

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
999 West Street
Rocky Hill, CT 06067

and

Recap Real Estate Advisors
38 Chauncy Street, Suite 600
Boston, MA 02111



38 Chauncy Street, Suite 600 | Boston, MA 02111
T: 617.338.9484 | F: 617.338.9422

on-site-insight.com



Ward - Affleck

CHFA # 77014D

Broad Park Development Corp.
Hartford, CT

April 25, 2013

Preliminary Report



Ward - Affleck

88-90 Ward Street & 195 Affleck Street
Unionville, CT 06085



Ward-Affleck

88-90 Ward Street and 195 Affleck Street
Hartford, CT 06106

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

Executive Summary

Ward-Affleck

Hartford, CT

Ward-Affleck is a residential development for families that is comprised of two masonry, scattered site, walk-up residential buildings. The development includes 7 two-bedroom units (one of which is designated as accessible), 4 three-bedroom units, and 3 four-bedroom units. Original construction of the development dates to the early 1900s, and it was renovated in 1989.

Access to the accessible unit was denied by the resident. No visual assessment was performed.

Overall the development is in good to fair condition. As shown on the attached capital needs worksheets, the development faces significant capital needs in the near term. Based on these projections, the development is seen as requiring an adjustment to current replacement reserve funding and/or an infusion of additional capital.

Management expressed interest in energy saving and Green (environmentally friendly) alternatives such as a building heat control system (energy management), solar hot water system or a small cogeneration plant, high efficiency/long life LED lighting, and utilizing a reduced heat absorption paving material. Upgrading to these types of systems will, from OSI's experience, substantially reduce the development's energy usage as well as utility and operating costs; minimize the development's carbon footprint and reduce the heat island effect caused by traditional paving materials. However, to be able to financially justify the costs vs. benefits associated for these various options, a full energy audit with complete energy usage and cost data (at least twelve months of data from all units and common area) would be required to be able to accurately model the existing development against the proposed improvements. This report complies with the CHFA guidelines by showing only in-kind replacements and stated planned additions.

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

- Asphalt parking area resurfacing and replacement of the pole mounted area lighting fixture costs are shown in Year 1.

- Periodic allowances to repair the concrete walkways and scrape and paint the wrought iron fencing are shown throughout the report. Costs to replace the chain link fencing are shown in Year 6.
- Costs to replace the dumpster enclosure At Ward St and add one at Affleck Are shown in Year 1.
- Exterior common entry door and window replacement costs are shown in Year 12. Costs to replace the weather caulk around the windows are shown in Year 1.
- Allowances are shown in Years 1, 6, 11, and 16 for as needed brick repointing.
- Periodic allowances are shown throughout the report to repaint/repair the decorative wood overhang at Ward Street.
- The metal rear deck and stairs at Affleck Street are in poor condition. Management reported plans to replace deck plates as needed in the near term. Costs for this work and for future cycles of similar work are shown every five years starting in Year 1. Costs for the full replacement of the metal stairs and stringers are shown in Year 20. Costs to replace the wood framed deck and stair structure at Ward Street are shown in Year 6, after thirty years of service.
- Costs to replace the wood deck and stair assembly at the rear of Ward Street are shown in Year 6.
- Costs to replace the roof covering at both locations are shown in Year 1.
- Common hallway painting is shown in Year 5 and every ten years thereafter. Flooring replacement costs are shown in Year 6. Replacement costs for the rubber stair treads are shown in Year 7. Stair painting cycles are shown every five years.
- Each building has a basement with space set aside as a commercial laundry. However, these are currently off line; no costs were shown with regard to them in this report.
- Water infiltration has been a problem at Ward St. Allowances to repair and waterproof the basement are shown in Year 1.
- Costs to replace the failing fire alarm panel at Affleck St. are shown in Year 1. Ward St's panel replacement costs are shown in Year 18.
- Dwelling unit hallway door replacement costs are shown in Years 6-10. Allowances to replace interior passage doors and closet doors are shown annually throughout the report.
- Dwelling unit VCT flooring replacement costs are shown annually on fifteen year cycles throughout the report.
- Costs to replace the toilets are shown in Year 7.
- Bathroom vanity replacement costs are shown in Years 1-7.

