

# *CHFA* Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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and

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Alberta Jagoe Commons E-93  
CHFA #91135D  
Milford Redevelopment and  
Housing Partnership  
Milford, CT

April 30, 2013

*Final Report*





## Alberta Jagoe Commons

100-500 Alberta Jagoe Court  
Milford, CT 06460





## Alberta Jagoe Commons

100-500 Alberta Jagoe Court  
Milford, CT 06460

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

## Executive Summary

### Alberta Jagoe Commons E-193

Milford, CT

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**Alberta Jagoe Commons E-193** is a residential development for the elderly that is comprised of 40 units in 4 one-story, brick-faced buildings on a sloping site. Each pair of buildings frames a symmetric courtyard. Six units in each building front on a central parking lot, and the remaining fourteen units face into each courtyard. There are continuous walks from the parking lot to the unit entries. The residential building and the Community Center are predominately brick with vinyl gable ends, vinyl soffits, and vinyl panels above the windows and doors. The pitched roofs have asphalt shingles. The development includes 40 one-bedroom units, 4 of which are designated as accessible. There are 41 on-site parking spaces including 6 designated accessible spaces. Original occupancy of Alberta Jagoe Commons was 1990. The roofs were replaced in 2012, and the asphalt sidewalks were repaired in 2008, including a heavy duty service pad. The emergency generator was installed in about 2005. The heating was converted to an electric UI program utilizing Hubbell hot water heaters and new hot water baseboards. Asphalt parking and drives, windows and doors, and kitchens and baths are all generally original.

Overall the development is in good condition. As shown on the attached capital needs worksheets, the development faces significant capital needs throughout the assessment period. Based on the reported annual contributions, the development is seen as requiring an adjustment to current replacement reserve funding and/or an infusion of additional capital.

Key findings identified by this assessment of Alberta Jagoe include the following:

- Asphalt paving at the drive and parking is shown with crack repair and sealcoating periodically over the plan.
- Asphalt paving at drives and parking is shown to be overlaid early and late in the plan.

- Asphalt walks and concrete front door stoops are shown to be redone late and mid-term, and asphalt rear door stoops early in the term.
- Site light poles and bollard path lights are shown to be replaced early in the plan.
- Gang mailboxes and the wood picket fence along the east property line are shown to be replaced in Year 1.
- Brick cleaning at the residential buildings and Community Center is shown early and late in the plan.
- Window, exterior door, and storm door replacement at the residential buildings and Community Center is shown mid-plan.
- Vinyl soffit and panel replacement at the residential buildings and Community Center is shown mid-plan.
- New roofing is shown late in the plan based on EUL and condition.
- New finishes and appliances in the Community Center are shown to be replaced periodically over the plan.
- New electric wall heaters in the Community Center are shown early and late in the plan.
- Upgrades to the residential fire alarm systems are shown in Year 1, and a new FACP in the Community Center is shown late in the plan.
- The emergency generator is shown to be replaced at the end of the term, and the security system is to be upgraded early in the term.
- New emergency call for aid devices and GFCI outlets in the Community Center are shown in Year 1.
- Unit wall and ceiling finishes are in good condition. Painting at unit turn-over is funded from operating accounts.
- Interior hung and bi-pass doors in the units and vinyl flooring in the living areas are shown to be replaced early in the plan.
- Bathroom vinyl flooring, fixtures, accessories, lights, exhaust fans, and ceiling heaters are shown to be replaced early in the plan.
- Kitchen appliances, cabinets, counters, sinks, and vinyl flooring are shown replaced mid-plan and wall heaters and GFCI outlets in Year 1.
- The Hubbell electric hot water heaters for the Community Center and each residential unit are provided by UI at no cost.
- The replacement of emergency call devices is shown early and late in the plan. Smoke detectors are shown early and mid-plan.
- Through wall air conditioners are the responsibility of the residents.
- An accessible route from parking to the accessible units and Community Center is generally present.

