

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



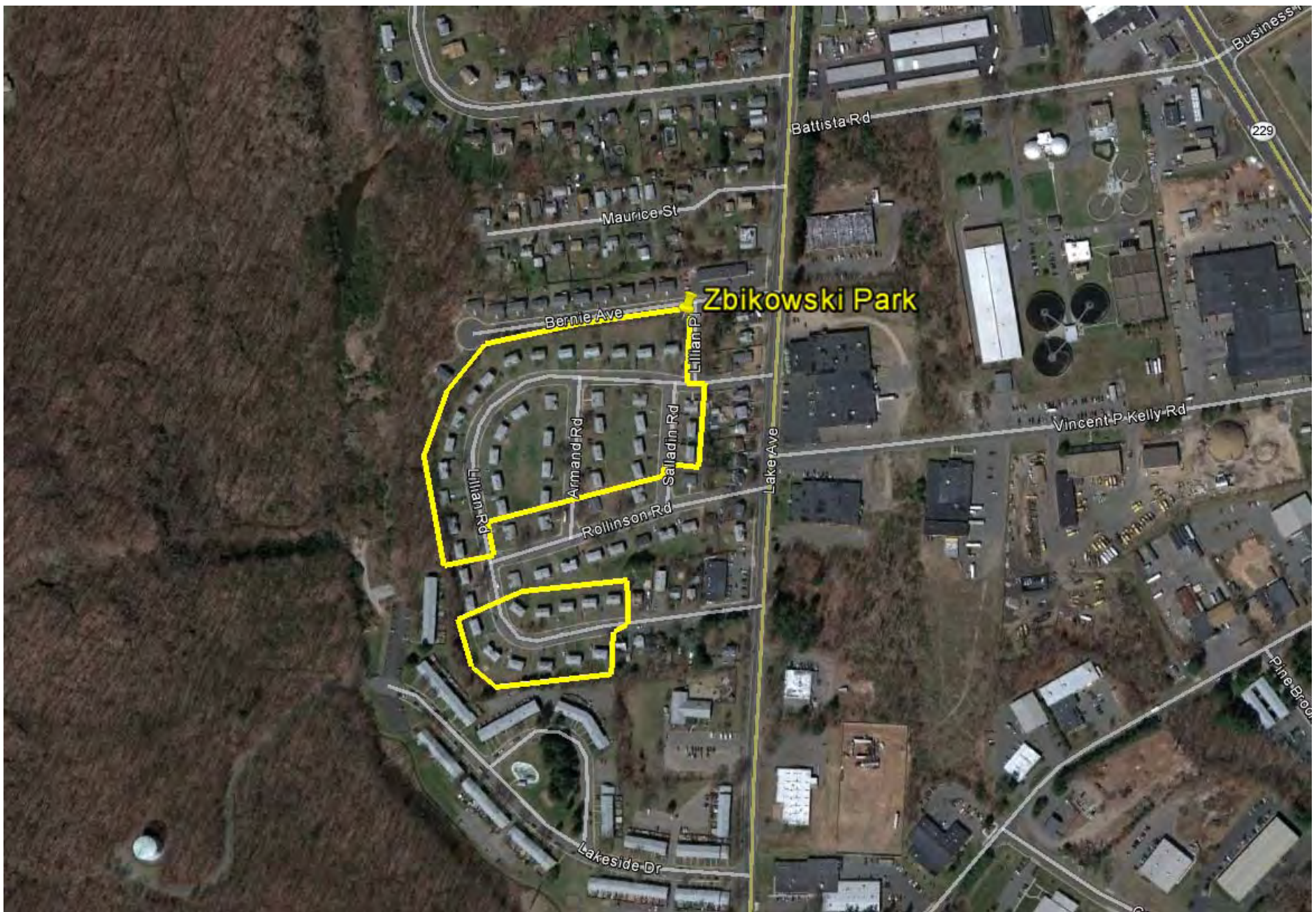
Zbikowski Park

CHFA #85008Z

Bristol Housing Authority
Bristol, CT

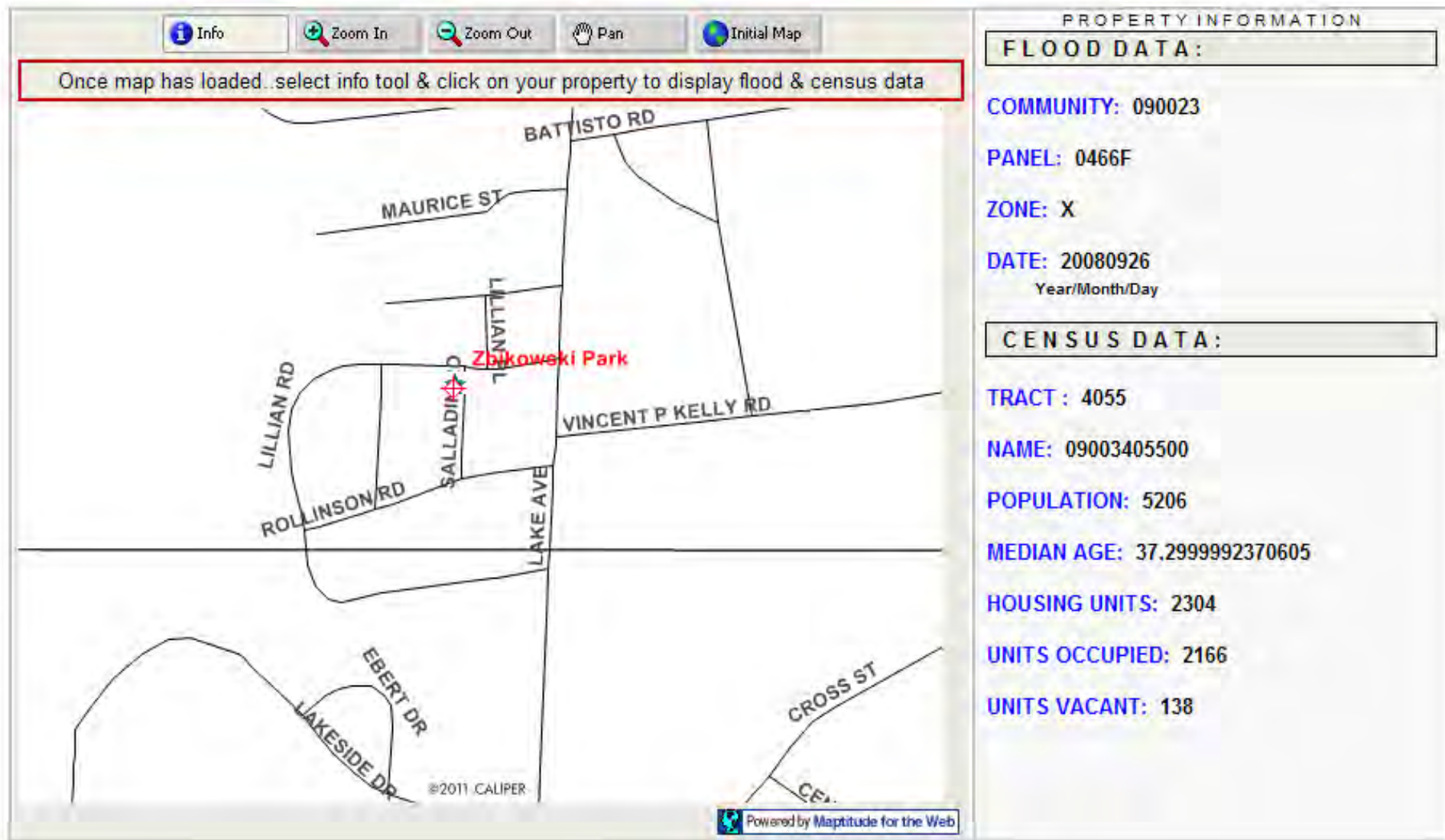
April 30, 2013

Final Report



Zbikowski Park

10 Salladin Road
Bristol, CT 06010



Zbikowski Park

10 Salladin Road
Bristol, CT 06010

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

Executive Summary

Zbikowski Park

Bristol, CT

Zbikowski Park is a residential development for families that is comprised of forty-five, one and two-story, residential buildings and a freestanding garage/maintenance shop. The buildings' contain a total of ninety units; 8 one –, 68 two –, and 14 three – bedroom units. Original construction of the development dates to 1951. During 2009, renovations that included new roof coverings, windows, doors, and heating/domestic hot water system upgrades, were reportedly completed at sixteen buildings (thirty-two units). The remaining systems and components are largely older and/or exhibit age-related wear and/or deterioration. The need for a significant renovation, similar to what is scheduled to occur at the development's 'sister' property (Zbikowski Park Section 8) during 2013 is seen as being necessary in the near-term. As part of the work seen as being necessary and in keeping with the general scope being completed at the 'sister' property, costs have been shown in 2013-2014 for the replacement of all remaining older roof coverings, windows, and doors. Costs are also shown for the replacement of existing vinyl siding on all buildings, and installation of new kitchen cabinetry and bathroom fixtures in all units, and installation of new boilers and freestanding electric domestic hot water tanks in those units where they do not currently exist.

