

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority

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and

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on-site-insight.com



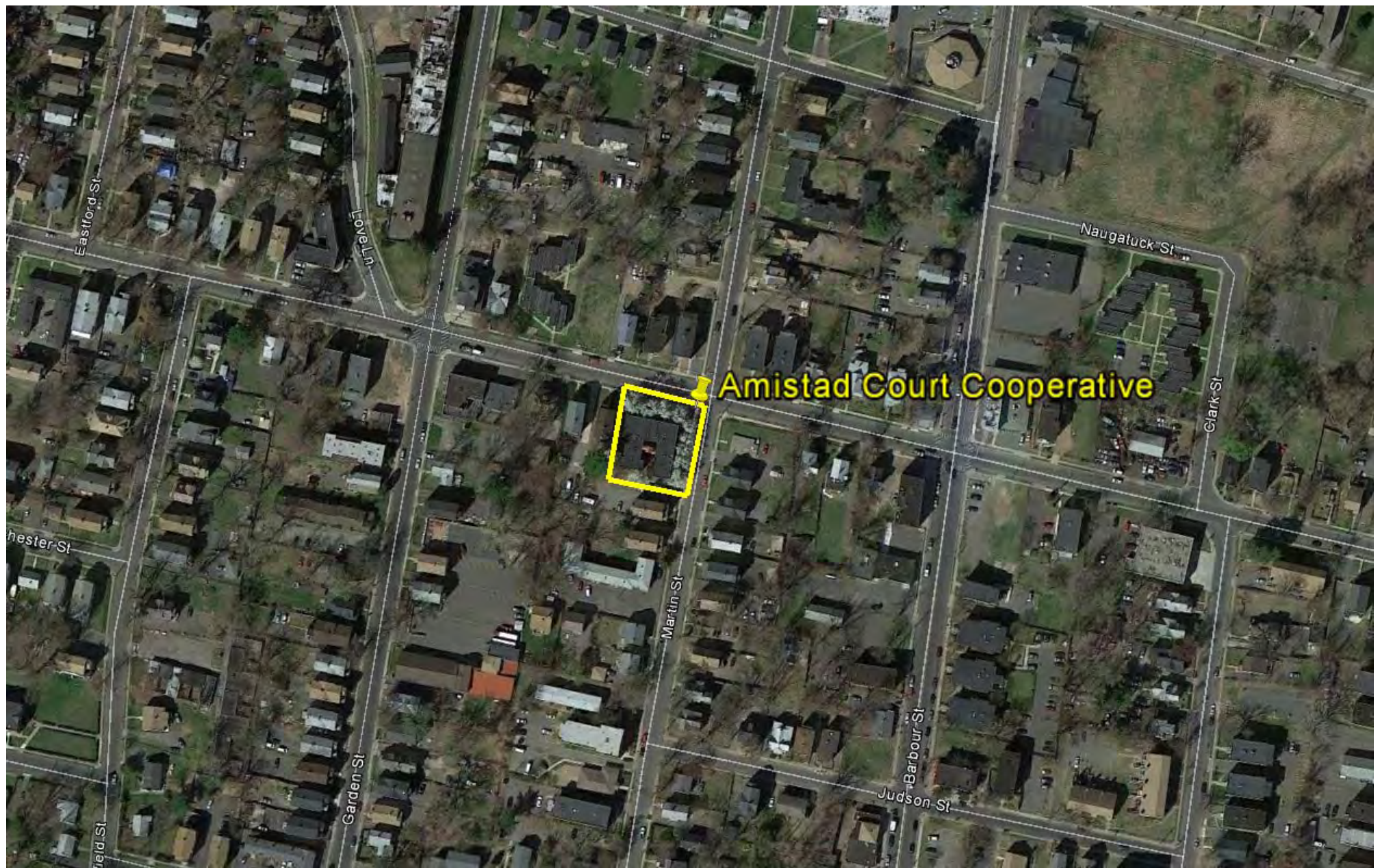
Amistad Court Cooperative

CHFA #95055D

Amistad Court Cooperative
Hartford, CT

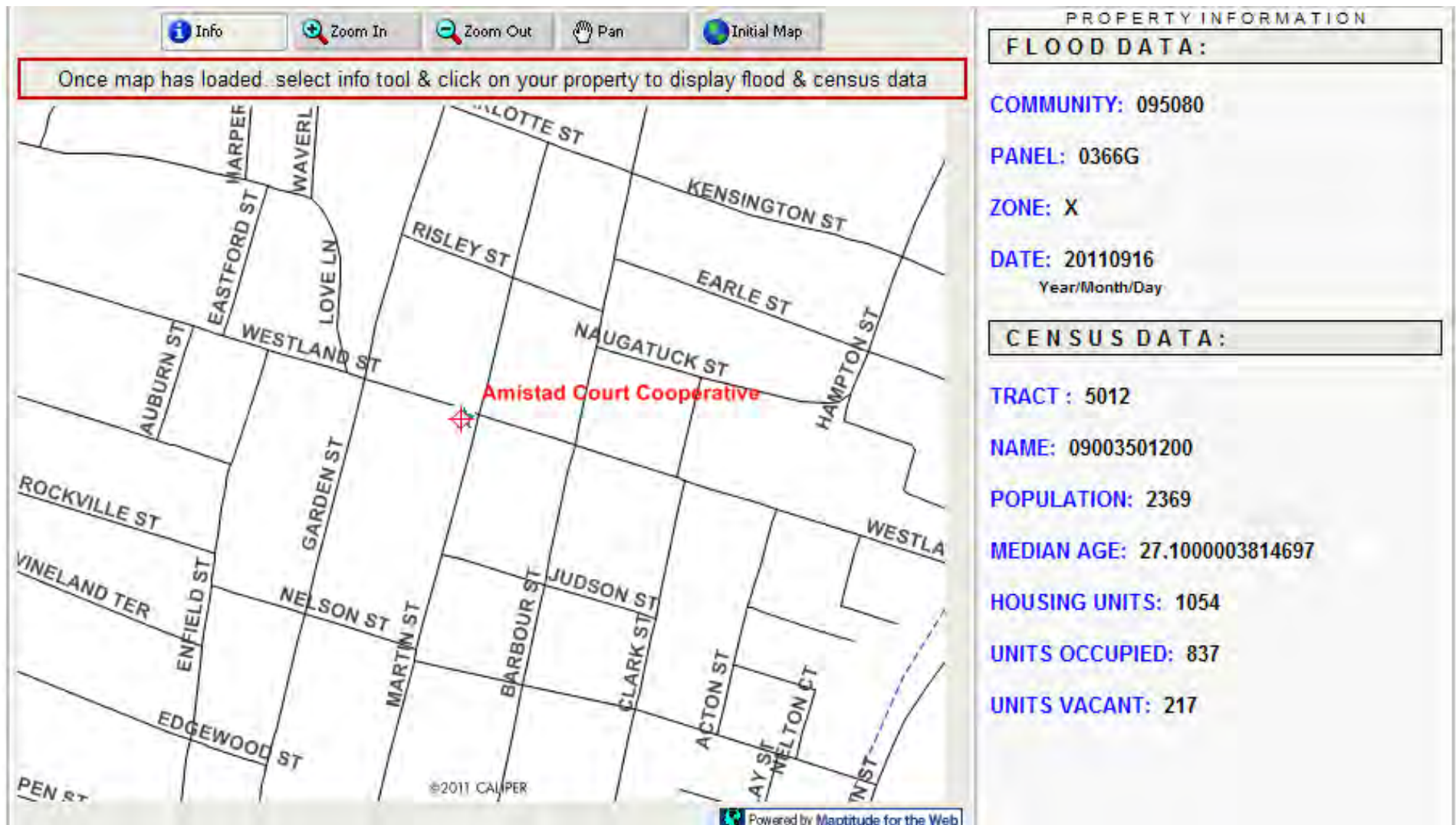
August 2, 2013

Final Report



Amistad Court Cooperative

165-171 Westland Street
Hartford, CT 06120



Amistad Court Cooperative

165-171 Westland Street
Hartford, CT 06120

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

Executive Summary

Amistad Court Cooperative

Hartford, CT

Amistad Court Cooperative is a residential development for families that is comprised of two adjacent residential buildings that are linked together at the second and third floor levels. The development includes 11 two-bedroom, 2 three-bedroom, and 1 four-bedroom unit. Renovation of the development dates to 1993; however, original construction of the buildings pre-dates this time.

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.

