0	0	0	905	0	0	0	0	0	0	0	0	0	2,282	0	0	0	0	0	0	0
10	Building Boilers	0	0	4,500	0	0	74,305	0	0	0	0	0	0	6,048	0	0	0	0	0	0	0	7,661	0	0
11	Building Mechanical	0	0	0	0	0	10,381	0	0	0	0	8,487	0	0	0	0	6,608	0	0	0	0	0	0	0
12	Building Electrical	0	0	15,000	0	0	0	0	0	0	0	0	0	0	0	0	46,259	0	0	0	0	0	0	0
13	Building Elevator	0	0	0	0	0	0	0	0	0	0	122,243	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	6,505	6,700	6,901	7,108	7,321	7,541	7,767	8,000	8,240	8,487	8,742	9,004	9,274	9,552	9,839	10,134	10,438	10,751	11,074	11,406	0
16	Unit Kitchens	0	14,850	4,074	4,197	26,901	27,708	28,540	29,396	30,278	5,011	5,161	5,316	5,476	5,640	5,809	5,983	6,163	6,348	6,538	6,734	6,936	7,144	0
17	Unit Bathrooms	0	9,900	1,053	1,085	1,117	1,151	1,185	1,221	1,257	18,431	18,984	19,554	20,140	20,745	21,367	22,008	22,668	23,348	1,690	1,741	1,793	1,847	0
18	Unit Electrical	0	0	2,332	2,402	2,474	2,548	2,625	2,703	2,785	2,868	2,954	3,043	3,134	3,228	3,325	3,425	3,527	3,633	3,742	3,854	3,970	4,089	0
19	Unit Mechanical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20	Annual Planned Expenditures	0	29,825	144,272	15,454	40,661	228,582	40,841	42,066	43,328	38,099	281,540	37,756	49,618	40,056	44,167	155,218	43,770	45,083	24,076	28,172	44,953	26,309	0
21	Annual Provision (indexed at 3%)			8,847	9,112	9,385	9,667	9,957	10,256	10,563	10,880	11,207	11,543	11,889	12,246	12,613	12,992	13,381	13,783	14,196	14,622	15,061	15,513	
22	Outside Capital			1,150,000																				
23	Cumulative Reserve Balance	142,833	113,008	1,127,582	1,121,241	1,089,965	871,050	840,166	808,356	775,591	748,373	478,039	451,826	414,097	386,287	354,734	212,507	182,118	150,818	140,938	127,388	97,497	86,700	

## Site Improvements

Number of Units:	44
Total Square Feet:	31,080
Default Inflation Rate:	3.0%

13109 - D.J. Komanetsky Estates - FINAL SS 4/30/2013

Comprehensive Capital Needs Assessment Schedule

Building Exterior

Owner Sponsor Name:	Bristol Housing Authority
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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	Exterior Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Glass Doors (Sliders)					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Exterior Walls - Masonry	12,751		22	30	2021				0	0	0	0	0	0	0	0	16,153	0	0	0	0	0	0	0	0	0	0	0						
4	Exterior Walls - EIFS					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Ext. Walls - Vinyl Siding	14,014		22	30	2021				0	0	0	0	0	0	0	0	17,753	0	0	0	0	0	0	0	0	0	0	0						
6	Ext. Walls - Wood Siding					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Windows	50,055		22	30	2021				0	0	0	0	0	0	0	0	63,408	0	0	0	0	0	0	0	0	0	0	0						
8	Exterior Soffits and Fascia					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Caulking					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Unit Balconies / Decks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Common Doors	6,392		22	30	2021				0	0	0	0	0	0	0	0	8,097	0	0	0	0	0	0	0	0	0	0	0						
13	Service Doors - Single Leaf	3,605		22	25	2016				0	0	0	3,939	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Service Doors - Double Leaf	1,030		22	25	2016				0	0	0	1,126	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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26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	105,411	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						142,833	113,008	1,127,582	1,121,241	1,089,965	871,050	840,166	808,356	775,591	748,373	478,039	451,826	414,097	386,287	354,734	212,507	182,118	150,818	140,938	127,388	97,497	86,700							



