

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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Rocky Hill, CT 06067

and

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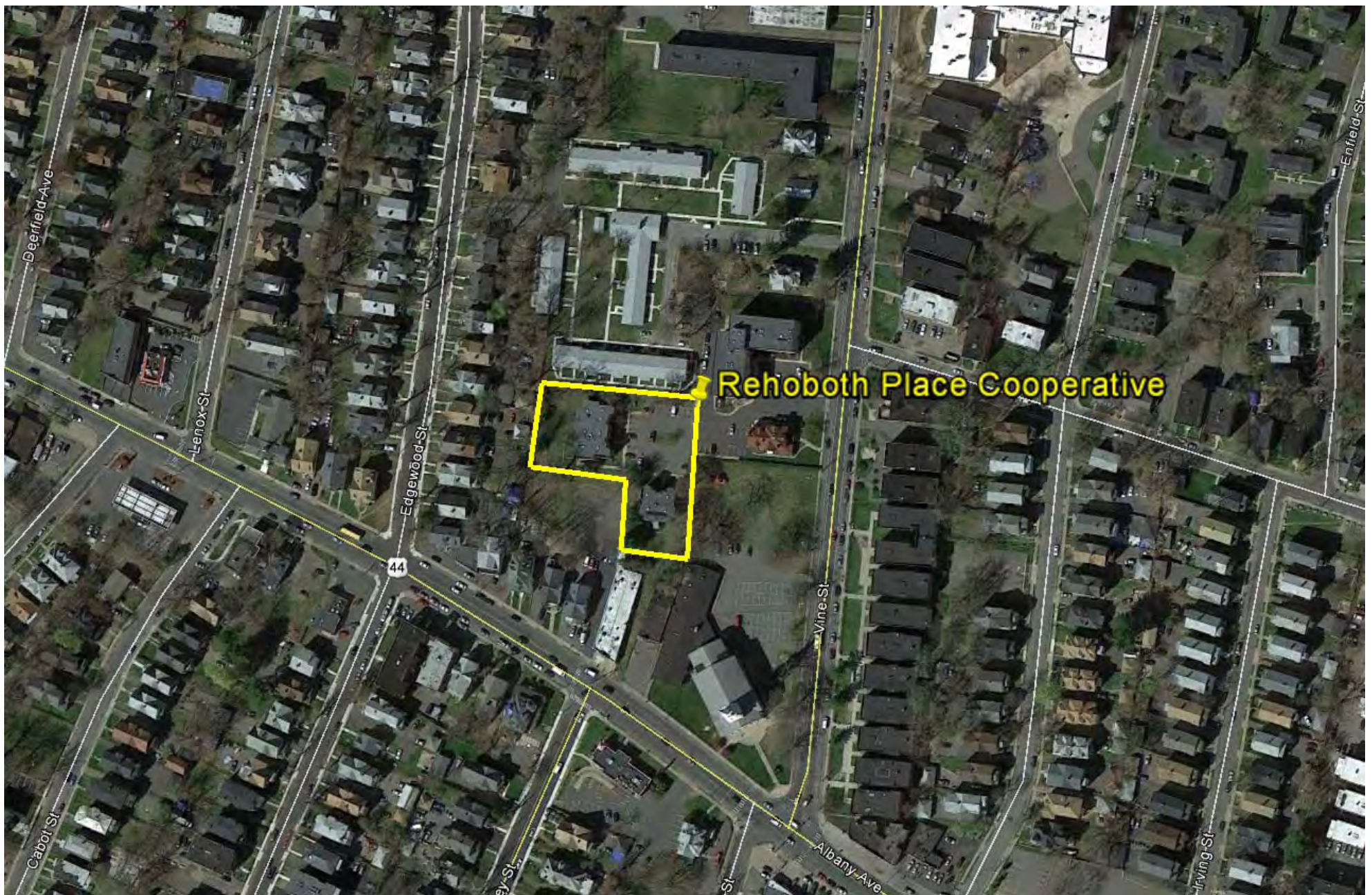
on-site-insight.com



