

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



Sugarloaf Terrace

CHFA # 85097

Middlefield Housing Authority
Rockfall, CT

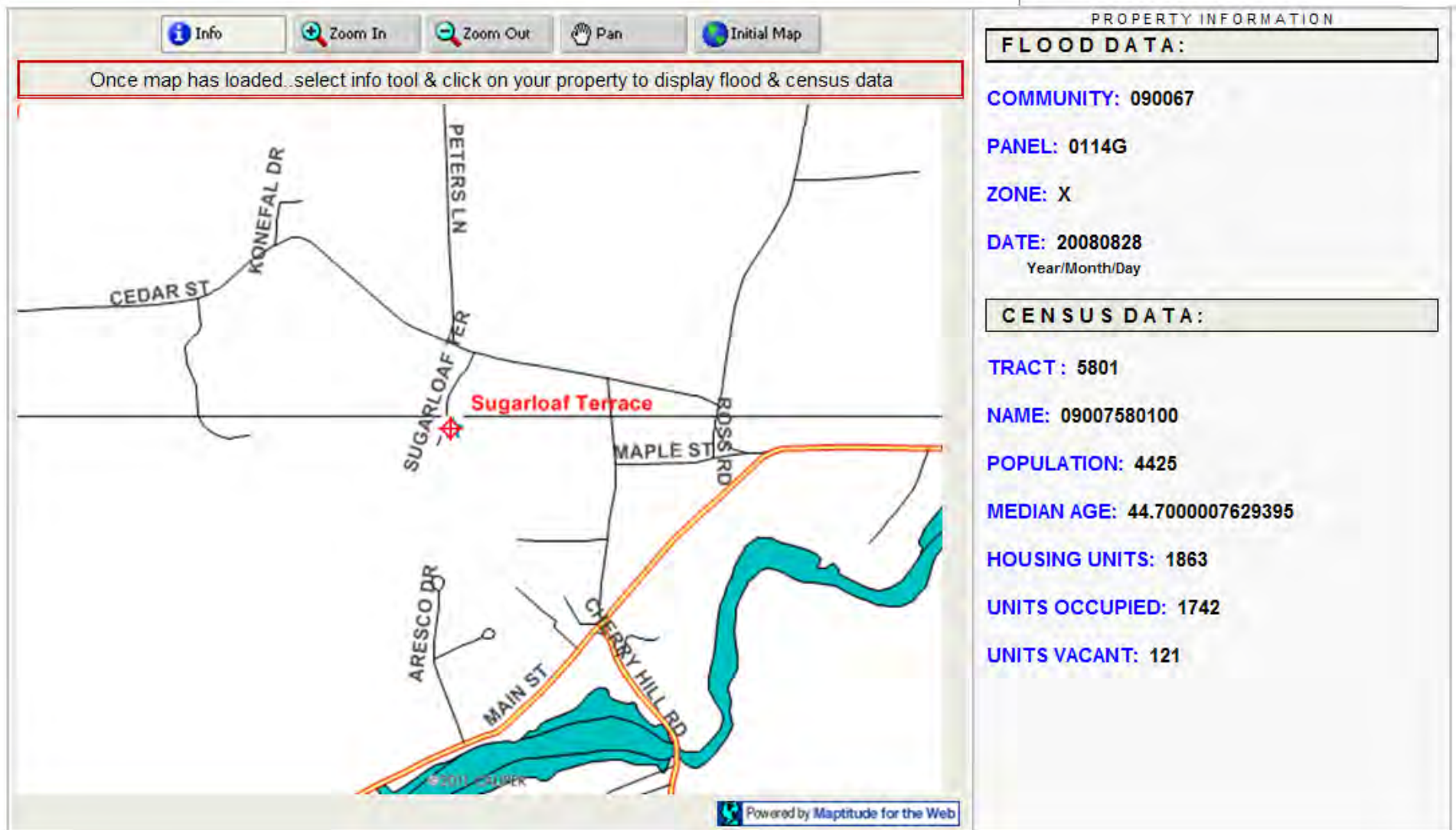
May 9, 2013

Final Report



Sugarloaf Terrace

61 Cedar Street
Rockfall, CT 06481



Sugarloaf Terrace

61 Cedar Street (1 Sugarloaf Terrace)
Rockfall, CT 06481

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

Executive Summary

Sugarloaf Terrace

Rockfall, CT

Sugarloaf Terrace is residential development for the elderly and/or disabled that is comprised of three residential buildings and one community building. The development includes 2 efficiency and 28 one-bedroom units. Original construction of the development dates to 1979 and it was renovated in 2006.

