

# *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](http://on-site-insight.com)



## Sheldon Common I Cooperative

CHFA #95040D

Sheldon Common I Cooperative  
Hartford, CT

July 26, 2013

*Final Report*

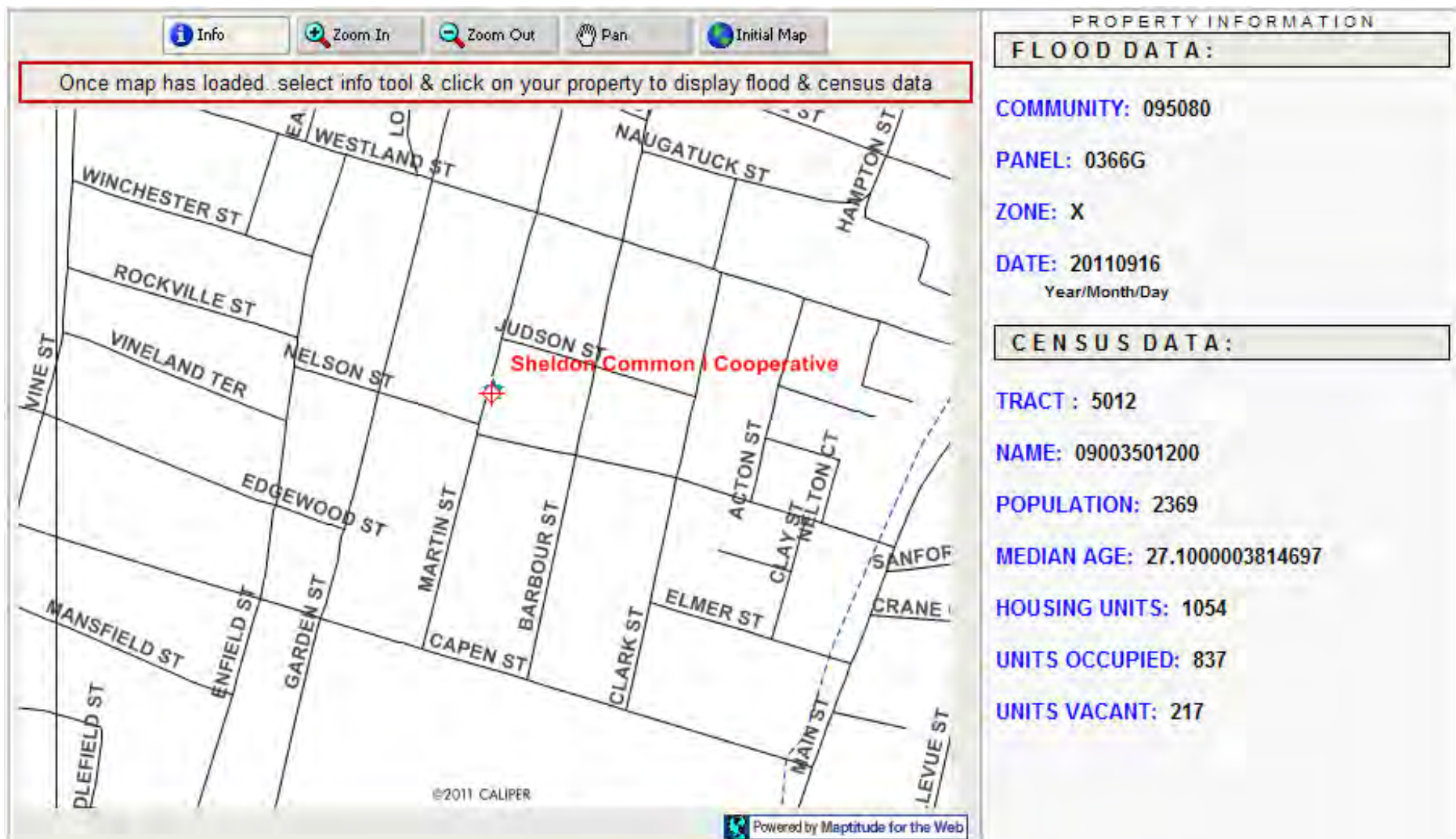




## Sheldon Common I Cooperative

110 Martin Street  
Hartford, CT 06120





## Sheldon Common I Cooperative

110 Martin Street  
Hartford, CT 06120

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

## Executive Summary

### Sheldon Common I Cooperative

Hartford, CT

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**Sheldon Common I Cooperative** is a residential cooperative development with one three-story building containing seven units. The building is sited perpendicular to the street with the three-story end unit facing Martin Street to the west. There is a driveway on the south side of the building that leads to three attached one-car garages and a four-car parking lot at the rear of the site. The building has brick facing at the first floor and vinyl siding on select areas of the first floor, all of the second floor, and the partial third floor at the Martin Street end of the building. The roofing is asphalt shingles on steeply pitched gable roofs with dormers at the third floor. The development includes 3 two-story 2-bedroom units and 4 two-story 3-bedroom units, one of which is designated as an accessible unit. The two-bedroom units each have a basement Mechanical Room with a gas-fired hot water boiler and domestic hot water heater. Residents in one two-bedroom unit we visited are using this basement Mechanical Room as a TV/recreation room. This use typically requires the approval of the Building Inspector or other official with jurisdiction. The three-bedroom units each have a first floor Mechanical Room with a residential sprinkler for the gas-fired hot water boiler, domestic hot water heater, and washer and dryer. The development does not have any public facilities.

The building was constructed in 1992, and work since then has generally been on an as-needed basis. The kitchens, bathrooms, and unit finishes are reportedly refurbished on unit turnover and domestic hot water heaters are replaced as they fail.

Overall the development is in fair condition. The attached capital needs worksheets show 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, both of which were understood by On-Site Insight to be nominal or underfunded at the time this report was prepared.

Key findings identified by this assessment of Sheldon Common I Cooperative include the following:

- Asphalt paving at the street, drives, and parking is shown with crack repair and sealcoating periodically over the plan.
- Asphalt paving at the street, drives, and parking is shown to be overlaid in Year 1 and again late in the plan.
- Replacement of front and rear concrete walks and stoops is shown mid-plan.
- All trip hazards are shown to be eliminated in Year 1.
- Replacement of site light poles and rusted ornamental fence is shown early in the plan.
- Cleaning of the window wells and painting the grates and louvers is shown in Year 1 and late in the plan.
- Replacement of asphalt shingle roofing is shown early in the plan based on EUL and condition.
- Replacement of windows, vinyl siding, and soffits is shown mid-plan; cleaning and repairs to brick is shown periodically over the plan.
- Replacement of unit entry doors, storm doors, and overhead garage doors is shown mid-plan.
- New roofing is shown early in the plan based on EUL and condition.
- New building fire alarm systems are shown in Year 1, and upgrades are shown late in the plan.
- Unit wall and ceiling finishes are in good condition. Painting at unit turn-over is funded from operating accounts.
- Vinyl flooring is shown to be replaced early and late in the plan.
- Unit hung and bi-fold doors are shown to be replaced late in the plan.
- Labeled fire-rated unit doors to the garage are shown to replace existing unlabeled doors in Year 1.
- Unit living, bathroom, and kitchen accessibility improvements are shown in Year 1.
- Bathroom vinyl flooring, paint, fixtures, accessories, lights, and exhaust fans are shown to be replaced early in the plan based on EUL.

- Kitchen vinyl flooring, paint, appliances, cabinets, counters, and sinks are shown to be replaced early in the plan based on EUL.
- The replacement of emergency call devices is shown Year 1 and late, and smoke and heat detectors are shown Year 1 and mid-plan.
- Replacement of thermostats, hot water baseboards, and domestic hot water heaters are shown early and late in the plan.
- Replacement of hot water boilers is shown mid-plan.

Additional Notes:

1. The Physical Assessment of the property was conducted on Tuesday, July 2, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Brian Ameche, Principal of Clearstory LLC. We would like to thank 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*.





Typical cracking of asphalt paving in development driveway.



Typical sub-base failure of asphalt paving in development driveway. Overlay of asphalt paving is shown in Year 1.



