

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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and

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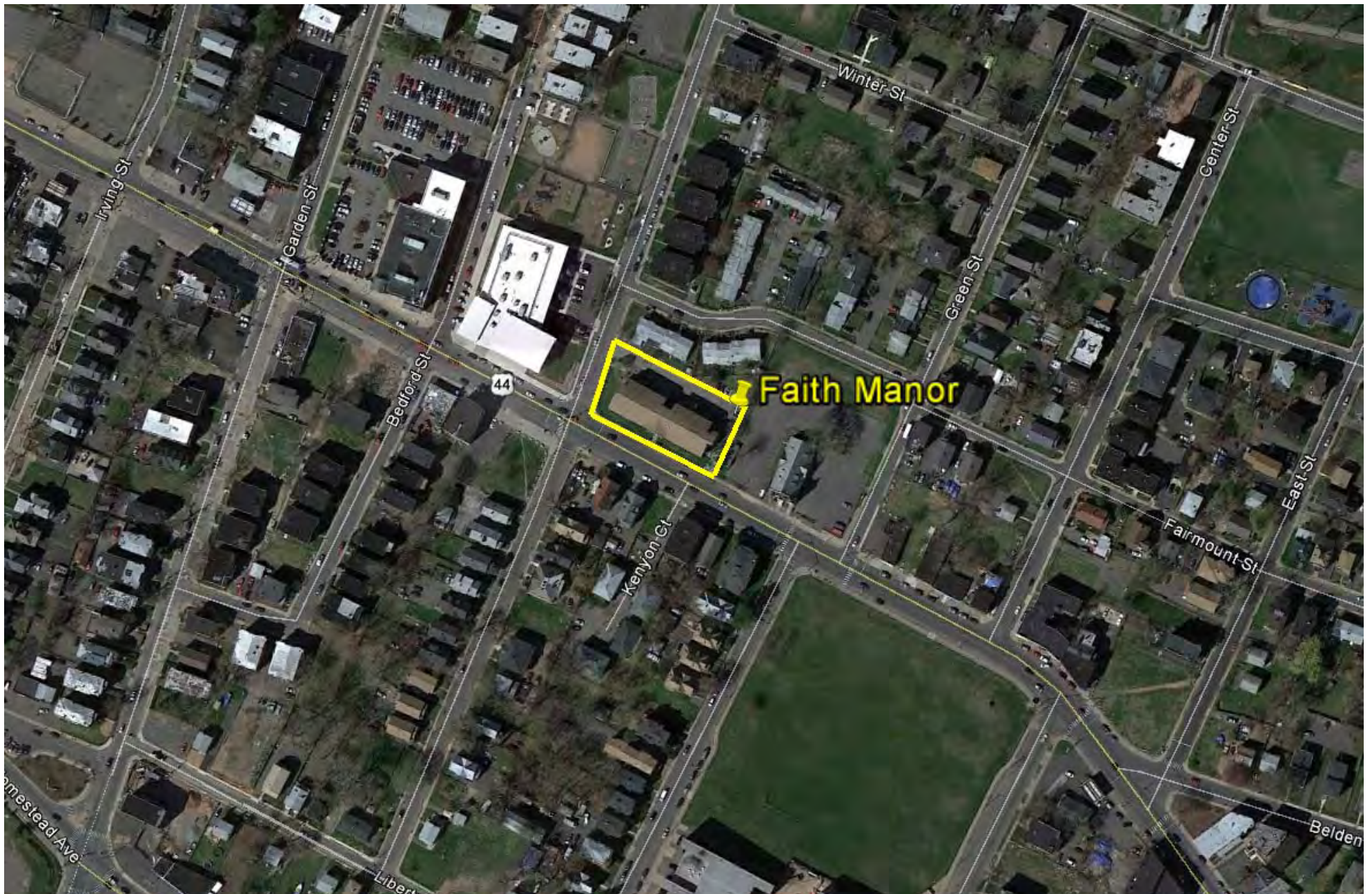
Faith Manor