Additional Notes:

1. The Physical Assessment of the property was conducted on Monday, March 25<sup>th</sup>, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Brian Ameche, Principal of Clearstory LLC. We would like to thank site staff for their assistance.
2. Cost estimates used in this assessment are based on data from *RS Means Facilities and Construction Cost Data*. These cost estimates have been applied uniformly across the entire study portfolio to help ensure consistency of future projections. Actual owner and/or site pricing could vary significantly.
3. Unless required by fire, safety, or accessibility codes, items are typically shown being replaced in kind and do not include any planned upgrades or potential upgrade opportunities.
4. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.
5. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.





Asphalt paving at the Community Building and site-wide is in poor condition.



Typical sub-base failure at asphalt paving at drainage structures, drive and parking.



Fence along east property line should be rebuilt.



Screens at trash dumpster and emergency generator should be rebuilt and painted.





Typical rusted steel mailbox posts and hood.



Typical failing vinyl window frame.



Typical condensation inside insulating glass due to failure of the perimeter glass seal.



Typical staining at locations of gutters and leaders relocated in recent re-roofing project should be cleaned.





Community Room with kitchen, laundry and toilet rooms.



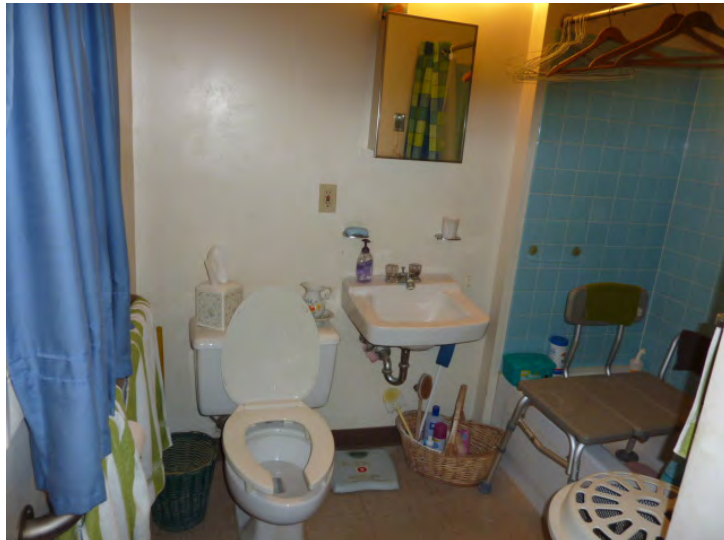
Typical bedroom in 1-bedroom apartments.



Typical renovated kitchen in 1-bedroom apartments.



Typical living and dining areas in 1-bedroom apartments.



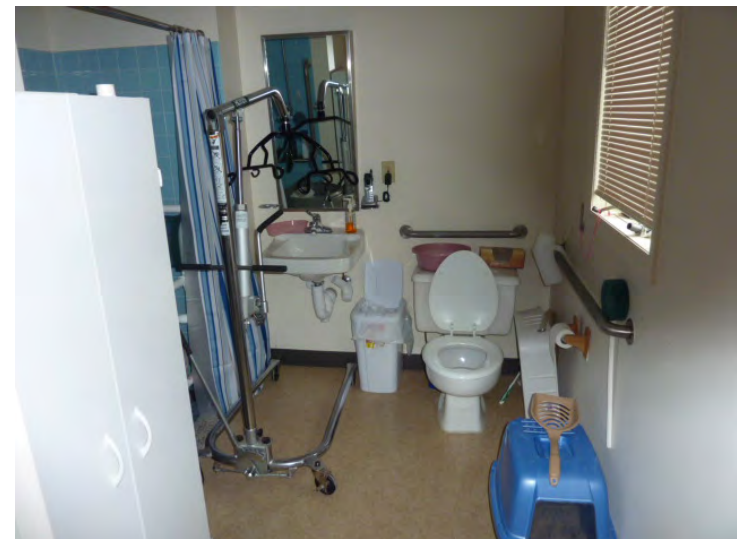
Typical bathroom in 1-bedroom apartments.



Typical bedroom in designated 1-bedroom accessible apartment.



Typical kitchen in designated 1-bedroom accessible apartment.



Typical bathroom in designated 1-bedroom accessible apartment (3'x5' roll-in shower is behind cabinet on left).