Overall the development is in 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.

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

- Site staff reported issues with the development's septic system. Costs to replace/rebuild the septic system are shown in Year 1 of the plan.
- Costs are shown every five years to crack-fill, sealcoat, and restripe the parking area. Costs are shown in Year 1 to install compliant curb cuts where needed throughout the property (total of five).
- Original doors are shown for replacement in Year 1-4 of the plan. Costs to replace the remaining original windows are shown in Year 1. In addition, costs are shown to replace rotten/deteriorating wood trim and kick-plates, as well as entryway wall sconces.

- The composite shingle roof coverings were replaced in 2006. Future replacement costs are shown in Years 13 and 14.
- The community building interior spaces (laundry, restroom, community room, and offices) are shown being refinished in Year 1 of the plan. Costs are included to install ADA compliant cabinetry, insulate restroom piping and lower dispensers/receptacles, and to reconfigure the laundry room and kitchen areas to create adequate clear floor space (60-inch turn radius).
- The fire alarm control panel is shown for replacement in Year 1. The panel has become problematic and has required many repairs in recent years.
- In 2006 nineteen of the original efficiency units were converted to one-bedrooms. During the renovation many of the finishes were replaced in the 19 units. Carpeting was installed in the living areas and the original windows and rear doors were replaced. Costs are shown to replace the carpeting based on a ten year estimated useful life. Most of the VCT is original to the development and is constructed of asbestos containing material. Costs to replace the VCT are shown starting in Year 1.
- Kitchen cabinetry is original in all units except the three barrier free apartments. Costs to replace the original cabinetry are shown starting in Year 1. Most refrigerator and ranges are more than ten years old. Costs to replace older appliances are shown as needed in the first half of the plan.
- Costs are included for minor accessibility upgrades in units. Including costs to reposition/install compliant grab bars in bathrooms and lower thermostat controls within reach limits.
- Costs to replace the domestic hot water tanks are shown over the first four years of the plan. Costs are shown in Year 1 to add bedroom smoke detectors and replace all older sensors and detectors. Future allowances are shown based on their estimated useful lives.

Additional Notes:

1. The Physical Assessment of the property was conducted on *April 16th, 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*.