CHFA #91096D

Carabetta Management Company
Hartford, CT

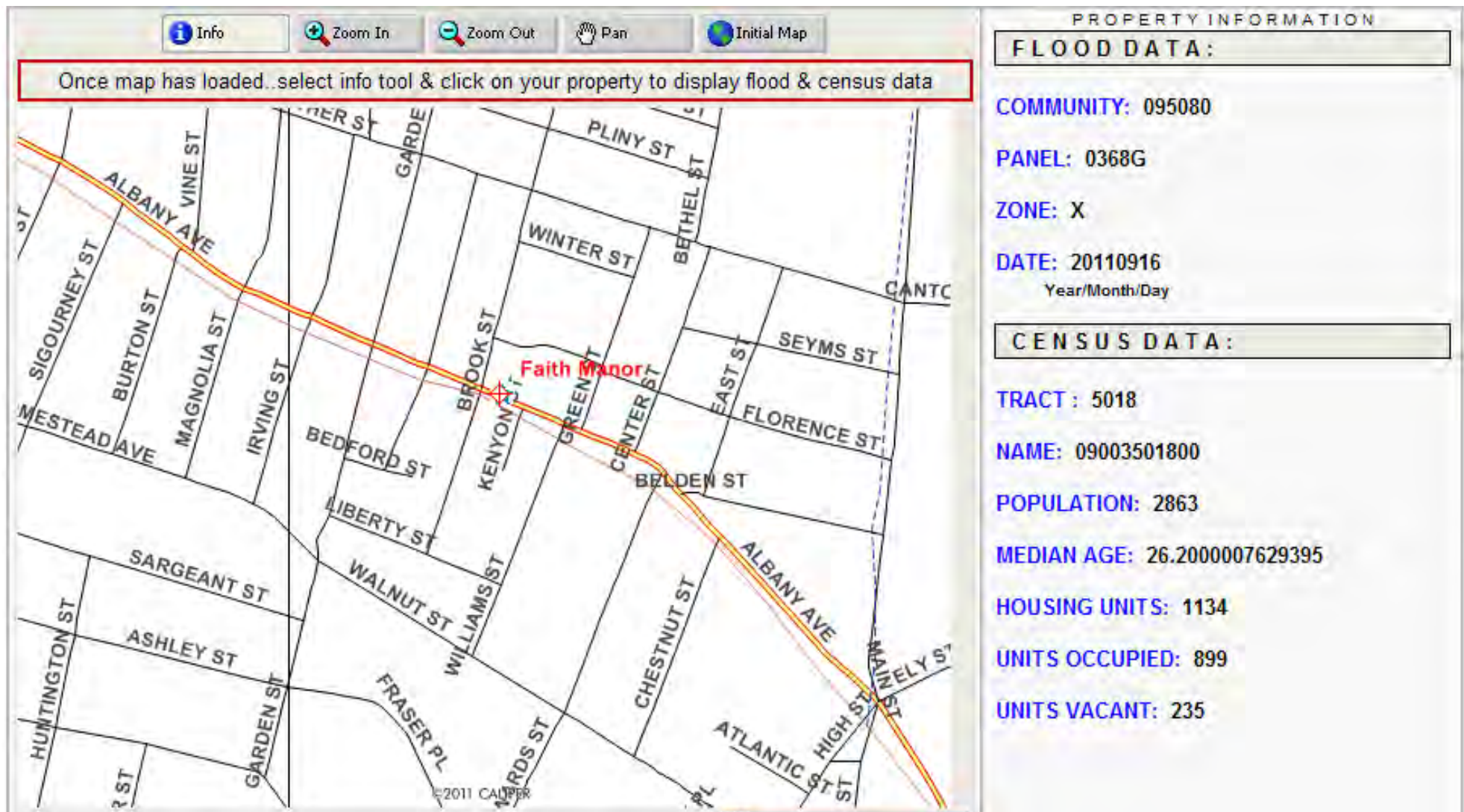
May 8, 2013

Final Report



Faith Manor

402 Albany Avenue
Hartford, CT 06120



Faith Manor

402 Albany Ave
Hartford, CT 06120

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

Executive Summary

Faith Manor

Hartford, CT

Faith Manor is a residential development for the elderly comprised of a three-story, elevator-served, building that contains a total of 40 one-bedroom units. Original construction of the development dates to 1990, and most systems/components continue to date to that 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:

