

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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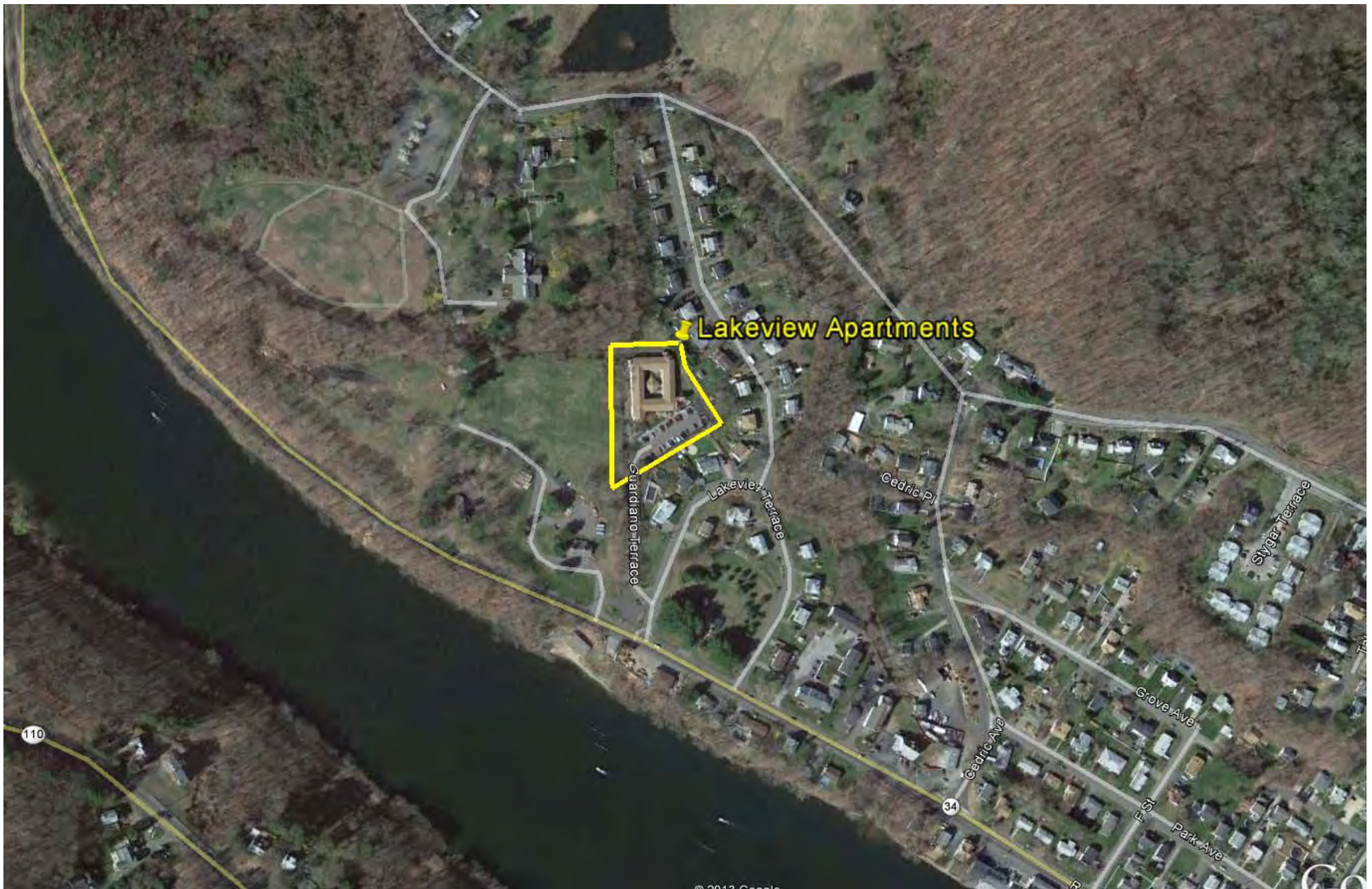
Lakeview Apartments

