

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority

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and

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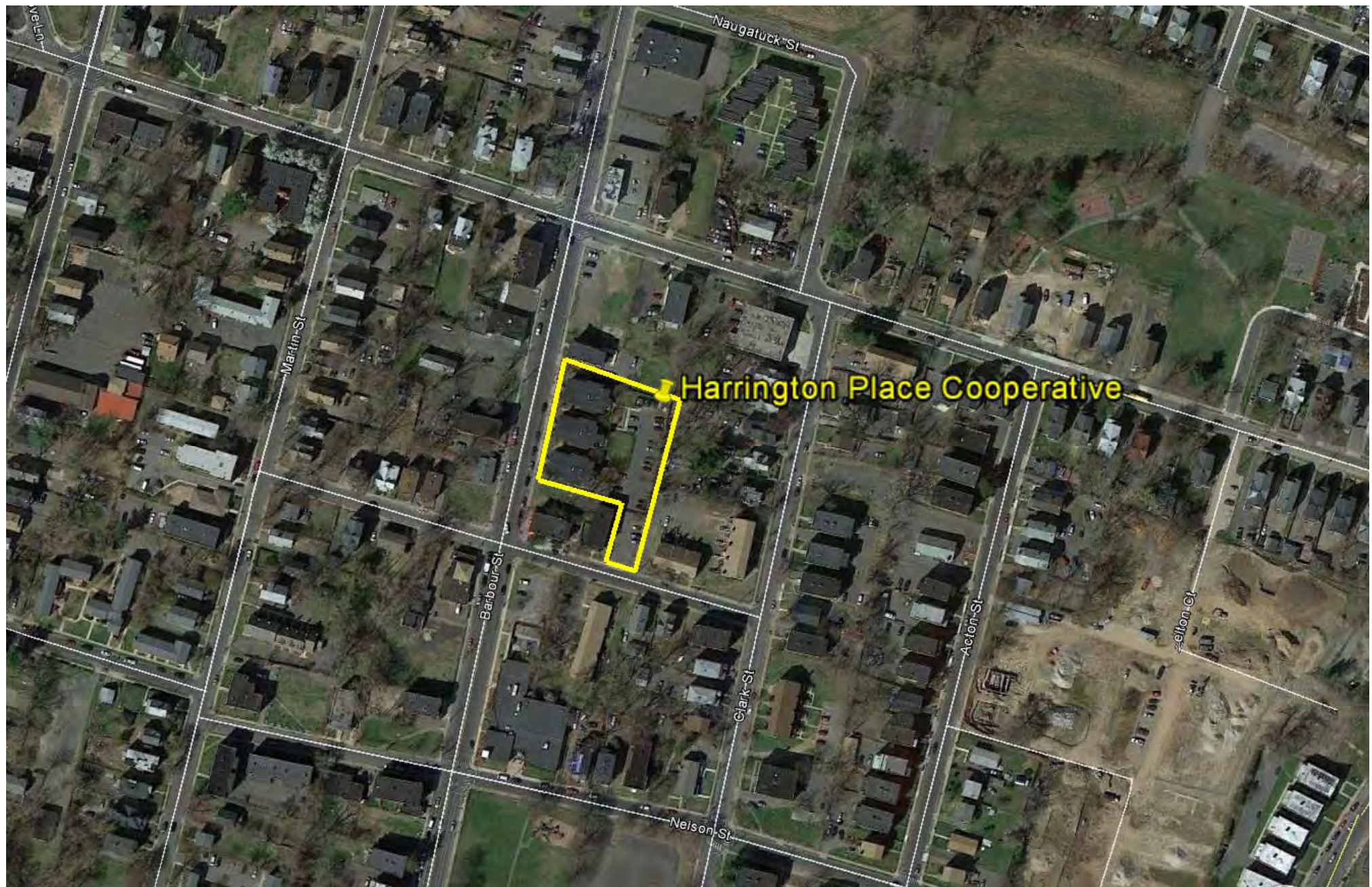
Harrington Place