Rehoboth Place
CHFA # 96026D
Rehoboth Place Cooperative
Hartford, CT

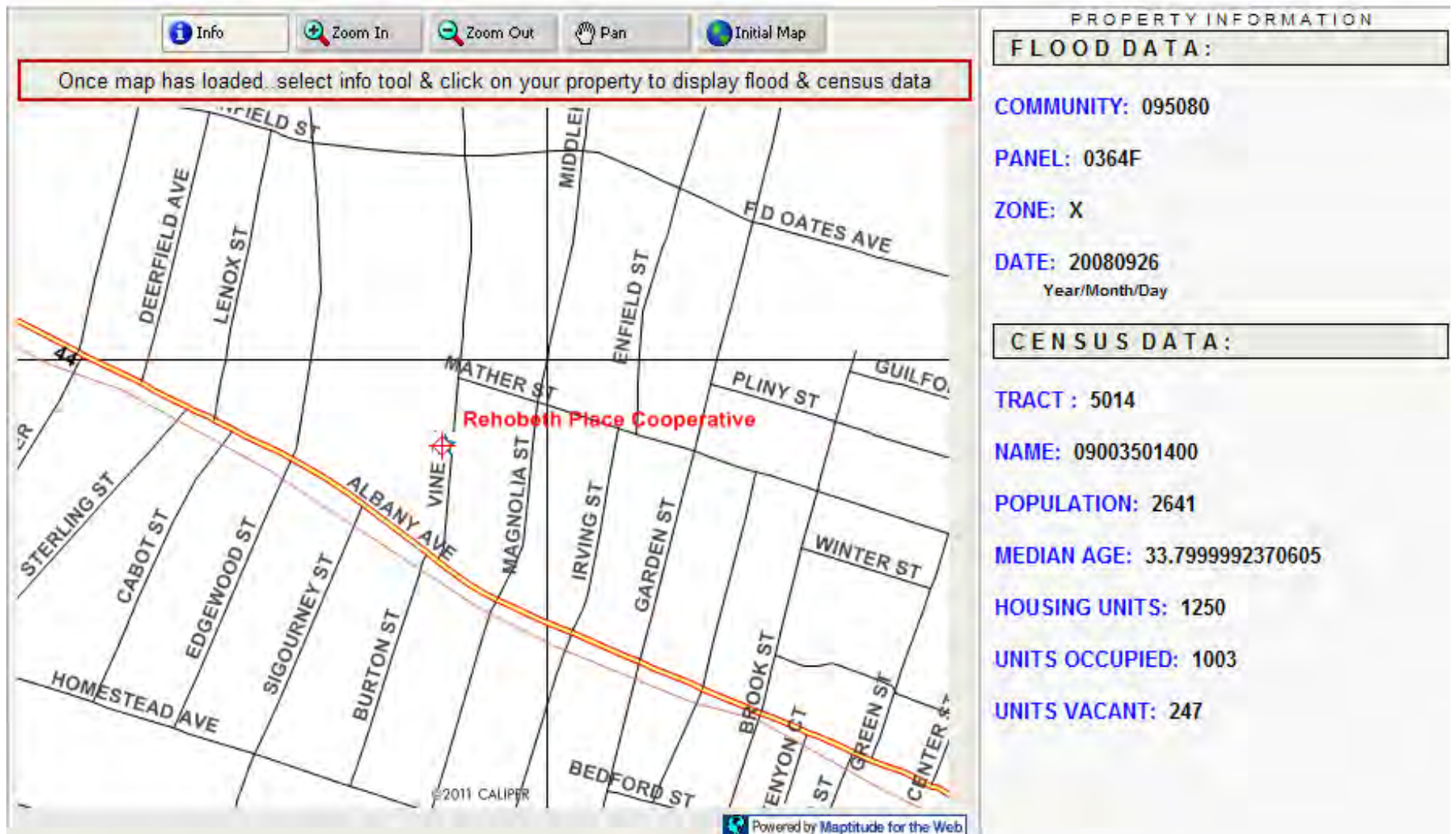
July 11, 2013

Final Report



Rehoboth Place Cooperative

39 & 49 Vine Street
Hartford CT, 06112



Rehoboth Place Cooperative

39 Vine Street and 49 Vine Street
Hartford, CT 06112

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

Executive Summary

Rehoboth Place Cooperative

Hartford, CT

Rehoboth Place is a cooperative, residential development for families that is comprised of two residential buildings that contain a total of 15 units – 9 two-bedroom and 6 three-bedroom unit layouts. The property is situated to the rear of the “Christian Activities Council” on Vine Street in Hartford. Original construction of the development dates to 1995.

