

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority

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and

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Zbikowski Park - Section 8
CHFA #85009D

Bristol Housing Authority
Bristol, CT

April 30, 2013

Final Report



Zbikowski Park – Section 8

29 Rollinson Road
Bristol, CT 06010



Zbikowski Park – Section 8

29 Rollinson 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 - Section 8

Bristol, CT

Zbikowski Park - Section 8 is a residential development for families that is comprised of sixteen, one and two-story, residential buildings. The buildings contain a total of thirty-two units; 12 one –, 14 two –, and 6 three – bedroom units. Original construction of the development dates to 1951 and various levels of renovation have been completed since that time. A significant scope of renovation work is due to be completed at the development during 2013. This work will include new roof coverings, vinyl siding, windows, doors, gutting of kitchen and bathroom walls and ceilings, new kitchen cabinetry and bathroom fixtures, 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 future capital needs projections are based on the assumption that the scope of work scheduled for completion in 2013 has been finished. No costs related to the renovation work have been included as part of the assessment. As shown on the attached capital needs worksheets, the development is seen as facing modest capital needs over the course of the assessment's timeframe. Based on these projections, the development is seen as meeting its future capital needs through the continuation of its current funding circumstances. However, it should be noted that the starting replacement reserve balance used in this analysis does not account for any possible funds that might be used to help offset the costs of the renovation work scheduled for completion in 2013.

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), included as part of the scheduled 2013 renovation, appears warranted at the present time. With the exception of a future cycle of storm door replacement; no significant capital needs are anticipated during the assessment's timeframe.
- 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; new bathtubs and surrounds, low-flow toilets, sinks, exhaust fans, and accessories are included as part of the 2013 renovation scope of work. 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, as shown as part of the scheduled 2013 renovation, appears warranted. Future allowances for countertop replacement needs are shown starting in Year 11.
- Refrigerators and ranges in unit kitchens are owned and maintained by the residents, and as such, no costs are included.
- At present, slightly more than one-half of the units have oil-fired boilers that produce both hydronic heat and domestic hot water via an internal (tankless) heat exchanger. The remaining units have newer oil-fired boilers used to produce only hydronic heat and freestanding electric domestic hot water tanks. The older boilers are scheduled for replacement with newer boilers and freestanding hot water tanks as part of the 2013 renovation work. This boiler configuration should be more efficient, and no near-term needs are anticipated. 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 20th, 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 provide access to unit entries



Building architecture as seen at a building containing two, one-bedroom, units



Building architecture as seen at a building containing, two, two-bedroom units



Building architecture as seen at a building containing two, three-bedroom, units



Vinyl siding exhibits areas of past patch repairs at various locations



Typical unit entries – Entry doors and storm doors vary widely in condition



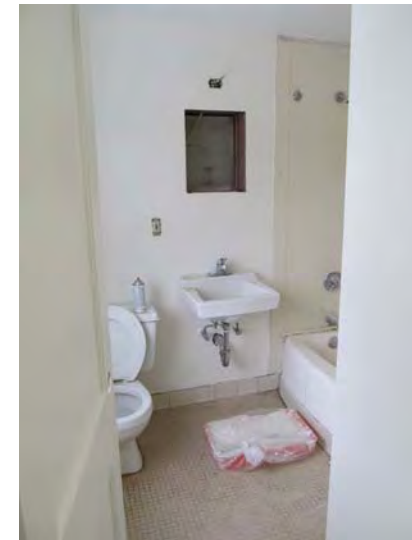
Older three-tab shingles on some roof surfaces exhibit significant wear and deterioration



Newer architectural shingles on some buildings are in good condition



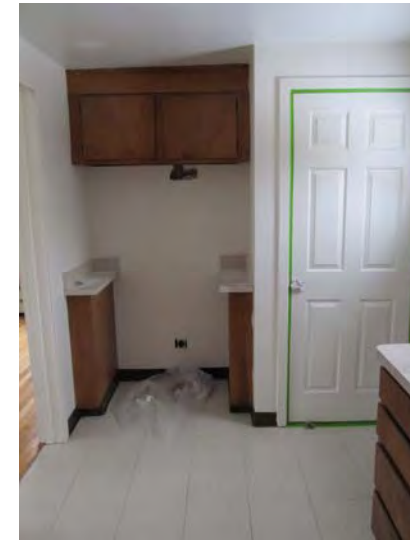
Typical finishes in unit living areas



Typical finishes and fixtures in unit bathrooms



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



Opposite side of typical unit kitchen



Newer unit-level boiler for generation of hydronic heat and adjacent indirect-fired domestic hot water tank – Future domestic hot water tanks will be freestanding electric models



