

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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and

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on-site-insight.com



Bacon Congregate

CHFA # 00003D

Sheldon Oak Central, Inc.
Hartford, CT

April 17, 2013

Final Report



Bacon Congregate

46 Morris Street
Harford, CT 06114



Bacon Congregate

46 Morris Street
Hartford, CT 06114

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

Executive Summary

Bacon Congregate

Hartford, CT

Bacon Congregate is a residential development for the elderly that is comprised of an elevator-served building that contains a total of twenty-four units – 23 one-bedroom and 1 two-bedroom (staff unit). Originally developed as a commercial facility in approximately 1920, the development was renovated and converted to its current residential use in 1984

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

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

- Parking area asphalt paving was recently replaced; no near-term needs are anticipated. Periodic allowances for sectional repair/replacement of pedestrian sidewalks are included throughout the plan.
- Exterior brick wall surfaces exhibit isolated areas of mortar loss and wear; allowances for selective re-pointing are shown in Years 1 and 16.
- Building entry doors are in good condition and no near-term needs are anticipated. All windows in the building were replaced during 2012, and no future costs related to them are anticipated during the plan's timeframe.
- The screen panels at the rear porch exhibit some age-related wear; an allowance for replacement is shown in Year 1.
- The building features a built-up roofing system that dates to the rehab; replacement is shown in Year 3.

- Interior common area finishes are in generally good condition; future painting and floor covering replacement cycles are shown based on current age (floor coverings at first floor level replaced in 2012), observed condition, and expected useful service life.
- The hydronic boilers serving the building date to the rehab and no problems were noted; future replacement is shown in Year 3. Replacement allowances for the freestanding domestic hot water tanks are shown based on current age and expected useful life.
- Replacement of the small rooftop-mounted make up air unit is shown in Year 3. Future replacement of a ground-level condenser unit that provides cooling for the central section common areas is shown in Year 11.
- An allowance to upgrade/replace the existing original zone-type fire alarm control panel is shown in Year 1. Replacement of the door buzzer/intercom panel at the common entry is also shown in Year 1. Replacement of the emergency generator is shown in Year 8.
- Two, hydraulic-type elevators serve the building; allowances for a major upgrade of these systems are shown in Years 8 and 9.
- Annual allowances for the as-needed replacement of in-unit floor coverings are shown from Year 1 forward.
- Future replacement of unit bathtubs/surrounds and mixing valve assemblies is shown in Years 8-15.
- Cabinetry in unit kitchens is largely original with some newer (1999) wall cabinets; replacement allowances are shown in Years 3-6. Appliance replacement allowances are shown based on current age and expected useful life.
- Annual allowances to replace emergency call pull cord and smoke alarm devices are shown from Year 1 forward.
- Common area elements requiring replacement/modification for handicap accessibility compliance include the railings on the ramp that leads to the secondary entrance, installation of lever-style hardware at interior common area doors, lowering of the work table in the laundry room, re-framing of bathroom doors, addition of grab bars, raising of sinks, and insulating of pipes under sinks.
- 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 installation of a visual warning alarm, reframing of bathroom doors, expansion of bathroom floor areas to meet access and turning area requirements, installation of insulation on drain and hot water supply line piping under sinks, and installation of kitchen cabinetry with a compliant height countertop.

Additional Notes:

1. The Physical Assessment of the property was conducted on March 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 the Bacon Congregate 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 was recently replaced



Typical concrete walkway –
Note area of past repair



Front elevation



Rear elevation



Isolated areas of mortar loss noted around building



Isolated areas of brick spalling also noted



Main entry – No problems related to door noted



New windows recently installed throughout entire building



Screen panels at porch/patio area at rear of building exhibit some age-related wear



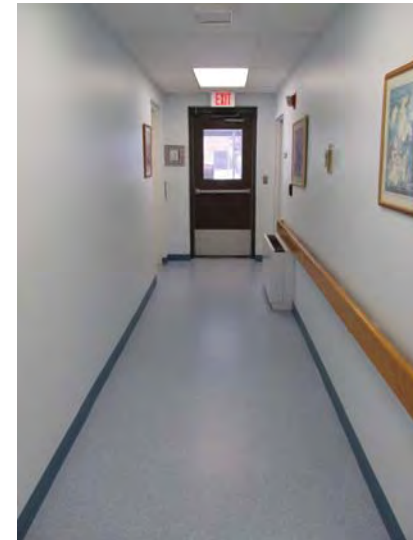
Original built-up roof covering typical on all portions of building



Community/dining room located at first floor level – All finishes recently updated



Heating/warming/prep kitchen located off of dining room was also recently updated



Typical common hall at first floor level – All finishes recently updated



Common halls at upper floor levels have original vinyl tile floor coverings



Original cast iron boilers for production of hydronic heat



Inline circulating pumps for distribution of hydronic heat throughout the building



