

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



Washington School Apartments

CHFA #91161D

Crowninshield Management

New Britain, CT

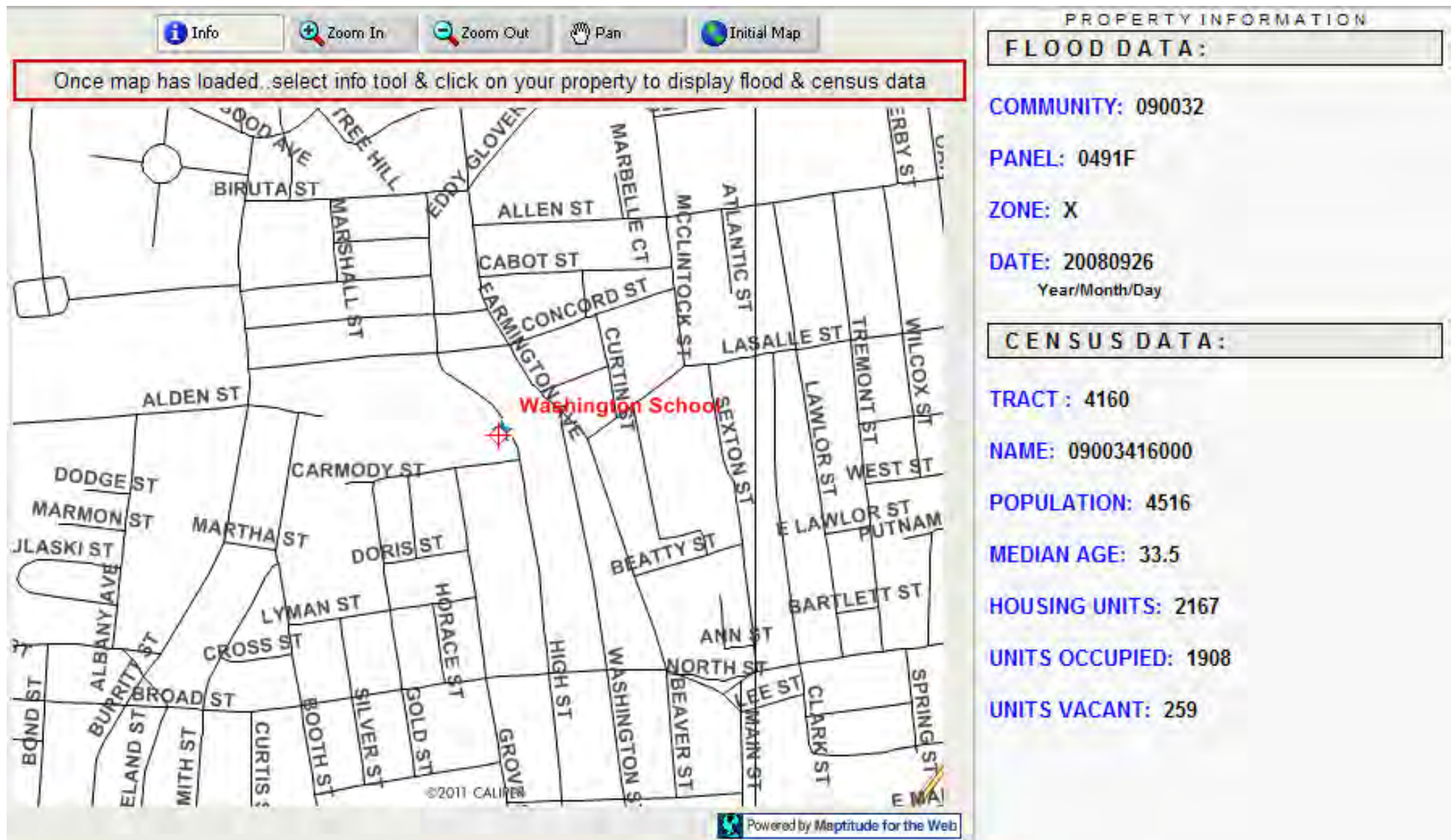
April 30, 2013

Final Report



Washington School

370 High Street
New Britain, CT 06051



Washington School

370 High Street
New Britain, CT 06051

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

Executive Summary

Washington School Apartments

New Britain, CT

Washington School Apartments is a residential development for families that is comprised of a converted school building that contains a total of fifty units – 5 one-bedrooms, 43 two-bedrooms, and 2 three-bedrooms. Original construction of the building dates to 1922; renovation and conversion to its present use was completed in 1985.

Overall the development is in generally good condition. However, as shown on the attached capital needs worksheets, the development faces significant capital needs in the near term. Based on these projections and available information from the client regarding existing reserves and annual reserve deposits, the development is seen as requiring an adjustment to its current funding scenario and/or an infusion of additional capital.

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

- Asphalt-paved access, parking, and sidewalk surfaces exhibit significant wear; resurfacing costs are shown in Year 1.
- The steel framing on the bridge leading to the building's main entry exhibits rust damage/deterioration; repair is shown in Year 1.
- Isolated minor areas of worn brick and mortar loss were noted at the exterior of the building, a modest repair allowance is shown in Year 4.
- Exterior entry doors are in good condition at the present time; no near-term needs are anticipated.
- New windows were installed throughout the building in 2011; no future capital needs are anticipated during the plan's timeframe.

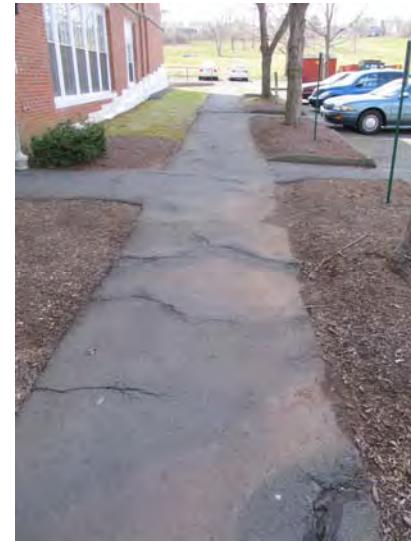
- The ballasted and adhered membrane roof coverings date to the 1985 rehab and both are in serviceable condition – isolated repairs were ongoing at the time of assessment, and reported costs are shown in Year 1; future membrane replacement is shown in Year 4.
- Interior common area finishes are in good overall condition, and no significant near-term needs are anticipated; periodic allowances for future redecoration/replacement needs are shown based on observed conditions, current ages, and expected useful service lives.