CHFA # 77015D

Harrington Place Cooperative
Hartford, CT

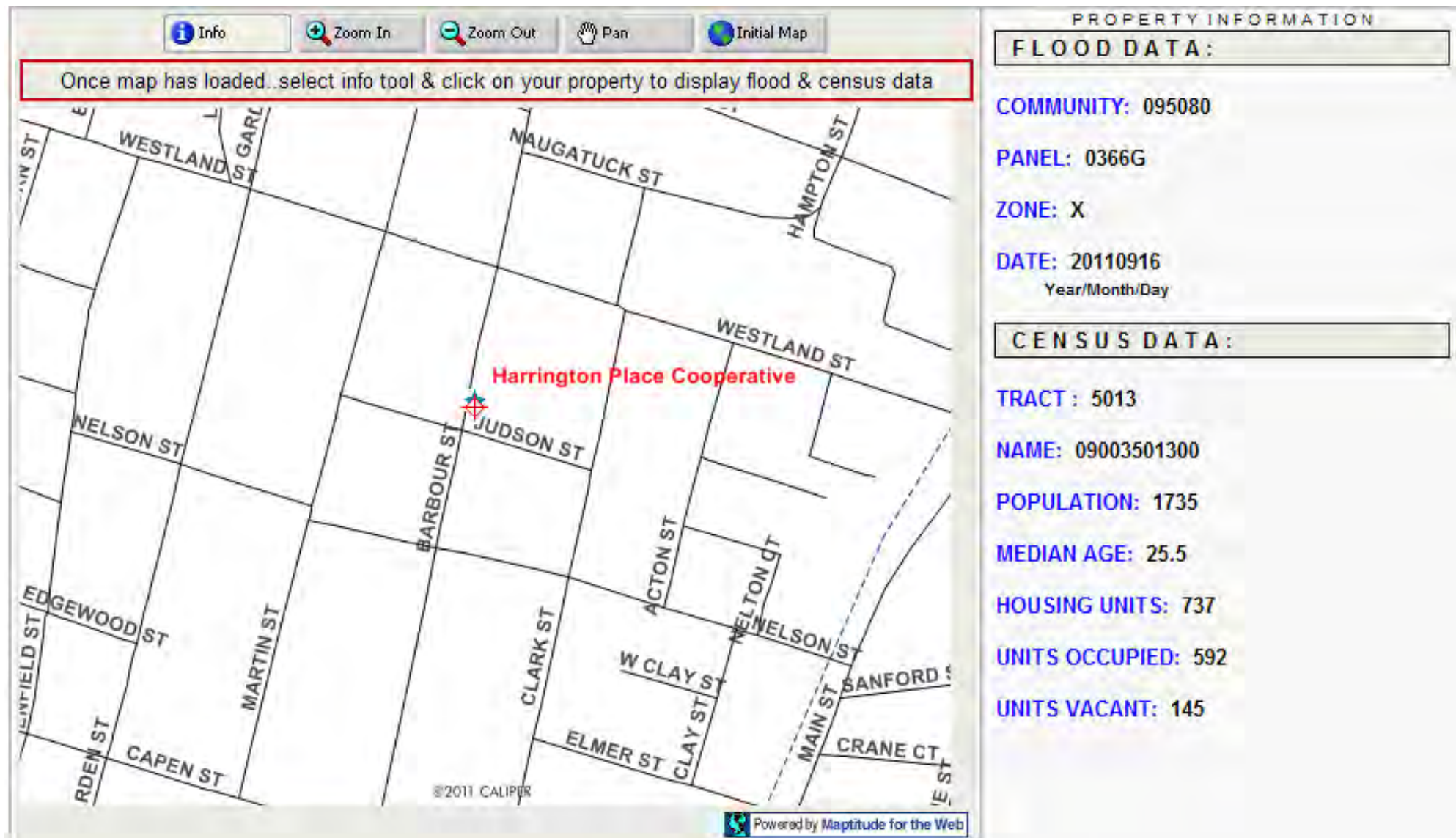
July 19, 2013

Final Report



Harrington Place Cooperative

142, 152, 160 Barbour Street
Hartford, CT 06120



Harrington Place Cooperative

142, 152, 160 Barbour Street
Hartford, CT 06120

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

Executive Summary

Harrington Place Cooperative

Hartford, CT

Harrington Place is a cooperative, residential development for families that is comprised of three residential buildings that contain a total of 18 units – 9 two-bedroom and 9 three-bedroom unit layouts. Parking for the development is located at the rear of these buildings. Original construction of the development dates to 1994.

