

# CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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and

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DeMaio Gardens E-153

CHFA #85103D

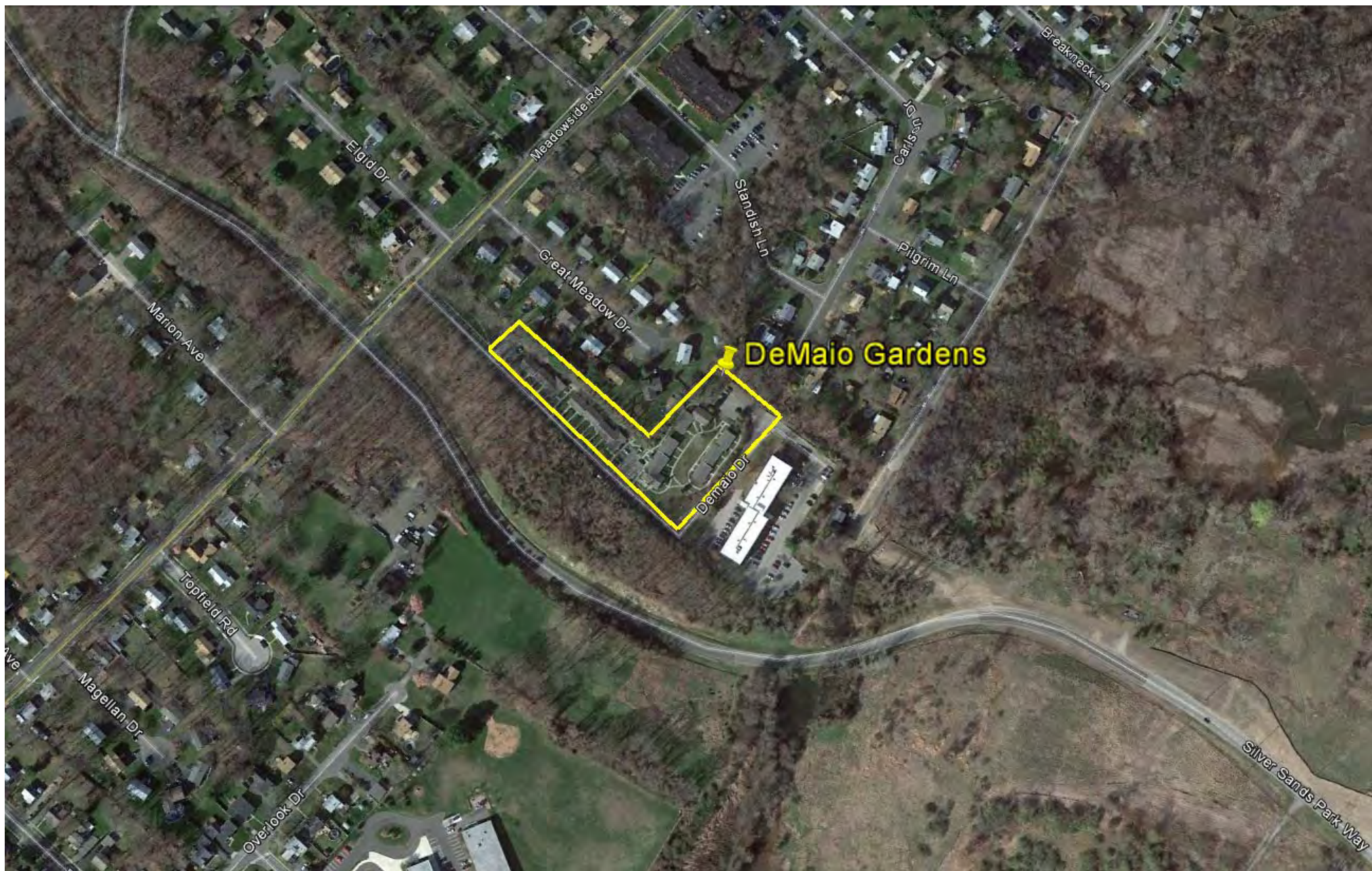
Milford Redevelopment and  
Housing Partnership