- Allowances to reglaze the fiberglass tubs and surrounds are shown annually throughout the report.
- Cabinet, countertop, stove, and rangehood replacement costs are shown in Years 1- 4. A future cycle of countertop replacements is shown starting in Year 11.
- Management reported that refrigerators are replaced on an as needed basis. Costs to continue this policy are shown annually throughout the report.
- Smoke detectors are located in living rooms and hallways. The National Fire Protection Association (NFPA) recently upgraded its recommendation for multi-family smoke detector coverage to include detectors in each bedroom. Costs to achieve this goal are shown in Year 1. Annual allowances are carried throughout the report to repair or replace smoke detectors.
- Each dwelling unit is heated by a small gas-fired atmospheric hydronic boiler. The boilers have exceeded their useful service life of twenty years. Replacement costs are shown in Year 1.
- Domestic hot water is provided by individual gas-fired storage water heaters. These are replaced as needed by the development. Costs to continue this replacement policy are shown throughout the report.

Additional Notes:

1. The Physical Assessment of the property was conducted on April 27th, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Bob Labadini. 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*.



Entry and parking area at Affleck Street



The access drive at Ward Street



The parking area at Ward Street



The accessibility ramp at Affleck



The street elevation at Affleck Street



The street elevation at Ward Street



Typical side elevation at Affleck Street



Typical side elevation at Ward Street



The rear elevation and metal deck and stair assembly at Affleck Street



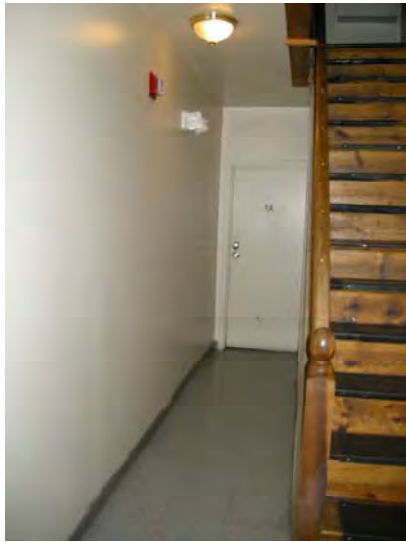
The wood deck and stair assembly at Ward Street



Example of rusted through deck plating at the rear deck and stair assembly of Affleck Street



Typical roof section. Ward and Affleck roof coverings are reported to be similar.



Typical interior hall/stairway at Affleck Street



Hall/stairway at Ward Street



Typical living room/dining area at Affleck Street



Typical Living room at Ward Street



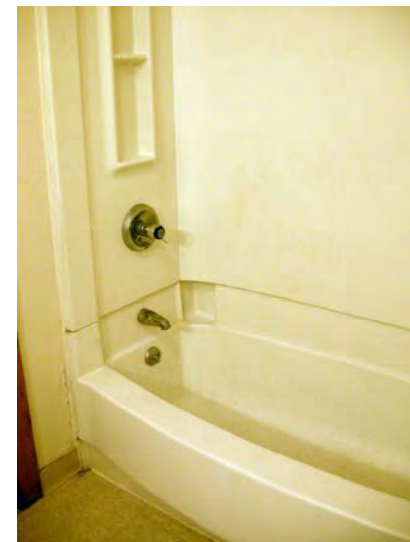
Typical kitchen at Affleck Street



Typical kitchen at Ward Street



Typical unit bathroom



Typical unit fiberglass tub and shower surround



Typical circuit breaker panel



Typical array of heating boilers.



Typical array of domestic hot water heaters

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Broad Park Development Corp.
Project Name:	Ward-Affleck
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 4, 2013

