

# CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

**Connecticut Housing Finance Authority**  
999 West Street  
Rocky Hill, CT 06067

and

**Recap Real Estate Advisors**  
38 Chauncy Street, Suite 600  
Boston, MA 02111



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

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



95 Vine Street

CHFA #85077D

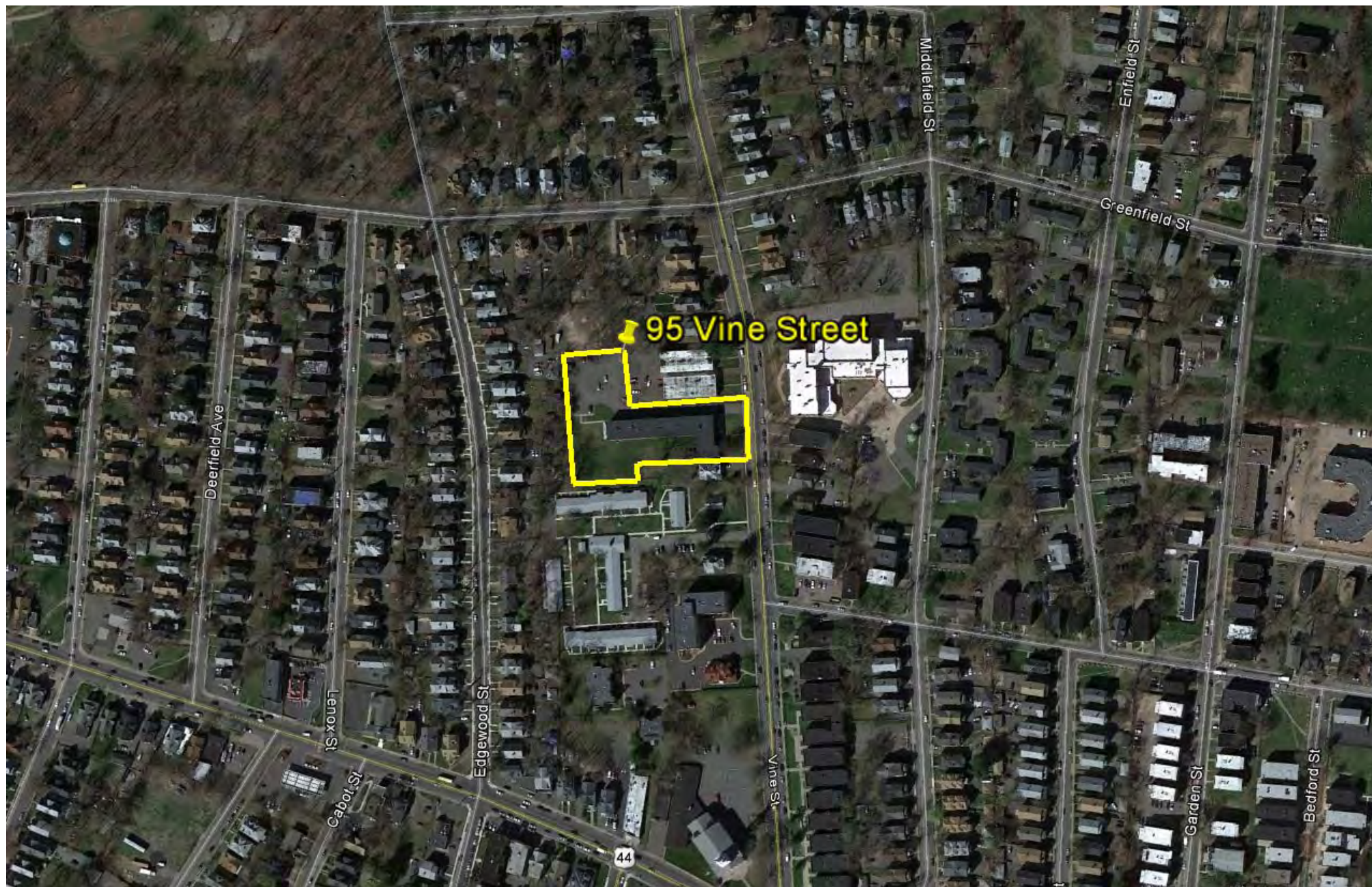
Aimco

Hartford, CT

May 8, 2013

*Final Report*

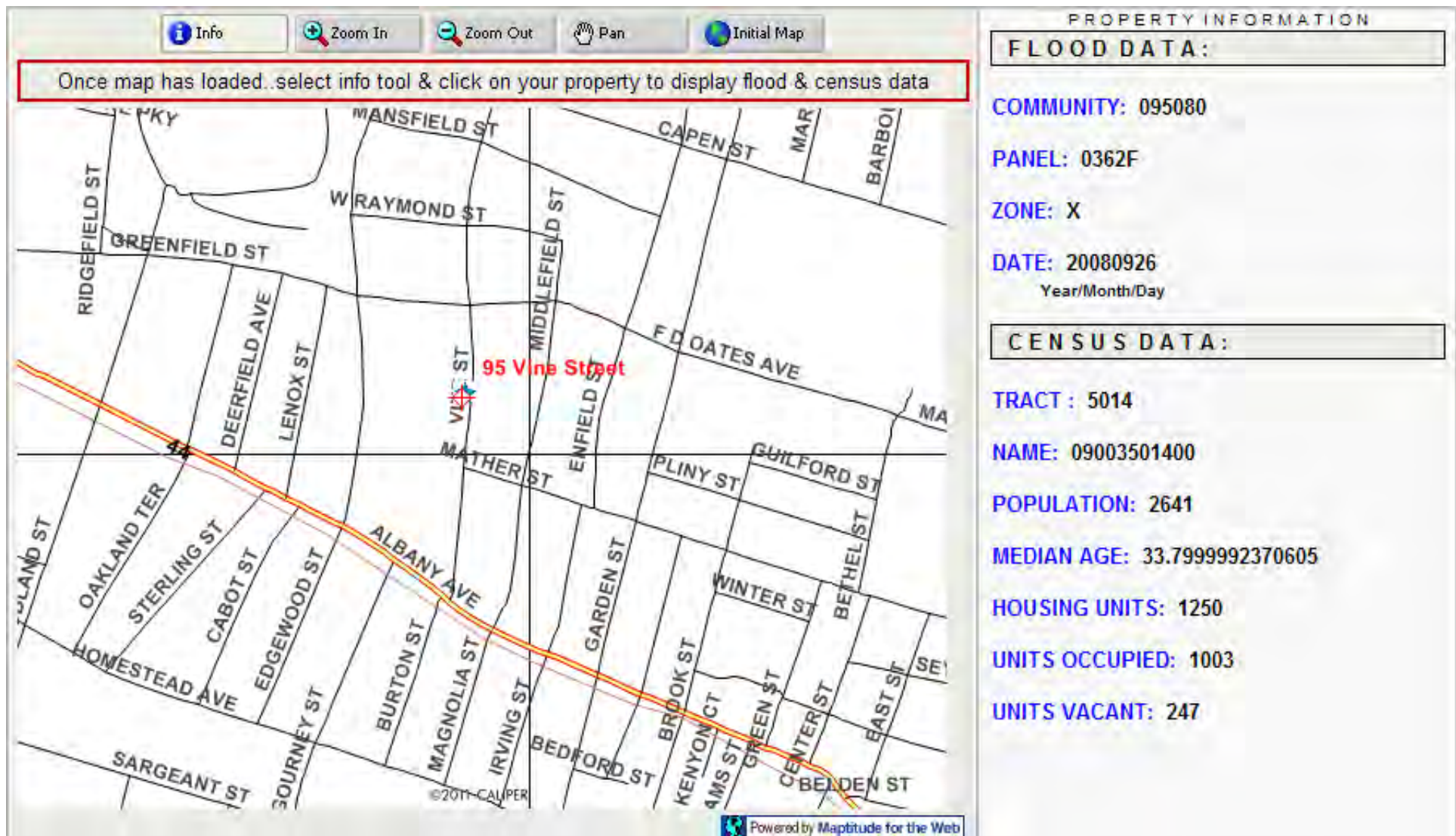




**95 Vine Street**

95 Vine Street  
Hartford, CT 06112





## 95 Vine Street

95 Vine Street  
Hartford, CT 06112

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

## Executive Summary

### 95 Vine Street

Hartford, CT

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**95 Vine Street** is a residential development for families comprised of a three-story, walk-up style building that contains a total of thirty-one units – 15 two-bedrooms and 16 three-bedrooms. Original construction of the development is estimated to date to the mid 1960s, and it underwent a major renovation in 1983. Additional renovations were completed as part of limited scope of work in 2010.