CHFA #90037D

Derby Housing Authority
Derby, CT

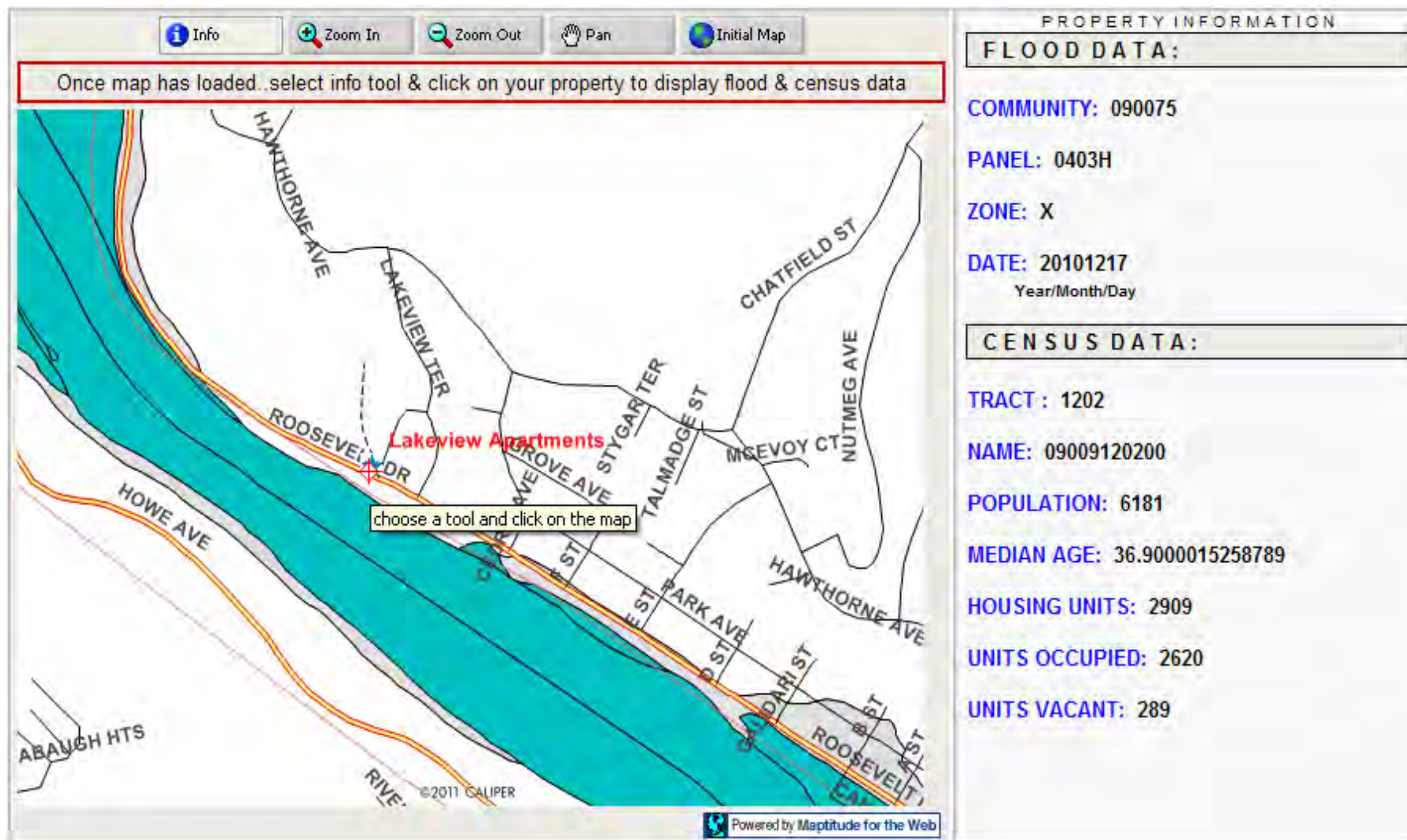
April 8, 2013

Final Report



Lakeview Apartments

1 Guardiano Terrace
Derby, CT 06418



Lakeview Apartments

1 Guardiano Terrace
Derby, CT 06418

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

Executive Summary

Lakeview Apartments

Derby, CT

Lakeview Apartments is a residential development for the elderly that is comprised of 30 units in 1 two story CMU bearing wall and concrete plank framed building on a generally flat site. The building frames a square courtyard with continuous single loaded walks along the unit entries at the ground and second floor levels and has fire-rated stairs at each corner and a two-stop elevator. The residential building and the freestanding Community Center in the middle of the courtyard are predominately brick with vinyl clapboard siding in the gable faces and have pitched composite shingle roofs. The development includes 17 one-bedroom units for couples, 10 smaller one-bedroom units for single tenants and 3 units designated as accessible. There are 27 on-site parking spaces, 4 accessible spaces and 7 visitor spaces along the driveway to the site. Original occupancy of Lakeview Apartments was 1989 and the elevator was installed in 1997. The roofs were replaced in 2010 and heat pumps installed at about the same time. The windows are original and a few select windows and storm doors were replaced over the life of the property. The unit kitchens and bathrooms are generally original. Unit interiors are refurbished at unit turnover.

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

Key findings identified by this assessment of Lakeview include the following:

- Asphalt paving at the drive and parking is shown with crack repair and sealcoat periodically over the plan.

- Asphalt paving at drives and parking is shown with asphalt overlay early in the plan.
- Asphalt walks are shown to be replaced mid-plan and the asphalt drying yard early in the plan.
- Concrete ramp and stairs are shown to be replaced mid-plan.
- Site light poles are shown to be replaced mid-plan.