Comprehensive Capital Needs Assessment Schedule

Roofing

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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	Chimney					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Hatches / Skylights					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Penthouse / Machine Rooms					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Roof Railings					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Roof - Asphalt Shingle	84,335		22	20	2013					84,335	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Roof - Built-up Tar and Gravel					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Roof - Single-ply Membrane					2013					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						
9	Other					2013					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						
11	Other					2013					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						
13	Other					2013					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						
15	Other					2013					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						
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24																																			
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26																																			
27	Annual Planned Expenditures							0		0	84,335	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							142,833		113,008	1,127,582	1,121,241	1,089,965	871,050	840,166	808,356	775,591	748,373	478,039	451,826	414,097	386,287	354,734	212,507	182,118	150,818	140,938	127,388	97,497	86,700					

Comprehensive Capital Needs Assessment Schedule

Lobby / Mail Area

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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	357		7	10	2016				0	0	0	390	0	0	0	0	0	0	0	0	0	524	0	0	0	0	0	0	0					
2	Ceilings	702		22	35	2026				0	0	0	0	0	0	0	0	0	0	0	0	1,032	0	0	0	0	0	0	0						
3	Floors	1,575		22	25	2016				0	0	0	1,721	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	0					
5	Other					2013				0	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	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	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	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	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	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	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	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	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	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	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	0			
17																																			
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21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	2,111	0	0	0	0	0	0	0	0	1,556	0	0	0	0	0	0	0	0	0	0		
28	Cumulative Reserve Balance							142,833		113,008	1,127,582	1,121,241	1,089,965	871,050	840,166	808,356	775,591	748,373	478,039	451,826	414,097	386,287	354,734	212,507	182,118	150,818	140,938	127,388	97,497	86,700					

Comprehensive Capital Needs Assessment Schedule

Community Room

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Total Square Feet:	31,080
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	Floor	9,983		22	25	2016				0	0	0	10,909	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
2	Kitchen Cabinets / Sink					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
3	Kitchen Appliances					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	0					
5	Walls	2,091		7	10	2016				0	0	0	2,284	0	0	0	0	0	0	0	0	0	3,070	0	0	0	0	0	0	0					
6	Ceilings	4,452		22	35	2026				0	0	0	0	0	0	0	0	0	0	0	0	6,539	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					
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
9	Commercial Kitchen Equipment	1,040		1	1	2013				1,040	1,071	1,103	1,136	1,170	1,205	1,241	1,278	1,317	1,356	1,397	1,439	1,482	1,527	1,572	1,620	1,668	1,718	1,770	1,823						
10	Other					2013				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					
12	Other					2013				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					
14	Other					2013				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					
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
17	Accessibility Improvements	175		ADD	20	2013		4	175	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	175	1,040	1,071	1,103	14,329	1,170	1,205	1,241	1,278	1,317	1,356	1,397	1,439	1,482	11,135	1,572	1,620	1,668	1,718	1,770	1,823	0						
28	Cumulative Reserve Balance						142,833	113,008	1,127,582	1,121,241	1,089,965	871,050	840,166	808,356	775,591	748,373	478,039	451,826	414,097	386,287	354,734	212,507	182,118	150,818	140,938	127,388	97,497	86,700							



## Common Hallways

Owner Sponsor Name:	Bristol Housing Authority
Project Name:	D.J. Komanetsky Estates
Project City / Town:	Bristol

Current Year:	2013
Budget Effective Date:	July 5, 1905
Report Date:	March 6, 2013

Number of Units:	44
Total Square Feet:	31,080
Default Inflation Rate:	3.0%

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## Common Stairways

Number of Units:	44
Total Square Feet:	31,080
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Bristol Housing Authority
Project Name:	D.J. Komanetsky Estates
Project City / Town:	Bristol

Current Year:	2013
Budget Effective Date:	July 5, 1905
Report Date:	March 6, 2013