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 cracking, vehicle fluid staining, and settlement. Interim repair and sealcoating / striping costs are shown in Year 1. Repair and resurfacing costs are shown in Year 5. Concrete walks display minimal sections of cracking and settlement. Costs to replace sections are shown in Years 2, 12, and 19. Pole mounted site lighting is shown for future upgrades in Year 5. Trees up against and growing over the buildings are due for pruning in the near future, and costs are shown accordingly to address this overgrowth. Chain link and iron picket fencing is to be repaired and refinished, as needed. The dumpster location had wood enclosure fencing. Replacement costs are shown in Year 1 and again in Year 16.
- The buildings are clad in brick masonry. Minimal mortar deterioration and efflorescence were observed. Brick masonry repair and sealant work allowances are shown starting in Years 3 and again in Year 20. Vinyl siding at the rear stair structures displays some damage and organic material growth. Repair and powerwashing allowances are shown throughout the plan. Wood-framed balcony and stair structures display some decking, railing, and structural deterioration and damage. Support columns and trim elements at entrance

canopies display some deterioration as well. Repair and refinishing allowances are shown in the plan. Exterior common entrance doors receive hard use. Replacement costs are shown in Year 2 of the plan. Service doors to the community room and stairways vary in condition. Some frame racking was evident. Unit doors out to balconies are variable as well, with gaps observed where doors meet frames. Replacement of service and unit doors is shown over time, starting in Year 2. Windows are original models. Replacement costs with more energy efficient models are shown in Years 13 and 14. Exterior lighting upgrades are shown twice in the plan. The roofing surfaces at 49 Vine Street have reportedly recently been replaced. Future replacement costs are shown in Year 18. Roofing at 39 Vine Street is reportedly original, and leak concerns have been patched as needed. Replacement costs are shown in Year 3.

- Interior common areas consist of stair / halls, basement level storage spaces, and a community room / office space at the basement of 49 Vine Street. Painting allowances are shown in the plan. Costs for future door replacement in the basement areas are shown as well. Ceramic tile flooring in the community room spaces is shown for replacement later in the plan. Carpet flooring in stair / halls displays staining and wear. Replacement costs are shown in Years 2, 10, and 18. Common area lighting fixtures are to be upgraded in Year 10. Mailboxes within the front stair / halls are to be replaced in Year 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 tank. Boilers are original, and DHW tanks vary in age. Replacement / upgrade costs are shown in the early years of the plan. Local ring fire / smoke detection devices are to be monitored, tested, maintained, and replaced as operating expenses. Intercom / buzzer systems at the front entrances to the buildings are to be replaced in Year 1, as they are mostly inoperable.
- 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, later in the plan. 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 varies in age and condition, and replacement costs are shown. Bathroom tubs and surrounds are shown being upgraded later in the plan. Vanities, sinks, and faucet sets are shown being replaced in Years 2-6. 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 deterioration. Replacement is shown in Years 2-6. Appliances vary in age and condition. Replacement allowances are shown. Lighting upgrades in units are shown in Years 7-9. Smoke / fire detectors are shown being updated, as needed, in most years of the plan.