- Three electric-type tanks serve common area domestic hot water needs; an initial replacement cycle is shown in Years 1-3.
- The heat pump system serving the office and community room dates to the 1985 rehab; replacement is shown in Year 1.
- Annual allowances for the as needed replacement of rooftop-mounted exhaust fans are shown from Year 1 forward.
- An allowance to upgrade the zone-type fire alarm control panel serving the building is shown in Year 1.
- No problems related to the building's hydraulic-type elevator were noted; a future major upgrade of the system is shown in Year 9.
- Annual allowances for the as needed replacement of in-unit floor coverings are shown from Year 1 forward.
- Unit bathroom vanity and sink replacement is shown in Years 1-6; toilet and bathtub replacement is shown in Years 13-18.
- The majority of the unit kitchen cabinetry dates to the rehab and is in fair condition; gradual replacement is shown in Years 1-6.
- Annual allowances for kitchen appliance replacement are shown based on current ages and expected useful service lives.
- The vast majority of the unit heat pump system components date to the rehab; replacement allowances are shown in Years 1-5.
- Common area elements requiring replacement/modification for handicap accessibility compliance include installation of lever-style hardware on various common area doors, relocating toilets so as to be centered at eighteen inches from the adjacent wall, installing compliant grab bars at the side and rear of toilets, insulating piping under bathroom sinks, and providing hall lanterns and in-cab audible signals to indicate direction of elevator cab travel.
- The development's unit mix includes five handicap accessible units. Among the elements in need of modification and/or replacement for compliance with accessibility standards in these units is the installation of a visual warning alarm, relocation of toilets so as to be centered at eighteen inches from the adjacent wall, provision of a handheld shower wand and seat for use in the bathtub/shower, installation of cabinetry with a compliant height countertop and a thirty-inch wide work surface with knee clearance space, and compliant model range.