Number of Units:	44
Total Square Feet:	31,080
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	521		7	10	2016				0	0	0	569	0	0	0	0	0	0	0	0	0	765	0	0	0	0	0	0						
2	Ceilings	141		7	10	2016				0	0	0	154	0	0	0	0	0	0	0	0	0	208	0	0	0	0	0	0						
3	Floors	1,140		22	25	2016				0	0	0	1,246	0	0	0	0	0	0	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						
5	Lighting Fixtures					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	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					
8	Other					2013				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					
10	Other					2013				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					
12	Other					2013				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					
14	Other					2013				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					
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
17																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	1,969	0	0	0	0	0	0	0	0	972	0	0	0	0	0	0	0	0	0				
28	Cumulative Reserve Balance						142,833	113,008	1,127,582	1,121,241	1,089,965	871,050	840,166	808,356	775,591	748,373	478,039	451,826	414,097	386,287	354,734	212,507	182,118	150,818	140,938	127,388	97,497	86,700							

Comprehensive Capital Needs Assessment Schedule

Common Area Restrooms

Owner Sponsor Name:	Bristol Housing Authority
Project Name:	D.J. Komanetsky Estates
Project City / Town:	Bristol

Current Year:	2013
Budget Effective Date:	July 5, 1905
Report Date:	March 6, 2013

Number of Units:	44
Total Square Feet:	31,080
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	828		7	10	2016				0	0	0	905	0	0	0	0	0	0	0	0	0	1,216	0	0	0	0	0	0	0					
2	Ceilings	726		22	35	2026				0	0	0	0	0	0	0	0	0	0	0	0	1,066	0	0	0	0	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	0					
4	Toilets					2013				0	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	0					
6	Accessories					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
7	Floor					2013				0	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	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					
10	Other					2013				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					
12	Other					2013				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					
14	Other					2013				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					
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
17	Accessibility Improvements	3,100		ADD	20	2013		4	3,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	3,100	0	0	0	905	0	0	0	0	0	0	0	0	0	2,282	0	0	0	0	0	0	0	0	0				
28	Cumulative Reserve Balance						142,833	113,008	1,127,582	1,121,241	1,089,965	871,050	840,166	808,356	775,591	748,373	478,039	451,826	414,097	386,287	354,734	212,507	182,118	150,818	140,938	127,388	97,497	86,700							



Comprehensive Capital Needs Assessment Schedule

Building Boilers

Owner Sponsor Name:	Bristol Housing Authority
Project Name:	D.J. Komanetsky Estates
Project City / Town:	Bristol

Current Year:	2013
Budget Effective Date:	July 5, 1905
Report Date:	March 6, 2013

Number of Units:	44
Total Square Feet:	31,080
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	Boilers / Warm Air Furnaces	36,000		22	25	2016				0	0	0	39,338	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
2	Boiler Operating Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
3	Pneumatic Systems Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
4	Condensate & Feed Water					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
5	Fuel Oil Storage					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
6	Fuel Oil Transfer System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
7	Fuel Exhaust					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
8	Combustion Air					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
9	Hydronic Circulating Pumps	6,500		22	25	2016				0	0	0	7,103	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
10	DHW Boilers	21,000		22	25	2016				0	0	0	22,947	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
11	DHW Storage Tank	4,500		10	10	2013				4,500	0	0	0	0	0	0	0	0	0	0	6,048	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				
17	Boiler Operating Controls	4,500		22	15	2016				0	0	0	4,917	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,661	0					
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	4,500	0	0	0	74,305	0	0	0	0	0	0	6,048	0	0	0	0	0	0	0	7,661	0	0					
28	Cumulative Reserve Balance						142,833	113,008	1,127,582	1,121,241	1,089,965	871,050	840,166	808,356	775,591	748,373	478,039	451,826	414,097	386,287	354,734	212,507	182,118	150,818	140,938	127,388	97,497	86,700							

Comprehensive Capital Needs Assessment Schedule

Building Mechanical

Owner Sponsor Name:	Bristol Housing Authority
Project Name:	D.J. Komanetsky Estates
Project City / Town:	Bristol

Current Year:	2013
Budget Effective Date:	July 5, 1905
Report Date:	March 6, 2013