For purposes of this assessment, all costs related to the renovation work seen as being necessary in the near-term have been shown in Years 1 and 2 of the assessment (2013-2014). As shown on the attached capital needs worksheets, the development is seen as facing modest annual capital needs subsequent to the completion of this work. Based on these projections, the development is seen as requiring an infusion of outside capital and/or an adjustment to current replacement reserve funding in order to meet anticipated capital needs, including those related to the renovation work shown in Year 2. It should be noted that the starting replacement reserve balance used in this analysis

includes an existing reserve balance of approximately \$104,000 plus an additional approximately \$337,000 in unappropriated retained earnings.

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

- Asphalt-paved driveway and walkway surfaces vary in condition; allowances to resurface all are shown in Years 1-5.
- Exterior building envelope components exhibit varying levels of age and wear including fading, curling/surface wear, and impact damage; replacement of these components (roof coverings, siding, doors, and windows), is shown in Year 2.
- Costs to replace the older boiler at the garage/maintenance shop with a new boiler and freestanding domestic hot water tank are shown in Year 2, concurrent with the anticipated completion of similar work in the residential units.
- Annual allowances for as needed sanding and refinishing of hardwood flooring in unit living areas are shown from Year 1 forward.
- Existing fixtures and finishes in unit bathrooms are older and exhibit varying levels of wear; costs for new bathtubs and surrounds, low-flow toilets, sinks, exhaust fans, and accessories are shown in Years 1 and 2. The new fixtures should perform reliably throughout the course of the assessment's timeframe. Future allowances for exhaust fan replacement are shown in the latter years of the assessment.
- Cabinetry in unit kitchens exhibits age-related wear and deterioration at some locations; replacement is shown in Years 1 and 2. Future allowances for countertop replacement needs are shown starting in Year 12.
- Refrigerators and ranges in unit kitchens are owned and maintained by the residents, and as such, no costs are included.
- Costs to replace older boilers with new boilers and freestanding hot water tanks in Years 1 and 2. Future replacement of existing newer boilers is shown starting in the latter years of the assessment. Domestic hot water tank replacement allowances are shown from Year 5 forward based on current ages and an expected useful service life of ten years.
- The development does not require any modifications for common area handicap accessibility, as there are no common areas.
- Currently, there are no handicap accessible units at the development. Creation of accessible units is seen as being structurally limited especially as it pertains to the two and three-bedroom units, which only have one bathroom and it is located at the unit's second floor level. No costs for unit-level handicap accessibility modifications/improvements have been included as part of the assessment.

Additional Notes:

1. The Physical Assessment of the property was conducted on February 21st, 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



Typical asphalt-paved unit driveway



Asphalt-paved walkways vary in condition



Typical building with two, one-bedroom, units



Typical building with two, two-bedroom, units



Typical building with two, three-bedroom units



Typical rear elevation as seen at building with two-bedroom units



Isolated loose vinyl siding seams noted at various locations



Past vinyl siding patch repairs also noted at various locations



Unit windows and doors vary in condition



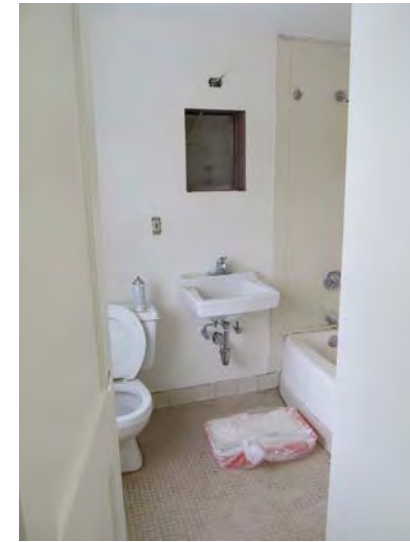
Older three-tab roof shingles exhibit age-related wear and deterioration