Additional Notes:

1. The Physical Assessment of the property was conducted on April 2nd, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Bruce Hutchinson. We would like to thank the 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 exhibits areas of significant wear including alligatoring



Potential trip hazards due to heaving from tree roots typical at pedestrian walkways



Bridge leading to main building entry



View of typical rust damage/steel deterioration on steel framing at underside of bridge



Building architecture as seen at main entry side elevation of building



Building architecture as seen at street facing elevation



Isolated areas of worn brick and/or missing mortar in brickwork noted



Typical secondary common entry – No significant wear or damage noted



New windows recently installed throughout the entire building



Roof coverings date to the 1985 renovation – Minor repair work ongoing at time of assessment



View of entry lobby



View of community room



Typical finishes in common hallways



Typical electric-type domestic hot water tank serving a common laundry room



Original zone-type fire alarm control panel



Central monitoring station at management office for strategically located security cameras



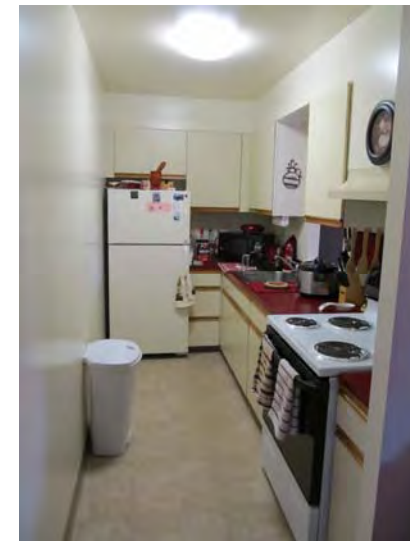
Original hydro-mechanical and controller/dispatcher unit for elevator – Equipment maintained under terms of a full service contract



Typical finishes in unit living areas



Typical finishes and fixtures in unit bathrooms



Typical finishes and equipment in unit kitchens



Rooftop-mounted condensers for heat pump systems that serve in-unit heating/cooling needs – Note all but seven condensers date to the 1985 renovation



Typical in-unit air handler component of heat pump system and freestanding electric domestic hot water tank

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Crowninshield Management
Project Name:	Washington School Apartments
Project City / Town:	New Britain

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 12, 2013

Number of Units:	50
Total Square Feet:	75,011
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	
Annual Replacement Reserve Contribution:	\$2,400
Additional Misc. Contribution:	