Additional Notes:

1. The Physical Assessment of the property was conducted on Tuesday, June 25th, 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 Ms. Shari Clark and Ms. Shirley Williams for their assistance.
2. There were no drawings or blueprints available for review of this property. 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 surface conditions



2. Brick masonry efflorescence, minimal mortar deterioration



3. Wood trim deterioration at entrance canopies



4. Support column deterioration at entrance canopies



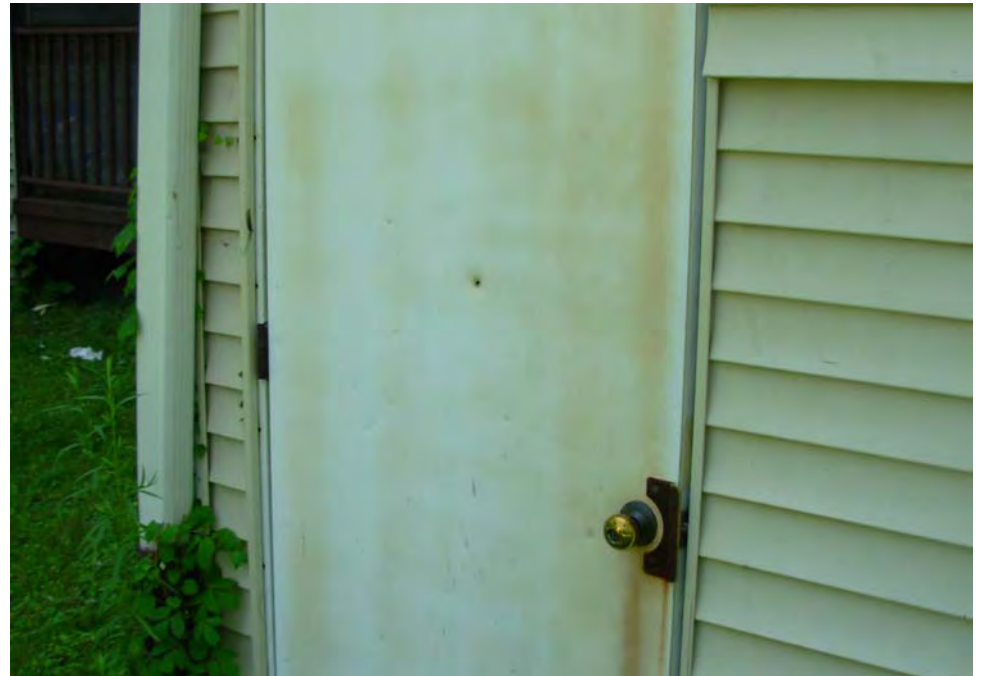
5. Typical balcony stair structures



6. Railing damage and deterioration at balconies



7. Hole in decking at rear balcony of 49 Vine Street



8. Service doors and vinyl siding in varying condition



9. Stair-hall finishes, typical



10. View of the community room finishes and furnishings



11. Heating equipment serving each unit



12. DHW equipment, varying in age



13. Typical unit living area finishes



14. Typical unit bath finishes and fixtures



15. Typical unit kitchen finishes, cabinetry and appliances



16. Spot cabinetry damage observed

Comprehensive Capital Needs Assessment Schedule

Summary

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

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 11, 2013

Number of Units:	15
Total Square Feet:	23,050
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$6,197
Annual Replacement Reserve Contribution:	\$7,668
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	3,220	11,770	4,924	0	0	39,100	0	0	0	0	2,815	0	6,566	0	0	0	20,051	0	0	3,673	8,318	0
2	Building Exterior	0	0	6,186	52,813	17,517	18,043	14,721	22,334	7,386	0	0	0	8,313	51,751	122,772	131,495	5,191	14,985	9,927	0	4,245	13,185	0
3	Roofing	0	0	5,000	0	25,556	0	0	0	0	0	0	0	0	0	0	0	0	0	0	96,457	0	0	0
4	Lobby - Mail Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	Community Room	0	0	0	0	7,244	0	0	0	0	0	0	0	0	2,228	2,295	17,667	2,434	2,507	2,583	2,660	2,740	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	0	10,547	0	0	0	0	0	0	0	57,537	0	0	0	0	0	0	0	16,925	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	3,645	3,754	3,867	39,848	41,044	0	0	0	0	0	0	5,046	5,197	5,353	5,513	5,679	0	0	7,438	7,661	0
11	Building Mechanical	0	0	0	0	2,196	2,262	2,330	4,718	2,472	0	0	0	0	0	0	0	0	0	0	3,306	3,524	3,630	0
12	Building Electrical	0	0	4,500	0	0	0	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	15,523	15,988	16,468	16,962	17,471	9,228	9,505	11,450	21,374	22,015	22,676	23,356	24,057	13,672	12,040	7,512	7,737	20,470	21,084	27,219	0
16	Unit Kitchens	0	0	1,188	21,644	22,293	22,962	23,651	24,361	0	0	0	0	0	2,054	2,115	6,874	7,080	7,293	7,512	5,285	5,675	3,763	0
17	Unit Bathrooms	0	0	1,225	8,747	9,009	9,279	10,019	10,320	0	0	0	0	0	0	6,172	8,156	8,400	8,652	8,912	12,974	13,363	4,026	0
18	Unit Electrical	0	0	4,065	1,174	1,209	1,246	1,283	0	5,308	5,467	7,075	1,487	1,532	1,578	1,625	0	0	0	3,394	3,496	3,601	1,999	0
19	Unit Mechanical	0	0	1,238	1,275	1,313	1,352	1,393	1,435	1,478	1,522	1,568	1,615	1,663	1,713	1,764	1,817	1,872	1,928	1,986	2,045	2,107	2,170	0
20	Annual Planned Expenditures	0	3,220	54,339	120,867	106,673	111,955	151,012	72,396	26,148	18,439	30,016	85,469	34,184	94,291	165,997	185,035	42,532	68,607	49,271	163,617	67,449	71,970	0
21	Annual Provision (indexed at 3%)			7,668	7,898	8,135	8,379	8,630	8,889	9,156	9,431	9,714	10,005	10,305	10,614	10,933	11,261	11,599	11,946	12,305	12,674	13,054	13,446	
