

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority

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and

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on-site-insight.com



Yale Acres

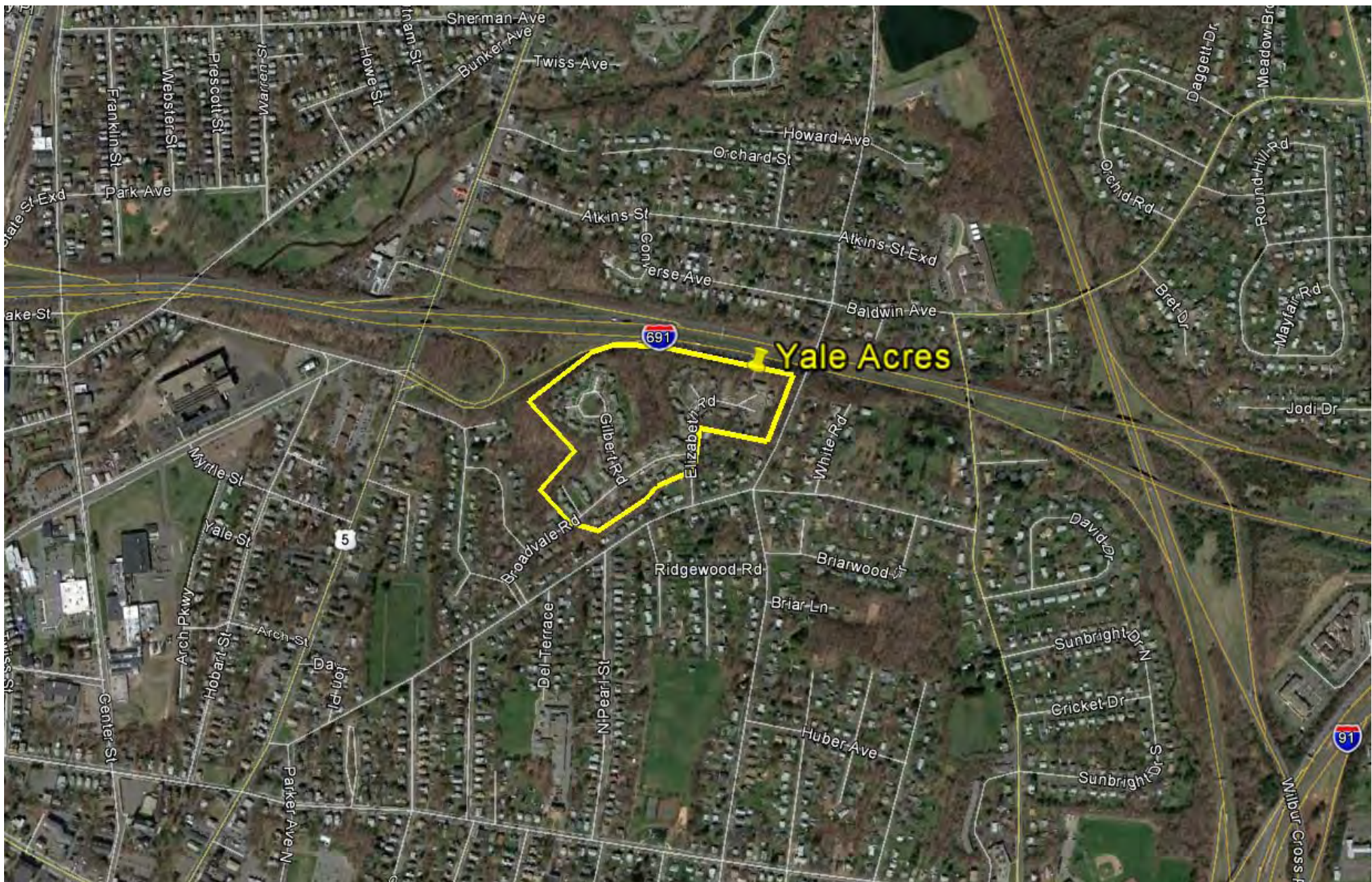
CHFA # 85095D

Meriden Housing Authority

Meriden, CT

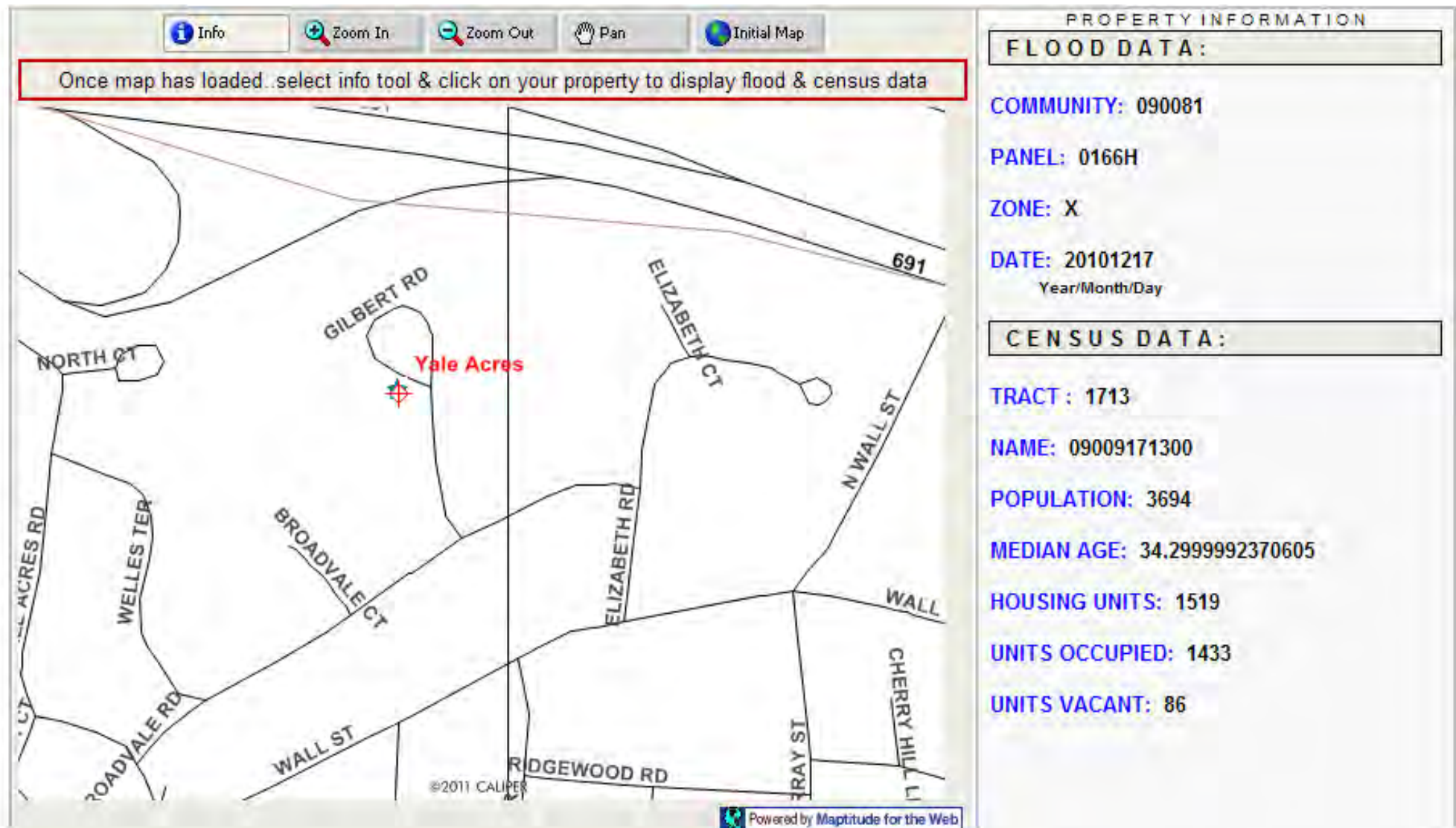
July 8, 2013

Final Report



Yale Acres

3-79 Gilbert Road
Meriden, CT 06450



Yale Acres

3-79 Gilbert Road
Meriden, CT 06450

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

Executive Summary

Yale Acres

Meriden, CT

Yale Acres is a residential development for families that is comprised of 47 residential buildings and 1 office building and 1 maintenance garage. The development includes 119 one-bedroom and 43 two-bedroom units. Original construction of the development dates to 1950 and it was renovated in the 1980s.

The development is located on a large, relatively flat, parcel of land just off Interstate 691. The Meriden Housing Authority has been in the process of perusing various funding sources to finance a substantial rehab. To date, three buildings have been renovated. The most recent will qualify as an Energy Star home when completed. This building features solar thermal domestic hot water, photovoltaic shingles, geothermal heating, and door, windows, and walls with high insulations values.

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

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