Number of Units:	14
Total Square Feet:	15,300
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	
Annual Replacement Reserve Contribution:	
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	24,555	0	0	0	3,029	13,857	0	0	0	3,511	1,734	2,476	0	0	4,070	2,010	0	2,957	0	4,718	0
2	Building Exterior	0	0	37,737	0	0	0	0	39,582	3,821	0	0	0	33,428	81,030	0	4,699	0	58,794	0	0	0	42,926	0
3	Roofing	0	0	32,394	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	Lobby - Mail Area	0	0	0	0	0	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	3,645	5,260	0	0	0	0	0	0	0	0	4,898	0	0	0	0	0	0
7	Common Stairways	0	0	126	0	0	0	0	146	6,299	0	0	0	169	0	0	0	0	196	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	0	5,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,512	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	3,000	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	3,618	3,727	3,838	3,953	4,072	5,461	5,624	5,793	5,966	6,146	4,862	5,008	5,158	5,313	5,473	5,637	5,806	5,980	6,160	6,344	0
16	Unit Kitchens	0	0	10,676	13,997	11,327	11,665	1,218	1,255	1,292	1,331	1,371	1,412	4,803	4,947	1,542	1,589	623	1,686	1,736	1,788	1,842	1,897	0
17	Unit Bathrooms	0	0	2,370	1,360	1,400	1,443	1,486	1,530	7,941	687	708	729	751	774	797	821	845	871	897	924	951	981	0
18	Unit Electrical	0	0	14,082	1,135	1,136	1,204	1,240	1,278	1,316	1,355	1,396	1,438	1,481	1,525	1,571	1,618	1,667	1,717	1,768	1,821	1,876	1,932	0
19	Unit Mechanical	0	0	54,814	1,752	1,805	1,859	1,914	1,972	2,031	2,092	2,155	2,219	2,286	2,355	2,425	2,498	2,573	2,650	2,730	2,811	2,896	2,983	0
20	Annual Planned Expenditures	0	0	188,372	21,971	19,506	20,124	16,604	70,341	28,324	11,258	11,596	15,455	49,514	98,115	11,493	16,538	20,149	73,561	12,937	16,281	22,237	61,781	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			800,000																				
23	Cumulative Reserve Balance	0	0	611,628	589,657	570,151	550,027	533,423	463,082	434,758	423,500	411,904	396,449	346,935	248,820	237,327	220,789	200,640	127,079	114,142	97,861	75,624	13,843	

Site Improvements

Number of Units:	14
Total Square Feet:	15,300
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Building Exterior

Owner Sponsor Name:	Broad Park Development Corp.
Project Name:	Ward-Affleck
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 4, 2013

Number of Units:	14
Total Square Feet:	15,300
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	1,035		24	35	2024				0	0	0	0	0	0	0	0	0	0	0	1,433	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	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	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	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	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	0	0					
7	Windows	57,503		24	35	2024				0	0	0	0	0	0	0	0	0	0	0	79,597	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	0	0					
9	Caulking	12,863		24	15	2013				12,863	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20,041	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	0	0					
11	Railings					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	Exterior Walls-Brick-13100 SF Repoint/Repair @ 20%	18,340		≈75	100+	2018				18,340	0	0	0	0	21,261	0	0	0	0	24,647	0	0	0	0	28,573	0	0	0	0	0					
18	Decroative Painted Wood Overhang @ Ward	3,200		24	30	2019				0	0	0	0	0	0	3,821	0	0	0	0	0	0	4,699	0	0	0	0	0	0	0					
19	Affleck-Metal Decks 594SF Repl Rusted Sect. @25%	13,068		24	60	2013				6,534	0	0	0	0	7,575	0	0	0	0	8,781	0	0	0	0	10,180	0	0	0	0	0					
20	Affleck-Metal Stairs 48-Risers Replace	42,926		24	40	2032				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42,926						
21	Ward -Wood Deck/Stairs	9,000		24	30	2018				0	0	0	0	0	10,746	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	37,737	0	0	0	0	39,582	3,821	0	0	0	33,428	81,030	0	4,699	0	58,794	0	0	0	42,926	0				
28	Cumulative Reserve Balance							0		0	611,628	589,657	570,151	550,027	533,423	463,082	434,758	423,500	411,904	396,449	346,935	248,820	237,327	220,789	200,640	127,079	114,142	97,861	75,624	13,843					

Lobby / Mail Area

Owner Sponsor Name:	Broad Park Development Corp.
Project Name:	Ward-Affleck
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 4, 2013

Number of Units:	14
Total Square Feet:	15,300
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	Broad Park Development Corp.
Project Name:	Ward-Affleck
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 4, 2013

Number of Units:	14
Total Square Feet:	15,300
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	Floor					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Kitchen Cabinets / Sink					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Kitchen Appliances					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Furnishings					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																																			
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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						0	0	611,628	589,657	570,151	550,027	533,423	463,082	434,758	423,500	411,904	396,449	346,935	248,820	237,327	220,789	200,640	127,079	114,142	97,861	75,624	13,843							