Two freestanding tanks produce domestic hot water for the entire building



Rooftop-mounted make-up air unit located at four-story section of building



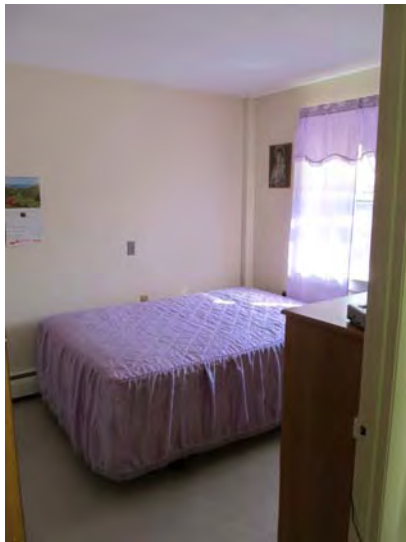
Original zone-type fire alarm control panel is serviceable but at or near the end of its expected useful life



No problems related to emergency generator observed or reported



Typical hydro-mechanical and controller/dispatcher equipment for each of the building's two elevators



Typical finishes in unit living areas



Typical finishes and fixtures in unit bathrooms



Typical finishes and equipment in unit kitchens



Handicap accessible unit kitchens include knee clearance space under sink and at work surface but countertop exceeds height limit above floor

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Sheldon Oak Central, Inc.
Project Name:	Bacon Congregate
Project City / Town:	Hartford

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

Number of Units:	24
Total Square Feet:	17,821
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$222,268
Annual Replacement Reserve Contribution:	
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	1,125	0	0	0	881	4,705	0	0	0	1,021	5,454	0	0	0	1,184	6,323	0	0	0	1,373	57,502	0
2	Building Exterior	0	0	17,616	0	0	0	0	0	0	8,252	0	10,177	0	0	0	0	0	22,304	0	0	0	13,677	0
3	Roofing	0	0	0	0	72,525	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	Lobby - Mail Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	Community Room	0	450	0	0	0	0	0	0	0	0	0	3,704	0	0	0	0	9,976	0	0	0	0	13,982	0
6	Common Hallways	0	450	0	0	5,197	0	0	0	0	0	0	4,999	0	0	0	0	4,661	0	0	8,097	0	6,718	0
7	Common Stairways	0	1,800	0	0	3,524	0	0	0	0	1,029	0	5,212	0	0	0	0	0	0	0	5,491	0	7,005	0
8	Common Laundry	0	400	0	0	0	0	0	0	0	0	0	242	0	0	0	0	617	0	0	0	0	325	0
9	Common Area Restrooms	0	2,975	0	0	0	0	0	0	0	0	0	385	0	0	0	0	350	0	0	0	0	517	0
10	Building Boilers	0	0	0	0	28,644	0	0	0	13,493	0	14,315	0	7,660	0	0	0	0	0	18,133	0	19,237	0	0
11	Building Mechanical	0	0	0	0	8,487	0	0	0	0	0	0	0	3,427	0	0	0	0	0	0	0	0	0	0
12	Building Electrical	0	0	23,900	0	0	0	0	0	0	45,321	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	118,683	122,243	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	675	1,903	1,960	2,018	2,079	2,141	2,206	2,272	2,340	2,410	2,482	2,557	2,634	2,713	2,794	2,878	2,964	3,053	3,145	3,239	3,336	0
16	Unit Kitchens	0	3,700	1,375	1,416	17,831	18,366	18,917	19,484	1,641	1,691	1,741	1,794	1,847	1,903	1,960	2,019	2,079	8,405	8,657	8,917	9,184	2,410	0
17	Unit Bathrooms	0	15,650	1,400	1,442	1,486	1,530	1,576	1,624	1,672	11,660	12,010	12,370	12,741	13,123	13,517	13,922	14,340	2,182	2,247	2,315	2,384	2,456	0
18	Unit Electrical	0	0	1,031	1,062	1,094	1,127	1,160	1,195	1,231	1,268	1,306	1,345	1,386	1,427	1,470	1,514	1,559	1,606	1,654	1,704	1,755	1,808	0
19	Unit Mechanical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20	Annual Planned Expenditures	0	27,225	47,225	5,880	140,807	23,983	28,500	24,508	20,309	190,243	155,046	48,164	29,618	19,087	19,659	21,433	42,783	37,461	33,745	29,668	37,173	109,736	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			950,000																				
23	Cumulative Reserve Balance	222,268	195,043	1,097,818	1,091,938	951,131	927,149	898,649	874,141	853,831	663,588	508,542	460,378	430,759	411,673	392,013	370,580	327,797	290,336	256,591	226,923	189,751	80,015	

Site Improvements

Number of Units:	24
Total Square Feet:	17,821
Default Inflation Rate:	3.0%

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Building Exterior

Number of Units:	24
Total Square Feet:	17,821
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Comprehensive Capital Needs Assessment Schedule

Roofing

Owner Sponsor Name:	Sheldon Oak Central, Inc.
Project Name:	Bacon Congregate
Project City / Town:	Hartford

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[illegible]

Lobby / Mail Area

Owner Sponsor Name:	Sheldon Oak Central, Inc.
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Project City / Town:	Hartford