- Currently, there are no handicap accessible units at the development. Creation of the accessible units is seen as being structurally limited as it pertains to the two- and three-bedroom units, which only have one full bathroom located on the second floor. No costs for unit-level handicap accessibility modifications/improvements have been included as part of these assessment.

- The office, maintenance, and two of the resident parking areas were observed to be in poor overall condition. Costs to resurface these areas are shown in Year 1. Most parking areas were in fair overall condition. Future replacement costs are shown starting in Year 7 of the plan. Costs to crack fill and sealcoat the asphalt surfaces are shown periodically throughout the plan. The pedestrian walkways are primarily concrete surfaces. Costs are shown for as needed repairs throughout the plans timeframe.
- Costs for site grading and the installation of sump pumps are shown in Years 1-2 to address drainage and flooding issues.
- Unit storm door and entry doors are mostly older (possible original) models. Except for the rehabbed units, the cantilevered metal, front entry canopies were observed to be in poor overall condition. Approximately 25 percent of the concrete stoops have been re-poured in recent years. Costs to replace dated/original door and entryway materials start in Year 1 of the plan.
- Organic growth was noted on vinyl and brick sections. Spalling brick and mortar loss were observed throughout the property. Costs are shown to point 25% of the brick are shown starting in Year 1. Costs to replace the vinyl siding and paint the steel window lintels also start in Year 1 of the plan. Future painting and power washing are shown as needed throughout the plan.
- Most roofing was installed circa 2000. Future replacement costs are shown starting in Year 3 of the plan.