- Brick cleaning at the residential buildings and Community Center is shown mid-plan and infill of unit A/C openings early in the plan.
- Exterior door and storm door replacement at the residential building and Community Center is shown mid-plan.
- Vinyl siding replacement at the residential building and Community Center gables is shown mid-plan.
- Vinyl ceiling replacement at the underside of the second floor and roof at the single loaded walkway is shown mid-term.
- New windows at the residential building and Community Center are shown mid-plan.
- New finishes and appliances in the Community Center are shown to be replaced periodically over the plan.
- Handrail modifications are shown in Year 1 and new exit signs, wall heaters and fire rated doors are shown over the plan.
- A new Community Center fire alarm control panel and upgrades to the residential building system is shown in Year 1.
- Elevator equipment repairs and finish upgrades are shown early in the plan and a re-sleeved piston is shown mid-plan.
- Repairs to structural elements and finishes at the columns and beams at both levels of the single loaded walkway are shown in Year 1.
- Unit wall and ceiling finishes are in good condition. Painting at unit turn-over is funded from operating accounts.
- Interior hung doors in the units and vinyl flooring in the living areas are shown to be replaced as needed over the plan.
- Bathroom vinyl flooring, fixtures, accessories, lights, and exhaust fans are shown to be replaced mid-plan.
- Kitchen appliances are shown replaced over the plan; cabinets, counters, sinks and vinyl flooring are shown to be replaced mid-plan.
- The electric domestic hot water heaters for the Community Center and each residential unit are shown to be replaced over the plan.
- The replacement of the emergency call devices is shown in the latter half of the plan and the smoke detectors over the plan.
- The split system heat pumps at the units are shown to be replaced later in the plan at fifteen years of service.
- An accessible route from parking to the accessible units and Community Center is generally present.