22	Outside Capital			1,527,000																				
23	Cumulative Reserve Balance	6,197	2,977	1,483,306	1,370,338	1,271,799	1,168,224	1,025,841	962,335	945,343	936,335	916,032	840,568	816,689	733,013	577,949	404,175	373,242	316,581	279,615	128,672	74,277	15,752	

Site Improvements

Number of Units:	15
Total Square Feet:	23,050
Default Inflation Rate:	3.0%

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Building Exterior

Number of Units:	15
Total Square Feet:	23,050
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	Exterior Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Glass Doors (Sliders)					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Exterior Walls - Masonry					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Exterior Walls - EIFS					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Ext. Walls - Vinyl Siding					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Ext. Walls - Wood Siding					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Windows					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Exterior Soffits and Fascia					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Caulking					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Unit Balconies / Decks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Railings					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	Exterior Common Doors (Front) - hard use - Replace	5,805		18	19	2014				0	5,979	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Exterior Unit Doors (Metal & Glass) - hard use - Replace	13,125		18	20+	2014				0	2,704	2,785	2,868	2,954	3,043	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	Service Doors (to Cmnty., Stair Egress) - variable conditions	14,678		18	20+	2014				0	3,024	3,114	3,208	3,304	3,403	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	Caulking / Sealant (control joints) - drying & cracking	9,975		18	15+	2015				0	0	2,646	2,725	2,807	2,891	0	0	0	0	0	0	0	0	0	0	0	4,245	4,373							
20	Canopies (Front Entrances) - wood and finish deterioration	4,500		18	30+	2013				2,250	2,318	0	0	0	2,608	2,687	0	0	0	3,024	3,115	0	0	0	3,505	3,611	0	0	0						
21	Balconies / Stairs (spot wood deterioration) - Repair / Stain	31,200		18	30+	2014				0	31,200	0	0	0	0	0	0	0	0	43,188	0	0	0	0	0	0	0	0	0						
22	Exterior Walls (Brick) - some damage, organic growth	7,872		18	30+	2013				3,936	4,054	0	0	0	4,563	4,700	0	0	0	5,290	5,448	0	0	0	6,132	6,316	0	0	0						
23	Exterior Walls (Brick) - spot mortar deter., efflorescence	20,102		18	20+	2015				0	0	5,332	5,492	5,656	5,826	0	0	0	0	0	0	0	0	0	0	0	0	0	8,812						
24	Windows (D/H w/ Iron Security Bars) - future replace	172,220		18	30+	2025				0	0	0	0	0	0	0	0	0	0	0	122,772	126,455	0	0	0	0	0	0	0						
25	Exterior Lighting (at balconies, canopies) - HID Fixtures	10,296		varies	10+	2014				0	3,535	3,641	3,750	0	0	0	0	0	0	0	0	5,040	5,191	5,347	0	0	0	0	0						
26																																			
27	Annual Planned Expenditures							0	0	6,186	52,813	17,517	18,043	14,721	22,334	7,386	0	0	0	8,313	51,751	122,772	131,495	5,191	14,985	9,927	0	4,245	13,185	0					
28	Cumulative Reserve Balance							6,197	2,977	1,483,306	1,370,338	1,271,799	1,168,224	1,025,841	962,335	945,343	936,335	916,032	840,568	816,689	733,013	577,949	404,175	373,242	316,581	279,615	128,672	74,277	15,752						