- The office building consists of workspace, a kitchen area, bathroom, and storage space. Costs to replace fixtures, finishes, and appliances are shown as needed based on observed conditions and expected useful lives.
- Costs are shown annually to handle plumbing issues resulting from failures in the original iron fittings.
- Most dwelling units exhibit sloped/settling kitchen floors. Site staff indicated that this has been an ongoing problem. OSI has not conducted an in-depth structural analysis of any buildings at Yale Acres. Costs are included to add support columns where needed.
- Dwelling units feature hardwood flooring throughout. Costs to refinish the hardwood are shown in the first half of the plan. The second half of the plan includes costs to begin hard wood replacement after seventy plus years of use.

- In addition to the rehabbed units, some bathrooms and kitchen have been updated in recent years. Cost to continue renovating outdated kitchens and bathrooms are shown in Years 1-5. Including costs to replace tubs/surrounds, cabinetry, wall mounted sinks, and medicine cabinets. The rehabbed units feature typical kitchen appliances. Future replacement costs are shown as needed.
- Costs are shown to replace the remaining “older” boilers and install bedroom smoke detectors. Additionally, costs are included to install carbon monoxide detectors on each floor of the units.

Additional Notes:

1. The Physical Assessment of the property was conducted on June 18th and 20th 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Daniel Iles. 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*.