Number of Units:	44
Total Square Feet:	31,080
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	Building Fire Suppression	9,500		22	25	2016				0	0	0	10,381	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
2	Building Heating Distribution					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
3	Domestic Hot / Cold Water Dist.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
4	Building Sanitary Waste & Vent.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
5	Make-Up Air Unit					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
6	Ventilation & Exhaust	3,200		22	30	2021				0	0	0	0	0	0	0	0	4,054	0	0	0	0	0	0	0	0	0	0	0	0	0				
7	Air Handling Units	3,500		22	30	2021				0	0	0	0	0	0	0	0	4,434	0	0	0	0	0	0	0	0	0	0	0	0	0				
8	Air Conditioning Condensers	4,500		2	15	2026				0	0	0	0	0	0	0	0	0	0	0	0	0	6,608	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				
17																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	10,381	0	0	0	0	8,487	0	0	0	0	6,608	0	0	0	0	0	0	0	0	0				
28	Cumulative Reserve Balance						142,833	113,008	1,127,582	1,121,241	1,089,965	871,050	840,166	808,356	775,591	748,373	478,039	451,826	414,097	386,287	354,734	212,507	182,118	150,818	140,938	127,388	97,497	86,700							

Comprehensive Capital Needs Assessment Schedule

Building Electrical

Owner Sponsor Name:	Bristol Housing Authority
Project Name:	D.J. Komanetsky Estates
Project City / Town:	Bristol

Current Year:	2013
Budget Effective Date:	July 5, 1905
Report Date:	March 6, 2013

Number of Units:	44
Total Square Feet:	31,080
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	Switch Gear					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Emergency Generator	31,500		22	35	2026					0	0	0	0	0	0	0	0	0	0	0	0	46,259	0	0	0	0	0	0						
3	Smoke / Fire Detection	15,000		22	20	2013					15,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Signaling / Communication					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Building Wiring					2013					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						
7	Other					2013					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						
9	Other					2013					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						
11	Other					2013					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						
13	Other					2013					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						
15	Other					2013					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						
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21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	15,000	0	0	0	0	0	0	0	0	0	0	0	46,259	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							142,833		113,008	1,127,582	1,121,241	1,089,965	871,050	840,166	808,356	775,591	748,373	478,039	451,826	414,097	386,287	354,734	212,507	182,118	150,818	140,938	127,388	97,497	86,700					

## Building Elevator

Number of Units:	44
Total Square Feet:	31,080
Default Inflation Rate:	3.0%

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## Building Structural

Number of Units:	44
Total Square Feet:	31,080
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	Bristol Housing Authority
Project Name:	D.J. Komanetsky Estates
Project City / Town:	Bristol

Current Year:	2013
Budget Effective Date:	July 5, 1905
Report Date:	March 6, 2013

Number of Units:	44
Total Square Feet:	31,080
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	6,505		1	1	2013				6,505	6,700	6,901	7,108	7,321	7,541	7,767	8,000	8,240	8,487	8,742	9,004	9,274	9,552	9,839	10,134	10,438	10,751	11,074	11,406						
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						
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22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	6,505	6,700	6,901	7,108	7,321	7,541	7,767	8,000	8,240	8,487	8,742	9,004	9,274	9,552	9,839	10,134	10,438	10,751	11,074	11,406	0						
28	Cumulative Reserve Balance						142,833	113,008	1,127,582	1,121,241	1,089,965	871,050	840,166	808,356	775,591	748,373	478,039	451,826	414,097	386,287	354,734	212,507	182,118	150,818	140,938	127,388	97,497	86,700							

Comprehensive Capital Needs Assessment Schedule

Unit Bathrooms

Owner Sponsor Name:	Bristol Housing Authority
Project Name:	D.J. Komanetsky Estates
Project City / Town:	Bristol

Current Year:	2013
Budget Effective Date:	July 5, 1905
Report Date:	March 6, 2013