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Milford Redevelopment and Housing Partnership
Project Name:	Alberta Jagoe Commons E-193
Project City / Town:	Milford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	40
Total Square Feet:	24,868
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$65,614
Annual Replacement Reserve Contribution:	\$11,562
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	128,239	0	59,845	0	0	9,748	0	0	0	0	11,301	0	28,515	0	0	111,025	0	0	0	210,640	0
2	Building Exterior	0	0	0	0	13,546	0	0	0	0	87,657	80,393	82,805	0	0	18,204	0	0	0	0	0	0	0	0
3	Roofing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	214,969	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	1,607	0	1,022	0	0	4,233	0	4,990	0	0	0	0	1,373	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	262	0	0	0	0	513	0	0	0	0	353	0	0	0
9	Common Area Restrooms	0	0	0	0	326	0	0	0	0	0	0	0	0	0	1,009	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	1,860	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,898	0	0	0	0	0
12	Building Electrical	0	0	36,900	0	0	0	39,393	0	0	0	0	0	0	0	0	0	0	935	19,256	49,585	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	0	0	66,200	0	0	0	0	53,199	0	0	0	0	0	0	0	0	0	103,138	0	0	0
16	Unit Kitchens	0	0	15,000	0	0	0	0	0	0	0	0	241,696	0	0	0	0	0	0	0	0	0	15,782	0
17	Unit Bathrooms	0	0	0	0	208,951	0	0	0	0	0	0	0	0	0	11,173	0	0	0	0	19,834	0	0	0
18	Unit Electrical	0	0	27,200	0	0	0	0	0	0	0	0	0	20,428	0	0	0	0	18,696	0	0	0	0	0
19	Unit Mechanical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20	Annual Planned Expenditures	0	0	209,199	0	348,869	0	39,393	11,355	0	142,140	80,393	324,501	35,962	0	64,405	0	0	133,553	19,256	174,283	214,969	226,421	0
21	Annual Provision (indexed at 3%)			11,562	11,909	12,266	12,634	13,013	13,404	13,806	14,220	14,646	15,086	15,538	16,005	16,485	16,979	17,489	18,013	18,554	19,110	19,684	20,274	
22	Outside Capital			1,700,000																				
23	Cumulative Reserve Balance	65,614	65,614	1,567,977	1,579,886	1,243,283	1,255,917	1,229,538	1,231,586	1,245,392	1,117,471	1,051,725	742,310	721,886	737,891	689,971	706,950	724,438	608,898	608,196	453,023	257,738	51,590	



## Site Improvements

Number of Units:	40
Total Square Feet:	24,868
Default Inflation Rate:	3.0%

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## Building Exterior

Owner Sponsor Name:	Milford Redevelopment and Housing
Project Name:	Alberta Jagoe Commons E-193
Project City / Town:	Milford

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Comprehensive Capital Needs Assessment Schedule

Lobby / Mail Area

Owner Sponsor Name:	Milford Redevelopment and Housing
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Project City / Town:	Milford

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Number of Units:	40
Total Square Feet:	24,868
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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	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Mail Facilities					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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					
28	Cumulative Reserve Balance							65,614		65,614	1,567,977	1,579,886	1,243,283	1,255,917	1,229,538	1,231,586	1,245,392	1,117,471	1,051,725	742,310	721,886	737,891	689,971	706,950	724,438	608,898	608,196	453,023	257,738	51,590					

## Community Room

Owner Sponsor Name:	Milford Redevelopment and Housing
Project Name:	Alberta Jagoe Commons E-193
Project City / Town:	Milford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	40
Total Square Feet:	24,868
Default Inflation Rate:	3.0%