Newer architectural shingles are in good condition



Typical finishes in unit living areas



Typical unit bathroom



Typical unit kitchen – Note residents are responsible for supplying their own appliances



Newer unit level boiler for hydronic heat and indirect-fired domestic hot water tank – Newest replacement tanks are freestanding electric models

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Bristol Housing Authority
Project Name:	Zbikowski Park
Project City / Town:	Bristol

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 15, 2013

Number of Units:	90
Total Square Feet:	83,285
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$440,799
Annual Replacement Reserve Contribution:	\$51,026
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	23,618	20,722	21,343	21,983	22,643	2,214	2,280	2,349	2,419	2,492	2,566	2,643	2,723	2,804	2,889	2,975	3,065	3,156	3,251	3,349	0
2	Building Exterior	0	0	348,147	388,827	0	0	0	0	0	0	32,815	0	5,585	58,964	17,105	17,618	18,147	18,691	19,252	7,834	8,070	8,312	0
3	Roofing	0	0	0	198,892	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29,233	30,110	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	0	0	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0	0	0	0
8	Common Laundry	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9	Common Area Restrooms	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10	Building Boilers	0	0	0	5,835	0	0	0	0	0	0	0	0	0	0	0	1,248	0	0	0	0	0	0	0
11	Building Mechanical	0	0	0	0	0	0	0	0	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	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	11,977	12,336	12,706	13,088	13,480	13,885	14,301	14,730	15,172	15,627	16,096	16,579	17,076	17,589	18,116	18,660	19,220	19,796	20,390	21,002	0
16	Unit Kitchens	0	0	181,395	201,495	15,098	15,551	0	0	0	0	0	0	0	5,996	6,176	6,361	6,552	6,749	18,370	18,921	19,489	20,074	0
17	Unit Bathrooms	0	0	153,810	158,424	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,611	3,719	3,830	3,945	0
18	Unit Electrical	0	0	8,512	8,767	9,030	9,301	9,580	9,868	10,164	10,469	10,783	11,106	11,439	11,783	12,136	12,500	12,875	13,261	13,659	14,069	14,491	14,926	0
19	Unit Mechanical	0	0	456,000	469,680	0	0	8,610	8,868	9,135	9,409	9,691	9,982	10,281	10,589	10,907	11,234	11,571	11,918	12,276	12,644	35,049	36,100	0
20	Annual Planned Expenditures	0	0	1,183,459	1,464,979	58,178	59,924	54,314	34,835	35,880	36,956	70,880	39,207	45,968	106,555	66,123	69,355	70,150	72,255	89,452	80,141	133,803	137,817	0
21	Annual Provision (indexed at 3%)			51,026	52,557	54,134	55,758	57,430	59,153	60,928	62,756	64,638	66,577	68,575	70,632	72,751	74,933	77,181	79,497	81,882	84,338	86,868	89,474	
22	Outside Capital			2,475,000																				
23	Cumulative Reserve Balance	440,799	440,799	1,783,366	370,944	366,899	362,732	365,849	390,167	415,215	441,014	434,773	462,144	484,750	448,827	455,454	461,033	468,064	475,306	467,736	471,933	424,998	376,656	

Site Improvements

Number of Units:	90
Total Square Feet:	83,285
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Building Exterior

Owner Sponsor Name:	Bristol Housing Authority
Project Name:	Zbikowski Park
Project City / Town:	Bristol