Number of Units:	44
Total Square Feet:	31,080
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	Ceiling					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
3	Lavatory / Vanity					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
4	Toilet					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
5	Tub / Surround					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
6	Floor					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
7	Accessories	613		1	1	2013					613	631	650	670	690	711	732	754	777	800	824	849	874	900	927	955	984	1,013	1,044	1,075					
8	Lighting Features					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
9	Exhaust Fan	440		1	1	2013					440	453	467	481	495	510	525	541	557	574	591	609	627	646	666	686	706	727	749	772					
10	GFI Outlet					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	Tub / Surround	88,880		22	30	2020					0	0	0	0	0	0	0	12,146	12,510	12,885	13,272	13,670	14,080	14,503	14,938	15,386	0	0	0	0					
18	Toilet	18,040		22	30	2020					0	0	0	0	0	0	0	2,465	2,539	2,615	2,694	2,775	2,858	2,944	3,032	3,123	0	0	0	0					
19	Lavatory / Vanity	18,480		22	30	2020					0	0	0	0	0	0	0	2,525	2,601	2,679	2,760	2,842	2,928	3,015	3,106	3,199	0	0	0	0					
20	Accessibility Improvements	9,900		ADD	20	2013			4	9,900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		9,900	1,053	1,085	1,117	1,151	1,185	1,221	1,257	18,431	18,984	19,554	20,140	20,745	21,367	22,008	22,668	23,348	1,690	1,741	1,793	1,847	0				
28	Cumulative Reserve Balance							142,833		113,008	1,127,582	1,121,241	1,089,965	871,050	840,166	808,356	775,591	748,373	478,039	451,826	414,097	386,287	354,734	212,507	182,118	150,818	140,938	127,388	97,497	86,700					

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Bristol Housing Authority
Project Name:	D.J. Komanetsky Estates
Project City / Town:	Bristol

Current Year:	2013
Budget Effective Date:	July 5, 1905
Report Date:	March 6, 2013

Number of Units:	44
Total Square Feet:	31,080
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	1,009		1	1	2013				1,009	1,039	1,070	1,103	1,136	1,170	1,205	1,241	1,278	1,317	1,356	1,397	1,439	1,482	1,526	1,572	1,619	1,668	1,718	1,769						
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	1,965		1	1	2013				1,965	2,024	2,085	2,148	2,212	2,278	2,347	2,417	2,490	2,564	2,641	2,720	2,802	2,886	2,973	3,062	3,154	3,248	3,346	3,446						
11	Stove	1,100		1	1	2013				1,100	1,133	1,167	1,202	1,238	1,275	1,313	1,353	1,393	1,435	1,478	1,523	1,568	1,615	1,664	1,714	1,765	1,818	1,873	1,929						
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	Kitchen Exhaust Fan	12,364		22	25	2015				0	0	2,623	2,702	2,783	2,867	2,953	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Cabinets	94,050		22	25	2015				0	0	19,956	20,554	21,171	21,806	22,460	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Accessibility Improvements	14,850		ADD	20	2013		4	14,850	0	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		14,850	4,074	4,197	26,901	27,708	28,540	29,396	30,278	5,011	5,161	5,316	5,476	5,640	5,809	5,983	6,163	6,348	6,538	6,734	6,936	7,144	0				
28	Cumulative Reserve Balance							142,833		113,008	1,127,582	1,121,241	1,089,965	871,050	840,166	808,356	775,591	748,373	478,039	451,826	414,097	386,287	354,734	212,507	182,118	150,818	140,938	127,388	97,497	86,700					



## Unit Electrical

Number of Units:	44
Total Square Feet:	31,080
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

Owner Sponsor Name:	Bristol Housing Authority
Project Name:	D.J. Komanetsky Estates
Project City / Town:	Bristol

Current Year:	2013
Budget Effective Date:	July 5, 1905
Report Date:	March 6, 2013

Number of Units:	44
Total Square Feet:	31,080
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	Radiators					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
2	Unit Temperature Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
3	Air Conditioning Unit / Sleeve					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
4	Other					2013				0	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	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					
7	Other					2013				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					
9	Other					2013				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					
11	Other					2013				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					
13	Other					2013				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					
15	Other					2013				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					
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21																																			
22																																			
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	0				
28	Cumulative Reserve Balance						142,833	113,008	1,127,582	1,121,241	1,089,965	871,050	840,166	808,356	775,591	748,373	478,039	451,826	414,097	386,287	354,734	212,507	182,118	150,818	140,938	127,388	97,497	86,700							

## **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.