Typical, basement-level, heating oil storage tank found at each unit

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Bristol Housing Authority
Project Name:	Zbikowski Park Section 8
Project City / Town:	Bristol

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

Number of Units:	32
Total Square Feet:	26,083
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$934,841
Annual Replacement Reserve Contribution:	\$90,364
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	10,380	7,086	7,299	7,518	7,743	766	789	812	837	862	888	914	942	970	999	1,029	1,060	1,092	1,125	1,158	0
2	Building Exterior	0	0	0	0	0	0	0	0	0	0	12,594	0	14,439	6,151	6,314	6,503	6,698	2,453	2,527	2,603	2,681	2,761	0
3	Roofing	0	0	0	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	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11	Building Mechanical	0	0	0	0	0	0	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	3,777	3,890	4,007	4,127	4,251	4,379	4,510	4,645	4,785	4,928	5,076	5,228	5,385	5,547	5,713	5,885	6,061	6,243	6,430	6,623	0
16	Unit Kitchens	0	0	0	0	0	0	0	0	0	0	0	0	2,121	2,185	2,250	2,318	2,388	7,802	8,036	8,277	8,525	2,768	0
17	Unit Bathrooms	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,870	1,926	1,983	2,043	0	0
18	Unit Electrical	0	0	2,698	2,779	2,862	2,948	3,037	3,128	3,222	3,318	3,418	3,520	3,626	3,735	3,847	3,962	4,081	4,203	4,329	4,459	4,593	4,731	0
19	Unit Mechanical	0	0	0	0	0	0	3,061	3,153	3,248	3,345	3,446	3,549	3,655	3,765	3,878	3,994	4,114	4,238	4,365	4,496	29,222	30,099	0
20	Annual Planned Expenditures	0	0	16,855	13,755	14,168	14,593	18,092	11,426	11,768	12,121	25,079	12,860	29,805	21,979	22,616	23,294	23,993	27,480	28,304	29,153	54,619	48,140	0
21	Annual Provision (indexed at 3%)			90,364	93,075	95,867	98,743	101,705	104,756	107,899	111,136	114,470	117,904	121,441	125,085	128,837	132,702	136,683	140,784	145,007	149,358	153,838	158,453	
22	Outside Capital																							
23	Cumulative Reserve Balance	934,841	934,841	1,008,350	1,087,669	1,169,368	1,253,518	1,337,131	1,430,462	1,526,593	1,625,608	1,714,998	1,820,043	1,911,679	2,014,785	2,121,007	2,230,415	2,343,105	2,456,409	2,573,112	2,693,317	2,792,536	2,902,849	

Site Improvements

Number of Units:	32
Total Square Feet:	26,083
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Exterior

Owner Sponsor Name:	Bristol Housing Authority
Project Name:	Zbikowski Park Section 8
Project City / Town:	Bristol

Current Year:	2013
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	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	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	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	Storm Doors	14,268		0	10+	2023				0	0	0	0	0	0	0	0	0	3,835	3,950	4,069	4,191	4,316	0	0	0	0	0	0						
18	Steps/Stoops	15,900		1	10+	2023				0	0	0	0	0	0	0	0	0	2,137	2,201	2,245	2,312	2,382	2,453	2,527	2,603	2,681	2,761							
19	Lintel	6,300		0	10	2023				0	0	0	0	0	0	0	0	8,467	0	0	0	0	0	0	0	0	0	0	0						
20	Exterior Walls - Masonry	9,942		61	70	2021				0	0	0	0	0	0	0	12,594	0	0	0	0	0	0	0	0	0	0	0	0						
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	12,594	0	14,439	6,151	6,314	6,503	6,698	2,453	2,527	2,603	2,681	2,761	0						
28	Cumulative Reserve Balance						934,841	934,841	1,008,350	1,087,669	1,169,368	1,253,518	1,337,131	1,430,462	1,526,593	1,625,608	1,714,998	1,820,043	1,911,679	2,014,785	2,121,007	2,230,415	2,343,105	2,456,409	2,573,112	2,693,317	2,792,536	2,902,849							