Overall, the property is in good to fair condition. As shown on the attached capital needs worksheets, the development faces significant capital needs over the term of the plan. 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:

- Original site parking / paving displays some deterioration and settlement. Repair and resurfacing costs are shown in Year 2. Concrete walks display sections of cracking and spalling. Costs to replace sections are shown in Years 2-3 and again in Years 19-20. Trees up against and growing over the buildings are due for pruning in the near future, and costs are shown accordingly. The auto-opening vehicular entrance gate is shown being upgraded in Year 2 and Year 16. Chain link and iron picket fencing is to be repaired and refinished, as needed. Playground equipment is original and exhibiting deterioration. Upgrades are shown in Year 2.
- The buildings are clad brick masonry. Minimal mortar deterioration was observed. Brick masonry repair and sealant work allowances are shown in Years 5 and 20. Soffits and fascia are painted wood. Deterioration was observed, and repairs and cladding with aluminum wrap material are shown in Year 2. Wood-framed front entrance stairs and upper floor balcony structures display decking and railing deterioration. Support columns at entrance canopies display some base deterioration as well. Repair and refinishing allowances are

shown starting in Year 1. Future repair/refinishing allowances are shown in the plan as well. Exterior doors receive hard use (common and unit). Replacement costs are shown starting in Year 2 of the plan. Windows are original models. Sealant joint replacement around windows is anticipated by Year 2. Window replacement costs are shown in Years 12 and 13. Exterior lighting upgrades are shown twice in the plan. The upper flat (reportedly rubber membrane) and lower pitched (shingled) roofing materials are due to be replaced in the near future, as they near the end of their EULs. Roofing replacement costs are shown in Year 3.

- Interior common areas consist of stair / halls and basement level storage spaces. Some wall and ceiling (leak) damage was observed in the basements. Repair and painting allowances are shown in the plan. Costs for future door replacement in the basement areas are shown as well. Common area lighting fixtures are to be upgraded in Years 9 and 10. Mailboxes outside the front stair / halls are to be replaced in Years 9-10 as well.
- Heating and domestic hot water equipment are located at the basement level of the buildings. Each unit has its own boiler and DHW storage tank. Replacement / upgrade costs for this mostly original equipment are shown in the early years of the plan. Plumbing leak repair allowances are shown in Years 1 and 2. Fire detection / emergency call systems are to be upgraded by Year 4, as they are nearing the end of their EULs. Intercom / buzzer systems at the front entrances to the building are to be replaced in Year 1.
- Units are painted upon turnover, and allowances are shown accordingly throughout the plan. Unit entrance doors from stair / halls vary in condition. Replacement costs are shown, over time, which include locksets and hardware as well. Unit interior and passage doors vary in condition. Replacement costs, as needed, are shown in most years of the plan. Carpet flooring in unit living areas and vinyl flooring in kitchens and baths is mostly original. Replacement costs are shown initially in the plan, with future costs shown as well. Bathroom tubs and surrounds exhibit some surface damage and deterioration. These fixtures receive hard use by residents. Costs to upgrade these fixtures are shown starting in Year 8 of the plan. Vanities, sinks, and faucet sets are shown being replaced in Years 1-6. Wall accessories and medicine cabinets are upgraded over time. Most toilets are original, and replacement with low-flow models is shown in Years 1-6. Kitchen cabinetry and counters display damage and some deterioration. Replacement is shown in Years 2-7. Ranges and refrigerators vary in age and condition. Replacement allowances are shown in the plan. Rangehoods are shown being replaced with the cabinetry sets in Years 2-7. Laundry equipment varies in age and condition, and replacement costs are shown in most years of the plan. Lighting upgrades in units are shown in Years 6-8. Smoke / fire / CO detectors are shown being updated, as needed, in most years of the plan. Accessibility improvements would include relocating circuit breaker panels outside closets in designated units to meet requirements.

Additional Notes:

1. The Physical Assessment of the property was conducted on Monday, June 24th, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Craig Torres. We would like to thank Mr. Austin Delemos, Mr. Leroy Smith, and the property's representatives for their assistance.
2. There were no drawings or blueprints available for review of the facility. Dimensional information utilized in this report was procured via field measurements on the day of the assessment and from using GoogleMaps images of the property from the on-line website.
3. 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.
4. 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.
5. 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.
6. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.