Milford, CT

April 30, 2013

*Final Report*

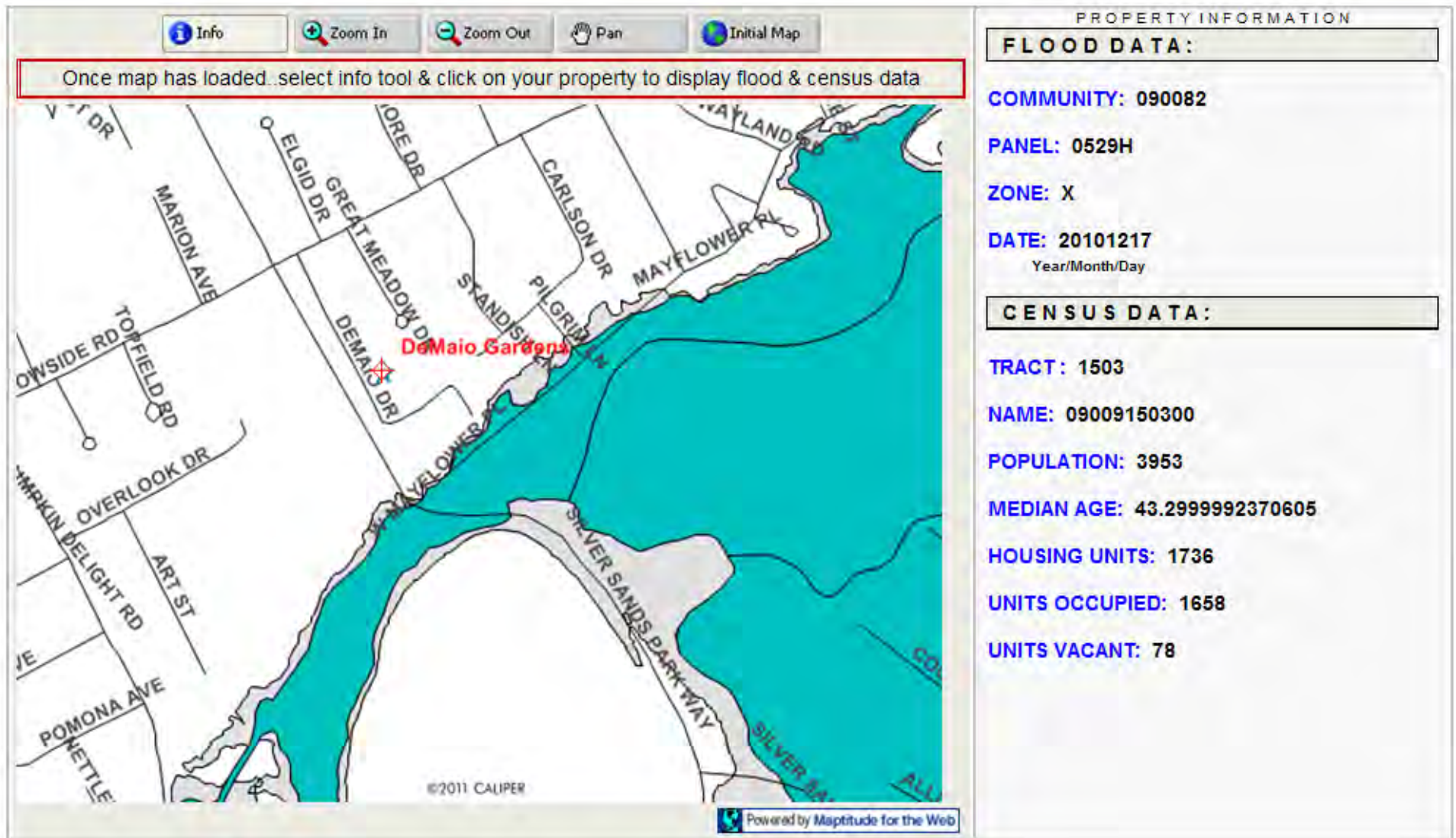




## DeMaio Gardens

24-90 DeMaio Drive  
Milford, CT 06460





## DeMaio Gardens

24-90 DeMaio Drive  
Milford, CT 06460

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

## Executive Summary

### DeMaio Gardens E-153

Milford, CT

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**DeMaio Gardens E-153** is a residential development for the elderly that is comprised of 30 units in 5 one-story brick and vinyl-faced buildings on a sloping site. The site is adjacent to a Federal mid-rise that provides the residents of the Gardens with meals and the full spectrum of social services. Two six-unit buildings and one four-unit building frame an asymmetric courtyard; and one eight-unit building and one six-unit building parallel and front on DeMaio Drive to the north. The buildings 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, 3 of which are designated as accessible. There are 19 parking spaces in lots at the north and east ends of the site and 11 parking spaces in a lot in the middle of the site. There are continuous walks from the parking lots to the unit entries.

Original occupancy of DeMaio Gardens was 1982. The roofs were replaced in 2009, and the heating was converted to an all-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 DeMaio Gardens 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 in the plan.
- Concrete walks and front and rear door stoops are shown to be replaced early in the term.
- Trip hazards at the concrete walks and stoops are shown to be eliminated in Year 1.
- Site light poles, gang mail boxes, and storage sheds are all shown to be replaced in Year 1.
- Repairs to the stone retaining walls at the east end of the site are shown mid-term and at the northeast side of the site in Year 1.
- Brick and vinyl cleaning at all of the buildings is shown periodically throughout the plan.
- Window, unit exterior door, storm door, and service door replacement at all of the buildings is shown early in the plan.
- Vinyl soffit and panel replacement at all of the buildings is shown mid-plan.
- New roofing is shown at the end of the plan based on EUL and condition.
- Upgrades to the building fire alarm systems are shown in Year 1; and upgrades to the security system are shown early in the plan.