Typical trip hazard at concrete unit stoop. All trip hazards are shown to be eliminated in Year 1.



Cleaning window wells and painting grates is shown in Year 1.





Site light poles are shown to be replaced in Year 1.



Rusted ornamental fence is shown to be replaced early in the plan.



Asphalt shingle roofing is shown to be replaced early in the plan based on EUL and condition.



View of rear (north) elevation. Windows, exterior doors, storm doors, and vinyl siding and soffits are all shown to be replaced mid-plan.

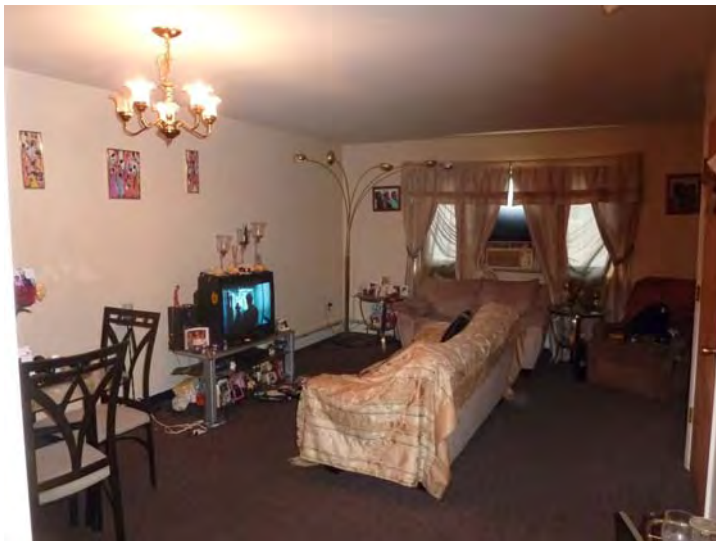




Missing window at unit entry to stair is shown to be replaced in Year 1.



Typical failure at garage door trim is shown to be repaired in Year 1.



Typical living and dining rooms in 2-bedroom apartments.



Typical kitchen in 2 and 3-bedroom apartments.



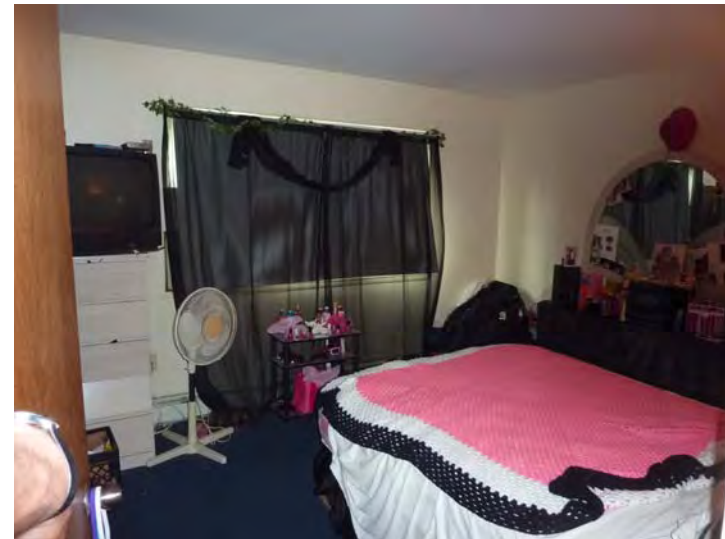
Typical bathroom in 2 and 3-bedroom apartments.



Typical half bathroom in 2 bedroom apartments.



Typical second floor bedroom in 2 and 3-bedroom apartments.



Typical second floor master bedroom in 2 and 3-bedroom apartments.





Typical living and dining rooms  
in 3-bedroom apartments.



Typical first floor master bedroom  
in 3-bedroom apartments.



