

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

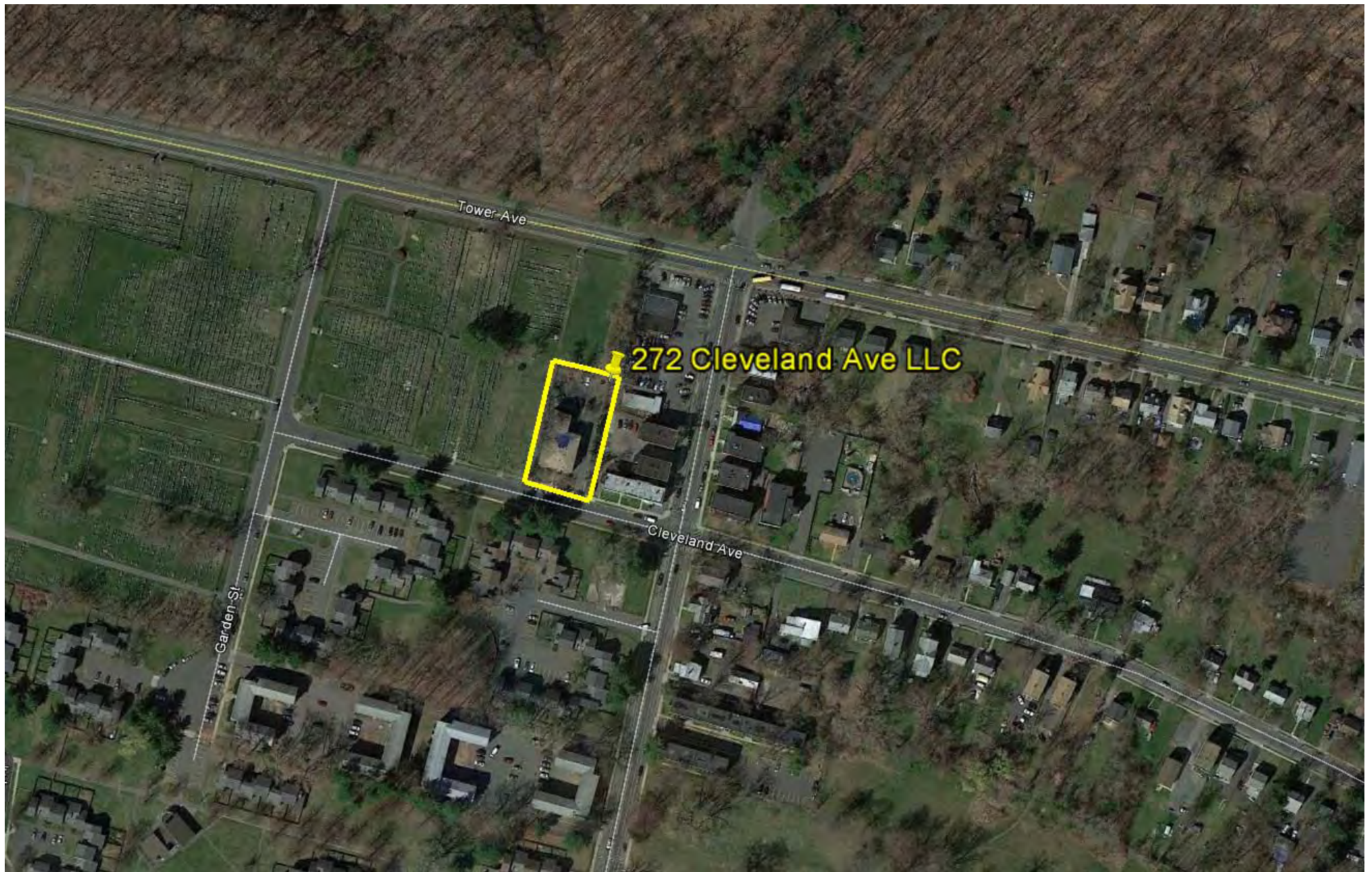


272 Cleveland Avenue LLC
CHFA # 94020E

Millennium Real Estate Services
Hartford, CT

July 26, 2013

Final Report



272 Cleveland Ave, LLC

272 Cleveland Avenue
Hartford, CT 06120

Info Zoom In Zoom Out Pan Initial Map

Once map has loaded .select info tool & click on your property to display flood & census data

272 Cleveland Ave LLC

PROPERTY INFORMATION

FLOOD DATA:

COMMUNITY: 095080

PANEL: 0366G

ZONE: X

DATE: 20110916
Year/Month/Day

CENSUS DATA:

TRACT : 5012

NAME: 09003501200

POPULATION: 2369

MEDIAN AGE: 27.1000003814697

HOUSING UNITS: 1054

UNITS OCCUPIED: 837

UNITS VACANT: 217

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Powered by Mapitude for the Web

272 Cleveland Ave LLC

272 Cleveland Ave
Hartford, CT 06120

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

Executive Summary

272 Cleveland Avenue LLC

Hartford, CT

272 Cleveland Avenue LLC is a residential development comprised of a three-story building consisting of 9 three-bedroom units and 1 four-bedroom unit (all apartment units are flats with the exception of 1 four-bedroom unit which is a three-level unit). Original construction of the development dates to 1993.

Overall the development is in fair to poor condition. As shown on the attached capital needs worksheets, the development faces significant capital needs in the near term. Based on these projections, the development is seen as requiring an adjustment to current replacement reserve funding and/or an infusion of additional capital, both of which were understood by On-Site Insight to be nominal or unfunded at the time this report was prepared.

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

- Cracking and depressions were noted within the asphalt paved surfaces. An allowance to carry out crack-seal repairs and re-striping of the asphalt paving is shown in Year 1. A future allowance to repair and fully resurface the asphalt paving is shown in Year 6.
- Sections of damaged chain-link fencing were noted at the entrance driveway and property limits. An allowance to repair damaged fencing is shown in Year 1. A future allowance to replace the fencing is shown in Year 11.
- The building's exterior brickwork was found to be in good condition. No widespread cracked or deteriorated brickwork was observed. An allowance for future selective brickwork pointing and repair is shown in Year 6.

- The exterior doorways were found to be aged and damaged. An allowance to replace the exterior doorways is shown in Year 1.
- The roofing system of the building consists of sloped roof areas comprised of composite asphalt shingles. Deteriorated and aged composite asphalt shingles were observed. Replacement of the composite asphalt shingles is shown in Year 1.
- According to information provided by the site representative, water damage has occurred at several of the apartment units (particularly at the second and third floors). These apartment units were vacant at the time of the site assessment. The full extent of the water damage is unconfirmed at this time. A repair allowance (beyond replacement of finishes and furnishings) is shown in Year 1. Actual costs might be significantly higher based upon the findings of a more intrusive review than this assessment entailed.
- In-unit finishes are in poor condition; an allowance for replacement of floor coverings is shown in Year 1 (with exception of ceramic flooring in bathrooms) as well as in Years 11-15 (living areas and bathrooms) and Years 16-20 (kitchens). Unit painting is assumed to be handled as part of routine building maintenance.
- Unit bathroom fixtures and kitchen cabinetry are in poor condition; an allowance for replacement and refurbishment of the unit bathroom fixtures and kitchen cabinetry is shown in Year 1.
- Units are heated via unit-level boilers that provide hydronic heat. Overall, the boilers were noted to be in fair condition. Replacement of the boilers is shown in Years 1–3 based on current age and expected useful service life.
- Domestic hot water generation is accomplished via unit-level boilers and indirect fired domestic hot water storage tanks. The storage tanks were in fair condition. Allowances for replacement of the storage tanks are shown in Years 1-3 and Years 16–18.
- The development's unit mix includes two handicap accessible units. Among the elements in need of modification and/or replacement for compliance with accessibility standards in these units is the installation of a visual warning alarm, provision of a seat for use in the bathtub/shower, height compliant toilets and lavatories, as well as installation of cabinetry with a compliant height countertop. Among the exterior elements in need of modification include proper striping of the exterior pavements as well as modifications/improvements to the exterior concrete ramps.

Additional Notes:

1. The Physical Assessment of the property was conducted on July 10th, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Matthew Chown. 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*.



Cracking noted within the asphalt paved surfaces.



Depressions noted within the asphalt paved surfaces.



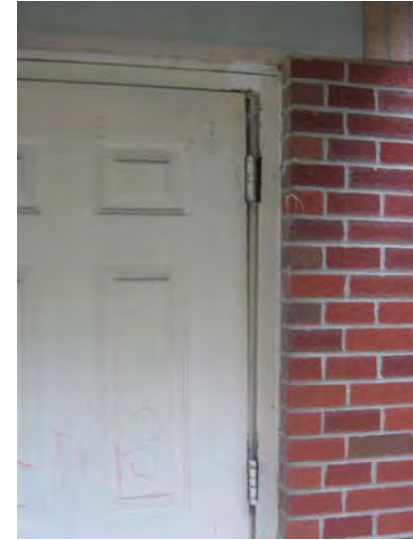
Isolated uneven and cracked section of concrete walkway.