Main entrance and property sign



View of the asphalt paved parking area



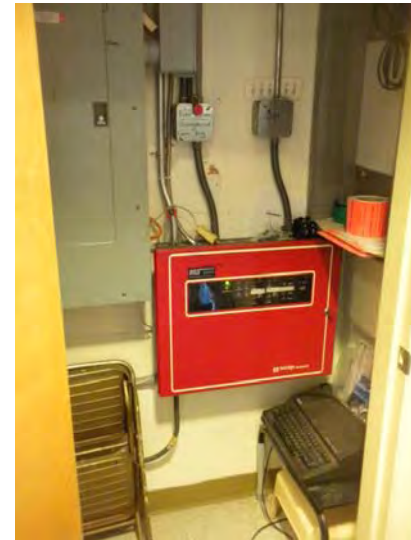
Typical concrete walkway



One of the maintenance garages



The Generac generator



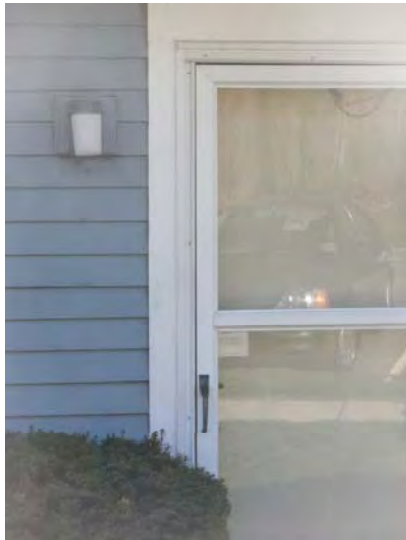
Central Fire Alarm Control Panel



Typical building architecture



View of the windows and typical siding condition



Original storm door and wall sconce



View of the rotting/deteriorating kick-plate
and wood trim



View of the community room



Community kitchen cabinets



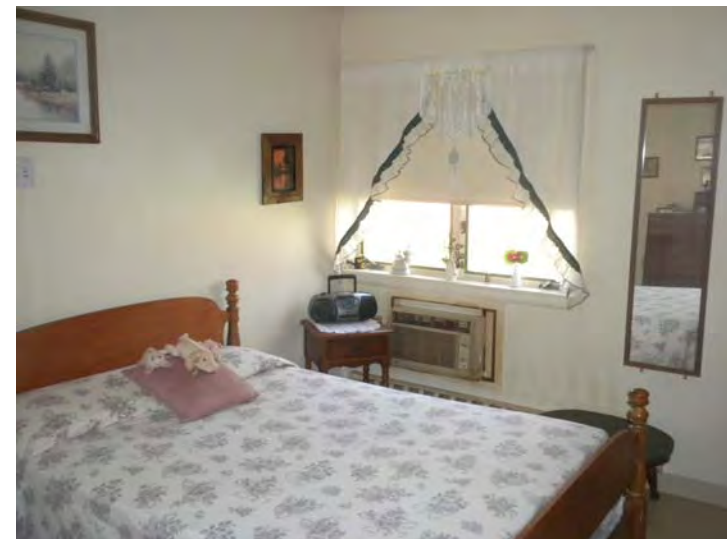
View of the laundry room area



Typical restroom area



Cabinets in the office area



Typical bedroom



Typical cabinetry



View of the tub and surround



Typical bathroom layout



Heat sensor and exhaust fans in each kitchen



Electric domestic hot water tank



View of the wall mounted thermostats

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Middlefield Housing Authority
Project Name:	Sugarloaf Terrace
Project City / Town:	Rockfall

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 22, 2013

Number of Units:	30
Total Square Feet:	21,225
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$119,624
Annual Replacement Reserve Contribution:	\$8,163
Additional Misc. Contribution:	\$0

	Component	Total Planned Expenditures by Year																						Revitalization
		Emergency	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	Site Improvements	0	0	166,500	1,726	1,778	1,831	1,886	11,119	2,001	2,061	2,123	2,187	10,203	2,320	2,390	54,586	2,535	15,099	2,689	2,770	55,356	2,939	0
2	Building Exterior	0	0	60,923	19,532	14,762	5,802	0	0	0	10,583	10,901	11,228	0	0	0	0	13,016	22,918	19,754	8,975	9,244	3,025	0
3	Roofing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	70,207	72,314	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	12,581	0	0	0	0	0	0	0	0	0	4,450	0	0	0	0	4,207	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	562	0	0	0	0	0	0	0	0	0	285	0	0	0	0	545	0	0	0	0	0
9	Common Area Restrooms	0	0	2,899	0	0	0	0	0	0	0	0	0	0	0	0	0	0	545	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	4,000	0	2,122	0	0	985	0	0	0	0	0	0	0	0	0	6,232	0	0	0	0	0
12	Building Electrical	0	0	29,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14,801	0	32,231	0	0	0
13	Building Elevator	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	Building Structural	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	Unit Living	0	0	18,754	16,452	37,967	39,107	23,404	24,106	1,169	1,204	1,240	1,277	1,316	1,355	29,647	30,537	31,453	55,757	25,632	26,401	27,193	1,717	0
16	Unit Kitchens	0	0	35,264	36,322	37,412	38,534	6,787	3,530	2,400	2,472	2,546	2,623	17,166	4,600	4,738	4,880	5,026	21,815	22,469	23,143	23,837	10,574	0
17	Unit Bathrooms	0	0	11,033	11,364	11,705	12,056	5,578	5,745	5,918	6,095	6,278	6,466	5,007	5,158	5,312	5,472	5,636	7,715	7,947	8,185	8,430	1,105	0
18	Unit Electrical	0	0	20,710	0	0	0	0	0	13,158	0	0	0	0	0	0	16,183	10,210	14,315	14,744	15,186	15,642	0	0
19	Unit Mechanical	0	0	11,242	11,579	11,927	12,284	2,186	2,251	2,319	2,388	2,460	2,534	2,610	2,688	11,858	12,214	12,580	11,976	2,105	2,169	2,234	2,301	0
20	Annual Planned Expenditures	0	0	373,468	96,976	117,673	109,615	39,841	47,737	26,965	24,804	25,548	26,315	41,036	16,121	124,152	196,185	80,456	175,924	95,340	119,060	141,937	21,659	0
21	Annual Provision (indexed at 3%)			8,163	8,408	8,660	8,920	9,187	9,463	9,747	10,039	10,340	10,651	10,970	11,299	11,638	11,987	12,347	12,717	13,099	13,492	13,897	14,314	
22	Outside Capital			1,590,000																				
23	Cumulative Reserve Balance	119,624	119,624	1,344,319	1,255,751	1,146,738	1,046,043	1,015,390	977,115	959,897	945,132	929,924	914,260	884,194	879,373	766,858	582,661	514,552	351,346	269,104	163,536	35,496	28,150	