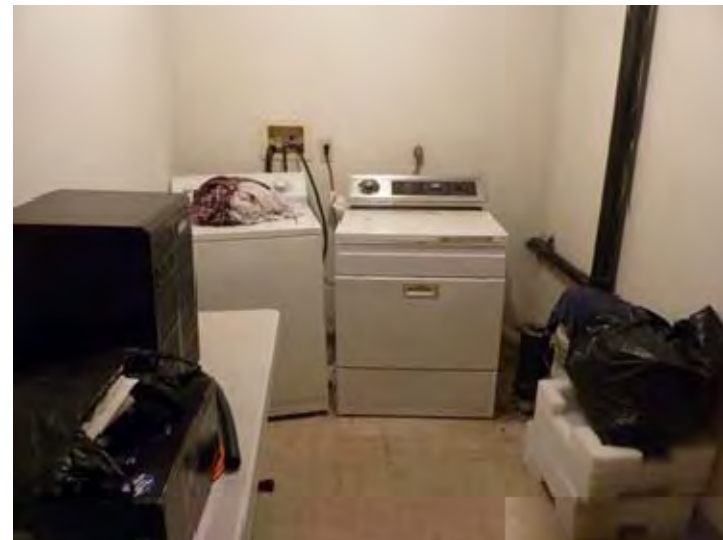
Typical first floor master bathroom off master  
bedroom in 3-bedroom apartments.



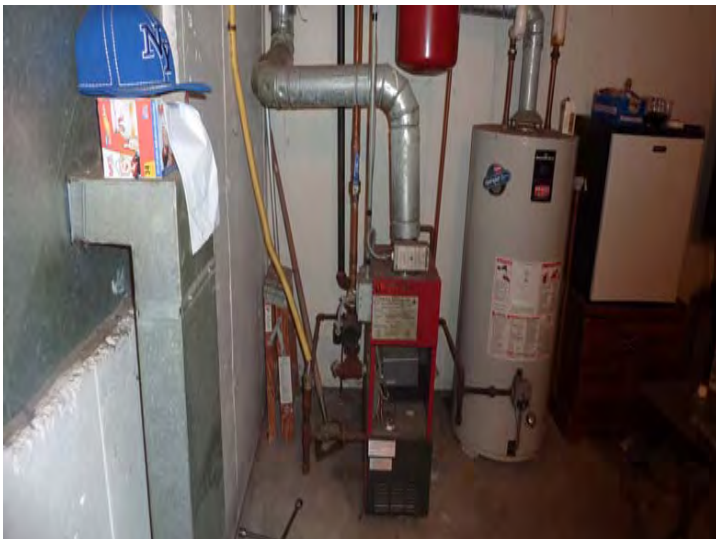
Residential sprinkler in first floor Mechanical Room  
with washer/dryer, gas-fired boiler and domestic  
hot water heater in 2-bedroom apartments.



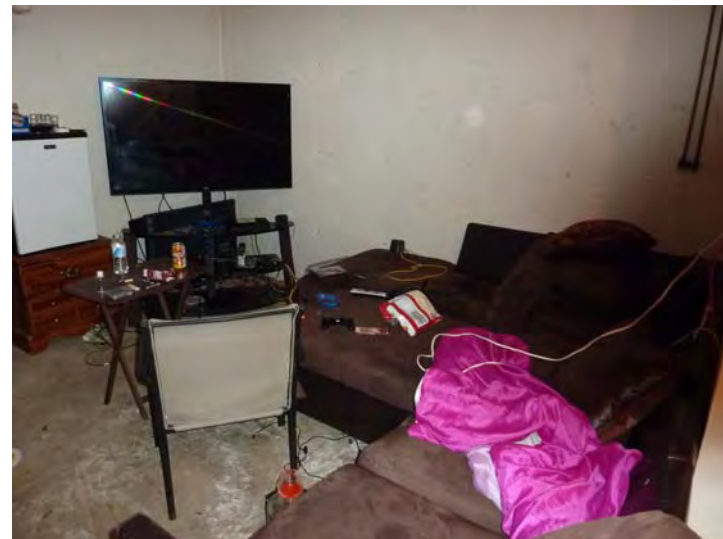
Gas-fired boiler and domestic hot water heater in first floor Mechanical Room in 2-bedroom apartments.



Washer/dryer in first floor Mechanical Room in 2-bedroom apartments.



Gas-fired boiler and domestic hot water heater in basement Mechanical Room with TV/recreation use in 3-bedroom units. Building Inspector approval is required.