View of damaged fencing at entrance driveway.



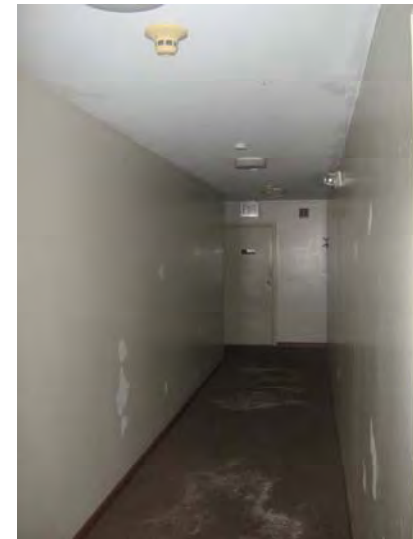
Building architecture as seen at rear elevation.



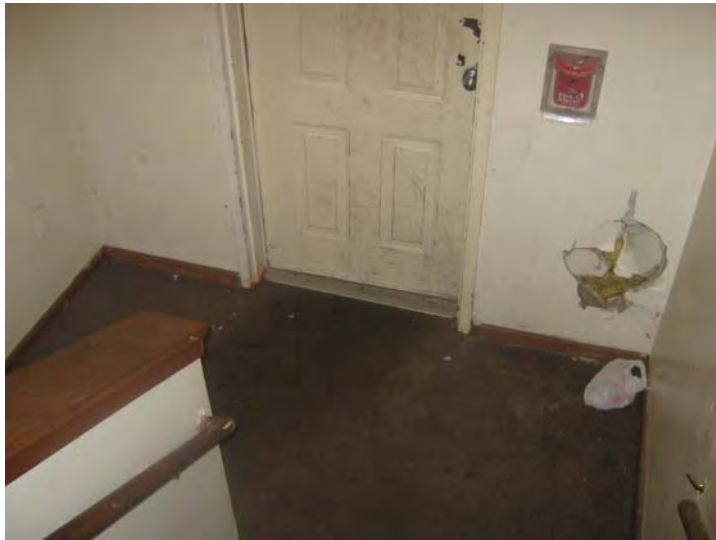
Damaged rear entrance/exit doorway – doorway does not properly engage.



View of widespread moss growth on roof surface at rear entrance/exit canopy.



View of typical common hallway finishes.



View of damaged wall area within common stairway.



Original fire alarm control panel monitors and supervises hard wired end devices.



Typical finishes in unit living areas.



Typical finishes in unit bedrooms.



Typical fixtures and finishes in unit bathrooms.



Typical kitchen area.



Super Stor indirect fired hot water storage tank –
1 storage tank per unit.



HB Smith boilers for production of hydronic heat –
1 natural gas-fired boiler per unit.

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Millennium Real Estate Services
Project Name:	272 Cleveland Avenue LLC
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 17, 2013

Number of Units:	10
Total Square Feet:	4,600
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$0
Annual Replacement Reserve Contribution:	\$0
Additional Misc. Contribution:	

	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	1,000	8,098	0	0	0	0	30,429	0	0	0	0	18,737	0	0	0	0	8,722	0	0	0	0	0
2	Building Exterior	0	0	3,421	0	0	0	0	29,590	0	0	1,900	0	1,485	0	0	0	0	0	2,407	0	0	0	0
3	Roofing	0	0	30,000	0	0	0	0	0	0	0	0	0	6,352	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	6,357	3,863	3,978	0	0	0	0	0	0	0	3,503	0	0	0	0	0	0	0	0	0	0
7	Common Stairways	0	0	3,986	0	0	0	0	0	0	0	0	0	5,356	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	15,000	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	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	48,723	1,123	1,157	1,192	1,227	1,264	1,302	1,341	1,381	1,423	7,549	7,775	8,008	8,249	8,496	1,699	1,750	1,802	1,857	1,912	0
16	Unit Kitchens	0	1,800	22,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,527	1,573	1,620	1,668	1,718	0
17	Unit Bathrooms	0	2,390	56,770	0	0	0	0	0	0	0	0	0	2,396	2,468	2,542	2,618	2,697	0	0	0	0	0	0
18	Unit Electrical	0	0	8,660	0	0	0	0	0	0	0	0	0	536	552	569	586	604	2,444	640	659	679	700	0
19	Unit Mechanical	0	0	27,655	14,322	14,752	0	0	0	0	0	0	0	0	0	0	0	0	7,011	7,221	7,438	0	0	0
20	Annual Planned Expenditures	0	5,190	231,269	19,308	19,887	1,192	1,227	61,283	1,302	1,341	3,282	1,423	45,914	10,795	11,119	11,453	11,796	21,403	13,591	11,520	4,204	4,330	0
21	Annual Provision (indexed at 3%)			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
22	Outside Capital			520,000																				
23	Cumulative Reserve Balance	0	(5,190)	283,541	264,233	244,346	243,154	241,927	180,643	179,341	178,000	174,719	173,296	127,381	116,586	105,467	94,014	82,218	60,815	47,223	35,704	31,500	27,170	

