

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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Ella B. Scantlebury

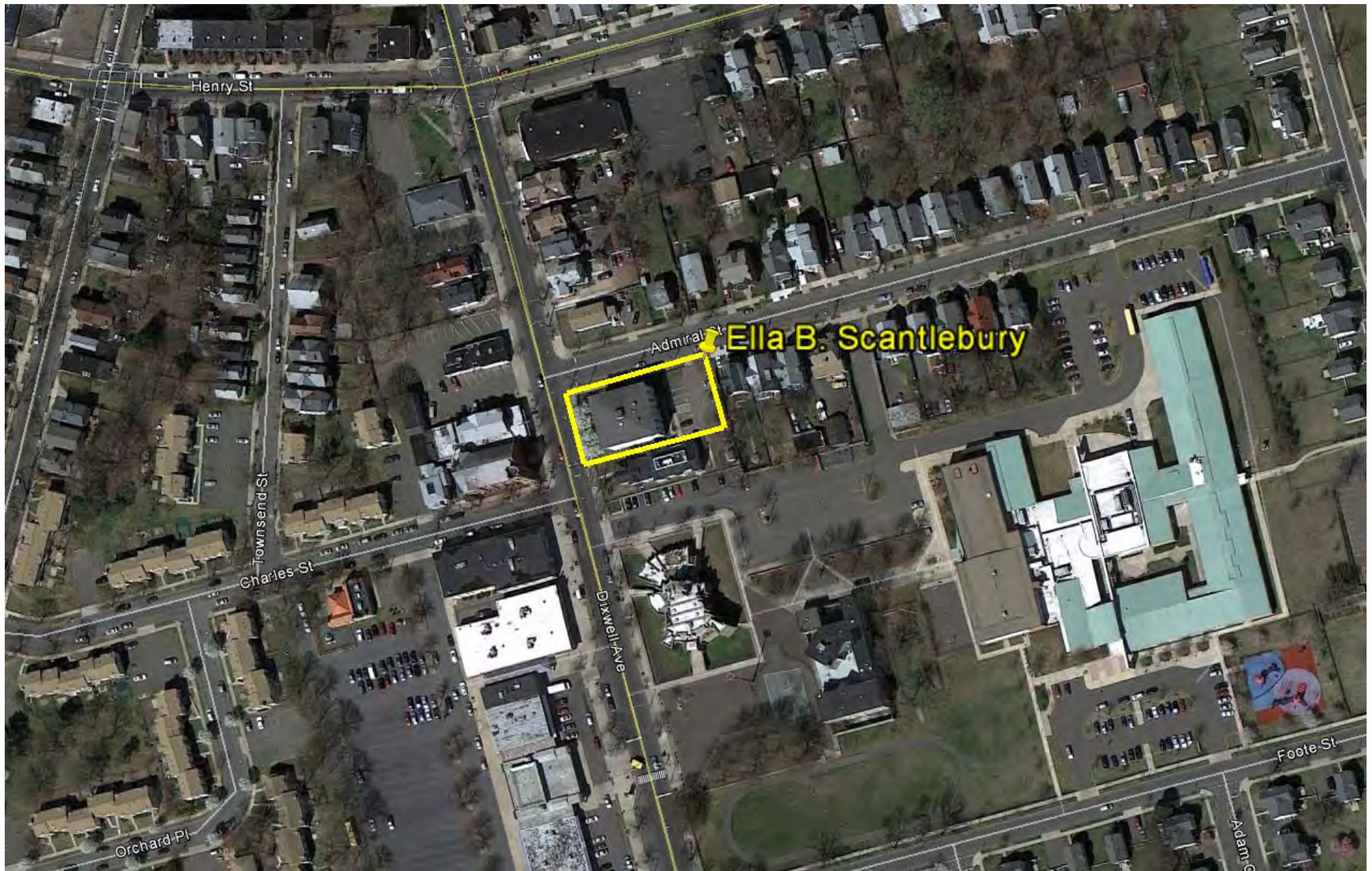
CHFA # 95086D

DeMarco Management

New Haven, CT

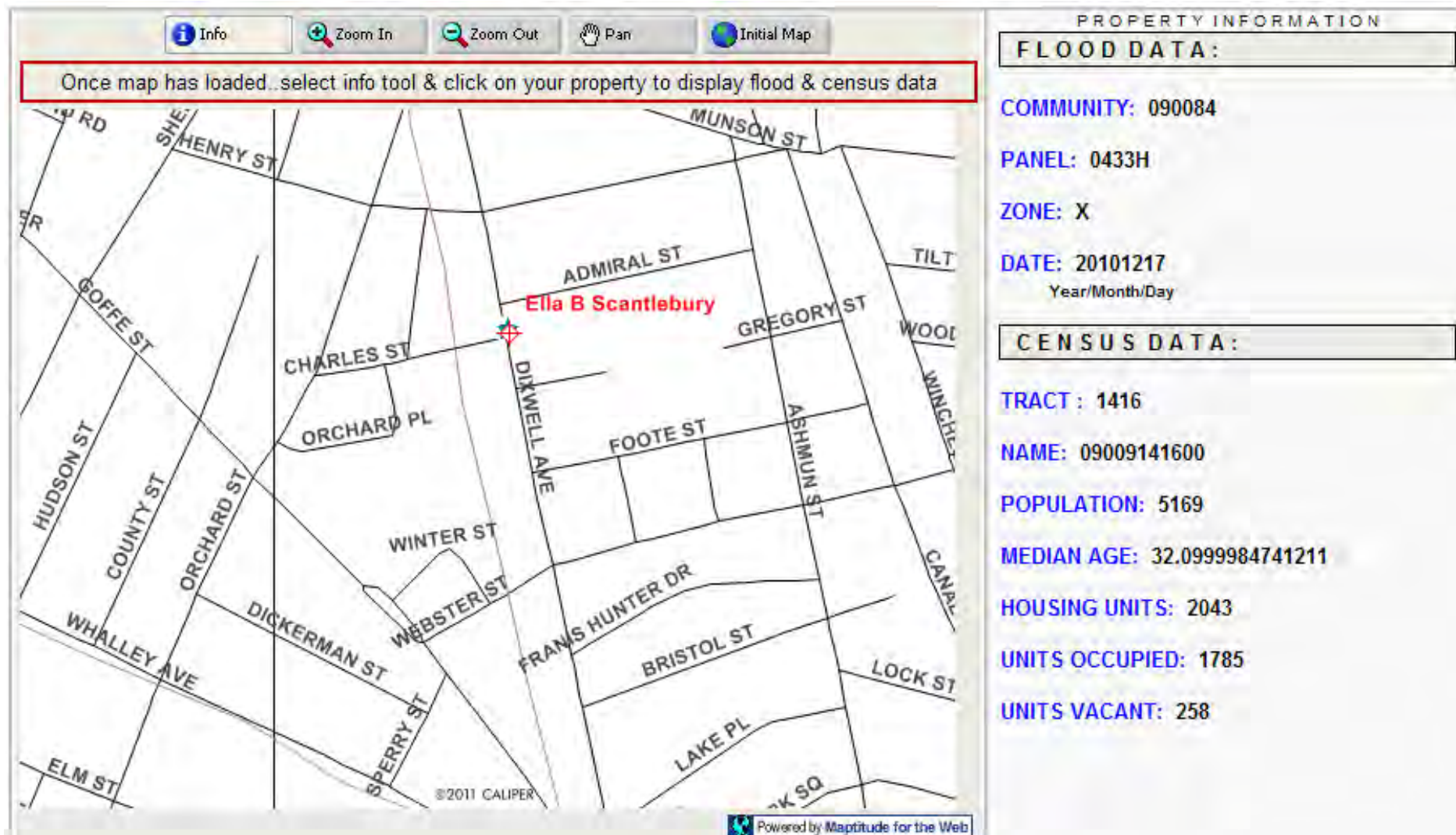
April 24, 2013

Final Report



Ella B. Scantelbury

241 Dixwell Avenue
New Haven, CT 06511



Ella B. Scantlebury

241 Dixwell Avenue
New Haven, CT 06511

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

Executive Summary

Ella B. Scantlebury

New Haven, CT

Ella B. Scantlebury is a residential development for senior citizens that is comprised of one, four-story building. The development includes 20 one-bedroom units. Original construction of the development dates to 1993.

Overall the development is in good condition. 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:

- A cost to resurface the asphalt paved parking area is shown in Year 1. Maintenance cycles for crack-filling, seal-coating, and striping are shown in Years 5, 10, 15, and 20.
- An allowance for concrete sidewalk repairs/replacement is shown beginning in Year 5, over a three year period.
- Replacement of the wood dumpster enclosure is shown in Year 3. An allowance for the replacement of the wood stockade fencing, painting the decorative metal fencing, and replacement of the mechanized parking area gate and motor assembly are shown in Year 5.
- Installation of hand railings at the main entrance walkway is shown in Year 1 to meet accessibility standards.
- No problems related to the exterior vinyl siding wall surfaces, soffit, and fascia components were noted; allowances for pressuring washing the vinyl siding, soffit, and fascia is shown in Years 1, 9, 13, and 17. Replacement of the vinyl siding, soffit, and fascia is shown in Year 11. An allowance for painting the entrance wood ceiling and columns is shown in Years 1, 6, 11, and 16.
- With the exception of the first floor windows, which were replaced in 2012, the windows are shown for replacement in Year 1. Management stated that the existing windows are difficult for the residents to open and close.