- Asphalt paving at the parking area exhibits cracks and deterioration; resurfacing costs are shown in Year 1.
- The exterior brick wall surfaces are in fair condition – isolated areas of mortar loss were noted at various locations around the building; significant cracks and displacement were noted over the entry door to the community room on the Albany Avenue elevation. An allowance for selective pointing/repairs is shown in Year 1.
- Doors and windows are in fair to good condition at the present time; no near-term needs are anticipated.
- The original roof coverings exhibit age-related wear; costs to rip and replace the existing roof coverings are shown in Year 1.
- An initial cycle of painting and floor covering replacement at the interior common areas is shown in Year 4 (stairways in Year 9).

- No problems related to the central boiler plant or domestic hot water heat exchanger/storage tank were observed or reported; future allowances for these systems/components are shown in Year 4, after twenty-five years of service.
- The main fire alarm control panel and main entry intercom panel are both newer; no near-term needs are anticipated.
- The elevator serving the building is maintained under the terms of a full service contract – no operational problems related to the equipment were observed or reported; an allowance for a future system upgrade/modernization is shown in Year 14.
- Annual allowances for in-unit floor covering replacement needs are shown from Year 1 forward.
- Bathroom vanity and sink replacement is shown in Years 2-5, concurrent with the kitchen cabinets. Toilet, bathtub, and mixing valve replacement allowances are shown in Years 8-11.
- Unit kitchen cabinetry is in fair condition – surfaces have been painted at some locations to help extend service life; replacement of all cabinetry is shown in Years 2-5.
- Annual allowances for appliance replacement needs are shown from Year 1 forward.
- Annual allowances for as needed replacement of emergency call pull cords and smoke detectors are shown from Year 1 forward.
- Common area elements requiring replacement/modification for handicap accessibility compliance include relocation of the toilet so as to be centered at eighteen inches from the adjacent wall, installation/relocation of toilet grab bars, installation of accessible-style cabinetry and a compliant range at the community kitchen, and provision of audible signals to indicate the direction of elevator cab travel.
- The development's unit mix is understood to include four handicap accessible units. Among the elements in need of modification and/or replacement for compliance with accessibility standards in these units is the re-framing of interior doors to meet width requirements, installation of visual (strobe) warning devices, lowering of thermostats, expansion of bathroom footprints to meet floor area requirements and installation of compliant fixtures, and the installation of cabinetry with a compliant height countertop and a thirty-inch wide work surface with knee clearance space.

Additional Notes:

1. The Physical Assessment of the property was conducted on April 16th, 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 staff of Carabetta Management Company 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



Original asphalt paving in parking area exhibits age-related wear including potholes and cracks



Pedestrian walkways are a mix of asphalt and concrete surfaces – Conditions vary



Wrought iron fencing along street property lines is in generally good condition



Building architecture as seen at
Albany Avenue elevation



Building architecture as seen at parking
area and end elevations



Crack and displacement in brickwork noted
at entry to community room on Albany
Avenue building elevation



Isolated areas of missing mortar
also noted in brickwork



Main entry to building with typical windows and vinyl sided infill panels at window stacks



Original roof shingles exhibit signs of age-related wear



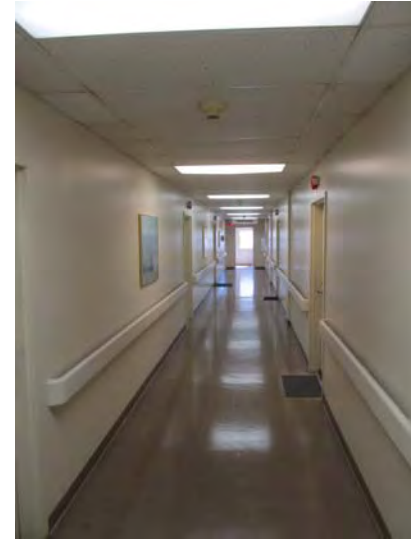
Roof deck area over main entry to building