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 15, 2013

Number of Units:	90
Total Square Feet:	83,285
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	Exterior Doors					2013					0	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	0				
3	Exterior Walls - Masonry					2013					0	0	0	0	0	0	0	0	0	0	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	0				
5	Ext. Walls - Vinyl Siding					2013					0	0	0	0	0	0	0	0	0	0	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	0				
7	Windows					2013					0	0	0	0	0	0	0	0	0	0	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	0				
9	Caulking					2013					0	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	0				
11	Railings					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
12	Service Doors	1,030		10	20	2023					0	0	0	0	0	0	0	0	0	0	1,384	0	0	0	0	0	0	0	0	0	0	0			
13	Overhead Doors	3,126		10	20	2023					0	0	0	0	0	0	0	0	0	0	4,201	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	Storm Doors	43,542		varies	10+	2013					21,771	22,424	0	0	0	0	0	0	0	0	10,045	10,347	10,657	10,977	11,306	11,645	0	0	0	0	0				
18	Steps/Stoops	47,400		varies	10+	2014					23,700	24,411	0	0	0	0	0	0	0	0	6,561	6,758	6,961	7,170	7,385	7,606	7,834	8,070	8,312	0	0	0			
19	Lintel	30,600		10+	10	2014					15,300	15,759	0	0	0	0	0	0	0	0	42,358	0	0	0	0	0	0	0	0	0	0	0			
20	Exterior Walls - Masonry	25,904		61	70	2021					0	0	0	0	0	0	0	0	32,815	0	0	0	0	0	0	0	0	0	0	0	0	0			
21	Ext. Walls - Vinyl Siding	361,043		25+	30	2013					180,521	185,937	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
22	Exterior Doors	58,710		25+	30	2014					29,355	60,471	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
23	Windows	155,000		25+	30	2013					77,500	79,825	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	348,147	388,827	0	0	0	0	0	0	32,815	0	5,585	58,964	17,105	17,618	18,147	18,691	19,252	7,834	8,070	8,312	0	0			
28	Cumulative Reserve Balance							440,799		440,799	1,783,366	370,944	366,899	362,732	365,849	390,167	415,215	441,014	434,773	462,144	484,750	448,827	455,454	461,033	468,064	475,306	467,736	471,933	424,998	376,656	0	0			

Comprehensive Capital Needs Assessment Schedule

Roofing

Owner Sponsor Name:	Bristol Housing Authority
Project Name:	Zbikowski Park
Project City / Town:	Bristol

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 15, 2013

Number of Units:	90
Total Square Feet:	83,285
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	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					2013					0	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						
17	Roof - Asphalt Shingle	133,730		15+	20	2014					0	137,742	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Roof - Asphalt Shingle	85,857		3	20+	2031					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29,233	30,110						
19	Roof Drainage	59,369		25+	30	2014					0	61,150	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	0	198,892	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29,233	30,110	0					
28	Cumulative Reserve Balance							440,799		440,799	1,783,366	370,944	366,899	362,732	365,849	390,167	415,215	441,014	434,773	462,144	484,750	448,827	455,454	461,033	468,064	475,306	467,736	471,933	424,998	376,656					

Comprehensive Capital Needs Assessment Schedule

Lobby / Mail Area

Owner Sponsor Name:	Bristol Housing Authority
Project Name:	Zbikowski Park
Project City / Town:	Bristol

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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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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						440,799	440,799	1,783,366	370,944	366,899	362,732	365,849	390,167	415,215	441,014	434,773	462,144	484,750	448,827	455,454	461,033	468,064	475,306	467,736	471,933	424,998	376,656							

Community Room

Number of Units:	90
Total Square Feet:	83,285
Default Inflation Rate:	3.0%

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Common Hallways

Number of Units:	90
Total Square Feet:	83,285
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Common Stairways

Owner Sponsor Name:	Bristol Housing Authority
Project Name:	Zbikowski Park
Project City / Town:	Bristol

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 15, 2013

Number of Units:	90
Total Square Feet:	83,285
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	Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Railings					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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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						440,799	440,799	1,783,366	370,944	366,899	362,732	365,849	390,167	415,215	441,014	434,773	462,144	484,750	448,827	455,454	461,033	468,064	475,306	467,736	471,933	424,998	376,656							

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Bristol Housing Authority
Project Name:	Zbikowski Park
Project City / Town:	Bristol

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 15, 2013

Number of Units:	90
Total Square Feet:	83,285
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	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						
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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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						440,799	440,799	1,783,366	370,944	366,899	362,732	365,849	390,167	415,215	441,014	434,773	462,144	484,750	448,827	455,454	461,033	468,064	475,306	467,736	471,933	424,998	376,656							

Comprehensive Capital Needs Assessment Schedule

Common Area Restrooms

Owner Sponsor Name:	Bristol Housing Authority
Project Name:	Zbikowski Park
Project City / Town:	Bristol

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 15, 2013

Number of Units:	90
Total Square Feet:	83,285
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	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					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	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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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						440,799	440,799	1,783,366	370,944	366,899	362,732	365,849	390,167	415,215	441,014	434,773	462,144	484,750	448,827	455,454	461,033	468,064	475,306	467,736	471,933	424,998	376,656							

Comprehensive Capital Needs Assessment Schedule

Building Boilers

Owner Sponsor Name:	Bristol Housing Authority
Project Name:	Zbikowski Park
Project City / Town:	Bristol