Additional Notes:

1. The Physical Assessment of the property was conducted on Wednesday, February 13th and Thursday, February 14th, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Brian Ameche, Principal of Clearstory LLC. We would like to thank site staff for their assistance.
2. Cost estimates used in this assessment are based on data from *RS Means Facilities and Construction Cost Data*. These cost estimates have been applied uniformly across the entire study portfolio to help ensure consistency of future projections. Actual owner and/or site pricing could vary significantly.
3. Unless required by fire, safety, or accessibility codes, items are typically shown being replaced in kind and do not include any planned upgrades or potential upgrade opportunities.
4. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.
5. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.



Asphalt walks at the main entrance at the southwest corner of the courtyard and site-wide are in poor condition.



Typical asphalt driveway paving sub-base failure.



Continuous single loaded second floor walkway around the Community Center in the courtyard.



Typical single loaded second floor walkway with typical abandoned air conditioner sleeve.



Typical vinyl soffit failure.



Elevator addition at the southeast corner of the courtyard.



Community Room.



Windows are the originals and are 24 years old. Worn finishes, failing caulking and sash misalignment are all typical.



Rusting steel plates and cracked brick joints are signs of typical ongoing distress at the column beam connections.



Typical rusting at column base where it is unprotected from moisture.



Typical stair with handrails, not the required guardrails at landings; handrail should also be continuous on all walls.



Typical dining and living areas in large 1-bedroom apartments.



Typical dining area and kitchen in large 1-bedroom apartments.



Typical bedroom in large 1-bedroom apartments.



Typical tight bathroom in large and smaller 1-bedroom apartments.



Typical accessible shower in accessible 1-bedroom apartments.

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Derby Housing Authority
Project Name:	Lakeview Apartments
Project City / Town:	Derby

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 7, 2013

Number of Units:	30
Total Square Feet:	21,945
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$86,836
Annual Replacement Reserve Contribution:	\$17,943
Additional Misc. Contribution:	\$0

	Component	Total Planned Expenditures by Year																						Revitalization
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
				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	0	49,599	0	0	0	8,557	63,306	0	0	0	9,920	0	0	0	0	11,500	0	0	0	0	0
2	Building Exterior	0	0	10,500	0	0	0	0	41,262	70,079	43,775	0	0	0	47,903	0	0	0	0	5,222	0	0	0	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	2,267	0	0	0	0	0
5	Community Room	0	0	0	0	0	0	0	2,561	0	0	0	0	6,787	0	0	0	0	1,283	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	6,656	0	0	0	0	0	3,088	0	0	0	0	5,537	0	0	0	0	1,926	0	0	0	0
8	Common Laundry	0	0	0	0	0	0	0	188	0	0	0	0	306	0	0	0	0	253	0	0	0	0	0
9	Common Area Restrooms	0	0	0	0	299	0	0	0	0	430	0	0	0	0	401	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	1,451	0	0	0	0	0	0	0	0	0	1,950	0	0	0	0
12	Building Electrical	0	0	39,000	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	56,275	0	0	0	0	58,715	0	0	0	0	0	0	0	0	0	0	0
14	Building Structural	0	0	17,000	0	0	0	0	19,708	0	0	0	0	22,846	0	0	0	0	26,486	0	0	0	0	0
15	Unit Living	0	0	1,995	2,055	2,116	2,180	2,245	2,313	2,382	2,454	2,527	2,603	2,681	2,762	2,844	2,930	3,018	3,108	3,201	3,297	3,396	3,498	0
16	Unit Kitchens	0	0	2,512	2,587	2,665	2,745	2,827	2,912	2,999	3,089	41,857	43,112	44,406	3,477	3,582	3,689	3,800	3,914	4,031	4,152	4,277	4,405	0
17	Unit Bathrooms	0	0	0	0	0	0	0	0	0	0	0	0	0	61,605	63,453	65,357	0	0	0	0	0	3,598	0
18	Unit Electrical	0	0	3,265	3,363	3,464	3,568	3,675	3,785	3,899	4,016	4,136	4,260	4,388	5,904	6,081	6,263	6,451	6,645	6,844	7,049	7,261	7,479	0
19	Unit Mechanical	0	0	5,300	0	0	0	0	0	0	0	0	0	0	0	75,565	77,832	80,167	8,257	0	0	0	0	0
20	Annual Planned Expenditures	0	0	86,228	57,604	8,544	8,493	65,023	81,286	147,205	53,764	48,520	108,690	91,333	127,188	151,927	156,071	93,436	63,712	23,174	14,499	14,934	18,980	0
21	Annual Provision (indexed at 3%)			17,943	18,481	19,036	19,607	20,195	20,801	21,425	22,068	22,730	23,412	24,114	24,837	25,582	26,350	27,140	27,955	28,793	29,657	30,547	31,463	
22	Outside Capital			925,000																				
23	Cumulative Reserve Balance	86,836	86,836	943,551	904,429	914,920	926,034	881,207	820,721	694,941	663,245	637,455	552,176	484,957	382,606	256,262	126,540	60,245	24,488	30,107	45,265	60,878	73,361	