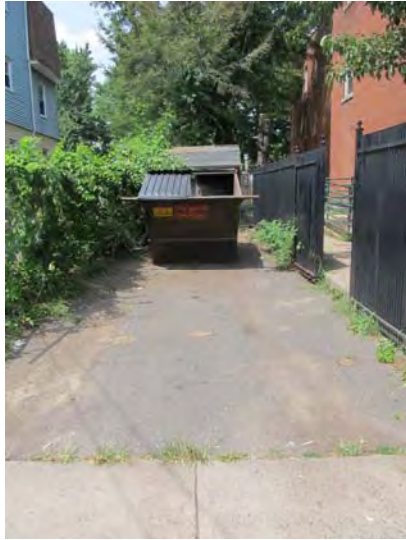
Key findings identified as part of this assessment include the following:

- Concrete and landscape paver walkway surfaces vary in condition; periodic repair allowances are included.
- Overgrown trees and other landscape-related elements require near-term attention; an allowance is included in Year 1.
- Exterior brickwork exhibits areas of mortar loss/decay at various locations; an initial re-pointing cycle is shown in Year 1.
- Limited areas of wood siding and trim are present on the building; repairs, surface preparation, and painting is shown in Year 1.
- Entry doors and windows are in generally good condition; no significant near-term needs were identified.
- Steel lintels over window openings exhibit rust at some locations; surface preparation and painting is shown in Years 1 and 11.

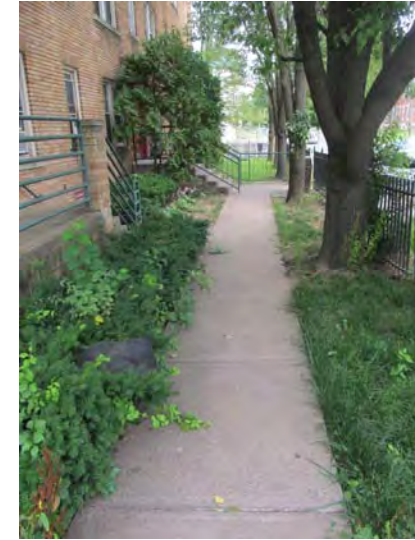
- The original adhered membrane roof covering is at the end of its service life and has required past repairs – several open seams were noted at the back side of the parapet wall; full membrane replacement is shown in Year 1.
- Finishes in the community room, common stairways, and restroom are in fair to good condition; future painting and floor covering replacement allowances are shown in Year 5.
- Replacement of the wind-driven turbine and power roof exhaust fans is shown in Year 1, concurrent with replacement of the roofing.
- The zone-type fire alarm control panel serving the building is original and at the end of its expected useful service life; replacement costs are shown in Year 1.
- Wall-mounted battery pack light fixtures serving the interior common areas were inoperable during the assessment; initial replacement of all is shown in Year 1.
- Carpet on unit living area floors exhibits stains and age-related wear; initial replacement of all carpeting is shown in Years 1-3.
- No significant wear or damage was noted with regards to bathroom fixtures or finishes; future upgrades are shown in Years 4-6.
- Cabinetry in unit kitchens is in generally good condition; future replacement is shown in Years 4-6. Appliance replacement allowances are shown based on observed conditions, current age, and expected useful service life.
- Annual allowances for the as-needed replacement of domestic hot water tanks are shown from Year 1 forward.
- Unit level boilers are generally original to the development and at or near the end of their expected useful service lives; replacement is shown in Years 2-4. No near-term needs are shown with regards to the existing newer boilers.
- No handicap accessibility modifications/improvements related to the development's common areas were identified during the assessment. The development's unit mix includes one unit that is designated as handicap accessible. Modifications needed in this unit for UFAS compliance include reversing of the bathroom door's swing so as to not impede into the clear floor space, lowering of the mirror and medicine cabinet, provision of a shower seat and handheld shower wand, installation of bathtub grab bars, installation of compliant kitchen cabinetry that includes a work surface with knee clearance space and wall cabinetry set at the proper height, and provision of laundry equipment that includes a front-loading washing machine.