Property sign at the main entrance on Broadvale Road



View of the office parking area



Typical concrete walkways and newly poured stoop



Typical parking area in fair condition



View of the basketball court



The pavilion



The office building



The maintenance garage



Typical residential building



View of the rehab building



Typical unit entryway with original door, older aluminum storm door, and canopy



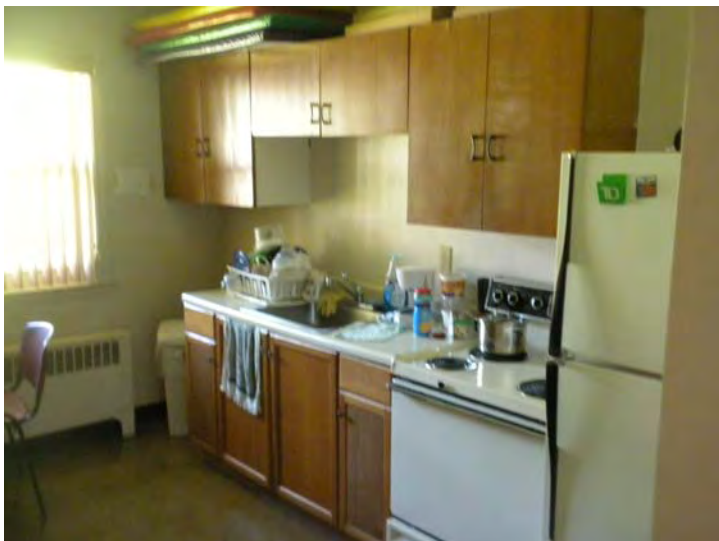
Broken and boarded windows were observed throughout the property during the assessment



Typical asphalt shingle roofing



View of the solar photovoltaic shingles and solar thermal panels at the rehabbed building



Office kitchen area



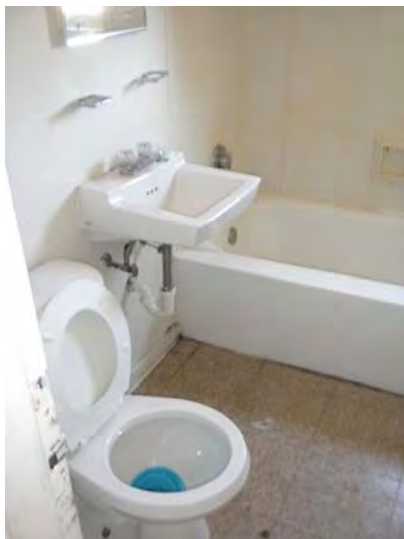
View of the office refrigerator



Typical unit living area



Original kitchen cabinetry



Typical unit bathroom



New kitchen cabinetry in the rehabbed unit



Typical unit boiler



Dwelling unit circuit breaker

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Meriden Housing Authority
Project Name:	Yale Acres
Project City / Town:	Meriden