Common Hallways

Number of Units:	14
Total Square Feet:	15,300
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Common Stairways

Owner Sponsor Name:	Broad Park Development Corp.
Project Name:	Ward-Affleck
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 4, 2013

Number of Units:	14
Total Square Feet:	15,300
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							
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	Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Rubber Stair Treads	5,275		24	30	2019				0	0	0	0	0	0	6,299	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	Painted Stair Treads/Risers	126		5	5	2013				126	0	0	0	0	0	146	0	0	0	0	169	0	0	0	0	196	0	0	0	0						
18																																				
19																																				
20																																				
21																																				
22																																				
23																																				
24																																				
25																																				
26																																				
27	Annual Planned Expenditures							0		0	126	0	0	0	0	146	6,299	0	0	0	169	0	0	0	0	196	0	0	0	0	0					
28	Cumulative Reserve Balance							0		0	611,628	589,657	570,151	550,027	533,423	463,082	434,758	423,500	411,904	396,449	346,935	248,820	237,327	220,789	200,640	127,079	114,142	97,861	75,624	13,843						

Common Laundry

Number of Units:	14
Total Square Feet:	15,300
Default Inflation Rate:	3.0%

[illegible]

Common Area Restrooms

Number of Units:	14
Total Square Feet:	15,300
Default Inflation Rate:	3.0%

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Building Boilers

Number of Units:	14
Total Square Feet:	15,300
Default Inflation Rate:	3.0%

Page 20

Building Mechanical

Number of Units:	14
Total Square Feet:	15,300
Default Inflation Rate:	3.0%

13188 - Ward-Afleck - FINAL SS 5/21/2013

Comprehensive Capital Needs Assessment Schedule

Building Electrical

Owner Sponsor Name:	Broad Park Development Corp.
Project Name:	Ward-Affleck
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 4, 2013

Number of Units:	14
Total Square Feet:	15,300
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	Switch Gear					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Emergency Generator					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Smoke / Fire Detection					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Signaling / Communication					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Building Wiring					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Smoke / Fire Detection St	Ward	5,000		2	20	2031				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,512	0						
7	Smoke / Fire Detection St	Affleck	5,000		20	20	2013				5,000	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	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	5,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,512	0	0						
28	Cumulative Reserve Balance							0		0	611,628	589,657	570,151	550,027	533,423	463,082	434,758	423,500	411,904	396,449	346,935	248,820	237,327	220,789	200,640	127,079	114,142	97,861	75,624	13,843					

Comprehensive Capital Needs Assessment Schedule

Building Elevator

Owner Sponsor Name:	Broad Park Development Corp.
Project Name:	Ward-Affleck
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 4, 2013

Number of Units:	14
Total Square Feet:	15,300
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						
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																																			
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					
28	Cumulative Reserve Balance						0	0	611,628	589,657	570,151	550,027	533,423	463,082	434,758	423,500	411,904	396,449	346,935	248,820	237,327	220,789	200,640	127,079	114,142	97,861	75,624	13,843							

Building Structural

Number of Units:	14
Total Square Feet:	15,300
Default Inflation Rate:	3.0%

13188 - Ward-Afleck - FINAL SS 5/21/2013

Unit Living

Owner Sponsor Name:	Broad Park Development Corp.
Project Name:	Ward-Affleck
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 4, 2013

Number of Units:	14
Total Square Feet:	15,300
Default Inflation Rate:	3.0%

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Unit Bathrooms

Owner Sponsor Name:	Broad Park Development Corp.
Project Name:	Ward-Affleck
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 4, 2013

Number of Units:	14
Total Square Feet:	15,300
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	5,330		24	30	2019				0	0	0	0	0	0	6,364	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	1,050		24	20	2013				1,050	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	Vanities	5,330		24	20	2013				761	784	807	832	857	882	909	0	0	0	0	0	0	0	0	0	0	0	0							
18	Fiberglass Tubs/Surrounds Reglaze	4,875		varies	13	2013				375	386	398	410	422	435	448	461	475	489	504	519	535	551	567	584	602	620	638	658						
19	Floors VCT	2,760		varies	15	2013				184	190	195	201	207	213	220	226	233	240	247	255	262	270	278	287	295	304	313	323						
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	2,370	1,360	1,400	1,443	1,486	1,530	7,941	687	708	729	751	774	797	821	845	871	897	924	951	981	0						
28	Cumulative Reserve Balance						0	0	611,628	589,657	570,151	550,027	533,423	463,082	434,758	423,500	411,904	396,449	346,935	248,820	237,327	220,789	200,640	127,079	114,142	97,861	75,624	13,843							