Overall the development is in fair condition. As shown on the attached capital needs worksheets, the development faces significant capital needs in the near term. Based on these projections, the development is seen as requiring an adjustment to current replacement reserve funding and/or an infusion of additional capital.

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

- Asphalt paving in the parking area exhibits some cracks and age-related wear; future resurfacing is shown in Year 5.
- Concrete sidewalk and entry ramp surfaces exhibit some cracks and minor damage; periodic repair allowances are shown.
- Minor areas of mortar loss were noted in the brickwork at various locations around the building – most notably at the corners of windows; allowances for repair/re-pointing of the brickwork are shown in Years 1 and 16.
- Common and service entry doors are in good overall condition at the present time; no near-term needs are anticipated.
- Windows throughout the building are in fair condition but at the end of the of their expected useful service lives; replacement is shown in Year 1. Surface preparation and painting of lintels over window openings is shown in Years 1 and 11.
- No problems related to the fully adhered membrane roof covering were observed or reported; no near-term needs are anticipated.

- Interior common area finishes vary in age and condition – new vinyl composition tile was installed at the stairway landings as part of the work completed in 2010. Periodic allowances for future painting and floor covering replacement are shown based on observed conditions, current ages, and expected useful service lives.
- Hydronic heat for select interior common areas is provided via a boiler that dates to 2010; no near-term needs are anticipated. Replacement of the domestic hot water tank serving the common areas is shown in Years 1 and 11.
- Future replacement of the ductless heat pump system serving the management office is shown in Year 5.
- A newer fire alarm control panel and door buzzer/intercom panel are in place at the building; no near-term needs are anticipated.
- Annual allowances for replacement of in-unit floor coverings are shown from Year 1 forward.
- Future allowances to replace unit toilets are shown in Years 15-17; bathtubs, mixing valves, and sinks are shown in Years 5-9.
- Unit kitchen cabinetry was replaced in 2010; no near-term needs are anticipated. Appliance replacement allowances are shown based on current ages and expected useful service lives.
- Each unit has its own natural gas-fired boiler for hydronic heat and a freestanding domestic hot water tank. The boilers were replaced in 2010 and no near-term needs are anticipated. Annual allowances for hot water tank replacement are shown from Year 1 forward.
- The development's management office and restroom located at the management office are not on an accessible route due to their location at the building's lower level. No costs for creation of an accessible route to this space have been included in the assessment. Similarly, no costs have been shown to expand the restroom and reposition/replace fixtures in order to meet accessibility requirements have been shown.
- The development's unit mix includes three handicap accessible units. Among the elements in need of modification and/or replacement for compliance with accessibility standards in these units is the relocation of toilets so as to be centered at eighteen inches from the adjacent wall, insulating piping under bathroom sinks and lowering mirrors, modification of kitchen cabinetry so as to include a thirty-inch wide work surface with knee clearance space and compliant height countertops, and provision of a compliant model refrigerator.

Additional Notes:

1. The Physical Assessment of the property was conducted on April 17<sup>th</sup>, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Bruce Hutchinson. We would like to thank the 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*.