- 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 are shown to be replaced early in the plan.
- Enlarging the rear doors to provide a second means of egress from the accessible units is shown in Year 1.
- Vinyl flooring in the unit living areas is shown to be replaced early and late in the plan.
- Bathroom vinyl flooring, fixtures, accessories, lights, and exhaust fans are shown to be replaced in Year 1 based on EUL.
- Kitchen appliances, cabinets, counters, and sinks are shown to be replaced early in the plan and GFCI outlets in Year 1.
- Kitchen vinyl flooring is shown to be replaced early and late in the plan.
- The replacement of light fixtures at the unit front entry doors, unit rear exit doors, and service doors is shown in Year 1
- The Hubbell electric hot water heaters for each unit are provided by UI at no cost. New thermostats are shown to be provided in Year 1.
- The replacement of emergency call devices is shown early and late in the plan. Smoke and heat 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 is generally present.

Additional Notes:

1. The Physical Assessment of the property was conducted on Wednesday, March 27<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*.





Concrete walks site-wide are in fair condition.  
Gang mail boxes should be replaced.



Typical trip hazard at concrete walks and stoops.



Historic settlement at catch basin and curb,  
and cracking in asphalt paving.



Retaining wall has collapsed and should be replaced.  
The steel door to mechanical/electrical room does  
not close or latch and should be replaced.





Typical extensive cracking in asphalt paving at parking lots.



Both deteriorating storage sheds at the site should be torn down and replaced with new sheds.



Ceiling has collapsed in mechanical/electrical room.



Typical sealant failure at windows, doors, and vinyl siding.





Exterior building light fixtures are worn and should be replaced.



Common Laundry Room for site with mechanical/electrical room beyond.



Typical renovated kitchen in 1-bedroom apartments.



Typical unit entry, living and dining areas in 1-bedroom apartments.



Typical bedroom in 1-bedroom apartments.



Typical bathroom in 1-bedroom apartment.



Original thermostats should be replaced.



New GFCI outlets should be provided at all kitchen sinks.



Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Milford Redevelopment and Housing Partnership
Project Name:	DeMaio Gardens E-153
Project City / Town:	Milford

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

Number of Units:	30
Total Square Feet:	17,447
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$49,210
Annual Replacement Reserve Contribution:	\$8,672
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	5,000	121,402	0	0	0	110,435	4,806	0	0	0	0	25,058	0	0	0	0	6,458	0	0	0	103,843	0
2	Building Exterior	0	0	162,232	0	0	0	0	10,342	0	0	0	0	11,989	0	0	0	0	13,899	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	179,873	0	0	0	0
4	Lobby - Mail Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	Community Room	0	0	0	0	0	0	0	1,607	0	488	0	0	4,233	0	4,990	0	0	0	0	656	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	1,968	0	0	0	0	0	0	0	650	0	0	0	0	0	0	312	823	0	0	395	0
9	Common Area Restrooms	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10	Building Boilers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11	Building Mechanical	0	0	1,125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,973	0
12	Building Electrical	0	0	43,062	0	0	0	39,393	0	0	0	0	0	0	0	0	0	0	0	56,165	0	0	63,126	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	4,500	0	0	56,652	0	72,015	0	0	0	0	0	0	0	0	0	0	0	0	88,262	0	0	0
16	Unit Kitchens	0	0	118,200	51,788	0	0	0	0	0	0	0	0	0	0	0	0	0	29,913	32,255	0	0	11,836	0
17	Unit Bathrooms	0	0	136,703	0	0	0	0	0	0	0	0	0	6,199	0	0	0	0	9,348	0	0	0	0	0
18	Unit Electrical	0	0	26,100	0	0	0	0	0	0	0	0	0	22,981	0	0	0	0	14,022	0	0	0	0	0
19	Unit Mechanical	0	0	9,450	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	9,500	620,241	51,788	56,652	0	221,842	16,754	0	488	650	0	70,460	0	4,990	0	0	73,951	269,115	88,918	0	181,172	0
21	Annual Provision (indexed at 3%)			8,672	8,932	9,200	9,476	9,760	10,053	10,355	10,665	10,985	11,315	11,654	12,004	12,364	12,735	13,117	13,511	13,916	14,333	14,763	15,206	
22	Outside Capital			1,425,000																				
23	Cumulative Reserve Balance	49,210	39,710	853,141	810,285	762,833	772,309	560,227	553,526	563,881	574,058	584,394	595,709	536,903	548,907	556,281	569,016	582,133	521,693	266,494	191,910	206,673	40,707	

## Site Improvements

Number of Units:	30
Total Square Feet:	17,447
Default Inflation Rate:	3.0%

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## Building Exterior

Owner Sponsor Name:	Milford Redevelopment and Housing
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## Roofing

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[illegible]



## Lobby / Mail Area

Owner Sponsor Name:	Milford Redevelopment and Housing
Project Name:	DeMaio Gardens E-153
Project City / Town:	Milford

Current Year:	2013
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## Community Room

Number of Units:	30
Total Square Feet:	17,447
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Comprehensive Capital Needs Assessment Schedule

Common Hallways

Owner Sponsor Name:	Milford Redevelopment and Housing
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Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	30
Total Square Feet:	17,447
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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 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Walls 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Walls 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Ceiling 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Ceiling 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Ceiling 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Floors 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Floors 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Floors 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Unit Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Hand Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Interior Lighting 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Interior Lighting 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Interior Lighting 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Common Doors					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							49,210		39,710	853,141	810,285	762,833	772,309	560,227	553,526	563,881	574,058	584,394	595,709	536,903	548,907	556,281	569,016	582,133	521,693	266,494	191,910	206,673	40,707					



## Common Stairways

Number of Units:	30
Total Square Feet:	17,447
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## Common Laundry

Number of Units:	30
Total Square Feet:	17,447
Default Inflation Rate:	3.0%

Page 16

## Common Area Restrooms

Number of Units:	30
Total Square Feet:	17,447
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## Building Mechanical