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Broad Park Development Corp.
Project Name:	Ward-Affleck
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 4, 2013

Number of Units:	14
Total Square Feet:	15,300
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						
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	Cabinets					2013				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						
6	Sink					2013				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						
8	GFI Outlet					2013				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						
10	Refrigerators					2013				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						
12	Range					2013				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						
14	Disposal					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	Floors	6,175		varies	15	2013				412	424	437	450	464	478	492	507	522	538	554	570	587	605	623	642	661	681	701	722						
18	Cabinets	28,350		24	25	2013				7,088	7,301	7,520	7,745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Countertops	4,985		0	10	2023				0	0	0	0	0	0	0	0	0	3,349	3,450	0	0	0	0	0	0	0	0	0						
20	Stoves	6,090		24	20	2013				1,522	1,568	1,615	1,663	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21	Refrigerators	9,380		varies	15	2013				670	3,690	711	732	754	777	800	824	849	874	900	927	955	984	0	1,044	1,075	1,107	1,141	1,175						
22	Rangehoods	3,934		24	20	2013				984	1,014	1,044	1,075	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		0	10,676	13,997	11,327	11,665	1,218	1,255	1,292	1,331	1,371	1,412	4,803	4,947	1,542	1,589	623	1,686	1,736	1,788	1,842	1,897	0				
28	Cumulative Reserve Balance							0		0	611,628	589,657	570,151	550,027	533,423	463,082	434,758	423,500	411,904	396,449	346,935	248,820	237,327	220,789	200,640	127,079	114,142	97,861	75,624	13,843					

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

Owner Sponsor Name:	Broad Park Development Corp.
Project Name:	Ward-Affleck
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 4, 2013

Number of Units:	14
Total Square Feet:	15,300
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 Detectors Repair/Replace	11,020		varies	10	2013				1,102	1,135	1,136	1,204	1,240	1,278	1,316	1,355	1,396	1,438	1,481	1,525	1,571	1,618	1,667	1,717	1,768	1,821	1,876	1,932						
18	NFPA add smoke detectors in each bedroom	12,980		ADD	10	1				12,980																									
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	14,082	1,135	1,136	1,204	1,240	1,278	1,316	1,355	1,396	1,438	1,481	1,525	1,571	1,618	1,667	1,717	1,768	1,821	1,876	1,932	0				
28	Cumulative Reserve Balance							0		0	611,628	589,657	570,151	550,027	533,423	463,082	434,758	423,500	411,904	396,449	346,935	248,820	237,327	220,789	200,640	127,079	114,142	97,861	75,624	13,843					

Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

Owner Sponsor Name:	Broad Park Development Corp.
Project Name:	Ward-Affleck
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 4, 2013

Number of Units:	14
Total Square Feet:	15,300
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	Radiators					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
2	Unit Temperature Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
3	Air Conditioning Unit / Sleeve					2013				0	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	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	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	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	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	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	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	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	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	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	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	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	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	0	
17	Gas-fired Hydronic Heating Boilers	53,113		24	20	2013				53,113	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
18	Gas-fired Domestic Hot Water Storage Water Heaters	17,010		varies	10	2013				1,701	1,752	1,805	1,859	1,914	1,972	2,031	2,092	2,155	2,219	2,286	2,355	2,425	2,498	2,573	2,650	2,730	2,811	2,896	2,983						
19																																			
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21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	54,814	1,752	1,805	1,859	1,914	1,972	2,031	2,092	2,155	2,219	2,286	2,355	2,425	2,498	2,573	2,650	2,730	2,811	2,896	2,983		0			
28	Cumulative Reserve Balance							0		0	611,628	589,657	570,151	550,027	533,423	463,082	434,758	423,500	411,904	396,449	346,935	248,820	237,327	220,789	200,640	127,079	114,142	97,861	75,624	13,843					

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.