Roofing

Number of Units:	15
Total Square Feet:	23,050
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Chimney					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Hatches / Skylights					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Penthouse / Machine Rooms					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Roof Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Roof - Asphalt Shingle					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Roof - Built-up Tar and Gravel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Roof - Single-ply Membrane					2013				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							
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	Roofing (Flat) - membrane at 39 Vine - some patching	24,089		18	20	2015				0	0	25,556	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Roofing (Flat) - membrane at 49 Vine, recently replaced	47,226		2	20	2030				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	78,057	0	0							
18	Roof Access Openings - at rear Balcs. / Stairs			18	50+	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	Roof Drainage (Gutters & Downspouts) - future Replace	11,132		18	30+	2030				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18,399	0	0							
20	Roof Drainage - seam leaks - Repair	5,000		18	20+	2013				5,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
21	Roofing (flat) - over entrance canopies - See "Roofing"			18	20+	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	5,000	0	25,556	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	96,457	0	0	0					
28	Cumulative Reserve Balance						6,197	2,977	1,483,306	1,370,338	1,271,799	1,168,224	1,025,841	962,335	945,343	936,335	916,032	840,568	816,689	733,013	577,949	404,175	373,242	316,581	279,615	128,672	74,277	15,752							

Lobby / Mail Area

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

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 11, 2013

Number of Units:	15
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Community Room

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

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Report Date:	July 11, 2013

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Common Hallways

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

Current Year:	2013
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Report Date:	July 11, 2013

Number of Units:	15
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Default Inflation Rate:	3.0%

[illegible]

Common Stairways

Number of Units:	15
Total Square Feet:	23,050
Default Inflation Rate:	3.0%

[illegible]

Common Laundry

Number of Units:	15
Total Square Feet:	23,050
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Common Area Restrooms

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

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 11, 2013

Number of Units:	15
Total Square Feet:	23,050
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	Sinks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Toilets					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Partitions					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Accessories					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Floor					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	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																																				
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20																																				
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	0					
28	Cumulative Reserve Balance						6,197	2,977	1,483,306	1,370,338	1,271,799	1,168,224	1,025,841	962,335	945,343	936,335	916,032	840,568	816,689	733,013	577,949	404,175	373,242	316,581	279,615	128,672	74,277	15,752								

Building Boilers

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

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 11, 2013

Number of Units:	15
Total Square Feet:	23,050
Default Inflation Rate:	3.0%

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Building Mechanical

Number of Units:	15
Total Square Feet:	23,050
Default Inflation Rate:	3.0%

[illegible]

Building Electrical

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

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 11, 2013

Number of Units:	15
Total Square Feet:	23,050
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Elevator

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

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 11, 2013

Number of Units:	15
Total Square Feet:	23,050
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	Shafts and Doorways					2013				0	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	0						
3	Other					2013				0	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	0						
5	Other					2013				0	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	0						
7	Other					2013				0	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	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						
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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	0					
28	Cumulative Reserve Balance						6,197	2,977	1,483,306	1,370,338	1,271,799	1,168,224	1,025,841	962,335	945,343	936,335	916,032	840,568	816,689	733,013	577,949	404,175	373,242	316,581	279,615	128,672	74,277	15,752								