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 26, 2013

Number of Units:	162
Total Square Feet:	88,232
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$887,365
Annual Replacement Reserve Contribution:	\$215,259
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	0	71,016	73,146	15,328	7,302	7,521	24,725	66,232	42,627	39,473	40,657	65,914	63,406	14,517	9,813	10,107	33,228	34,225	16,829	11,376	28,814	0
2	Building Exterior	0	0	436,378	446,580	385,588	151,007	155,537	173,059	12,101	12,464	12,837	104,712	111,623	14,028	14,449	16,644	15,329	41,842	38,596	39,754	17,252	17,770	0
3	Roofing	0	0	0	0	69,751	82,684	84,321	86,850	89,456	12,202	11,618	0	0	1,038	0	0	0	1,168	0	33,321	0	10,083	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	6,794	0	0	0	0	0	0	0	0	0	2,740	0	0	0	0	2,181	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	365	0	0	0	0	0	0	0	0	0	208	0	0	0	0	327	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	10,875	11,201	5,172	5,327	5,487	5,651	5,821	5,996	6,176	6,361	6,552	6,748	6,951	7,159	7,374	7,595	7,823	8,058	8,299	8,548	0
12	Building Electrical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	26,250	27,038	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	Unit Living	0	0	22,664	23,344	24,044	24,766	25,509	26,274	27,062	27,874	28,710	70,477	72,592	74,769	52,616	54,195	55,821	57,495	59,220	60,997	62,827	64,711	0
16	Unit Kitchens	0	0	104,461	107,595	110,823	114,147	6,653	6,852	7,058	7,270	30,772	27,781	30,617	42,665	30,357	8,681	8,941	9,209	17,862	35,192	36,248	37,336	0
17	Unit Bathrooms	0	0	74,587	76,825	79,129	81,503	83,948	5,195	5,351	5,511	5,676	5,847	6,022	6,203	6,389	6,580	6,778	6,981	12,454	12,828	13,213	7,857	0
18	Unit Electrical	0	0	183,664	77,661	29,290	30,169	31,074	32,006	32,967	33,956	34,974	36,023	86,007	88,587	23,107	23,801	24,515	25,250	26,007	26,788	27,591	28,419	0
19	Unit Mechanical	0	0	43,682	44,992	46,342	47,733	49,164	50,639	52,159	53,723	55,335	56,995	3,528	3,634	3,743	3,855	3,971	4,090	4,212	4,339	4,469	4,603	0
20	Annual Planned Expenditures	0	0	980,736	888,382	765,468	544,638	449,214	411,252	298,206	201,622	225,571	348,853	385,802	301,078	152,129	130,727	132,834	189,368	200,401	238,106	181,275	208,141	0
21	Annual Provision (indexed at 3%)			215,259	221,717	228,369	235,220	242,276	249,545	257,031	264,742	272,684	280,865	289,291	297,969	306,908	316,116	325,599	335,367	345,428	355,791	366,465	377,459	
22	Outside Capital			1,863,000																				
23	Cumulative Reserve Balance	887,365	887,365	1,984,888	1,318,223	781,124	471,705	264,768	103,060	61,885	125,005	172,118	104,129	7,618	4,510	159,289	344,678	537,443	683,442	828,469	946,154	1,131,344	1,300,662	

Site Improvements

Owner Sponsor Name:	Meriden Housing Authority
Project Name:	Yale Acres
Project City / Town:	Meriden

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 26, 2013

Number of Units:	162
Total Square Feet:	88,232
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Yale Acres • Capital Needs Assessment • © On-Site Insight

Comprehensive Capital Needs Assessment Schedule

Building Exterior

Owner Sponsor Name:	Meriden Housing Authority
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	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	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	0					
7	Windows					2013					0	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	0					
9	Caulking					2013					0	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	0					
11	Railings					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	Garage Door (Maintenance)	2,400		10	15	2018					0	0	0	0	0	2,782	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
14	Garage Door (Office)	1,200		2	15	2026					0	0	0	0	0	0	0	0	0	0	0	0	0	1,762	0	0	0	0	0	0					
15	Office Doors	690		30	35	2018					0	0	0	0	0	800	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	Exterior Unit Doors (Older Doors)	93,150		30+	35	2013					15,525	15,991	16,470	16,965	17,474	17,998	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
18	Exterior Storm Doors	74,100		varies	15	2013					4,940	5,088	5,241	5,398	5,560	5,727	5,899	6,076	6,258	6,446	6,639	6,838	7,043	7,255	7,472	7,696	7,927	8,165	8,410	8,662					
19	Entry Canopies (Metal)	73,200		30+	35	2013					12,200	12,566	12,943	13,331	13,731	14,143	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
20	Concrete Stoops (75% need work)	73,125		30+	35	2013					12,188	12,554	12,930	13,318	13,718	14,129	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
21	Exterior Walls - Masonry	140,238		40+	40+	2013					70,119	72,223	0	0	0	0	0	0	0	91,489	94,234	0	0	0	0	0	0	0	0	0					
22	Exterior Walls - Masonry	2,805		40+	7	2013					2,805	0	0	0	0	3,252	0	0	0	0	3,770	0	0	0	0	0	4,370	0	0	0	0				
23	Ext. Walls - Vinyl Siding	560,040		30+	40	2013					93,340	96,140	99,024	101,995	105,055	108,207	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
24	Ext. Walls - Vinyl Siding	31,164		0	7	2018					0	0	0	0	0	6,021	6,202	6,388	6,580	6,777	6,980	7,190	7,405	7,628	7,856	8,092	8,335	8,585	8,842	9,108					
25	Windows	634,030		34	35	2013					211,343	217,683	224,214	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
26	Lintels	41,755		varies	15	2013					13,918	14,336	14,766	0	0	0	0	0	0	0	0	0	0	0	0	0	21,684	22,334	23,004	0	0				
27	Annual Planned Expenditures							0		0	436,378	446,580	385,588	151,007	155,537	173,059	12,101	12,464	12,837	104,712	111,623	14,028	14,449	16,644	15,329	41,842	38,596	39,754	17,252	17,770	0				
28	Cumulative Reserve Balance							887,365		887,365	1,984,888	1,318,223	781,124	471,705	264,768	103,060	61,885	125,005	172,118	104,129	7,618	4,510	159,289	344,678	537,443	683,442	828,469	946,154	1,131,344	1,300,662					