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 15, 2013

Number of Units:	90
Total Square Feet:	83,285
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					2013				0	0	0	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						
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						
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						
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						
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						
7	Fuel Exhaust					2013				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						
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	Boilers / Warm Air Furnaces	4,815		30+	25	2014				0	4,959	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	DHW Generation	850		ADD	12	2014				0	876	0	0	0	0	0	0	0	0	0	0	0	1,248	0	0	0	0	0	0						
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	5,835	0	0	0	0	0	0	0	0	0	0	1,248	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							440,799		440,799	1,783,366	370,944	366,899	362,732	365,849	390,167	415,215	441,014	434,773	462,144	484,750	448,827	455,454	461,033	468,064	475,306	467,736	471,933	424,998	376,656					

Comprehensive Capital Needs Assessment Schedule

Building Mechanical

Owner Sponsor Name:	Bristol Housing Authority
Project Name:	Zbikowski Park
Project City / Town:	Bristol

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 15, 2013

Number of Units:	90
Total Square Feet:	83,285
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					2013				0	0	0	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						
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						
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						
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						
6	Ventilation & Exhaust					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Air Handling Units					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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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						440,799	440,799	1,783,366	370,944	366,899	362,732	365,849	390,167	415,215	441,014	434,773	462,144	484,750	448,827	455,454	461,033	468,064	475,306	467,736	471,933	424,998	376,656							

Comprehensive Capital Needs Assessment Schedule

Building Electrical

Owner Sponsor Name:	Bristol Housing Authority
Project Name:	Zbikowski Park
Project City / Town:	Bristol

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 15, 2013

Number of Units:	90
Total Square Feet:	83,285
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	0						
2	Emergency Generator					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Smoke / Fire Detection					2013				0	0	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	0						
5	Building Wiring					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																																			
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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						440,799	440,799	1,783,366	370,944	366,899	362,732	365,849	390,167	415,215	441,014	434,773	462,144	484,750	448,827	455,454	461,033	468,064	475,306	467,736	471,933	424,998	376,656							

Comprehensive Capital Needs Assessment Schedule

Building Elevator

Owner Sponsor Name:	Bristol Housing Authority
Project Name:	Zbikowski Park
Project City / Town:	Bristol

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 15, 2013

Number of Units:	90
Total Square Feet:	83,285
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	Shafts and Doorways					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Cabs					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Other					2013				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						
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																																			
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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						440,799	440,799	1,783,366	370,944	366,899	362,732	365,849	390,167	415,215	441,014	434,773	462,144	484,750	448,827	455,454	461,033	468,064	475,306	467,736	471,933	424,998	376,656							

Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	Bristol Housing Authority
Project Name:	Zbikowski Park
Project City / Town:	Bristol

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 15, 2013

Number of Units:	90
Total Square Feet:	83,285
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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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						440,799	440,799	1,783,366	370,944	366,899	362,732	365,849	390,167	415,215	441,014	434,773	462,144	484,750	448,827	455,454	461,033	468,064	475,306	467,736	471,933	424,998	376,656							

Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	Bristol Housing Authority
Project Name:	Zbikowski Park
Project City / Town:	Bristol

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 15, 2013

Number of Units:	90
Total Square Feet:	83,285
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	11,977		1	1	2013				11,977	12,336	12,706	13,088	13,480	13,885	14,301	14,730	15,172	15,627	16,096	16,579	17,076	17,589	18,116	18,660	19,220	19,796	20,390	21,002						
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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23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	11,977	12,336	12,706	13,088	13,480	13,885	14,301	14,730	15,172	15,627	16,096	16,579	17,076	17,589	18,116	18,660	19,220	19,796	20,390	21,002	0				
28	Cumulative Reserve Balance							440,799		440,799	1,783,366	370,944	366,899	362,732	365,849	390,167	415,215	441,014	434,773	462,144	484,750	448,827	455,454	461,033	468,064	475,306	467,736	471,933	424,998	376,656					

Comprehensive Capital Needs Assessment Schedule

Unit Bathrooms

Owner Sponsor Name:	Bristol Housing Authority
Project Name:	Zbikowski Park
Project City / Town:	Bristol