	Component	Total Planned Expenditures by Year																						
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization
				2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Site Improvements	0	0	110,174	0	0	0	0	16,782	0	0	0	0	19,455	0	0	0	0	24,384	0	0	0	0	0
2	Building Exterior	0	0	0	0	0	5,376	0	0	0	0	5,838	0	0	0	0	0	0	0	0	0	0	0	0
3	Roofing	0	0	6,000	0	0	239,205	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	Lobby - Mail Area	0	0	0	0	0	0	0	0	0	0	0	3,078	0	0	0	0	0	0	0	0	0	6,728	0
5	Community Room	0	450	0	0	0	0	0	0	0	0	0	5,181	0	0	0	0	0	0	0	0	0	6,963	0
6	Common Hallways	0	0	0	0	0	0	0	0	0	0	0	31,718	0	0	0	0	0	0	0	0	0	70,053	0
7	Common Stairways	0	0	0	0	0	0	0	0	0	0	0	10,336	0	0	0	0	0	0	0	0	0	13,891	0
8	Common Laundry	0	225	0	0	0	0	0	3,040	0	0	0	1,364	0	0	0	0	0	0	0	0	0	1,832	0
9	Common Area Restrooms	0	4,600	0	0	0	0	0	0	0	0	0	395	0	0	0	0	603	0	0	0	0	530	0
10	Building Boilers	0	0	3,700	3,811	902	0	0	0	0	0	0	0	4,972	5,122	1,212	0	0	0	0	0	0	0	0
11	Building Mechanical	0	0	4,675	2,086	2,148	2,213	2,279	2,348	2,418	2,490	2,565	2,642	2,721	2,803	2,887	2,974	3,063	3,155	3,250	3,347	3,447	3,551	0
12	Building Electrical	0	0	17,000	0	0	0	0	2,898	0	0	0	0	3,360	0	0	0	0	3,895	0	0	5,959	0	0
13	Building Elevator	0	5,000	0	0	0	0	0	0	0	0	123,510	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	1,125	11,858	12,214	12,581	12,958	13,347	13,747	14,160	14,584	15,022	15,473	15,937	16,415	16,907	17,415	17,937	18,475	19,029	19,600	20,188	20,794	0
16	Unit Kitchens	0	16,050	24,097	24,820	25,564	26,331	27,121	27,935	5,950	6,128	6,312	6,502	9,887	10,183	10,489	10,803	11,127	11,461	11,805	12,159	12,524	12,900	0
17	Unit Bathrooms	0	9,625	7,794	8,027	8,268	8,516	8,772	9,035	2,745	2,827	2,912	2,999	3,089	3,182	34,459	35,492	36,557	37,654	38,784	39,947	3,913	4,031	0
18	Unit Electrical	0	0	988	1,018	1,048	1,080	1,112	1,145	1,180	1,215	1,252	1,289	1,328	1,368	1,409	1,451	1,494	1,539	1,585	1,633	1,682	1,732	0
19	Unit Mechanical	0	0	27,040	27,851	28,687	29,547	30,434	4,927	5,075	5,227	5,384	10,386	10,698	11,019	11,349	11,690	6,429	28,813	29,677	30,567	31,484	32,429	0
20	Annual Planned Expenditures	0	37,075	213,326	79,827	79,198	325,226	83,065	81,857	31,527	32,472	162,795	91,362	71,446	50,091	78,712	79,825	77,211	129,376	104,130	107,254	79,198	175,435	0
21	Annual Provision (indexed at 3%)			2,400	2,472	2,546	2,623	2,701	2,782	2,866	2,952	3,040	3,131	3,225	3,322	3,422	3,524	3,630	3,739	3,851	3,967	4,086	4,208	
22	Outside Capital			2,275,000																				
23	Cumulative Reserve Balance	0	(37,075)	2,026,999	1,949,644	1,872,992	1,550,388	1,470,025	1,390,950	1,362,289	1,332,768	1,173,014	1,084,784	1,016,563	969,794	894,504	818,204	744,624	618,987	518,708	415,421	340,309	169,083	

Site Improvements

Number of Units:	50
Total Square Feet:	75,011
Default Inflation Rate:	3.0%

Washington School Apartments • Capital Needs Assessment • © On-Site Insight

Building Exterior

Owner Sponsor Name:	Crowninshield Management
Project Name:	Washington School Apartments
Project City / Town:	New Britain

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 12, 2013

Number of Units:	50
Total Square Feet:	75,011
Default Inflation Rate:	3.0%

[illegible]

Roofing

Owner Sponsor Name:	Crowninshield Management
Project Name:	Washington School Apartments
Project City / Town:	New Britain

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 12, 2013

Number of Units:	50
Total Square Feet:	75,011
Default Inflation Rate:	3.0%

[illegible]

Lobby / Mail Area

Owner Sponsor Name:	Crowninshield Management
Project Name:	Washington School Apartments
Project City / Town:	New Britain