Community room located at first floor level



Community kitchen – Note lack of handicap accessible design features



Typical common hallway



Original Hydrotherm modular boiler plant –
No problems observed or reported



Base-mounted pumps serve to circulate
hydronic heat throughout the building



Domestic hot water storage tank with internal heat exchanger



Newer fully addressable fire alarm control panel



Newer telephone-style door buzzer/intercom panel located at main entry for helping to regulate visitor access



Hydro-mechanical and controller/dispatcher unit for elevator serving all floor levels of building



Typical finishes in unit living areas



Typical finishes and fixtures in unit bathrooms



Typical finishes and equipment in unit kitchens



Cabinetry in some units has been painted to help increase useful service life

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Carabetta Management Company
Project Name:	Faith Manor
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 22, 2013

Number of Units:	40
Total Square Feet:	29,860
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$220,875
Annual Replacement Reserve Contribution:	\$6,038
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	0	33,817	0	0	0	7,597	4,289	0	0	0	0	4,972	0	0	0	4,916	5,764	0	0	0	0	0
2	Building Exterior	0	0	22,931	0	0	0	0	0	0	0	154,604	0	4,032	0	0	0	0	31,052	0	0	0	0	0
3	Roofing	0	0	54,153	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	Lobby - Mail Area	0	0	0	0	0	2,037	0	0	0	0	0	0	0	0	0	1,692	0	0	0	0	0	0	0
5	Community Room	0	3,563	0	0	0	4,783	0	0	0	0	0	0	0	0	0	1,857	0	0	0	0	0	0	0
6	Common Hallways	0	0	0	0	0	24,885	0	0	0	0	0	0	0	0	0	17,335	0	0	0	0	0	0	0
7	Common Stairways	0	0	0	0	0	0	0	0	0	0	4,344	0	0	0	0	0	0	0	0	0	0	0	0
8	Common Laundry	0	0	0	0	0	870	0	0	0	0	0	0	0	0	0	445	0	0	0	0	0	0	0
9	Common Area Restrooms	0	1,900	0	0	0	399	0	0	0	0	0	0	0	0	0	228	0	0	0	0	0	0	0
10	Building Boilers	0	0	0	0	0	63,378	0	0	0	0	4,434	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	3,892	0	0	0	0	0	0	0
12	Building Electrical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,959	14,905	0
13	Building Elevator	0	1,000	0	0	0	0	0	0	0	0	9,501	0	0	0	0	132,168	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	5,300	5,074	5,226	5,383	5,544	5,710	5,882	6,058	6,240	6,427	6,620	6,819	7,023	7,234	7,451	7,674	7,905	8,142	8,386	8,638	8,897	0
16	Unit Kitchens	0	17,860	3,687	37,688	38,819	39,984	41,183	4,274	4,402	4,534	4,670	4,810	4,955	5,103	5,256	5,414	5,576	5,744	5,916	6,093	6,276	6,465	0
17	Unit Bathrooms	0	40,000	1,836	9,977	10,276	10,584	10,902	2,128	2,192	32,144	33,108	34,102	35,125	2,541	2,618	2,696	2,777	2,860	2,946	3,035	3,126	3,219	0
18	Unit Electrical	0	0	1,360	1,401	1,443	1,486	1,531	1,577	1,624	1,673	1,723	1,774	1,828	1,883	1,939	1,997	2,057	2,119	2,182	2,248	2,315	2,385	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	69,623	122,858	54,292	55,920	153,949	66,923	18,150	14,276	44,591	218,811	47,306	57,730	16,550	17,047	175,175	23,001	55,444	19,186	19,762	26,313	35,870	0
21	Annual Provision (indexed at 3%)			6,038	6,219	6,406	6,598	6,796	7,000	7,210	7,426	7,649	7,878	8,115	8,358	8,609	8,867	9,133	9,407	9,689	9,980	10,279	10,588	
22	Outside Capital			1,050,000																				
23	Cumulative Reserve Balance	220,875	151,253	1,084,433	1,036,360	986,846	839,494	779,367	768,217	761,150	723,985	512,823	473,395	423,780	415,588	407,149	240,841	226,973	180,936	171,439	161,657	145,623	120,340	