Roofing

Owner Sponsor Name:	Meriden Housing Authority
Project Name:	Yale Acres
Project City / Town:	Meriden

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 26, 2013

Number of Units:	162
Total Square Feet:	88,232
Default Inflation Rate:	3.0%

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Lobby / Mail Area

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Community Room

Number of Units:	162
Total Square Feet:	88,232
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Common Hallways

Owner Sponsor Name:	Meriden Housing Authority
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Current Year:	2013
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Number of Units:	162
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Comprehensive Capital Needs Assessment Schedule

Common Stairways

Owner Sponsor Name:	Meriden Housing Authority
Project Name:	Yale Acres
Project City / Town:	Meriden

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Total Square Feet:	88,232
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	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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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						887,365	887,365	1,984,888	1,318,223	781,124	471,705	264,768	103,060	61,885	125,005	172,118	104,129	7,618	4,510	159,289	344,678	537,443	683,442	828,469	946,154	1,131,344	1,300,662							

Comprehensive Capital Needs Assessment Schedule

Common Laundry

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											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Ventilation					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Lighting Fixtures					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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						887,365	887,365	1,984,888	1,318,223	781,124	471,705	264,768	103,060	61,885	125,005	172,118	104,129	7,618	4,510	159,289	344,678	537,443	683,442	828,469	946,154	1,131,344	1,300,662							

Comprehensive Capital Needs Assessment Schedule

Common Area Restrooms

Owner Sponsor Name:	Meriden Housing Authority
Project Name:	Yale Acres
Project City / Town:	Meriden

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 26, 2013

Number of Units:	162
Total Square Feet:	88,232
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	129		10	10	2013					129	0	0	0	0	0	0	0	0	0	173	0	0	0	0	0	0	0	0	0					
2	Ceilings	26		10	10	2013					26	0	0	0	0	0	0	0	0	0	35	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					
4	Toilets					2013					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					
6	Accessories					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
7	Floor	210		20	15	2013					210	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	327	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																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	365	0	0	0	0	0	0	0	0	0	0	208	0	0	0	0	327	0	0	0	0	0	0	0			
28	Cumulative Reserve Balance						887,365	887,365	1,984,888	1,318,223	781,124	471,705	264,768	103,060	61,885	125,005	172,118	104,129	7,618	4,510	159,289	344,678	537,443	683,442	828,469	946,154	1,131,344	1,300,662							

Building Boilers

Number of Units:	162
Total Square Feet:	88,232
Default Inflation Rate:	3.0%

Yale Acres • Capital Needs Assessment • © On-Site Insight

Comprehensive Capital Needs Assessment Schedule

Building Mechanical

Owner Sponsor Name:	Meriden Housing Authority
Project Name:	Yale Acres
Project City / Town:	Meriden