Current Year:	2013
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Report Date:	March 29, 2013

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Community Room

Number of Units:	24
Total Square Feet:	17,821
Default Inflation Rate:	3.0%

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Common Hallways

Number of Units:	24
Total Square Feet:	17,821
Default Inflation Rate:	3.0%

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Common Stairways

Number of Units:	24
Total Square Feet:	17,821
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Bacon Congregate - SS 3/29/2013

Common Laundry

Number of Units:	24
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Common Area Restrooms

Number of Units:	24
Total Square Feet:	17,821
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Building Boilers

Number of Units:	24
Total Square Feet:	17,821
Default Inflation Rate:	3.0%

Bacon Congregate - SS 3/29/2013

Building Mechanical

Number of Units:	24
Total Square Feet:	17,821
Default Inflation Rate:	3.0%

Bacon Congregate - SS 3/29/2013

Building Electrical

Number of Units:	24
Total Square Feet:	17,821
Default Inflation Rate:	3.0%

[illegible]

Building Elevator

Number of Units:	24
Total Square Feet:	17,821
Default Inflation Rate:	3.0%

Bacon Congregate - SS 3/29/2013

Building Structural

Number of Units:	24
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Bacon Congregate - SS 3/29/2013

Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	Sheldon Oak Central, Inc.
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Project City / Town:	Hartford

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Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																													
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization					
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032						
1	Interior Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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	1,903		1	1	2013				1,903	1,960	2,018	2,079	2,141	2,206	2,272	2,340	2,410	2,482	2,557	2,634	2,713	2,794	2,878	2,964	3,053	3,145	3,239	3,336							
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	Accessibility Improvements	675		ADD	20	2013		4	675	0	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		675	1,903	1,960	2,018	2,079	2,141	2,206	2,272	2,340	2,410	2,482	2,557	2,634	2,713	2,794	2,878	2,964	3,053	3,145	3,239	3,336	0					
28	Cumulative Reserve Balance							222,268		195,043	1,097,818	1,091,938	951,131	927,149	898,649	874,141	853,831	663,588	508,542	460,378	430,759	411,673	392,013	370,580	327,797	290,336	256,591	226,923	189,751	80,015						

Unit Bathrooms

Number of Units:	24
Total Square Feet:	17,821
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	412		1	1	2013				412	424	437	450	463	477	492	506	521	537	553	570	587	605	623	641	661	680	701	722						
7	Accessories	669		1	1	2013				669	689	710	731	753	775	799	823	847	873	899	926	954	982	1,012	1,042	1,073	1,105	1,139	1,173						
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	320		1	1	2013				320	330	339	350	360	371	382	394	405	418	430	443	456	470	484	499	514	529	545	561						
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	Accessibility Improvements	15,650		ADD	20	2013		4	15,650	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	Tub / Surround	64,640		28	35	2020				0	0	0	0	0	0	0	9,937	10,236	10,543	10,859	11,185	11,520	11,866	12,222	0	0	0	0							
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	15,650	1,400	1,442	1,486	1,530	1,576	1,624	1,672	11,660	12,010	12,370	12,741	13,123	13,517	13,922	14,340	2,182	2,247	2,315	2,384	2,456	0						
28	Cumulative Reserve Balance						222,268	195,043	1,097,818	1,091,938	951,131	927,149	898,649	874,141	853,831	663,588	508,542	460,378	430,759	411,673	392,013	370,580	327,797	290,336	256,591	226,923	189,751	80,015							

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

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											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	575		1	1	2013			575	592	610	628	647	666	686	707	728	750	772	795	819	844	869	895	922	950	978	1,008							
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	800		1	1	2013			800	824	849	874	900	927	955	984	1,013	1,044	1,075	1,107	1,141	1,175	1,210	1,246	1,284	1,322	1,362	1,403							
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	Accessibility Improvements	3,700		ADD	20	2013		4	3,700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Cabinets	56,925		28	30	2015			0	0	14,658	15,098	15,551	16,017	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Refrigerators	16,080		0	15	2028			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,263	6,451	6,644	6,844	0							
20	Vent Hood	6,463		28	30	2015			0	0	1,714	1,766	1,819	1,873	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		3,700	1,375	1,416	17,831	18,366	18,917	19,484	1,641	1,691	1,741	1,794	1,847	1,903	1,960	2,019	2,079	8,405	8,657	8,917	9,184	2,410	0				
28	Cumulative Reserve Balance							222,268		195,043	1,097,818	1,091,938	951,131	927,149	898,649	874,141	853,831	663,588	508,542	460,378	430,759	411,673	392,013	370,580	327,797	290,336	256,591	226,923	189,751	80,015					

Unit Electrical

Number of Units:	24
Total Square Feet:	17,821
Default Inflation Rate:	3.0%

Bacon Congregate - SS 3/29/2013

Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

Owner Sponsor Name:	Sheldon Oak Central, Inc.
Project Name:	Bacon Congregate
Project City / Town:	Hartford

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

Number of Units:	24
Total Square Feet:	17,821
Default Inflation Rate:	3.0%

[illegible]

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.