Site Improvements

Number of Units:	30
Total Square Feet:	21,225
Default Inflation Rate:	3.0%

Sugarloaf Terrace • Capital Needs Assessment • © On-Site Insights

Building Exterior

Owner Sponsor Name:	Middlefield Housing Authority
Project Name:	Sugarloaf Terrace
Project City / Town:	Rockfall

Current Year:	2013
Budget Effective Date:	January 1, 2013
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Number of Units:	30
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[illegible]

Roofing

Owner Sponsor Name:	Middlefield Housing Authority
Project Name:	Sugarloaf Terrace
Project City / Town:	Rockfall

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 22, 2013

Number of Units:	30
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Default Inflation Rate:	3.0%

[illegible]

Lobby / Mail Area

Owner Sponsor Name:	Middlefield Housing Authority
Project Name:	Sugarloaf Terrace
Project City / Town:	Rockfall

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 22, 2013

Number of Units:	30
Total Square Feet:	21,225
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	Middlefield Housing Authority
Project Name:	Sugarloaf Terrace
Project City / Town:	Rockfall

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 22, 2013

Number of Units:	30
Total Square Feet:	21,225
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	2,700		34	15	2013				2,700	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	0					
3	Kitchen Appliances	1,170		20	20	2013				1,170	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	0					
5	Office Flooring	699		15	10	2013				699	0	0	0	0	0	0	0	0	0	939	0	0	0	0	0	0	0	0	0	0					
6	Walls & Ceilings	2,612		15	10	2013				2,612	0	0	0	0	0	0	0	0	0	3,510	0	0	0	0	0	0	0	0	0	0					
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
17	Office Cabinetry	2,700		34	20	2013				2,700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
18	ADA Upgrades	2,700		34	20	2013				2,700	0	0	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	12,581	0	0	0	0	0	0	0	0	0	4,450	0	0	0	0	4,207	0	0	0	0	0				
28	Cumulative Reserve Balance							119,624		119,624	1,344,319	1,255,751	1,146,738	1,046,043	1,015,390	977,115	959,897	945,132	929,924	914,260	884,194	879,373	766,858	582,661	514,552	351,346	269,104	163,536	35,496	28,150					

Common Hallways

Number of Units:	30
Total Square Feet:	21,225
Default Inflation Rate:	3.0%

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Common Stairways

Number of Units:	30
Total Square Feet:	21,225
Default Inflation Rate:	3.0%

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Common Laundry

Number of Units:	30
Total Square Feet:	21,225
Default Inflation Rate:	3.0%

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Common Area Restrooms

Number of Units:	30
Total Square Feet:	21,225
Default Inflation Rate:	3.0%

13260 - Sugarloaf Terrace - FINAL SS 5/9/2013

Building Boilers

Owner Sponsor Name:	Middlefield Housing Authority
Project Name:	Sugarloaf Terrace
Project City / Town:	Rockfall

Current Year:	2013
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Number of Units:	30
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Default Inflation Rate:	3.0%

[illegible]

Building Mechanical

Number of Units:	30
Total Square Feet:	21,225
Default Inflation Rate:	3.0%

13260 - Sugarloaf Terrace - FINAL SS 5/9/2013

Building Electrical

Owner Sponsor Name:	Middlefield Housing Authority
Project Name:	Sugarloaf Terrace
Project City / Town:	Rockfall

Current Year:	2013
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Number of Units:	30
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[illegible]

Building Elevator

Owner Sponsor Name:	Middlefield Housing Authority
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Project City / Town:	Rockfall

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Building Structural

Number of Units:	30
Total Square Feet:	21,225
Default Inflation Rate:	3.0%

13260 - Sugarloaf Terrace - FINAL SS 5/9/2013

Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	Middlefield Housing Authority
Project Name:	Sugarloaf Terrace
Project City / Town:	Rockfall