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 12, 2013

Number of Units:	50
Total Square Feet:	75,011
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	Crowninshield Management
Project Name:	Washington School Apartments
Project City / Town:	New Britain

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 12, 2013

Number of Units:	50
Total Square Feet:	75,011
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	2,450		1	10	2022				0	0	0	0	0	0	0	0	0	3,197	0	0	0	0	0	0	0	0	0	0	4,297					
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					2013				0	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	Walls	1,014		1	10	2022				0	0	0	0	0	0	0	0	0	1,323	0	0	0	0	0	0	0	0	0	0	1,779					
6	Ceilings	506		1	10	2022				0	0	0	0	0	0	0	0	0	661	0	0	0	0	0	0	0	0	0	0	888					
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	Accessibility Improvements	450		ADD	20	2013		4	450	0	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	450	0	0	0	0	0	0	0	0	0	5,181	0	0	0	0	0	0	0	0	0	0	6,963	0				
28	Cumulative Reserve Balance							0	(37,075)	2,026,999	1,949,644	1,872,992	1,550,388	1,470,025	1,390,950	1,362,289	1,332,768	1,173,014	1,084,784	1,016,563	969,794	894,504	818,204	744,624	618,987	518,708	415,421	340,309	169,083						

Comprehensive Capital Needs Assessment Schedule

Common Hallways

Owner Sponsor Name:	Crowninshield Management
Project Name:	Washington School Apartments
Project City / Town:	New Britain

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 12, 2013

Number of Units:	50
Total Square Feet:	75,011
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 1	5,980		1	10	2022				0	0	0	0	0	0	0	0	0	7,802	0	0	0	0	0	0	0	0	0	0	10,486					
2	Walls 2					2013				0	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	0					
4	Ceiling 1	15,641		27	46	2032				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27,427					
5	Ceiling 2					2013				0	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	0					
7	Floors 1	18,329		1	10	2022				0	0	0	0	0	0	0	0	0	23,916	0	0	0	0	0	0	0	0	0	0	32,140					
8	Floors 2					2013				0	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	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	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	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	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	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	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	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																																			
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21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	0	0	0	0	31,718	0	0	0	0	0	0	0	0	0	0	70,053	0				
28	Cumulative Reserve Balance							0		(37,075)	2,026,999	1,949,644	1,872,992	1,550,388	1,470,025	1,390,950	1,362,289	1,332,768	1,173,014	1,084,784	1,016,563	969,794	894,504	818,204	744,624	618,987	518,708	415,421	340,309	169,083					

Common Stairways

Number of Units:	50
Total Square Feet:	75,011
Default Inflation Rate:	3.0%

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Common Laundry

Number of Units:	50
Total Square Feet:	75,011
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Common Area Restrooms

Owner Sponsor Name:	Crowninshield Management
Project Name:	Washington School Apartments
Project City / Town:	New Britain

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 12, 2013

Number of Units:	50
Total Square Feet:	75,011
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	253		1	10	2022				0	0	0	0	0	0	0	0	0	330	0	0	0	0	0	0	0	0	0	0	444					
2	Ceilings	49		1	10	2022				0	0	0	0	0	0	0	0	0	65	0	0	0	0	0	0	0	0	0	0	87					
3	Sinks					2013				0	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	0					
5	Partitions					2013				0	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	0					
7	Floor	399		1	15	2027				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	603	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	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	Accessibility Improvements	4,600		ADD	20	2013		4	4,600	0	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		4,600	0	0	0	0	0	0	0	0	395	0	0	0	0	0	603	0	0	0	0	530	0				
28	Cumulative Reserve Balance							0		(37,075)	2,026,999	1,949,644	1,872,992	1,550,388	1,470,025	1,390,950	1,362,289	1,332,768	1,173,014	1,084,784	1,016,563	969,794	894,504	818,204	744,624	618,987	518,708	415,421	340,309	169,083					