Building Structural

Number of Units:	15
Total Square Feet:	23,050
Default Inflation Rate:	3.0%

13468 - Rehoboth Place - PRELIM SS 7/11/2013

Unit Living

Number of Units:	15
Total Square Feet:	23,050
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	38,574		varies	8	2013				4,822	4,966	5,115	5,269	5,427	5,590	5,757	5,930	6,108	6,291	6,480	6,674	6,875	7,081	7,293	7,512	7,737	7,970	8,209	8,455						
18	Unit Flooring (Carpeting) - varying ages - Replace	37,813		varies	<10	2013				7,563	7,790	8,023	8,264	8,512	0	0	0	9,580	9,868	10,164	10,469	10,783	0	0	0	0	12,500	12,875	13,261						
19	Unit Interior Passage and Bi-fold Doors (spot damage)	47,075		varies	15+	2013				3,138	3,233	3,329	3,429	3,532	3,638	3,747	3,860	3,976	4,095	4,218	4,344	4,475	4,609	4,747	0	0	0	0	5,503						
20	Unit Entrance Doors - Future Replace - including Locksets	9,450		18	25+	2020				0	0	0	0	0	0	0	1,660	1,710	1,761	1,814	1,869	1,925	1,983	0	0	0	0	0	0						
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	15,523	15,988	16,468	16,962	17,471	9,228	9,505	11,450	21,374	22,015	22,676	23,356	24,057	13,672	12,040	7,512	7,737	20,470	21,084	27,219	0						
28	Cumulative Reserve Balance						6,197	2,977	1,483,306	1,370,338	1,271,799	1,168,224	1,025,841	962,335	945,343	936,335	916,032	840,568	816,689	733,013	577,949	404,175	373,242	316,581	279,615	128,672	74,277	15,752							

Unit Bathrooms

Number of Units:	15
Total Square Feet:	23,050
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					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Accessories					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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	Walls / Ceilings (Painted Surfaces) - see "Unit Living"			varies	<10	2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Tubs / Surrounds (Fiberglass) - future Replace / Upgrade	30,300		18	30+	2025					0	0	0	0	0	0	0	0	0	0	6,172	6,357	6,547	6,744	6,946	7,154	7,369	0							
19	Vanities / Sinks / Faucets - some damage, hard use	11,480		18	15+	2014					0	2,365	2,436	2,509	2,584	2,662	0	0	0	0	0	0	0	0	0	3,795	3,909	4,026							
20	Sinks (Wall Hung in Accessible Units) - to Replace	820		18	20+	2017					0	0	0	0	461	475	0	0	0	0	0	0	0	0	0	0	0	0	0						
21	Toilets (original models) - to upgrade to low-flow models	12,300		18	20+	2014					0	2,534	2,610	2,688	2,769	2,852	0	0	0	0	0	0	0	0	0	0	0	0	0						
22	Wall Accessories / Medicine Cabinets	12,555		varies	15+	2014					0	2,586	2,664	2,744	2,826	2,911	0	0	0	0	0	0	0	0	0	0	0	0	0						
23	Floors (Vinyl) - mostly original, variable conditions	7,350		varies	10+	2013					1,225	1,262	1,300	1,339	1,379	1,420	0	0	0	0	0	0	1,799	1,853	1,909	1,966	2,025	2,085	0						
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	1,225	8,747	9,009	9,279	10,019	10,320	0	0	0	0	0	0	6,172	8,156	8,400	8,652	8,912	12,974	13,363	4,026	0				
28	Cumulative Reserve Balance							6,197		2,977	1,483,306	1,370,338	1,271,799	1,168,224	1,025,841	962,335	945,343	936,335	916,032	840,568	816,689	733,013	577,949	404,175	373,242	316,581	279,615	128,672	74,277	15,752					

Unit Kitchens

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

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 11, 2013

Number of Units:	15
Total Square Feet:	23,050
Default Inflation Rate:	3.0%

[illegible]

Unit Electrical

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

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 11, 2013

Number of Units:	15
Total Square Feet:	23,050
Default Inflation Rate:	3.0%

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Unit Mechanical

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

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 11, 2013

Number of Units:	15
Total Square Feet:	23,050
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.