Development sign



Asphalt paving exhibits some age related wear and cracks



Typical concrete walkway and ramp leading to common entry



Front elevation



Northerly elevation



Southerly elevation

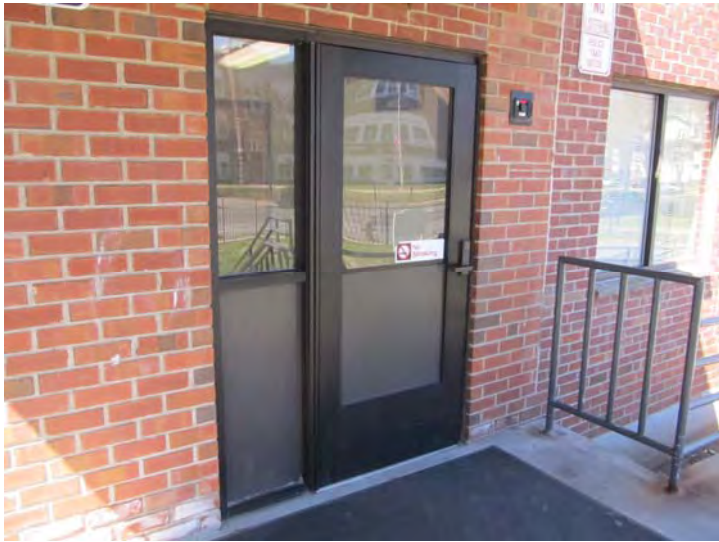


Mortar loss noted at window corners at various locations around building



Mortar loss between concrete windowsill sections also noted at various locations

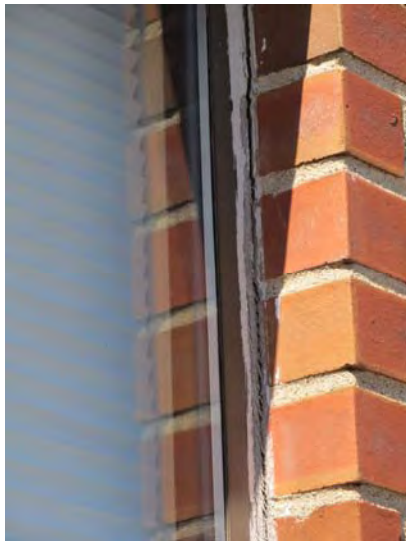




Newer aluminum and glass entry door system at main (front) entry is in good overall condition



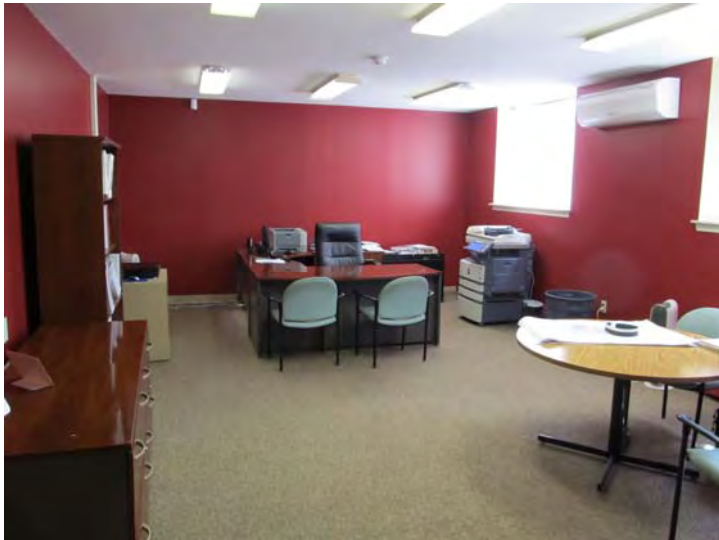
Typical aluminum-framed window units



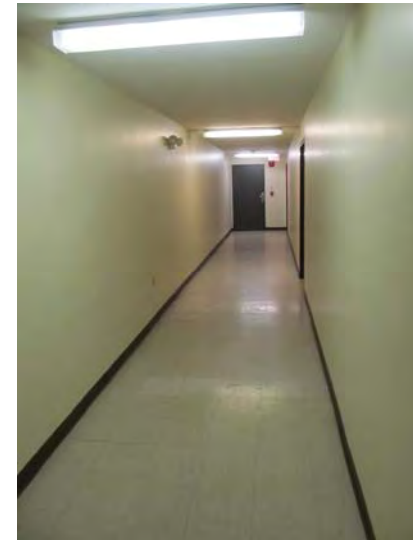
Perimeter caulking at windows exhibits loss of pliability and cohesion