Basement TV/recreation use in the Mechanical Room in 3-bedroom apartments. Building Inspector approval is required.



Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Sheldon Common I Co-op
Project Name:	Sheldon Common I Co-op
Project City / Town:	Enfield

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

Number of Units:	7
Total Square Feet:	10,177
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$0
Annual Replacement Reserve Contribution:	\$0
Additional Misc. Contribution:	\$0

	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	12,000	12,531	0	0	0	19,449	1,262	0	0	0	6,850	6,839	0	0	0	0	7,149	0	0	0	11,452	0
2	Building Exterior	0	0	10,372	0	0	0	0	7,039	0	0	0	125,138	8,160	0	0	0	0	9,460	0	0	0	4,910	0
3	Roofing	0	0	0	0	0	0	31,799	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0
12	Building Electrical	0	15,000	15,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26,303	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	3,200	0	0	0	0	39,286	0	0	0	0	0	0	0	0	0	33,646	0	0	0	0	61,206	0
16	Unit Kitchens	0	2,000	2,520	10,462	0	0	28,363	0	0	0	0	0	0	0	0	0	0	3,926	7,526	0	0	0	0
17	Unit Bathrooms	0	3,000	0	0	0	5,265	42,691	0	0	0	0	0	0	0	0	2,751	0	0	0	0	5,014	0	0
18	Unit Electrical	0	0	8,750	0	0	0	0	0	0	0	0	0	8,937	0	0	0	0	3,272	0	0	0	0	0
19	Unit Mechanical	0	0	8,005	0	0	0	0	9,860	0	0	0	24,779	0	0	0	0	0	3,435	0	14,057	0	10,170	0
20	Annual Planned Expenditures	0	35,200	57,178	10,462	0	5,265	161,588	18,161	0	0	0	156,767	23,936	0	0	2,751	33,646	27,242	7,526	14,057	5,014	114,041	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			700,000																				
23	Cumulative Reserve Balance	0	(35,200)	607,622	597,160	597,160	591,896	430,307	412,147	412,147	412,147	412,147	255,380	231,444	231,444	231,444	228,693	195,047	167,805	160,279	146,222	141,208	27,167	

## Site Improvements

Number of Units:	7
Total Square Feet:	10,177
Default Inflation Rate:	3.0%

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## Roofing

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Project Name:	Sheldon Common I Co-op
Project City / Town:	Enfield

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[illegible]

## Building Exterior

Owner Sponsor Name:	Sheldon Common I Co-op
Project Name:	Sheldon Common I Co-op
Project City / Town:	Enfield

Current Year:	2013
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Report Date:	July 11, 2013

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Comprehensive Capital Needs Assessment Schedule

Lobby / Mail Area

Owner Sponsor Name:	Sheldon Common I Co-op
Project Name:	Sheldon Common I Co-op
Project City / Town:	Enfield

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							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Mail Facilities					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	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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23																																			
24																																			
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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					
28	Cumulative Reserve Balance							0		(35,200)	607,622	597,160	597,160	591,896	430,307	412,147	412,147	412,147	412,147	255,380	231,444	231,444	231,444	228,693	195,047	167,805	160,279	146,222	141,208	27,167					



## Community Room

Owner Sponsor Name:	Sheldon Common I Co-op
Project Name:	Sheldon Common I Co-op
Project City / Town:	Enfield

Current Year:	2013
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Report Date:	July 11, 2013

Number of Units:	7
Total Square Feet:	10,177
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[illegible]

## Common Hallways

Number of Units:	7
Total Square Feet:	10,177
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## Common Stairways

Number of Units:	7
Total Square Feet:	10,177
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## Common Laundry

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## Common Area Restrooms

Owner Sponsor Name:	Sheldon Common I Co-op
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[illegible]

## Building Boilers

Owner Sponsor Name:	Sheldon Common I Co-op
Project Name:	Sheldon Common I Co-op
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Comprehensive Capital Needs Assessment Schedule