Site Improvements

Number of Units:	30
Total Square Feet:	21,945
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	Asphalt Parking / Roadways					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Crack Fill / Sealant					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Concrete Sidewalks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Bituminous Sidewalks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Fencing					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Landscaping					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Dumpster Enclosures					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Storm Water System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Site Lighting					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Fencing - Chain Link					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Retaining Walls					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	Development Signage	2,500		24	25	2014				0	2,575	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Crackfill & Sealcoat Asphalt Drive & Parking	7,382		24	5	2018				0	0	0	0	0	8,557	0	0	0	0	9,920	0	0	0	0	11,500	0	0	0	0						
18	Asphalt Overlay Drive & Parking	44,289		24	25	2014				0	45,618	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	Asphalt Walk Replacement	4,725		24	30	2019				0	0	0	0	0	0	5,642	0	0	0	0	0	0	0	0	0	0	0	0							
20	Replace Concrete Ramp and Stairs at Front Entrance	9,375		24	30	2019				0	0	0	0	0	0	11,194	0	0	0	0	0	0	0	0	0	0	0	0							
21	Repair Ground Floor Single Loaded Concrete Walk	10,648		24	30	2019				0	0	0	0	0	0	12,714	0	0	0	0	0	0	0	0	0	0	0	0							
22	Replace Asphalt Paving at Drying Yard	1,365		24	25	2014				0	1,406	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
23	Replace Site Light Poles	28,270		24	30	2019				0	0	0	0	0	0	33,756	0	0	0	0	0	0	0	0	0	0	0	0							
24										0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
25										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
26											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
27	Annual Planned Expenditures						0	0	0	49,599	0	0	0	8,557	63,306	0	0	0	9,920	0	0	0	0	11,500	0	0	0	0	0						
28	Cumulative Reserve Balance						86,836	86,836	943,551	904,429	914,920	926,034	881,207	820,721	694,941	663,245	637,455	552,176	484,957	382,606	256,262	126,540	60,245	24,488	30,107	45,265	60,878	73,361							

Building Exterior

Owner Sponsor Name:	Derby Housing Authority
Project Name:	Lakeview Apartments
Project City / Town:	Derby

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 7, 2013

Number of Units:	30
Total Square Feet:	21,945
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Comprehensive Capital Needs Assessment Schedule

Roofing

Owner Sponsor Name:	Derby Housing Authority
Project Name:	Lakeview Apartments
Project City / Town:	Derby

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	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	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							86,836		86,836	943,551	904,429	914,920	926,034	881,207	820,721	694,941	663,245	637,455	552,176	484,957	382,606	256,262	126,540	60,245	24,488	30,107	45,265	60,878	73,361					

Lobby / Mail Area

Owner Sponsor Name:	Derby Housing Authority
Project Name:	Lakeview Apartments
Project City / Town:	Derby

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 7, 2013

Number of Units:	30
Total Square Feet:	21,945
Default Inflation Rate:	3.0%

[illegible]