Additional Notes:

1. The Physical Assessment of the property was conducted on July 22nd, 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 Warren Simpson and others from the Amistad Court Cooperative board 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 paving at dumpster area is in fair condition



Typical concrete sidewalk – Isolated areas of displacement/potential trip hazards noted



Landscape paver walkway/courtyard surfaces exhibit wear and deterioration at some locations



Typical condition of pole-mounted site lighting fixtures



Painted iron fencing along public sidewalks is in need of minor repairs and painting



Tree pruning/removal and other landscape improvements needed throughout development



Building architecture as seen at front elevation



Areas of mortar loss evident in brickwork



View of front elevation looking downward from roof –
Note joint with missing mortar and other areas
where mortar is starting to fall out of joints



Exterior wood trim and siding at community room
portion of building is in need of repair, surface
preparation, and painting



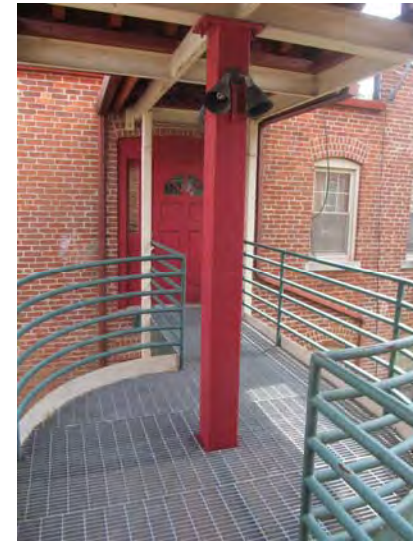
Cracks also noted in wood trim at front elevation



Typical common entry door – Serviceable but nearing
the end of their expected useful service lives



Windows are in generally good condition for their age



Exterior 'hall' at rear of building connecting building sections – Surface preparation and painting of steel framing needed in near-term



Adhered membrane roof covering is at the end of its expected useful service life



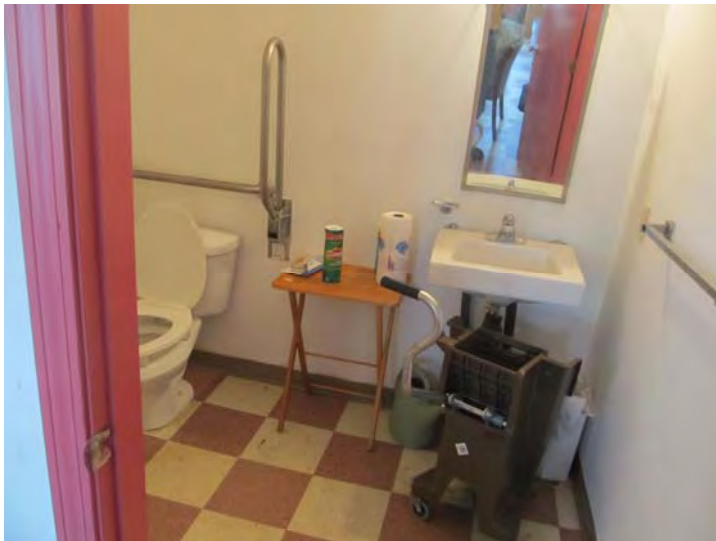
Open seam in membrane covering at back side of parapet wall



Community room



Typical finishes at common stairways



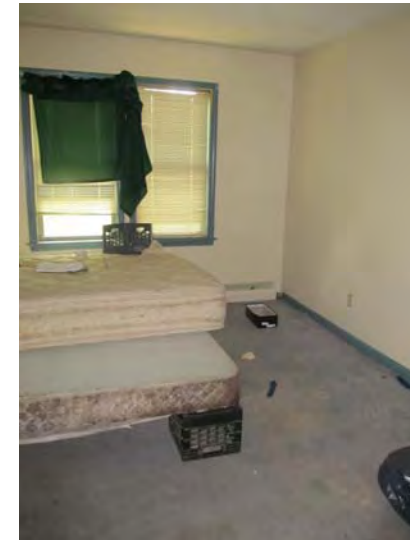
Common restroom located
off of community room



Wind driven turbine vent fans at roof level vary in
condition with some being offline at the present time



Original fire alarm control is at the end of its expected useful service life



Typical finishes in unit living areas



Typical finishes and fixtures in unit bathrooms



Typical finishes and equipment in unit kitchens



Each unit has its own boiler for production of hydronic heat – Most boilers are original and at or near the end of their expected useful service lives



Each unit has its own natural gas-fired domestic hot water tank – Note tanks are of varying ages and brands of manufacture

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Amistad Court Cooperative
Project Name:	Amistad Court Cooperative
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 26, 2013