Building Mechanical

Owner Sponsor Name:	Sheldon Common I Co-op
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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	Building Fire Suppression					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Building Heating Distribution					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Domestic Hot / Cold Water Dist.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Building Sanitary Waste & Vent.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Make-Up Air Unit					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Ventalation & Exhaust					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Air Handling Units					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						
17	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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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						0	(35,200)	607,622	597,160	597,160	591,896	430,307	412,147	412,147	412,147	412,147	255,380	231,444	231,444	231,444	228,693	195,047	167,805	160,279	146,222	141,208	27,167								

## Building Electrical

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[illegible]

## Building Elevator

Owner Sponsor Name:	Sheldon Common I Co-op
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[illegible]



## Building Structural

Number of Units:	7
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## Unit Living

Owner Sponsor Name:	Sheldon Common I Co-op
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## Unit Bathrooms

Owner Sponsor Name:	Sheldon Common I Co-op
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Total Square Feet:	10,177
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	New Toilet, Vanity, Sink and Mixing Valve	14,203		21	25	2017				0	0	0	0	15,985	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	New Tub, Surround and Mixing Valve	16,160		21	25	2017				0	0	0	0	18,188	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	New Accessories	4,598		21	25	2017				0	0	0	0	5,175	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	New Exhaust Fans	1,650		21	25	2017				0	0	0	0	1,857	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
21	New Light	1,320		21	25	2017				0	0	0	0	1,486	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
22	New Vinyl Floor	2,945		varies	15	2016				0	0	0	3,218	0	0	0	0	0	0	0	0	0	0	0	0	0	5,014	0							
23	Paint Walls	1,508		varies	10	2016				0	0	0	1,648	0	0	0	0	0	0	0	0	2,214	0	0	0	0	0	0							
24	Paint Ceilings	365		varies	10	2016				0	0	0	399	0	0	0	0	0	0	0	0	536	0	0	0	0	0	0							
25	Accessibility Improvements	3,000		1	1	2013			4	3,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
26																																			
27	Annual Planned Expenditures						0	3,000	0	0	0	5,265	42,691	0	0	0	0	0	0	0	0	2,751	0	0	0	0	5,014	0	0						
28	Cumulative Reserve Balance						0	(35,200)	607,622	597,160	597,160	591,896	430,307	412,147	412,147	412,147	412,147	255,380	231,444	231,444	231,444	228,693	195,047	167,805	160,279	146,222	141,208	27,167							



Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Sheldon Common I Co-op
Project Name:	Sheldon Common I Co-op
Project City / Town:	Enfield

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

Number of Units:	7
Total Square Feet:	10,177
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																														Revitalization
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20							
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032							
1	Walls					2013				0	0	0	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	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	0	0	0	0				
4	Cabinets					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	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	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	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	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	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	0	0	0				
11	Stove					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
12	Range					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	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	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	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	0	0	0				
17	New Vinyl Floors	2,520		varies	15	2013				2,520	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,926	0	0	0	0	0	0				
18	Refrigerators	4,690		varies	15	2014				0	4,831	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,526	0	0	0	0	0	0				
19	Cabinets/Countertop/Sink	25,200		21	25	2017				0	0	0	0	28,363	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
20	Range	3,500		varies	20	2014				0	3,605	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
21	Rangehood	1,967		varies	20	2014				0	2,026	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
22	Accessibility Improvements	2,000		1	1	2013			4	2,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
23																																					
24																																					
25																																					
26																																					
27	Annual Planned Expenditures							0		2,000	2,520	10,462	0	0	28,363	0	0	0	0	0	0	0	0	0	0	0	3,926	7,526	0	0	0	0	0				
28	Cumulative Reserve Balance							0		(35,200)	607,622	597,160	597,160	591,896	430,307	412,147	412,147	412,147	412,147	255,380	231,444	231,444	231,444	228,693	195,047	167,805	160,279	146,222	141,208	27,167							

## Unit Electrical

Number of Units:	7
Total Square Feet:	10,177
Default Inflation Rate:	3.0%

13423 - Sheldon Commons I Coop - PRELIM SS 7/10/2013

## Unit Mechanical

Number of Units:	7
Total Square Feet:	10,177
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.