Site Improvements

Number of Units:	40
Total Square Feet:	29,860
Default Inflation Rate:	3.0%

Page 11

Building Exterior

Number of Units:	40
Total Square Feet:	29,860
Default Inflation Rate:	3.0%

Faith Manor - SS 4/26/2013

Roofing

Owner Sponsor Name:	Carabetta Management Company
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Project City / Town:	Hartford

Current Year:	2013
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[illegible]

Lobby / Mail Area

Owner Sponsor Name:	Carabetta Management Company
Project Name:	Faith Manor
Project City / Town:	Hartford

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[illegible]

Community Room

Number of Units:	40
Total Square Feet:	29,860
Default Inflation Rate:	3.0%

[illegible]

Common Hallways

Owner Sponsor Name:	Carabetta Management Company
Project Name:	Faith Manor
Project City / Town:	Hartford

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Number of Units:	40
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[illegible]

Common Stairways

Number of Units:	40
Total Square Feet:	29,860
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Page 17

Common Laundry

Number of Units:	40
Total Square Feet:	29,860
Default Inflation Rate:	3.0%

Page 18

Common Area Restrooms

Number of Units:	40
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Page 19

Building Boilers

Owner Sponsor Name:	Carabetta Management Company
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[illegible]

Building Mechanical

Number of Units:	40
Total Square Feet:	29,860
Default Inflation Rate:	3.0%

Page 21

Building Electrical

Number of Units:	40
Total Square Feet:	29,860
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[illegible]

Building Elevator

Owner Sponsor Name:	Carabetta Management Company
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[illegible]

Building Structural

Number of Units:	40
Total Square Feet:	29,860
Default Inflation Rate:	3.0%

Page 24

Unit Living

Number of Units:	40
Total Square Feet:	29,860
Default Inflation Rate:	3.0%

[illegible]

Unit Bathrooms

Owner Sponsor Name:	Carabetta Management Company
Project Name:	Faith Manor
Project City / Town:	Hartford

Current Year:	2013
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Report Date:	April 22, 2013

Number of Units:	40
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Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Carabetta Management Company
Project Name:	Faith Manor
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 22, 2013

Number of Units:	40
Total Square Feet:	29,860
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	900		1	1	2013			900	927	955	983	1,013	1,043	1,075	1,107	1,140	1,174	1,210	1,246	1,283	1,322	1,361	1,402	1,444	1,488	1,532	1,578							
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	1,787		1	1	2013			1,787	1,840	1,895	1,952	2,011	2,071	2,133	2,197	2,263	2,331	2,401	2,473	2,547	2,624	2,702	2,784	2,867	2,953	3,042	3,133							
11	Stove	1,000		1	1	2013			1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305	1,344	1,384	1,426	1,469	1,513	1,558	1,605	1,653	1,702	1,754							
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	121,500		22	20+	2014			0	31,286	32,225	33,192	34,187	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Vent Hood	10,116		22	20+	2014			0	2,605	2,683	2,764	2,846	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Accessibility Improvements	17,860		ADD	20	2013		4	17,860	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	17,860	3,687	37,688	38,819	39,984	41,183	4,274	4,402	4,534	4,670	4,810	4,955	5,103	5,256	5,414	5,576	5,744	5,916	6,093	6,276	6,465	0						
28	Cumulative Reserve Balance						220,875	151,253	1,084,433	1,036,360	986,846	839,494	779,367	768,217	761,150	723,985	512,823	473,395	423,780	415,588	407,149	240,841	226,973	180,936	171,439	161,657	145,623	120,340							

Unit Electrical

Number of Units:	40
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Faith Manor - SS 4/26/2013

Unit Mechanical

Number of Units:	40
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Page 29

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.