Fully adhered rubber membrane roofing system is in good overall condition



Management office located at lower level of building



Typical finishes in common hallways



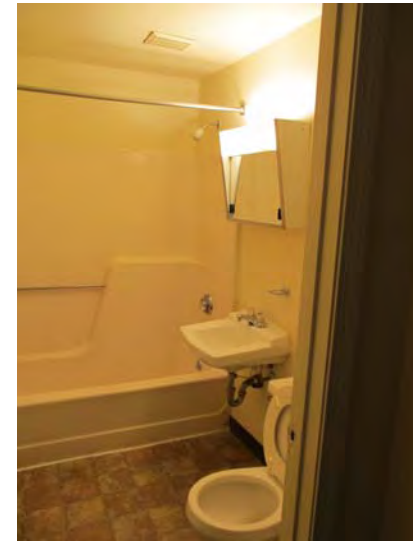
Natural gas-fired domestic hot water tank for common areas



Newer, fully addressable, fire alarm control panel



Typical finishes in unit living areas



Typical finishes and fixtures in unit bathrooms



Typical finishes and equipment in unit kitchens



Each unit is equipped with its own natural gas-fired hydronic boiler and domestic hot water tank



Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Aimco
Project Name:	95 Vine Street
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 29, 2013

Number of Units:	31
Total Square Feet:	43,452
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	
Annual Replacement Reserve Contribution:	\$39,000
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	10,236	0	0	0	54,986	10,633	0	0	4,323	21,897	2,814	0	0	0	12,316	3,262	0	0	20,253	14,278	0
2	Building Exterior	0	0	136,265	0	0	0	0	0	0	0	0	0	22,988	0	0	0	0	56,128	0	0	0	0	0
3	Roofing	0	0	0	0	0	0	0	0	0	0	0	145,941	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	2,801	0	0	0	0	0	0	0	0	0	3,765	0	0	0	0	0	0
6	Common Hallways	0	0	0	38,316	0	0	0	0	0	0	0	0	0	17,995	0	0	0	0	38,834	0	0	0	0
7	Common Stairways	0	0	0	15,243	0	0	0	0	0	0	0	0	0	8,033	0	9,986	0	0	14,436	0	0	0	0
8	Common Laundry	0	0	0	5,916	0	0	0	0	0	0	0	0	0	2,244	0	0	0	0	6,615	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	3,250	0	0	0	0	0	0	0	0	0	4,368	0	0	0	0	0	0	0	7,150	0	0
11	Building Mechanical	0	0	0	0	0	0	2,983	0	0	0	0	652	0	0	0	0	0	0	0	0	0	4,647	0
12	Building Electrical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20,429	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	9,626	9,915	10,212	10,519	10,834	11,159	11,494	11,839	12,194	12,560	12,937	13,325	13,725	14,136	14,560	14,997	15,447	15,911	16,388	16,880	0
16	Unit Kitchens	0	8,250	3,699	3,810	3,925	4,042	4,164	4,289	4,417	8,773	9,036	9,307	9,586	9,874	5,274	5,433	5,596	5,763	5,936	9,829	45,990	47,370	0
17	Unit Bathrooms	0	4,800	1,818	1,872	1,928	1,986	19,073	19,645	20,234	20,841	21,466	2,372	2,443	2,516	2,592	2,669	9,158	9,433	9,716	3,004	3,095	3,187	0
18	Unit Electrical	0	3,675	589	607	625	644	663	683	703	724	746	769	792	815	840	865	891	918	945	974	1,003	1,033	0
19	Unit Mechanical	0	0	3,767	3,879	3,996	4,116	4,239	4,366	4,497	4,632	4,771	4,914	5,062	5,214	5,370	5,531	5,697	5,868	6,044	38,623	39,782	40,975	0
20	Annual Planned Expenditures	0	16,725	169,250	79,559	20,686	21,307	99,743	50,775	41,346	46,810	52,537	198,412	60,989	60,016	27,801	38,621	51,983	96,369	97,974	68,341	154,090	128,369	0
21	Annual Provision (indexed at 3%)			39,000	40,170	41,375	42,616	43,895	45,212	46,568	47,965	49,404	50,886	52,413	53,985	55,605	57,273	58,991	60,761	62,584	64,461	66,395	68,387	
22	Outside Capital			650,000																				
23	Cumulative Reserve Balance	0	(16,725)	503,025	463,636	484,325	505,634	449,787	444,224	449,446	450,601	447,468	299,942	291,366	285,335	313,139	331,791	338,800	303,192	267,801	263,922	176,227	116,244	