1. Parking area surfaces, cracking and settlement



2. Cracking and spalling concrete walks



3. Auto gate to parking, to upgrade



4. View of the playground area and equipment



5. Exterior doors receive hard use, exhibit some damage



6. Wood-framed balconies exhibit deterioration



7. Wood railing deterioration at balconies



8. Support post deterioration at balconies



9. Wood front porches at each building, deterioration prevalent



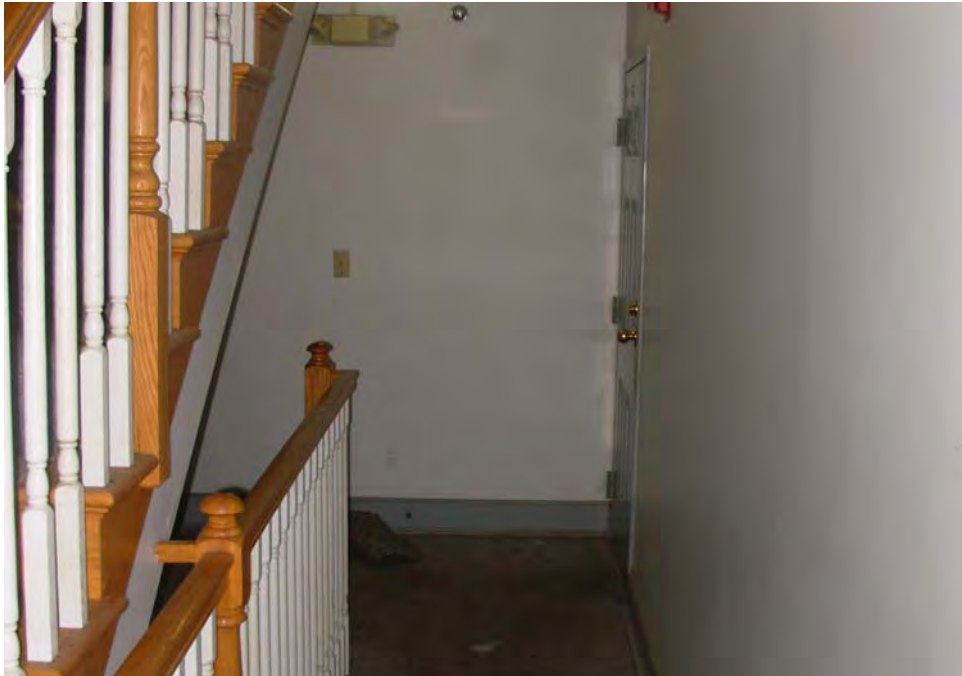
10. Wood support post deterioration, to repair and paint



11. Fascia boards delaminating at front cornice sections



12. Soffit deterioration observed



13. Stair-hall finishes to be updated



14. Water leak damage at basement level areas, some mold growth



15. Heating and DHW generation equipment in basements



16. Main electrical panels and fire monitoring panels



17. Typical unit living area finishes



18. Typical unit bathroom fixtures and finishes



19. Accessible unit kitchen cabinetry, in need of pull hardware



20. Typical unit kitchen cabinetry and appliances

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Harrington Place Cooperative
Project Name:	Harrington Place
Project City / Town:	Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 10, 2013

Number of Units:	18
Total Square Feet:	27,440
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$28,958
Annual Replacement Reserve Contribution:	\$0
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	9,800	54,433	2,462	0	0	3,826	49,099	0	5,187	1,249	4,435	0	5,838	0	0	23,058	38,665	0	5,580	4,069	0
2	Building Exterior	0	0	12,696	138,213	6,117	6,301	17,349	0	0	0	0	0	0	106,845	119,837	15,120	0	770	4,644	4,783	29,367	31,237	0
3	Roofing	0	0	6,000	11,519	119,962	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	0	8,591	8,848	9,114	0	0	0	0	0	0	0	0	14,832	15,277	15,735	3,213	3,310	3,409	3,511	3,617	0	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	11,130	11,464	0	0	0	0	0	0	42,549	43,825	0	0	0	0	0	0	17,860	18,396	0	0	0
8	Common Laundry	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9	Common Area Restrooms	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10	Building Boilers	0	0	0	11,943	48,524	49,869	0	0	0	0	0	0	0	0	0	0	0	0	0	19,165	19,740	20,332	0
11	Building Mechanical	0	0	3,750	3,863	3,501	0	0	0	0	0	0	0	5,040	5,191	0	0	0	0	0	0	5,618	0	0
12	Building Electrical	0	0	4,500	0	0	36,732	0	0	0	0	0	0	0	0	0	0	0	0	7,221	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	20,151	22,702	23,384	24,085	13,131	13,525	13,930	14,348	27,921	28,759	23,547	24,254	10,189	7,720	7,951	8,190	8,435	33,307	34,306	35,335	0
16	Unit Kitchens	0	500	3,280	25,711	26,482	27,277	28,095	28,938	29,806	3,419	3,522	0	0	6,312	6,502	9,649	9,938	13,765	14,178	11,661	15,818	12,768	0
17	Unit Bathrooms	0	0	6,208	7,946	8,185	8,430	9,145	9,419	1,799	11,790	12,144	12,508	12,884	11,185	11,520	11,866	12,222	14,808	6,015	6,195	6,381	6,573	0
18	Unit Electrical	0	2,450	10,235	4,403	4,535	4,671	0	6,184	6,369	6,560	5,415	5,578	5,745	5,918	0	0	0	0	8,738	9,000	9,270	7,496	0
19	Unit Mechanical	0	0	1,485	1,530	1,575	1,623	1,671	1,722	1,773	1,826	1,881	1,938	1,996	2,056	2,117	2,181	2,246	2,314	2,383	2,454	2,528	2,604	0
20	Annual Planned Expenditures	0	2,950	97,826	302,575	253,841	158,987	69,390	63,612	102,777	37,944	98,619	93,857	53,647	176,592	171,281	62,270	35,570	66,214	111,549	108,473	132,225	120,414	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			2,309,850																				
23	Cumulative Reserve Balance	28,958	26,008	2,238,032	1,935,457	1,681,616	1,522,629	1,453,239	1,389,627	1,286,850	1,248,905	1,150,286	1,056,429	1,002,782	826,191	654,910	592,640	557,070	490,855	379,307	270,834	138,609	18,195	