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## Common Hallways

Number of Units:	40
Total Square Feet:	24,868
Default Inflation Rate:	3.0%

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## Common Stairways

Number of Units:	40
Total Square Feet:	24,868
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Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Milford Redevelopment and Housing
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Number of Units:	40
Total Square Feet:	24,868
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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	Walls	169		3	10	2020				0	0	0	0	0	0	0	207	0	0	0	0	0	0	0	0	0	279	0	0						
2	Ceilings	45		3	10	2020				0	0	0	0	0	0	0	55	0	0	0	0	0	0	0	0	0	74	0	0						
3	Floors	360		3	15	2025				0	0	0	0	0	0	0	0	0	0	0	0	513	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	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																																			
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21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	0	0	262	0	0	0	0	513	0	0	0	0	353	0	0	0					
28	Cumulative Reserve Balance							65,614		65,614	1,567,977	1,579,886	1,243,283	1,255,917	1,229,538	1,231,586	1,245,392	1,117,471	1,051,725	742,310	721,886	737,891	689,971	706,950	724,438	608,898	608,196	453,023	257,738	51,590					

## Common Area Restrooms

Number of Units:	40
Total Square Feet:	24,868
Default Inflation Rate:	3.0%

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## Building Boilers

Owner Sponsor Name:	Milford Redevelopment and Housing
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Number of Units:	40
Total Square Feet:	24,868
Default Inflation Rate:	3.0%

[illegible]

## Building Mechanical

Number of Units:	40
Total Square Feet:	24,868
Default Inflation Rate:	3.0%

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## Building Electrical

Number of Units:	40
Total Square Feet:	24,868
Default Inflation Rate:	3.0%

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## Building Elevator

Owner Sponsor Name:	Milford Redevelopment and Housing
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Number of Units:	40
Total Square Feet:	24,868
Default Inflation Rate:	3.0%

[illegible]



## Building Structural

Number of Units:	40
Total Square Feet:	24,868
Default Inflation Rate:	3.0%

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## Unit Living

Number of Units:	40
Total Square Feet:	24,868
Default Inflation Rate:	3.0%

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## Unit Bathrooms

Number of Units:	40
Total Square Feet:	24,868
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Ceiling					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Lavatory / Vanity					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Toilet					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Tub / Surround					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Floor					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Accessories					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Lighting Features					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Exhaust Fan					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	GFI Outlet					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	New Toilet, Vanity, Sink and Mixing Valve	59,800		23	25	2015				0	0	63,442	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	New Tub, Surround and Mixing Valve	80,800		23	25	2015				0	0	85,721	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	New Accessories	16,720		23	25	2015				0	0	17,738	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	New Exhaust Fans	6,000		23	25	2015				0	0	6,365	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
21	New Light	4,800		23	25	2015				0	0	5,092	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
22	New Vinyl Floor	12,000		varies	15	2015				0	0	12,731	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19,834	0	0						
23	Paint Walls	6,349		varies	10	2015				0	0	6,735	0	0	0	0	0	0	0	0	9,052	0	0	0	0	0	0	0	0						
24	Paint Ceilings	1,488		varies	10	2015				0	0	1,579	0	0	0	0	0	0	0	0	2,122	0	0	0	0	0	0	0	0						
25	New Bathroom Ceiling Heater	9,000		23	25	2015				0	0	9,548	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
26																																			
27	Annual Planned Expenditures						0	0	0	0	208,951	0	0	0	0	0	0	0	0	0	11,173	0	0	0	0	19,834	0	0	0						
28	Cumulative Reserve Balance						65,614	65,614	1,567,977	1,579,886	1,243,283	1,255,917	1,229,538	1,231,586	1,245,392	1,117,471	1,051,725	742,310	721,886	737,891	689,971	706,950	724,438	608,898	608,196	453,023	257,738	51,590							