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 15, 2013

Number of Units:	90
Total Square Feet:	83,285
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						
2	Ceiling					2013					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						
4	Toilet					2013					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						
6	Floor					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Accessories					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Lighting Features					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Exhaust Fan					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	GFI Outlet					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						
17	Exhaust Fan	13,500		varies	15	2013					6,750	6,953	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,611	3,719	3,830	3,945					
18	Lavatory / Vanity	37,800		25+	25	2013					18,900	19,467	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Toilet	36,900		25+	25	2013					18,450	19,004	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Tub / Surround	181,800		25+	30	2013					90,900	93,627	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21	Accessories	37,620		varies	20	2013					18,810	19,374	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	153,810	158,424	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,611	3,719	3,830	3,945	0				
28	Cumulative Reserve Balance							440,799		440,799	1,783,366	370,944	366,899	362,732	365,849	390,167	415,215	441,014	434,773	462,144	484,750	448,827	455,454	461,033	468,064	475,306	467,736	471,933	424,998	376,656					

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Bristol Housing Authority
Project Name:	Zbikowski Park
Project City / Town:	Bristol

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 15, 2013

Number of Units:	90
Total Square Feet:	83,285
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	Floors	42,695		varies	15	2013				0	14,659	15,098	15,551	0	0	0	0	0	0	0	0	0	0	0	0	11,419	11,761	12,114	12,478						
18	Countertops	43,318		0	10	2024				0	0	0	0	0	0	0	0	0	0	5,996	6,176	6,361	6,552	6,749	6,951	7,160	7,375	7,596							
19	Cabinets	337,500		20+	20	2013				168,750	173,813	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Kitchen Exhaust Fan	25,290		20+	20	2013				12,645	13,024	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		0	181,395	201,495	15,098	15,551	0	0	0	0	0	0	5,996	6,176	6,361	6,552	6,749	18,370	18,921	19,489	20,074	0					
28	Cumulative Reserve Balance							440,799		440,799	1,783,366	370,944	366,899	362,732	365,849	390,167	415,215	441,014	434,773	462,144	484,750	448,827	455,454	461,033	468,064	475,306	467,736	471,933	424,998	376,656					

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

Owner Sponsor Name:	Bristol Housing Authority
Project Name:	Zbikowski Park
Project City / Town:	Bristol

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 15, 2013

Number of Units:	90
Total Square Feet:	83,285
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	Emergency Call System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Electrical Panel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Smoke Detectors	8,512		1	1	2013				8,512	8,767	9,030	9,301	9,580	9,868	10,164	10,469	10,783	11,106	11,439	11,783	12,136	12,500	12,875	13,261	13,659	14,069	14,491	14,926						
4	Intercom					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																																			
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26																																			
27	Annual Planned Expenditures						0	0	8,512	8,767	9,030	9,301	9,580	9,868	10,164	10,469	10,783	11,106	11,439	11,783	12,136	12,500	12,875	13,261	13,659	14,069	14,491	14,926	0						
28	Cumulative Reserve Balance						440,799	440,799	1,783,366	370,944	366,899	362,732	365,849	390,167	415,215	441,014	434,773	462,144	484,750	448,827	455,454	461,033	468,064	475,306	467,736	471,933	424,998	376,656							

Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

Owner Sponsor Name:	Bristol Housing Authority
Project Name:	Zbikowski Park
Project City / Town:	Bristol

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 15, 2013

Number of Units:	90
Total Square Feet:	83,285
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					
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					
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					
4	Other					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	Unit Boilers	724,500		20+	20	2014					362,250	373,118	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
18	Unit Boilers	51,750		3	20+	2031					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22,025	22,686					
19	Unit DHW Generation	115,500		ADD	10	2014					57,750	59,483	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
20	Unit DHW Generation	76,500		varies	10	2017					0	0	0	0	8,610	8,868	9,135	9,409	9,691	9,982	10,281	10,589	10,907	11,234	11,571	11,918	12,276	12,644	13,024	13,414					
21	Oil Storage Tanks	72,000		20+	20+	2013					36,000	37,080	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	456,000	469,680	0	0	8,610	8,868	9,135	9,409	9,691	9,982	10,281	10,589	10,907	11,234	11,571	11,918	12,276	12,644	35,049	36,100	0				
28	Cumulative Reserve Balance							440,799		440,799	1,783,366	370,944	366,899	362,732	365,849	390,167	415,215	441,014	434,773	462,144	484,750	448,827	455,454	461,033	468,064	475,306	467,736	471,933	424,998	376,656					

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.