Community Room

Number of Units:	30
Total Square Feet:	21,945
Default Inflation Rate:	3.0%

[illegible]

Common Hallways

Number of Units:	30
Total Square Feet:	21,945
Default Inflation Rate:	3.0%

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Common Stairways

Number of Units:	30
Total Square Feet:	21,945
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	Ceilings					2013				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							
4	Doors					2013				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							
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Paint CMU Walls and Ceilings at 4 Stairways	1,586		24	30	2019				0	0	0	0	0	0	1,894	0	0	0	0	0	0	0	0	0	0	0	0							
18	Modify Handrails to be 42" and Continuous at Landings	6,656		24	50	2013				6,656	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	New Electric Wall Heaters at Each Floor Landing	1,000		24	30	2019				0	0	0	0	0	0	1,194	0	0	0	0	0	0	0	0	0	0	0	0							
20	New Fire-Rated HM Doors at Each Floor Landing	4,000		24	35	2024				0	0	0	0	0	0	0	0	0	0	5,537	0	0	0	0	0	0	0	0							
21	New Exit Signs	1,200		24	40	2029				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,926	0	0	0							
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	6,656	0	0	0	0	0	0	3,088	0	0	0	0	5,537	0	0	0	0	1,926	0	0	0	0					
28	Cumulative Reserve Balance						86,836	86,836	943,551	904,429	914,920	926,034	881,207	820,721	694,941	663,245	637,455	552,176	484,957	382,606	256,262	126,540	60,245	24,488	30,107	45,265	60,878	73,361							

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Derby Housing Authority
Project Name:	Lakeview Apartments
Project City / Town:	Derby

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 7, 2013

Number of Units:	30
Total Square Feet:	21,945
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	134		5	10	2018					0	0	0	0	0	155	0	0	0	0	0	0	0	0	0	209	0	0	0	0					
2	Ceilings	28		5	10	2018					0	0	0	0	0	33	0	0	0	0	0	0	0	0	0	44	0	0	0	0					
3	Floors	228		5	15	2023					0	0	0	0	0	0	0	0	0	0	306	0	0	0	0	0	0	0	0	0					
4	Ventilation					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
5	Lighting Fixtures					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
6	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
7	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
8	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
9	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
10	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
11	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
12	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
13	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
14	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
15	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
16	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
17																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	188	0	0	0	0	0	306	0	0	0	0	253	0	0	0	0	0	0				
28	Cumulative Reserve Balance						86,836	86,836	943,551	904,429	914,920	926,034	881,207	820,721	694,941	663,245	637,455	552,176	484,957	382,606	256,262	126,540	60,245	24,488	30,107	45,265	60,878	73,361							

Common Area Restrooms

Number of Units:	30
Total Square Feet:	21,945
Default Inflation Rate:	3.0%

Lakeview Apartments • Capital Needs Assessment • © On-Site Insight

Comprehensive Capital Needs Assessment Schedule

Building Boilers

Owner Sponsor Name:	Derby Housing Authority
Project Name:	Lakeview Apartments
Project City / Town:	Derby

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 7, 2013

Number of Units:	30
Total Square Feet:	21,945
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																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
28	Cumulative Reserve Balance						86,836	86,836	943,551	904,429	914,920	926,034	881,207	820,721	694,941	663,245	637,455	552,176	484,957	382,606	256,262	126,540	60,245	24,488	30,107	45,265	60,878	73,361							

Comprehensive Capital Needs Assessment Schedule

Building Mechanical

Owner Sponsor Name:	Derby Housing Authority
Project Name:	Lakeview Apartments
Project City / Town:	Derby