Building Boilers

Owner Sponsor Name:	Crowninshield Management
Project Name:	Washington School Apartments
Project City / Town:	New Britain

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 12, 2013

Number of Units:	50
Total Square Feet:	75,011
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Mechanical

Owner Sponsor Name:	Crowninshield Management
Project Name:	Washington School Apartments
Project City / Town:	New Britain

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 12, 2013

Number of Units:	50
Total Square Feet:	75,011
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	2,025		1	1	2013				2,025	2,086	2,148	2,213	2,279	2,348	2,418	2,490	2,565	2,642	2,721	2,803	2,887	2,974	3,063	3,155	3,250	3,347	3,447	3,551						
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	Office/Cmnty Room Heat Pump	2,650		27	20	2013				2,650	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																			
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22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	4,675	2,086	2,148	2,213	2,279	2,348	2,418	2,490	2,565	2,642	2,721	2,803	2,887	2,974	3,063	3,155	3,250	3,347	3,447	3,551	0						
28	Cumulative Reserve Balance						0	(37,075)	2,026,999	1,949,644	1,872,992	1,550,388	1,470,025	1,390,950	1,362,289	1,332,768	1,173,014	1,084,784	1,016,563	969,794	894,504	818,204	744,624	618,987	518,708	415,421	340,309	169,083							

Comprehensive Capital Needs Assessment Schedule

Building Electrical

Owner Sponsor Name:	Crowninshield Management
Project Name:	Washington School Apartments
Project City / Town:	New Britain

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 12, 2013

Number of Units:	50
Total Square Feet:	75,011
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Switch Gear					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Emergency Generator					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Smoke / Fire Detection	17,000		27	20	2013				17,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Signaling / Communication	3,500		2	20	2031				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,959	0						
5	Building Wiring					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	Security Cameras/Monitors	2,500		varies	5	2018				0	0	0	0	0	2,898	0	0	0	0	3,360	0	0	0	0	3,895	0	0	0	0						
18																																			
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20																																			
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22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	17,000	0	0	0	0	2,898	0	0	0	0	3,360	0	0	0	0	3,895	0	0	5,959	0	0				
28	Cumulative Reserve Balance							0		(37,075)	2,026,999	1,949,644	1,872,992	1,550,388	1,470,025	1,390,950	1,362,289	1,332,768	1,173,014	1,084,784	1,016,563	969,794	894,504	818,204	744,624	618,987	518,708	415,421	340,309	169,083					

Building Elevator

Owner Sponsor Name:	Crowninshield Management
Project Name:	Washington School Apartments
Project City / Town:	New Britain

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 12, 2013

Number of Units:	50
Total Square Feet:	75,011
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	Crowninshield Management
Project Name:	Washington School Apartments
Project City / Town:	New Britain

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 12, 2013

Number of Units:	50
Total Square Feet:	75,011
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																																			
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19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						0	(37,075)	2,026,999	1,949,644	1,872,992	1,550,388	1,470,025	1,390,950	1,362,289	1,332,768	1,173,014	1,084,784	1,016,563	969,794	894,504	818,204	744,624	618,987	518,708	415,421	340,309	169,083							

Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	Crowninshield Management
Project Name:	Washington School Apartments
Project City / Town:	New Britain

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 12, 2013

Number of Units:	50
Total Square Feet:	75,011
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	11,858		1	1	2013					11,858	12,214	12,581	12,958	13,347	13,747	14,160	14,584	15,022	15,473	15,937	16,415	16,907	17,415	17,937	18,475	19,029	19,600	20,188	20,794					
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					
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	Accessibility Improvements	1,125		ADD	20	2013		4	1,125	0	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	1,125	11,858	12,214	12,581	12,958	13,347	13,747	14,160	14,584	15,022	15,473	15,937	16,415	16,907	17,415	17,937	18,475	19,029	19,600	20,188	20,794	0					
28	Cumulative Reserve Balance							0	(37,075)	2,026,999	1,949,644	1,872,992	1,550,388	1,470,025	1,390,950	1,362,289	1,332,768	1,173,014	1,084,784	1,016,563	969,794	894,504	818,204	744,624	618,987	518,708	415,421	340,309	169,083						