## Site Improvements

Number of Units:	31
Total Square Feet:	43,452
Default Inflation Rate:	3.0%

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## Building Exterior

Owner Sponsor Name:	Aimco
Project Name:	95 Vine Street
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 29, 2013

Number of Units:	31
Total Square Feet:	43,452
Default Inflation Rate:	3.0%

[illegible]



Comprehensive Capital Needs Assessment Schedule

Roofing

Owner Sponsor Name:	Aimco
Project Name:	95 Vine Street
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 29, 2013

Number of Units:	31
Total Square Feet:	43,452
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	111,852		11	20	2022				0	0	0	0	0	0	0	0	0	145,941	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																			
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21																																			
22																																			
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24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	145,941	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						0	(16,725)	503,025	463,636	484,325	505,634	449,787	444,224	449,446	450,601	447,468	299,942	291,366	285,335	313,139	331,791	338,800	303,192	267,801	263,922	176,227	116,244							

## Lobby / Mail Area

Owner Sponsor Name:	Aimco
Project Name:	95 Vine Street
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 29, 2013

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## Community Room

Number of Units:	31
Total Square Feet:	43,452
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Common Hallways

Owner Sponsor Name:	Aimco
Project Name:	95 Vine Street
Project City / Town:	Hartford

Current Year:	2013
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Report Date:	April 29, 2013

Number of Units:	31
Total Square Feet:	43,452
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	9,999		9	10	2014				0	10,299	0	0	0	0	0	0	0	0	0	13,841	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	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	0	0	0				
4	Ceiling 1	3,001		9	10	2014				0	3,091	0	0	0	0	0	0	0	0	0	4,154	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	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	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	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	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	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	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	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	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	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	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	0	0	0	0	0	0	
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
17	Floors 1	24,200		20+	15	2014				0	24,926	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38,834	0	0	0	0	0	0	0		
18																																				
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23																																				
24																																				
25																																				
26																																				
27	Annual Planned Expenditures							0		0	0	38,316	0	0	0	0	0	0	0	0	17,995	0	0	0	0	0	38,834	0	0	0	0	0	0	0	0	
28	Cumulative Reserve Balance							0		(16,725)	503,025	463,636	484,325	505,634	449,787	444,224	449,446	450,601	447,468	299,942	291,366	285,335	313,139	331,791	338,800	303,192	267,801	263,922	176,227	116,244						

## Common Stairways

Number of Units:	31
Total Square Feet:	43,452
Default Inflation Rate:	3.0%

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## Common Laundry

Number of Units:	31
Total Square Feet:	43,452
Default Inflation Rate:	3.0%

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## Common Area Restrooms

Owner Sponsor Name:	Aimco
Project Name:	95 Vine Street
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 29, 2013

Number of Units:	31
Total Square Feet:	43,452
Default Inflation Rate:	3.0%

[illegible]



## Building Mechanical

Number of Units:	31
Total Square Feet:	43,452
Default Inflation Rate:	3.0%

95 Vine Street - SS 4/26/2013



## Building Electrical

Owner Sponsor Name:	Aimco
Project Name:	95 Vine Street
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 29, 2013

Number of Units:	31
Total Square Feet:	43,452
Default Inflation Rate:	3.0%

[illegible]

## Building Elevator

Owner Sponsor Name:	Aimco
Project Name:	95 Vine Street
Project City / Town:	Hartford

Current Year:	2013
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Report Date:	April 29, 2013

Number of Units:	31
Total Square Feet:	43,452
Default Inflation Rate:	3.0%

[illegible]

## Building Structural

Number of Units:	31
Total Square Feet:	43,452
Default Inflation Rate:	3.0%

95 Vine Street - SS 4/26/2013

Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	Aimco
Project Name:	95 Vine Street
Project City / Town:	Hartford