Number of Units:	14
Total Square Feet:	16,427
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$6,575
Annual Replacement Reserve Contribution:	\$1,345
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	30,509	3,116	0	0	0	3,083	0	0	0	0	3,574	2,118	0	0	0	4,143	0	0	0	0	0
2	Building Exterior	0	0	72,512	0	0	0	0	20,971	0	0	0	0	225,619	0	0	0	0	7,790	0	0	0	0	0
3	Roofing	0	0	50,892	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	679	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	2,946	0	0	0	0	0	0	0	0	0	912	0	0	0	0	2,337	0
6	Common Hallways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7	Common Stairways	0	0	0	0	0	0	9,401	0	0	0	0	0	0	9,057	0	0	0	0	0	0	11,138	3,174	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	514	0	0	0	0	0	0	0	0	0	219	0	0	0	0	362	0
10	Building Boilers	0	0	0	0	1,289	0	0	4,398	0	0	0	0	0	0	1,732	0	0	0	0	0	0	0	0
11	Building Mechanical	0	0	2,850	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	18,250	0	0	0	0	0	0	0	0	0	3,360	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	4,515	4,650	4,790	0	0	0	0	0	5,719	5,891	6,067	0	0	0	0	0	7,245	7,462	7,686	0	0
16	Unit Kitchens	0	5,736	2,740	2,822	4,541	33,855	34,870	35,916	5,111	1,722	1,773	1,827	1,881	1,938	1,996	8,020	8,261	10,597	4,397	7,074	14,117	14,541	0
17	Unit Bathrooms	0	1,200	0	0	0	27,290	28,109	28,952	0	0	0	0	0	0	0	0	0	0	0	0	1,730	1,782	0
18	Unit Electrical	0	0	532	548	564	581	599	617	635	654	674	694	715	736	759	781	805	829	854	879	906	933	0
19	Unit Mechanical	0	0	3,765	19,508	20,093	20,696	4,237	4,364	4,495	4,630	4,769	4,912	5,059	5,211	5,368	5,529	11,433	11,776	6,041	6,222	6,409	6,601	0
20	Annual Planned Expenditures	0	6,936	187,244	30,645	31,277	82,422	80,677	98,302	10,241	7,006	12,935	13,324	246,276	19,060	9,854	14,330	21,630	35,134	18,537	21,638	41,987	29,729	0
21	Annual Provision (indexed at 3%)			1,345	1,385	1,427	1,470	1,514	1,559	1,606	1,654	1,704	1,755	1,808	1,862	1,918	1,975	2,034	2,095	2,158	2,223	2,290	2,358	
22	Outside Capital			1,025,000																				
23	Cumulative Reserve Balance	6,575	(361)	838,740	809,481	779,631	698,679	619,516	522,773	514,138	508,786	497,554	485,986	241,517	224,319	216,382	204,027	184,431	151,393	135,015	115,600	75,902	48,531	

Site Improvements

Number of Units:	14
Total Square Feet:	16,427
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	1,496		20	21	2014			0	1,541	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	0							
3	Concrete Sidewalks	1,563		20	5	2013			1,563	0	0	0	0	0	1,811	0	0	0	0	0	2,100	0	0	0	0	2,434	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	0							
5	Fencing	1,530		9	10	2014			0	1,576	0	0	0	0	0	0	0	0	0	0	2,118	0	0	0	0	0	0	0	0						
6	Landscaping	15,000		20	20	2013			15,000	0	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	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	0							
9	Site Lighting	12,850		20	20	2013			12,850	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Walkway/Patio Pavers	1,097		20	5	2013			1,097	0	0	0	0	0	1,272	0	0	0	0	0	1,474	0	0	0	0	1,709	0	0	0	0					
11	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
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24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	30,509	3,116	0	0	0	3,083	0	0	0	0	3,574	2,118	0	0	0	4,143	0	0	0	0	0						
28	Cumulative Reserve Balance						6,575	(361)	838,740	809,481	779,631	698,679	619,516	522,773	514,138	508,786	497,554	485,986	241,517	224,319	216,382	204,027	184,431	151,393	135,015	115,600	75,902	48,531							

Building Exterior

Owner Sponsor Name:	Amistad Court Cooperative
Project Name:	Amistad Court Cooperative
Project City / Town:	Hartford

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Roofing

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[illegible]

Lobby / Mail Area

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[illegible]

Community Room

Number of Units:	14
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[illegible]

Common Hallways

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[illegible]

Common Stairways

Number of Units:	14
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Page 18

Common Laundry

Number of Units:	14
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[illegible]