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 26, 2013

Number of Units:	162
Total Square Feet:	88,232
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	Building Fire Suppression					2013				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						
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						
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						
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						
6	Ventalation & Exhaust					2013				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						
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	Domestic Hot / Cold Water Dist.	97,500		64	50	2013				4,875	5,021	5,172	5,327	5,487	5,651	5,821	5,996	6,176	6,361	6,552	6,748	6,951	7,159	7,374	7,595	7,823	8,058	8,299	8,548						
18	Sump Pumps	12,000		varies	15	2013				6,000	6,180	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	10,875	11,201	5,172	5,327	5,487	5,651	5,821	5,996	6,176	6,361	6,552	6,748	6,951	7,159	7,374	7,595	7,823	8,058	8,299	8,548	0				
28	Cumulative Reserve Balance							887,365		887,365	1,984,888	1,318,223	781,124	471,705	264,768	103,060	61,885	125,005	172,118	104,129	7,618	4,510	159,289	344,678	537,443	683,442	828,469	946,154	1,131,344	1,300,662					

Building Electrical

Number of Units:	162
Total Square Feet:	88,232
Default Inflation Rate:	3.0%

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Building Elevator

Owner Sponsor Name:	Meriden Housing Authority
Project Name:	Yale Acres
Project City / Town:	Meriden

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 26, 2013

Number of Units:	162
Total Square Feet:	88,232
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	Meriden Housing Authority
Project Name:	Yale Acres
Project City / Town:	Meriden

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 26, 2013

Number of Units:	162
Total Square Feet:	88,232
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	Foundation / Floor Slab					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Framing & Columns					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Steel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Wood Framing					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Masonry Bearing Walls					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	Floor Support	52,500		64	30	2013				26,250	27,038	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	26,250	27,038	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
28	Cumulative Reserve Balance							887,365		887,365	1,984,888	1,318,223	781,124	471,705	264,768	103,060	61,885	125,005	172,118	104,129	7,618	4,510	159,289	344,678	537,443	683,442	828,469	946,154	1,131,344	1,300,662					

Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	Meriden Housing Authority
Project Name:	Yale Acres
Project City / Town:	Meriden

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 26, 2013

Number of Units:	162
Total Square Feet:	88,232
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	Hardwood Floors (Refinish)	205,331		varies	15	2013					17,111	17,624	18,153	18,698	19,259	19,836	20,431	21,044	21,676	22,326	22,996	23,686	0	0	0	0	0	0	0						
18	Hardwood Floors (Replace)	344,861		64	50+	2022					0	0	0	0	0	0	0	0	0	40,906	42,133	43,397	44,699	46,040	47,421	48,844	50,309	51,818	53,373	54,974					
19	Interior Doors (Passage & Closet)	138,820		varies	25	2013					5,553	5,720	5,891	6,068	6,250	6,437	6,631	6,829	7,034	7,245	7,463	7,687	7,917	8,155	8,399	8,651	8,911	9,178	9,454	9,737					
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	22,664	23,344	24,044	24,766	25,509	26,274	27,062	27,874	28,710	70,477	72,592	74,769	52,616	54,195	55,821	57,495	59,220	60,997	62,827	64,711	0				
28	Cumulative Reserve Balance							887,365		887,365	1,984,888	1,318,223	781,124	471,705	264,768	103,060	61,885	125,005	172,118	104,129	7,618	4,510	159,289	344,678	537,443	683,442	828,469	946,154	1,131,344	1,300,662					

Unit Bathrooms

Owner Sponsor Name:	Meriden Housing Authority
Project Name:	Yale Acres
Project City / Town:	Meriden

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 26, 2013

Number of Units:	162
Total Square Feet:	88,232
Default Inflation Rate:	3.0%

Yale Acres • Capital Needs Assessment • © On-Site Insight

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Meriden Housing Authority
Project Name:	Yale Acres
Project City / Town:	Meriden