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 7, 2013

Number of Units:	30
Total Square Feet:	21,945
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						
17	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Community Center Electric Domestic Hot Water Heater	1,215		6	12	2019				0	0	0	0	0	0	1,451	0	0	0	0	0	0	0	0	0	1,950	0	0	0						
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	0	1,451	0	0	0	0	0	0	0	0	0	1,950	0	0	0	0					
28	Cumulative Reserve Balance							86,836		86,836	943,551	904,429	914,920	926,034	881,207	820,721	694,941	663,245	637,455	552,176	484,957	382,606	256,262	126,540	60,245	24,488	30,107	45,265	60,878	73,361					

Comprehensive Capital Needs Assessment Schedule

Building Electrical

Owner Sponsor Name:	Derby Housing Authority
Project Name:	Lakeview Apartments
Project City / Town:	Derby

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 7, 2013

Number of Units:	30
Total Square Feet:	21,945
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Switch Gear					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Emergency Generator					2013					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						
4	Signaling / Communication					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Building Wiring					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Upgrade Community Building Fire Alarm Control Panel	12,000		24	20	2013					12,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Upgrade Residential Building Fire Alarm Systems	27,000		24	20	2013					27,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	39,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
28	Cumulative Reserve Balance							86,836		86,836	943,551	904,429	914,920	926,034	881,207	820,721	694,941	663,245	637,455	552,176	484,957	382,606	256,262	126,540	60,245	24,488	30,107	45,265	60,878	73,361					

Comprehensive Capital Needs Assessment Schedule

Building Elevator

Owner Sponsor Name:	Derby Housing Authority
Project Name:	Lakeview Apartments
Project City / Town:	Derby

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 7, 2013

Number of Units:	30
Total Square Feet:	21,945
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	Controller/Dispatcher Upgrade	35,000		16	20	2017				0	0	0	0	39,393	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Finishes Upgrade	15,000		16	20	2017				0	0	0	0	16,883	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Re-sleeve Piston	45,000		16	25	2022				0	0	0	0	0	0	0	0	0	0	58,715	0	0	0	0	0	0	0	0	0						
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	56,275	0	0	0	0	58,715	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						86,836	86,836	943,551	904,429	914,920	926,034	881,207	820,721	694,941	663,245	637,455	552,176	484,957	382,606	256,262	126,540	60,245	24,488	30,107	45,265	60,878	73,361							

Building Structural

Number of Units:	30
Total Square Feet:	21,945
Default Inflation Rate:	3.0%

FinalRevisedSpreadsheet_3_7_Lakeview ST Review 3/8/2013

Unit Living

Number of Units:	30
Total Square Feet:	21,945
Default Inflation Rate:	3.0%

FinalRevisedSpreadsheet_3_7_Lakeview ST Review 3/8/2013

Unit Bathrooms

Owner Sponsor Name:	Derby Housing Authority
Project Name:	Lakeview Apartments
Project City / Town:	Derby

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 7, 2013

Number of Units:	30
Total Square Feet:	21,945
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	New Toilet, Sink and Mixing Valve	35,850		24	35	2024					0	0	0	0	0	0	0	0	0	0	16,542	17,038	17,549	0	0	0	0	0	0						
18	New Tub, Surround and Mixing Valve	60,600		24	35	2024					0	0	0	0	0	0	0	0	0	0	27,962	28,800	29,664	0	0	0	0	0	0						
19	New Accessories	12,540		24	35	2024					0	0	0	0	0	0	0	0	0	0	5,786	5,960	6,138	0	0	0	0	0	0						
20	New Exhaust Fans	4,500		24	35	2024					0	0	0	0	0	0	0	0	0	0	2,076	2,139	2,203	0	0	0	0	0	0						
21	New Light	3,600		24	35	2024					0	0	0	0	0	0	0	0	0	0	1,661	1,711	1,762	0	0	0	0	0	0						
22	New Vinyl Floor	9,600		varies	15	2024					0	0	0	0	0	0	0	0	0	0	4,430	4,562	4,699	0	0	0	0	0	0						
23	Paint Walls	5,635		varies	10	2024					0	0	0	0	0	0	0	0	0	0	2,600	2,678	2,758	0	0	0	0	0	0	3,598					
24	Paint Ceilings	1,190		varies	10	2024					0	0	0	0	0	0	0	0	0	0	550	566	583	0	0	0	0	0	0						
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	61,605	63,453	65,357	0	0	0	0	0	0	3,598	0				
28	Cumulative Reserve Balance						86,836	86,836	943,551	904,429	914,920	926,034	881,207	820,721	694,941	663,245	637,455	552,176	484,957	382,606	256,262	126,540	60,245	24,488	30,107	45,265	60,878	73,361							