Number of Units:	30
Total Square Feet:	17,447
Default Inflation Rate:	3.0%

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## Building Electrical

Number of Units:	30
Total Square Feet:	17,447
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Page 20



## Building Elevator

Owner Sponsor Name:	Milford Redevelopment and Housing
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## Building Structural

Number of Units:	30
Total Square Feet:	17,447
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## Unit Living

Number of Units:	30
Total Square Feet:	17,447
Default Inflation Rate:	3.0%

[illegible]



## Unit Bathrooms

Number of Units:	30
Total Square Feet:	17,447
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							
2	Ceiling					2013					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							
4	Toilet					2013					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							
6	Floor					2013					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							
8	Lighting Features					2013					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							
10	GFI Outlet					2013					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							
12	Other					2013					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							
14	Other					2013					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							
16	Other					2013					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	44,850		31	25	2013					44,850	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	New Tub, Surround and Mixing Valve	60,600		31	25	2013					60,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	New Accessories	12,540		31	25	2013					12,540	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	New Exhaust Fans	4,500		31	25	2013					4,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
21	New Light	3,600		31	25	2013					3,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
22	New Vinyl Floor	6,000		varies	15	2013					6,000	0	0	0	0	0	0	0	0	0	0	0	0	0	9,348	0	0	0							
23	Paint Walls	3,869		varies	10	2013					3,869	0	0	0	0	0	0	0	5,199	0	0	0	0	0	0	0	0	0							
24	Paint Ceilings	744		varies	10	2013					744	0	0	0	0	0	0	0	1,000	0	0	0	0	0	0	0	0	0							
25																																			
26																																			
27	Annual Planned Expenditures							0		0	136,703	0	0	0	0	0	0	0	0	6,199	0	0	0	0	9,348	0	0	0	0	0					
28	Cumulative Reserve Balance							49,210		39,710	853,141	810,285	762,833	772,309	560,227	553,526	563,881	574,058	584,394	595,709	536,903	548,907	556,281	569,016	582,133	521,693	266,494	191,910	206,673	40,707					

## Unit Kitchens

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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	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	2013			19,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29,913	0	0	0	0							
18	Refrigerators	20,100		varies	15	2014			0	20,703	0	0	0	0	0	0	0	0	0	0	0	0	0	32,255	0	0	0								
19	Cabinets/Countertop/Sink	94,500		31	25	2013			94,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	Range	15,000		varies	20	2014			0	15,450	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
21	Rangehood	8,430		varies	20	2014			0	8,683	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0							
22	New Kitchen Wall Heater	6,750		31	20	2014			0	6,953	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11,836							
23	New GFCI Outlets	4,500		31	30	2013			4,500	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	118,200	51,788	0	0	0	0	0	0	0	0	0	0	0	0	0	29,913	32,255	0	0	11,836	0						
28	Cumulative Reserve Balance						49,210	39,710	853,141	810,285	762,833	772,309	560,227	553,526	563,881	574,058	584,394	595,709	536,903	548,907	556,281	569,016	582,133	521,693	266,494	191,910	206,673	40,707							

## Unit Electrical

Number of Units:	30
Total Square Feet:	17,447
Default Inflation Rate:	3.0%

[illegible]

### Comprehensive Capital Needs Assessment Schedule

## Unit Mechanical

Owner Sponsor Name:	Milford Redevelopment and Housing
Project Name:	DeMaio Gardens E-153
Project City / Town:	Milford

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

Number of Units:	30
Total Square Feet:	17,447
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Radiators					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Unit Temperature Controls					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Air Conditioning Unit / Sleeve					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	New Thermostats	9,450		varies	25	2013			9,450	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	9,450	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
28	Cumulative Reserve Balance						49,210	39,710	853,141	810,285	762,833	772,309	560,227	553,526	563,881	574,058	584,394	595,709	536,903	548,907	556,281	569,016	582,133	521,693	266,494	191,910	206,673	40,707							

## **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.