Unit Bathrooms

Number of Units:	50
Total Square Feet:	75,011
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Crowninshield Management
Project Name:	Washington School Apartments
Project City / Town:	New Britain

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 12, 2013

Number of Units:	50
Total Square Feet:	75,011
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	1,662		1	1	2013			1,662	1,712	1,763	1,816	1,871	1,927	1,985	2,044	2,106	2,169	2,234	2,301	2,370	2,441	2,514	2,590	2,667	2,747	2,830	2,915							
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	2,233		1	1	2013			2,233	2,300	2,369	2,440	2,514	2,589	2,667	2,747	2,829	2,914	3,001	3,091	3,184	3,280	3,378	3,479	3,584	3,691	3,802	3,916							
11	Stove	1,088		1	1	2013			1,088	1,120	1,154	1,188	1,224	1,261	1,299	1,337	1,378	1,419	1,462	1,505	1,551	1,597	1,645	1,694	1,745	1,797	1,851	1,907							
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	Cabinets	102,600		27	20+	2013			17,100	17,613	18,141	18,686	19,246	19,824	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Countertops	23,736		0	10+	2023			0	0	0	0	0	0	0	0	0	0	3,190	3,286	3,384	3,486	3,590	3,698	3,809	3,923	4,041	4,162							
19	Vent Hood	12,083		27	20+	2013			2,014	2,074	2,136	2,201	2,267	2,335	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Accessibility Improvements	16,050		ADD	20	2013		4	16,050	0	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	16,050	24,097	24,820	25,564	26,331	27,121	27,935	5,950	6,128	6,312	6,502	9,887	10,183	10,489	10,803	11,127	11,461	11,805	12,159	12,524	12,900	0						
28	Cumulative Reserve Balance						0	(37,075)	2,026,999	1,949,644	1,872,992	1,550,388	1,470,025	1,390,950	1,362,289	1,332,768	1,173,014	1,084,784	1,016,563	969,794	894,504	818,204	744,624	618,987	518,708	415,421	340,309	169,083							

Unit Electrical

Number of Units:	50
Total Square Feet:	75,011
Default Inflation Rate:	3.0%

Washington School - SS 4/11/2013

Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

Owner Sponsor Name:	Crowninshield Management
Project Name:	Washington School Apartments
Project City / Town:	New Britain

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 12, 2013

Number of Units:	50
Total Square Feet:	75,011
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	Unit DHW Generation	4,250		1	1	2013				4,250	4,378	4,509	4,644	4,783	4,927	5,075	5,227	5,384	5,545	5,712	5,883	6,059	6,241	6,429	6,621	6,820	7,025	7,235	7,452						
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	Unit Heat Pumps	113,950		27	15	2013				22,790	23,474	24,178	24,903	25,650	0	0	0	0	0	0	0	0	0	0	0	22,191	22,857	23,543	24,249	24,977					
18	Unit Heat Pumps	18,550		1-5	15	2022				0	0	0	0	0	0	0	0	0	4,841	4,986	5,136	5,290	5,448												
19																																			
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26																																			
27	Annual Planned Expenditures							0		0	27,040	27,851	28,687	29,547	30,434	4,927	5,075	5,227	5,384	10,386	10,698	11,019	11,349	11,690	6,429	28,813	29,677	30,567	31,484	32,429	0				
28	Cumulative Reserve Balance							0		(37,075)	2,026,999	1,949,644	1,872,992	1,550,388	1,470,025	1,390,950	1,362,289	1,332,768	1,173,014	1,084,784	1,016,563	969,794	894,504	818,204	744,624	618,987	518,708	415,421	340,309	169,083					

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.