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Derby Housing Authority
Project Name:	Lakeview Apartments
Project City / Town:	Derby

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 7, 2013

Number of Units:	30
Total Square Feet:	21,945
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	0						
2	Ceilings					2013			0	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	0						
4	Cabinets					2013			0	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	0						
6	Sink					2013			0	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	0						
8	GFI Outlet					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Vent Hood					2013			0	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	0						
11	Stove					2013			0	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	0						
13	Dishwasher					2013			0	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	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	New Vinyl Floors	10,590		varies	15	2021			0	0	0	0	0	0	0	0	4,472	4,606	4,744	0	0	0	0	0	0	0	0	0	0						
18	Refrigerators	20,100		varies	15	2013			1,340	1,380	1,422	1,464	1,508	1,553	1,600	1,648	1,697	1,748	1,801	1,855	1,911	1,968	2,027	2,088	2,150	2,215	2,281	2,350							
19	Cabinets/Countertop/Sink	81,000		varies	25	2021			0	0	0	0	0	0	0	0	34,203	35,229	36,286	0	0	0	0	0	0	0	0	0	0						
20	Range	15,000		varies	20	2013			750	773	796	820	844	869	896	922	950	979	1,008	1,038	1,069	1,101	1,134	1,168	1,204	1,240	1,277	1,315							
21	Rangehood	8,430		varies	20	2013			422	435	448	461	475	489	504	519	535	551	567	584	602	620	638	657	677	698	718	740							
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	2,512	2,587	2,665	2,745	2,827	2,912	2,999	3,089	41,857	43,112	44,406	3,477	3,582	3,689	3,800	3,914	4,031	4,152	4,277	4,405	0				
28	Cumulative Reserve Balance							86,836		86,836	943,551	904,429	914,920	926,034	881,207	820,721	694,941	663,245	637,455	552,176	484,957	382,606	256,262	126,540	60,245	24,488	30,107	45,265	60,878	73,361					

Unit Electrical

Number of Units:	30
Total Square Feet:	21,945
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					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
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	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	Unit Electric Domestic Hot Water Heaters	25,500		varies	12	2013			2,125	2,189	2,254	2,322	2,392	2,463	2,537	2,613	2,692	2,773	2,856	2,941	3,030	3,121	3,214	3,311	3,410	3,512	3,618	3,726							
19	Emergency Call System	9,000		24	35	2022			0	0	0	0	0	0	0	0	0	0	1,384	1,426	1,469	1,513	1,558	1,605	1,653	1,702	1,754								
20	Smoke Detectors	11,400		varies	10	2013			1,140	1,174	1,209	1,246	1,283	1,322	1,361	1,402	1,444	1,487	1,532	1,578	1,625	1,674	1,724	1,776	1,829	1,884	1,941	1,999							
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	3,265	3,363	3,464	3,568	3,675	3,785	3,899	4,016	4,136	4,260	4,388	5,904	6,081	6,263	6,451	6,645	6,844	7,049	7,261	7,479	0						
28	Cumulative Reserve Balance						86,836	86,836	943,551	904,429	914,920	926,034	881,207	820,721	694,941	663,245	637,455	552,176	484,957	382,606	256,262	126,540	60,245	24,488	30,107	45,265	60,878	73,361							

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.