Site Improvements

Owner Sponsor Name:	Millennium Real Estate Services
Project Name:	272 Cleveland Avenue LLC
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 17, 2013

Number of Units:	10
Total Square Feet:	4,600
Default Inflation Rate:	3.0%

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Building Exterior

Number of Units:	10
Total Square Feet:	4,600
Default Inflation Rate:	3.0%

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Lobby / Mail Area

Owner Sponsor Name:	Millennium Real Estate Services
Project Name:	272 Cleveland Avenue LLC
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 17, 2013

Number of Units:	10
Total Square Feet:	4,600
Default Inflation Rate:	3.0%

[illegible]

Community Room

Owner Sponsor Name:	Millennium Real Estate Services
Project Name:	272 Cleveland Avenue LLC
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 17, 2013

Number of Units:	10
Total Square Feet:	4,600
Default Inflation Rate:	3.0%

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Common Hallways

Owner Sponsor Name:	Millennium Real Estate Services
Project Name:	272 Cleveland Avenue LLC
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 17, 2013

Number of Units:	10
Total Square Feet:	4,600
Default Inflation Rate:	3.0%

[illegible]

Common Stairways

Number of Units:	10
Total Square Feet:	4,600
Default Inflation Rate:	3.0%

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Common Laundry

Number of Units:	10
Total Square Feet:	4,600
Default Inflation Rate:	3.0%

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Common Area Restrooms

Owner Sponsor Name:	Millennium Real Estate Services
Project Name:	272 Cleveland Avenue LLC
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 17, 2013

Number of Units:	10
Total Square Feet:	4,600
Default Inflation Rate:	3.0%

[illegible]

Building Boilers

Owner Sponsor Name:	Millennium Real Estate Services
Project Name:	272 Cleveland Avenue LLC
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 17, 2013

Number of Units:	10
Total Square Feet:	4,600
Default Inflation Rate:	3.0%

[illegible]

Building Mechanical

Number of Units:	10
Total Square Feet:	4,600
Default Inflation Rate:	3.0%

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Building Electrical

Number of Units:	10
Total Square Feet:	4,600
Default Inflation Rate:	3.0%

[illegible]

Building Elevator

Owner Sponsor Name:	Millennium Real Estate Services
Project Name:	272 Cleveland Avenue LLC
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 17, 2013

Number of Units:	10
Total Square Feet:	4,600
Default Inflation Rate:	3.0%

[illegible]

Building Structural

Number of Units:	10
Total Square Feet:	4,600
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	Millennium Real Estate Services
Project Name:	272 Cleveland Avenue LLC
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 17, 2013

Number of Units:	10
Total Square Feet:	4,600
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	1,091		1	1	2013				1,091	1,123	1,157	1,192	1,227	1,264	1,302	1,341	1,381	1,423	1,466	1,510	1,555	1,601	1,649	1,699	1,750	1,802	1,857	1,912						
2	Walls					2013				0	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	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	0					
5	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
6	AC Sleeve					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	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	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	Floors	22,632		20	10	2013				22,632	0	0	0	0	0	0	0	0	0	6,083	6,266	6,454	6,647	6,847	0	0	0	0	0	0					
18	Interior Water Damage Repairs	25,000		20	20	2013				25,000	0	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	48,723	1,123	1,157	1,192	1,227	1,264	1,302	1,341	1,381	1,423	7,549	7,775	8,008	8,249	8,496	1,699	1,750	1,802	1,857	1,912	0				
28	Cumulative Reserve Balance							0		(5,190)	283,541	264,233	244,346	243,154	241,927	180,643	179,341	178,000	174,719	173,296	127,381	116,586	105,467	94,014	82,218	60,815	47,223	35,704	31,500	27,170					