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 26, 2013

Number of Units:	162
Total Square Feet:	88,232
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceilings					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors					2013			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						
5	Countertops					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Sink					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Kitchen Exhaust Fan					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	GFI Outlet					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Vent Hood					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Refrigerators					2013			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						
12	Range					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Dishwasher					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Disposal					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Floors (VCT)	88,670		varies	15	2013			5,911	6,088	6,271	6,459	6,653	6,852	7,058	7,270	7,488	7,713	7,944	8,182	8,428	8,681	8,941	9,209	9,485	9,770	10,063	10,365							
18	Cabinetry (Original)	394,200		64	25	2013			98,550	101,507	104,552	107,688	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Countertops	76,905		varies	10	2021			0	0	0	0	0	0	0	0	19,484	20,069	20,671	21,291	21,930	0	0	0	0	25,422	26,185	26,971							
20	Refrigerators (in rehab units)	8,040		<3	15	2024			0	0	0	0	0	0	0	0	0	0	11,129	0	0	0	0	0	0	0	0	0	0						
21	Ranges (in rehab units)	5,220		<3	20	2029			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,377	0	0	0							
22	Microwaves (in rehab units)	3,000		<3	12	2021			0	0	0	0	0	0	0	0	3,800	0	0	0	0	0	0	0	0	0	0	0	0						
23	Dishwashers (in rehab units)	2,980		1	12	2023			0	0	0	0	0	0	0	0	0	0	2,002	2,063	0	0	0	0	0	0	0	0	0						
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	104,461	107,595	110,823	114,147	6,653	6,852	7,058	7,270	30,772	27,781	30,617	42,665	30,357	8,681	8,941	9,209	17,862	35,192	36,248	37,336	0				
28	Cumulative Reserve Balance							887,365		887,365	1,984,888	1,318,223	781,124	471,705	264,768	103,060	61,885	125,005	172,118	104,129	7,618	4,510	159,289	344,678	537,443	683,442	828,469	946,154	1,131,344	1,300,662					

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

Owner Sponsor Name:	Meriden Housing Authority
Project Name:	Yale Acres
Project City / Town:	Meriden

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 26, 2013

Number of Units:	162
Total Square Feet:	88,232
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	Electrical Panel	183,750		40+	40	2013				18,375	18,926	19,494	20,079	20,681	21,302	21,941	22,599	23,277	23,975	0	0	0	0	0	0	0	0	0	0						
18	Smoke Detector	92,340		varies	10	2013				9,234	9,511	9,796	10,090	10,393	10,705	11,026	11,357	11,697	12,048	12,410	12,782	13,165	13,560	13,967	14,386	14,818	15,262	15,720	16,192						
19	Smoke Detector	108,265		ADD	10	2013				108,265	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
20	Smoke Detectos (Future Replacement)	69,730		0	10	2022				0	0	0	0	0	0	0	0	0	9,371	9,652	9,942	10,240	10,547	10,864	11,190	11,525	11,871	12,227							
21	Carbon Monoxide Detection	95,580		ADD	10	2013				47,790	49,224	0	0	0	0	0	0	0	0	64,226	66,153	0	0	0	0	0	0	0	0						
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	183,664	77,661	29,290	30,169	31,074	32,006	32,967	33,956	34,974	36,023	86,007	88,587	23,107	23,801	24,515	25,250	26,007	26,788	27,591	28,419	0				
28	Cumulative Reserve Balance							887,365		887,365	1,984,888	1,318,223	781,124	471,705	264,768	103,060	61,885	125,005	172,118	104,129	7,618	4,510	159,289	344,678	537,443	683,442	828,469	946,154	1,131,344	1,300,662					

Unit Mechanical

Owner Sponsor Name:	Meriden Housing Authority
Project Name:	Yale Acres
Project City / Town:	Meriden

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 26, 2013

Number of Units:	162
Total Square Feet:	88,232
Default Inflation Rate:	3.0%

13395 - Yale Acres - FINAL SS 7/8/2013

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.