Current Year:	2013
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Number of Units:	31
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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	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	9,626		1	1	2013				9,626	9,915	10,212	10,519	10,834	11,159	11,494	11,839	12,194	12,560	12,937	13,325	13,725	14,136	14,560	14,997	15,447	15,911	16,388	16,880						
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						
17																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0	0	9,626	9,915	10,212	10,519	10,834	11,159	11,494	11,839	12,194	12,560	12,937	13,325	13,725	14,136	14,560	14,997	15,447	15,911	16,388	16,880	0					
28	Cumulative Reserve Balance							0	(16,725)	503,025	463,636	484,325	505,634	449,787	444,224	449,446	450,601	447,468	299,942	291,366	285,335	313,139	331,791	338,800	303,192	267,801	263,922	176,227	116,244						



## Unit Bathrooms

Owner Sponsor Name:	Aimco
Project Name:	95 Vine Street
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 29, 2013

Number of Units:	31
Total Square Feet:	43,452
Default Inflation Rate:	3.0%

95 Vine Street - SS 4/26/2013

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Aimco
Project Name:	95 Vine Street
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 29, 2013

Number of Units:	31
Total Square Feet:	43,452
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	2,315		1	1	2013			2,315	2,384	2,456	2,529	2,605	2,683	2,764	2,847	2,932	3,020	3,111	3,204	3,300	3,399	3,501	3,606	3,714	3,826	3,941	4,059							
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	1,385		1	1	2013			1,385	1,426	1,469	1,513	1,558	1,605	1,653	1,703	1,754	1,807	1,861	1,917	1,974	2,033	2,094	2,157	2,222	2,289	2,357	2,428							
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	Cabinets	97,650		2	20+	2031			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	33,249	34,246							
18	Countertops	17,169		2	10	2020			0	0	0	0	0	0	0	4,223	4,350	4,480	4,615	4,753	0	0	0	0	0	0	0	0	0						
19	Vent Hood	7,688		2	20+	2031			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,618	2,696							
20	Stove	13,485		<5	20	2030			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,715	3,826	3,941							
21	Accessibility Improvements	8,250		ADD	20	2013		4	8,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		8,250	3,699	3,810	3,925	4,042	4,164	4,289	4,417	8,773	9,036	9,307	9,586	9,874	5,274	5,433	5,596	5,763	5,936	9,829	45,990	47,370	0				
28	Cumulative Reserve Balance							0		(16,725)	503,025	463,636	484,325	505,634	449,787	444,224	449,446	450,601	447,468	299,942	291,366	285,335	313,139	331,791	338,800	303,192	267,801	263,922	176,227	116,244					

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

Owner Sponsor Name:	Aimco
Project Name:	95 Vine Street
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 29, 2013

Number of Units:	31
Total Square Feet:	43,452
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	589		1	1	2013				589	607	625	644	663	683	703	724	746	769	792	815	840	865	891	918	945	974	1,003	1,033						
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	Accessibility Improvements	3,675		ADD	20	2013		4	3,675	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	3,675	589	607	625	644	663	683	703	724	746	769	792	815	840	865	891	918	945	974	1,003	1,033	0						
28	Cumulative Reserve Balance						0	(16,725)	503,025	463,636	484,325	505,634	449,787	444,224	449,446	450,601	447,468	299,942	291,366	285,335	313,139	331,791	338,800	303,192	267,801	263,922	176,227	116,244							

Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

Owner Sponsor Name:	Aimco
Project Name:	95 Vine Street
Project City / Town:	Hartford

Current Year:	2013
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Number of Units:	31
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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	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	Boilers	117,606		2	20	2030				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32,398	33,369	34,371						
18	Domestic Hot Water Tanks	37,665		varies	10	2013				3,767	3,879	3,996	4,116	4,239	4,366	4,497	4,632	4,771	4,914	5,062	5,214	5,370	5,531	5,697	5,868	6,044	6,225	6,412	6,605						
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	3,767	3,879	3,996	4,116	4,239	4,366	4,497	4,632	4,771	4,914	5,062	5,214	5,370	5,531	5,697	5,868	6,044	38,623	39,782	40,975	0				
28	Cumulative Reserve Balance							0		(16,725)	503,025	463,636	484,325	505,634	449,787	444,224	449,446	450,601	447,468	299,942	291,366	285,335	313,139	331,791	338,800	303,192	267,801	263,922	176,227	116,244					



## **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.