Unit Bathrooms

Number of Units:	10
Total Square Feet:	4,600
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	3,000		20	20	2013				3,000	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	Floor	8,914		20	30+	2013				0	0	0	0	0	0	0	0	2,396	2,468	2,542	2,618	2,697	0	0	0	0	0	0							
18	Accessories	8,360		20	20	2013				8,360	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	Toilet	7,790		20	25	2013				7,790	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	Lavatory	7,980		20	25	2013				7,980	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
21	Vanity	7,790		20	25+	2013				7,790	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
22	Bathtub and Surrounds	21,850		20	25	2013				21,850	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
23	Accessibility Improvements	2,390		ADD	20	2013		4	2,390	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	2,390	56,770	0	0	0	0	0	0	0	0	0	2,396	2,468	2,542	2,618	2,697	0	0	0	0	0	0						
28	Cumulative Reserve Balance						0	(5,190)	283,541	264,233	244,346	243,154	241,927	180,643	179,341	178,000	174,719	173,296	127,381	116,586	105,467	94,014	82,218	60,815	47,223	35,704	31,500	27,170							

Unit Kitchens

Owner Sponsor Name:	Millennium Real Estate Services
Project Name:	272 Cleveland Avenue LLC
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 17, 2013

Number of Units:	10
Total Square Feet:	4,600
Default Inflation Rate:	3.0%

[illegible]

Unit Electrical

Number of Units:	10
Total Square Feet:	4,600
Default Inflation Rate:	3.0%

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Unit Mechanical

Owner Sponsor Name:	Millennium Real Estate Services
Project Name:	272 Cleveland Avenue LLC
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 17, 2013

Number of Units:	10
Total Square Feet:	4,600
Default Inflation Rate:	3.0%

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Appendix A: Statement of Delivery

Our Capital Needs Assessment (the "CNA" or the "Report") on the subject property is delivered subject to the following terms and conditions:

1. This report and analysis are based upon observations for the visible and apparent condition of the building and its major components on the date of the fieldwork. Although care has been taken in the performance of this assessment, ON-SITE INSIGHT, Inc. (and/or its representatives) makes no representations regarding latent or concealed defects that may exist and no warranty or guarantee is expressed or implied. This report is made only in the best exercise of our ability and judgment.
2. We have undertaken no formal evaluation of environmental concerns, including but not limited to asbestos containing materials (ACMs), lead-based paint, chlorofluorocarbons (CFCs), polychlorinated biphenyls (PCBs), and mildew/mold.
3. Conclusions in this report are based on estimates of the age and normal working life of various items of equipment and/or statistical comparisons. Actual conditions can alter the useful life of any item. When an item needs immediate replacement depends on many factors, including previous use/misuse, irregularity of servicing, faulty manufacture, unfavorable conditions, Acts of God and unforeseen circumstances. Certain components that may be working when we made our inspection might deteriorate or break in the future without notice.
4. To prepare this report, we used historic data on capital activities and costs, blueprints (when available), and current prices for capital actions. We have not independently verified this information, have assumed that it is reliable, but assume no responsibility for its accuracy.
5. Unless otherwise noted in the report, we assume that all building components meet code requirements in force when the property was built.
6. If accessibility issues are referenced in the report, the site elements, common areas, and dwelling units at the development were examined for compliance with the requirements of the Uniform Federal Accessibility Standards (UFAS), and for Massachusetts properties, the Massachusetts Architectural Accessibility Board (AAB). The methodology employed in undertaking this examination is adapted from a Technical Assistance Guide (TAG-88-11) titled "Supplemental Information About the Section 504 Transition Plan Requirements" published by the Coordination and Review section of the U.S. Department of Justice Civil Rights Division, and the AAB Rules and Regulations, 521 CMR effective July 10, 1987. The Guide also incorporates the requirements of UFAS, published April 1, 1988 by the General Services Administration, the Department of Defense, the Department of Housing and Urban Development, and the U.S. Postal Service. Changes in legislation and/or regulations may make some observations moot.
7. Response Actions and estimated costs of responses were developed by ON-SITE INSIGHT, Inc. If additional structural work is necessary, costs for some Response Actions may exceed estimates. Whenever the Response Action is to remove, reposition, or modify walls, a competent structural engineer should be retained before any work is done, because such investigation may disclose that a Response Action is either more costly than estimated, or is not possible.
8. Conclusions reached in this report assume current and continuing responsible ownership and competent property management.
9. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.