Current Year:	2013
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Number of Units:	30
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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	Interior Doors					2013				0	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	0						
3	Ceilings					2013				0	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	0						
5	Floors					2013				0	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	0						
7	Electrical Outlets					2013				0	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	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						
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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	Flooring (VCT)	59,975		34	15	2013				14,994	15,444	15,907	16,384	0	0	0	0	0	0	0	0	0	0	23,360	24,061	24,783	25,526	0							
18	Flooring (Carpet)	79,260		7	10	2015				0	0	21,022	21,652	22,302	22,971	0	0	0	0	0	0	28,251	29,099	29,972	30,871	0	0	0	0						
19	Closet Doors	19,572		varies	25	2013				979	1,008	1,039	1,070	1,102	1,135	1,169	1,204	1,240	1,277	1,316	1,355	1,396	1,438	1,481	1,525	1,571	1,618	1,667	1,717						
20	ADA Upgrades	2,781		ADD	20	2013				2,781	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	18,754	16,452	37,967	39,107	23,404	24,106	1,169	1,204	1,240	1,277	1,316	1,355	29,647	30,537	31,453	55,757	25,632	26,401	27,193	1,717	0				
28	Cumulative Reserve Balance							119,624		119,624	1,344,319	1,255,751	1,146,738	1,046,043	1,015,390	977,115	959,897	945,132	929,924	914,260	884,194	879,373	766,858	582,661	514,552	351,346	269,104	163,536	35,496	28,150					

Unit Bathrooms

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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							
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	Floors	17,288		34	15	2013				4,322	4,452	4,585	4,723	0	0	0	0	0	0	0	0	0	0	0	6,734	6,936	7,144	7,358	0						
18	Tubs and Surrounds	46,440		34	30	2013				3,096	3,189	3,285	3,383	3,485	3,589	3,697	3,808	3,922	4,040	4,161	4,286	4,414	4,547	4,683	0	0	0	0							
19	Wall Sinks	12,600		34	30	2013				630	649	668	688	709	730	752	775	798	822	847	872	898	925	953	982	1,011	1,041	1,073	1,105						
20	Medicine Cabinets	7,020		34	20	2013				1,755	1,808	1,862	1,918	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
21	Toilets	12,300		varies	30	2013				1,230	1,267	1,305	1,344	1,384	1,426	1,469	1,513	1,558	1,605	0	0	0	0	0	0	0	0	0							
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	11,033	11,364	11,705	12,056	5,578	5,745	5,918	6,095	6,278	6,466	5,007	5,158	5,312	5,472	5,636	7,715	7,947	8,185	8,430	1,105	0						
28	Cumulative Reserve Balance						119,624	119,624	1,344,319	1,255,751	1,146,738	1,046,043	1,015,390	977,115	959,897	945,132	929,924	914,260	884,194	879,373	766,858	582,661	514,552	351,346	269,104	163,536	35,496	28,150							

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Middlefield Housing Authority
Project Name:	Sugarloaf Terrace
Project City / Town:	Rockfall

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 22, 2013

Number of Units:	30
Total Square Feet:	21,225
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	Range (30-inch)	1,035		15	20	2018			0	0	0	0	0	1,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
16	Cabinets	9,450		15	25	2023			0	0	0	0	0	0	0	0	0	0	12,700	0	0	0	0	0	0	0	0	0	0	0					
17	Floors	31,890		34	15	2013			7,972	8,211	8,457	8,711	0	0	0	0	0	0	0	0	0	0	0	0	0	12,420	12,793	13,177	13,572	0					
18	Cabinets	85,050		34	25	2013			21,262	21,900	22,557	23,234	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
19	Countertops	16,615		varies	10	2023			0	0	0	0	0	0	0	0	0	4,466	4,600	4,738	4,880	5,026	0	0	0	0	0	0	0	0					
20	Refrigerators	20,100		>10	15	2013			4,020	4,141	4,265	4,393	4,525	0	0	0	0	0	0	0	0	0	0	6,263	6,451	6,644	6,844	7,049							
21	Range (24-inch)	13,500		varies	20	2013			2,010	2,070	2,132	2,196	2,262	2,330	2,400	2,472	2,546	2,623	0	0	0	0	0	3,132	3,225	3,322	3,422	3,525							
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	35,264	36,322	37,412	38,534	6,787	3,530	2,400	2,472	2,546	2,623	17,166	4,600	4,738	4,880	5,026	21,815	22,469	23,143	23,837	10,574	0				
28	Cumulative Reserve Balance							119,624		119,624	1,344,319	1,255,751	1,146,738	1,046,043	1,015,390	977,115	959,897	945,132	929,924	914,260	884,194	879,373	766,858	582,661	514,552	351,346	269,104	163,536	35,496	28,150					

Unit Electrical

Number of Units:	30
Total Square Feet:	21,225
Default Inflation Rate:	3.0%

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Unit Mechanical

Owner Sponsor Name:	Middlefield Housing Authority
Project Name:	Sugarloaf Terrace
Project City / Town:	Rockfall

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 22, 2013

Number of Units:	30
Total Square Feet:	21,225
Default Inflation Rate:	3.0%

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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.