Comprehensive Capital Needs Assessment Schedule

Roofing

Owner Sponsor Name:	Bristol Housing Authority
Project Name:	Zbikowski Park Section 8
Project City / Town:	Bristol

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

Number of Units:	32
Total Square Feet:	26,083
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	0						
2	Hatches / Skylights					2013				0	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	0						
4	Roof Railings					2013				0	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	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	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	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						934,841	934,841	1,008,350	1,087,669	1,169,368	1,253,518	1,337,131	1,430,462	1,526,593	1,625,608	1,714,998	1,820,043	1,911,679	2,014,785	2,121,007	2,230,415	2,343,105	2,456,409	2,573,112	2,693,317	2,792,536	2,902,849							

Lobby / Mail Area

Owner Sponsor Name:	Bristol Housing Authority
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Zbikowski Park - Section 8 • Capital Needs Assessment • © On-Site Insight

Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	Bristol Housing Authority
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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	Floor					2013				0	0	0	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						
3	Kitchen Appliances					2013				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						
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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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						934,841	934,841	1,008,350	1,087,669	1,169,368	1,253,518	1,337,131	1,430,462	1,526,593	1,625,608	1,714,998	1,820,043	1,911,679	2,014,785	2,121,007	2,230,415	2,343,105	2,456,409	2,573,112	2,693,317	2,792,536	2,902,849							

Comprehensive Capital Needs Assessment Schedule

Common Hallways

Owner Sponsor Name:	Bristol Housing Authority
Project Name:	Zbikowski Park Section 8
Project City / Town:	Bristol

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

Number of Units:	32
Total Square Feet:	26,083
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 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Walls 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Walls 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Ceiling 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Ceiling 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Ceiling 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Floors 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Floors 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Floors 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Unit Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Hand Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Interior Lighting 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Interior Lighting 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Interior Lighting 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Common Doors					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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21																																			
22																																			
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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						934,841	934,841	1,008,350	1,087,669	1,169,368	1,253,518	1,337,131	1,430,462	1,526,593	1,625,608	1,714,998	1,820,043	1,911,679	2,014,785	2,121,007	2,230,415	2,343,105	2,456,409	2,573,112	2,693,317	2,792,536	2,902,849							

Comprehensive Capital Needs Assessment Schedule

Common Stairways

Owner Sponsor Name:	Bristol Housing Authority
Project Name:	Zbikowski Park Section 8
Project City / Town:	Bristol

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

Number of Units:	32
Total Square Feet:	26,083
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						934,841	934,841	1,008,350	1,087,669	1,169,368	1,253,518	1,337,131	1,430,462	1,526,593	1,625,608	1,714,998	1,820,043	1,911,679	2,014,785	2,121,007	2,230,415	2,343,105	2,456,409	2,573,112	2,693,317	2,792,536	2,902,849							

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Bristol Housing Authority
Project Name:	Zbikowski Park Section 8
Project City / Town:	Bristol

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

Number of Units:	32
Total Square Feet:	26,083
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						934,841	934,841	1,008,350	1,087,669	1,169,368	1,253,518	1,337,131	1,430,462	1,526,593	1,625,608	1,714,998	1,820,043	1,911,679	2,014,785	2,121,007	2,230,415	2,343,105	2,456,409	2,573,112	2,693,317	2,792,536	2,902,849							

Comprehensive Capital Needs Assessment Schedule

Common Area Restrooms

Owner Sponsor Name:	Bristol Housing Authority
Project Name:	Zbikowski Park Section 8
Project City / Town:	Bristol

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

Number of Units:	32
Total Square Feet:	26,083
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						934,841	934,841	1,008,350	1,087,669	1,169,368	1,253,518	1,337,131	1,430,462	1,526,593	1,625,608	1,714,998	1,820,043	1,911,679	2,014,785	2,121,007	2,230,415	2,343,105	2,456,409	2,573,112	2,693,317	2,792,536	2,902,849							

Building Boilers

Number of Units:	32
Total Square Feet:	26,083
Default Inflation Rate:	3.0%

[illegible]

Building Mechanical

Number of Units:	32
Total Square Feet:	26,083
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Electrical

Owner Sponsor Name:	Bristol Housing Authority
Project Name:	Zbikowski Park Section 8
Project City / Town:	Bristol