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Milford Redevelopment and Housing
Project Name:	Alberta Jagoe Commons E-193
Project City / Town:	Milford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	40
Total Square Feet:	24,868
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	New Vinyl Floors	19,200		varies	15	2022				0	0	0	0	0	0	0	0	25,052	0	0	0	0	0	0	0	0	0	0	0						
18	Refrigerators	26,800		varies	15	2022				0	0	0	0	0	0	0	0	34,968	0	0	0	0	0	0	0	0	0	0	0						
19	Cabinets/Countertop/Sink	108,000		23	25	2022				0	0	0	0	0	0	0	0	140,916	0	0	0	0	0	0	0	0	0	0	0						
20	Range	20,000		varies	20	2022				0	0	0	0	0	0	0	0	26,095	0	0	0	0	0	0	0	0	0	0	0						
21	Rangehood	11,240		varies	20	2022				0	0	0	0	0	0		0	0	14,666	0	0	0	0	0	0	0	0	0	0						
22	New Kitchen Wall Heater	9,000		23	20	2013				9,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15,782						
23	New GFCI Outlets	6,000		23	30	2013				6,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	15,000	0	0	0	0	0	0	0	241,696	0	0	0	0	0	0	0	0	0	15,782	0					
28	Cumulative Reserve Balance							65,614		65,614	1,567,977	1,579,886	1,243,283	1,255,917	1,229,538	1,231,586	1,245,392	1,117,471	1,051,725	742,310	721,886	737,891	689,971	706,950	724,438	608,898	608,196	453,023	257,738	51,590					



## Unit Electrical

Number of Units:	40
Total Square Feet:	24,868
Default Inflation Rate:	3.0%

13273 - Alberta Jagoe Commons E-93 - FINAL SS 4/30/2013

### Comprehensive Capital Needs Assessment Schedule

## Unit Mechanical

Owner Sponsor Name:	Milford Redevelopment and Housing
Project Name:	Alberta Jagoe Commons E-193
Project City / Town:	Milford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	40
Total Square Feet:	24,868
Default Inflation Rate:	3.0%

[illegible]

## **Appendix A: Statement of Delivery**

Our Capital Needs Assessment (the "CNA" or the "Report") on the subject property is delivered subject to the following terms and conditions:

1. This report and analysis are based upon observations for the visible and apparent condition of the building and its major components on the date of the fieldwork. Although care has been taken in the performance of this assessment, ON-SITE INSIGHT, Inc. (and/or its representatives) makes no representations regarding latent or concealed defects that may exist and no warranty or guarantee is expressed or implied. This report is made only in the best exercise of our ability and judgment.
2. We have undertaken no formal evaluation of environmental concerns, including but not limited to asbestos containing materials (ACMs), lead-based paint, chlorofluorocarbons (CFCs), polychlorinated biphenyls (PCBs), and mildew/mold.
3. Conclusions in this report are based on estimates of the age and normal working life of various items of equipment and/or statistical comparisons. Actual conditions can alter the useful life of any item. When an item needs immediate replacement depends on many factors, including previous use/misuse, irregularity of servicing, faulty manufacture, unfavorable conditions, Acts of God and unforeseen circumstances. Certain components that may be working when we made our inspection might deteriorate or break in the future without notice.
4. To prepare this report, we used historic data on capital activities and costs, blueprints (when available), and current prices for capital actions. We have not independently verified this information, have assumed that it is reliable, but assume no responsibility for its accuracy.
5. Unless otherwise noted in the report, we assume that all building components meet code requirements in force when the property was built.
6. If accessibility issues are referenced in the report, the site elements, common areas, and dwelling units at the development were examined for compliance with the requirements of the Uniform Federal Accessibility Standards (UFAS), and for Massachusetts properties, the Massachusetts Architectural Accessibility Board (AAB). The methodology employed in undertaking this examination is adapted from a Technical Assistance Guide (TAG-88-11) titled "Supplemental Information About the Section 504 Transition Plan Requirements" published by the Coordination and Review section of the U.S. Department of Justice Civil Rights Division, and the AAB Rules and Regulations, 521 CMR effective July 10, 1987. The Guide also incorporates the requirements of UFAS, published April 1, 1988 by the General Services Administration, the Department of Defense, the Department of Housing and Urban Development, and the U.S. Postal Service. Changes in legislation and/or regulations may make some observations moot.
7. Response Actions and estimated costs of responses were developed by ON-SITE INSIGHT, Inc. If additional structural work is necessary, costs for some Response Actions may exceed estimates. Whenever the Response Action is to remove, reposition, or modify walls, a competent structural engineer should be retained before any work is done, because such investigation may disclose that a Response Action is either more costly than estimated, or is not possible.
8. Conclusions reached in this report assume current and continuing responsible ownership and competent property management.
9. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.