Common Area Restrooms

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Building Boilers

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[illegible]

Building Mechanical

Number of Units:	14
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Amistad Court Coop - SS 7/26/2013

Building Electrical

Number of Units:	14
Total Square Feet:	16,427
Default Inflation Rate:	3.0%

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Building Elevator

Number of Units:	14
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Default Inflation Rate:	3.0%

[illegible]

Building Structural

Number of Units:	14
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[illegible]

Unit Living

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Unit Bathrooms

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Unit Kitchens

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Project City / Town:	Hartford

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							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Ceilings					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Floors					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Cabinets					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Countertops					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Sink					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Kitchen Exhaust Fan					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	GFI Outlet					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Vent Hood					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Refrigerators					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Stove					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Range					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Dishwasher					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Disposal					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Floors	12,038		10	15	2016			0	0	0	4,385	4,516	4,652	0	0	0	0	0	0	0	0	0	0	0	0	6,831	7,036							
18	Cabinets	64,350		20	25	2016			0	0	0	23,439	24,142	24,866	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	Countertops	12,184		0	10	2026			0	0	0	0	0	0	0	0	0	0	0	0	5,964	6,143	6,328	0	0	0	0								
20	Vent Hood	3,718		20	25	2016			0	0	0	1,354	1,395	1,437	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
21	Refrigerators	9,380		varies	15	2013			1,340	1,380	1,422	1,464	1,508	1,553	1,600	0	0	0	0	0	0	0	2,088	2,150	2,215	2,281	2,350								
22	Range	7,700		10+	15+	2015			0	0	1,634	1,683	1,733	1,785	1,839	0	0	0	0	0	0	0	0	0	2,545	2,622	2,700								
23	Washers/Dryers	14,000		varies	10	2013			1,400	1,442	1,485	1,530	1,576	1,623	1,672	1,722	1,773	1,827	1,881	1,938	1,996	2,056	2,118	2,181	2,247	2,314	2,383	2,455							
24	Accessibility Improvements	5,736		ADD	20	2013		4	5,736	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
25																																			
26																																			
27	Annual Planned Expenditures						0	5,736	2,740	2,822	4,541	33,855	34,870	35,916	5,111	1,722	1,773	1,827	1,881	1,938	1,996	8,020	8,261	10,597	4,397	7,074	14,117	14,541	0						
28	Cumulative Reserve Balance						6,575	(361)	838,740	809,481	779,631	698,679	619,516	522,773	514,138	508,786	497,554	485,986	241,517	224,319	216,382	204,027	184,431	151,393	135,015	115,600	75,902	48,531							

Unit Electrical

Number of Units:	14
Total Square Feet:	16,427
Default Inflation Rate:	3.0%

Amistad Court Coop - SS 7/26/2013

Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

Owner Sponsor Name:	Amistad Court Cooperative
Project Name:	Amistad Court Cooperative
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 26, 2013

Number of Units:	14
Total Square Feet:	16,427
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																								Revitalization
							Code	Emergency	Code	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	Radiators	1,335		1	1	2013					1,335	1,375	1,416	1,458	1,502	1,547	1,594	1,641	1,691	1,741	1,794	1,847	1,903	1,960	2,019	2,079	2,142	2,206	2,272	2,340	
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	Unit DHW Generation	2,430		1	1	2013					2,430	2,503	2,578	2,655	2,735	2,817	2,902	2,989	3,078	3,171	3,266	3,364	3,465	3,569	3,676	3,786	3,899	4,016	4,137	4,261	
5	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
8	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
9	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
10	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
12	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
13	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
14	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
15	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
16	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
17	Unit Boilers	45,525		20	20	2014					0	15,630	16,099	16,582	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
18	Unit Boilers	7,588		~5	20	2027					0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,738	5,911	0	0	0	0	
19																															
20																															
21																															
22																															
23																															
24																															
25																															
26																															
27	Annual Planned Expenditures							0		0	3,765	19,508	20,093	20,696	4,237	4,364	4,495	4,630	4,769	4,912	5,059	5,211	5,368	5,529	11,433	11,776	6,041	6,222	6,409	6,601	0
28	Cumulative Reserve Balance							6,575		(361)	838,740	809,481	779,631	698,679	619,516	522,773	514,138	508,786	497,554	485,986	241,517	224,319	216,382	204,027	184,431	151,393	135,015	115,600	75,902	48,531	

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.