Site Improvements

Number of Units:	18
Total Square Feet:	27,440
Default Inflation Rate:	3.0%

Harrington Place CHFA SS 7/10/2013

Building Exterior

Number of Units:	18
Total Square Feet:	27,440
Default Inflation Rate:	3.0%

[illegible]

Roofing

Number of Units:	18
Total Square Feet:	27,440
Default Inflation Rate:	3.0%

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Lobby / Mail Area

Owner Sponsor Name:	Harrington Place Cooperative
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Project City / Town:	Hartford, CT

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Community Room

Owner Sponsor Name:	Harrington Place Cooperative
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Project City / Town:	Hartford, CT

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Report Date:	July 10, 2013

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Comprehensive Capital Needs Assessment Schedule

Common Hallways

Owner Sponsor Name:	Harrington Place Cooperative
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Project City / Town:	Hartford, CT

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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 1					2013				0	0	0	0	0	0	0	0	0	0	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						
3	Walls 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Ceiling 1					2013				0	0	0	0	0	0	0	0	0	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						
6	Ceiling 3					2013				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						
8	Floors 2					2013				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						
10	Unit Doors					2013				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						
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						
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						
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						
15	Common Doors					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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22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						28,958	26,008	2,238,032	1,935,457	1,681,616	1,522,629	1,453,239	1,389,627	1,286,850	1,248,905	1,150,286	1,056,429	1,002,782	826,191	654,910	592,640	557,070	490,855	379,307	270,834	138,609	18,195							

Common Stairways

Number of Units:	18
Total Square Feet:	27,440
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Harrington Place Cooperative
Project Name:	Harrington Place
Project City / Town:	Hartford, CT

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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	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	Ventilation					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Lighting Fixtures					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						
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26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						28,958	26,008	2,238,032	1,935,457	1,681,616	1,522,629	1,453,239	1,389,627	1,286,850	1,248,905	1,150,286	1,056,429	1,002,782	826,191	654,910	592,640	557,070	490,855	379,307	270,834	138,609	18,195							

Common Area Restrooms

Owner Sponsor Name:	Harrington Place Cooperative
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Building Boilers

Owner Sponsor Name:	Harrington Place Cooperative
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Number of Units:	18
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Harrington Place Cooperative • Capital Needs Assessment • © On-Site Insight

Building Mechanical

Number of Units:	18
Total Square Feet:	27,440
Default Inflation Rate:	3.0%

Harrington Place CHFA SS 7/10/2013

Building Electrical

Number of Units:	18
Total Square Feet:	27,440
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Comprehensive Capital Needs Assessment Schedule

Building Elevator

Owner Sponsor Name:	Harrington Place Cooperative
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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	Shafts and Doorways					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Cabs					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Other					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																																			
18																																			
19																																			
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21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						28,958	26,008	2,238,032	1,935,457	1,681,616	1,522,629	1,453,239	1,389,627	1,286,850	1,248,905	1,150,286	1,056,429	1,002,782	826,191	654,910	592,640	557,070	490,855	379,307	270,834	138,609	18,195							