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

Number of Units:	32
Total Square Feet:	26,083
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						
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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						934,841	934,841	1,008,350	1,087,669	1,169,368	1,253,518	1,337,131	1,430,462	1,526,593	1,625,608	1,714,998	1,820,043	1,911,679	2,014,785	2,121,007	2,230,415	2,343,105	2,456,409	2,573,112	2,693,317	2,792,536	2,902,849							

Building Elevator

Number of Units:	32
Total Square Feet:	26,083
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	Bristol Housing Authority
Project Name:	Zbikowski Park Section 8
Project City / Town:	Bristol

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

Number of Units:	32
Total Square Feet:	26,083
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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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						934,841	934,841	1,008,350	1,087,669	1,169,368	1,253,518	1,337,131	1,430,462	1,526,593	1,625,608	1,714,998	1,820,043	1,911,679	2,014,785	2,121,007	2,230,415	2,343,105	2,456,409	2,573,112	2,693,317	2,792,536	2,902,849							

Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	Bristol Housing Authority
Project Name:	Zbikowski Park Section 8
Project City / Town:	Bristol

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

Number of Units:	32
Total Square Feet:	26,083
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	3,777		1	1	2013				3,777	3,890	4,007	4,127	4,251	4,379	4,510	4,645	4,785	4,928	5,076	5,228	5,385	5,547	5,713	5,885	6,061	6,243	6,430	6,623						
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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27	Annual Planned Expenditures						0	0	3,777	3,890	4,007	4,127	4,251	4,379	4,510	4,645	4,785	4,928	5,076	5,228	5,385	5,547	5,713	5,885	6,061	6,243	6,430	6,623	0						
28	Cumulative Reserve Balance						934,841	934,841	1,008,350	1,087,669	1,169,368	1,253,518	1,337,131	1,430,462	1,526,593	1,625,608	1,714,998	1,820,043	1,911,679	2,014,785	2,121,007	2,230,415	2,343,105	2,456,409	2,573,112	2,693,317	2,792,536	2,902,849							

Unit Bathrooms

Number of Units:	32
Total Square Feet:	26,083
Default Inflation Rate:	3.0%

[illegible]

Unit Kitchens

Owner Sponsor Name:	Bristol Housing Authority
Project Name:	Zbikowski Park Section 8
Project City / Town:	Bristol

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

Number of Units:	32
Total Square Feet:	26,083
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

Owner Sponsor Name:	Bristol Housing Authority
Project Name:	Zbikowski Park Section 8
Project City / Town:	Bristol

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

Number of Units:	32
Total Square Feet:	26,083
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	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	0					
3	Smoke Detectors	2,698		1	1	2013				2,698	2,779	2,862	2,948	3,037	3,128	3,222	3,318	3,418	3,520	3,626	3,735	3,847	3,962	4,081	4,203	4,329	4,459	4,593	4,731						
4	Intercom					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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26																																			
27	Annual Planned Expenditures						0	0	2,698	2,779	2,862	2,948	3,037	3,128	3,222	3,318	3,418	3,520	3,626	3,735	3,847	3,962	4,081	4,203	4,329	4,459	4,593	4,731	0						
28	Cumulative Reserve Balance						934,841	934,841	1,008,350	1,087,669	1,169,368	1,253,518	1,337,131	1,430,462	1,526,593	1,625,608	1,714,998	1,820,043	1,911,679	2,014,785	2,121,007	2,230,415	2,343,105	2,456,409	2,573,112	2,693,317	2,792,536	2,902,849							

Unit Mechanical

Number of Units:	32
Total Square Feet:	26,083
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	72,225		<5	20	2031				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24,592	25,329						
18	Unit DHW Generation	27,200		varies	10	2017				0	0	0	0	3,061	3,153	3,248	3,345	3,446	3,549	3,655	3,765	3,878	3,994	4,114	4,238	4,365	4,496	4,631	4,770						
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24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	3,061	3,153	3,248	3,345	3,446	3,549	3,655	3,765	3,878	3,994	4,114	4,238	4,365	4,496	29,222	30,099	0						
28	Cumulative Reserve Balance						934,841	934,841	1,008,350	1,087,669	1,169,368	1,253,518	1,337,131	1,430,462	1,526,593	1,625,608	1,714,998	1,820,043	1,911,679	2,014,785	2,121,007	2,230,415	2,343,105	2,456,409	2,573,112	2,693,317	2,792,536	2,902,849							

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.