Building Structural

Number of Units:	18
Total Square Feet:	27,440
Default Inflation Rate:	3.0%

Harrington Place CHFA SS 7/10/2013

Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	Harrington Place Cooperative
Project Name:	Harrington Place
Project City / Town:	Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 10, 2013

Number of Units:	18
Total Square Feet:	27,440
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						
2	Walls					2013					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						
4	Interior Stairs					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Floors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	AC Sleeve					2013					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						
8	Lighting Fixtures					2013					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						
10	Other					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	Walls / Ceilings (Painted) - turnover repair / refinishing	42,054		varies	8	2013					5,257	5,414	5,577	5,744	5,916	6,094	6,277	6,465	6,659	6,859	7,065	7,277	7,495	7,720	7,951	8,190	8,435	8,689	8,949	9,218					
18	Unit Flooring (Carpeting) - mostly original - Replace	41,499		varies	<10	2013					10,375	10,686	11,007	11,337	0	0	0	0	13,142	13,537	13,943	14,361	0	0	0	0	0	17,148	17,662	18,192					
19	Unit Interior Passage and Bi-fold Doors (spot damage)	45,198		varies	15+	2013					4,520	4,655	4,795	4,939	5,087	5,240	5,397	5,559	5,726	5,897	0	0	0	0	0	0	0	7,471	7,695	7,925					
20	Unit Entrance Doors - Replace / Update - including Locksets	22,680		19	20+	2014					0	1,947	2,005	2,065	2,127	2,191	2,257	2,324	2,394	2,466	2,540	2,616	2,695	0	0	0	0	0	0						
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	20,151	22,702	23,384	24,085	13,131	13,525	13,930	14,348	27,921	28,759	23,547	24,254	10,189	7,720	7,951	8,190	8,435	33,307	34,306	35,335	0				
28	Cumulative Reserve Balance							28,958		26,008	2,238,032	1,935,457	1,681,616	1,522,629	1,453,239	1,389,627	1,286,850	1,248,905	1,150,286	1,056,429	1,002,782	826,191	654,910	592,640	557,070	490,855	379,307	270,834	138,609	18,195					

Unit Bathrooms

Number of Units:	18
Total Square Feet:	27,440
Default Inflation Rate:	3.0%

Harrington Place CHFA SS 7/10/2013

Unit Kitchens

Owner Sponsor Name:	Harrington Place Cooperative
Project Name:	Harrington Place
Project City / Town:	Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 10, 2013

Number of Units:	18
Total Square Feet:	27,440
Default Inflation Rate:	3.0%

[illegible]

Unit Electrical

Number of Units:	18
Total Square Feet:	27,440
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					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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	Smoke / Fire / CO Detectors - (some chirping) - updates	17,100		varies	<10	2013				4,275	4,403	4,535	4,671	0	0	0	0	5,415	5,578	5,745	5,918	0	0	0	0	6,860	7,066	7,278	7,496						
18	Electrical Circuit Breaker Panels - monitor			19	50	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Accessibility Improve. (relocate C.B. Panels from closets)	2,450		19	50	2013		4	2,450	2,450	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Electrical Wiring - no observed / reported problems - monitor			19	50	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21	Emergency Call (ECAS) - at Accessible Units - maint. Optg.			19	30+	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
22	Intercom / Buzzer Panels - Replace w/ Ext. Panels	3,510		19	15+	2013				3,510	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,878	1,934	1,992	0						
23	Unit Interior Lighting - future upgrades	16,002		19	20+	2018				0	0	0	0	0	6,184	6,369	6,560	0	0	0	0	0	0	0	0	0	0	0	0						
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0	2,450	10,235	4,403	4,535	4,671	0	6,184	6,369	6,560	5,415	5,578	5,745	5,918	0	0	0	0	8,738	9,000	9,270	7,496	0					
28	Cumulative Reserve Balance							28,958	26,008	2,238,032	1,935,457	1,681,616	1,522,629	1,453,239	1,389,627	1,286,850	1,248,905	1,150,286	1,056,429	1,002,782	826,191	654,910	592,640	557,070	490,855	379,307	270,834	138,609	18,195						

Unit Mechanical

Owner Sponsor Name:	Harrington Place Cooperative
Project Name:	Harrington Place
Project City / Town:	Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 10, 2013

Number of Units:	18
Total Square Feet:	27,440
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.