- No problems related to the roof shingles were observed; replacement of the roof shingles, motorized exhaust fan, and metal hatch are shown in Year 6. Gutters and downspouts are shown for replacement in Year 11.
- All interior common area finishes, equipment, and furnishings are in generally good condition; periodic allowances for painting, floor covering replacement, and equipment and furnishings replacement are shown based on current age, condition, and expected useful life. Allowances for repairs/replacement of the unit hallway doors are reflected in every year of the plan.
- Replacement of the restroom toilet and the installation of sink trap protection are shown in Year 1 to meet accessibility standards.
- Replacement of the gas-fired boiler and controls is shown in Year 11. An allowance for the replacement of the two gas-fired DHW tanks is shown in Year 14.
- Allowances for the replacement of the split system heat pumps, the kitchen gas-fired space heater, and kitchen wall mounted exhaust fan are shown in Year 6.
- Replacement of the emergency generator is shown in Year 16.
- An allowance for upgrades/replacement of the zoned fire control panel is shown in Year 6. The addition of a monitored camera security system is shown in Year 1.
- Replacement of the elevator equipment and cab renovations are shown in Year 11.
- Replacement of the unit floor finishes is shown beginning in Year 5 and on cycles throughout the plan.
- An allowance for repairs/replacement of the interior and closet doors is reflected in every year of the plan.
- Unit bathrooms are equipped with original conventional flow toilet models; an allowance for replacement with contemporary low-flow models is shown in Year 1. The fiberglass bathtubs and surround walls, mixing valves, sinks, and accessories are in good condition and are seen as manageable through operating accounts.
- Unit kitchen cabinetry is original and in good condition. Replacement of the cabinets, countertops, and sinks are shown beginning in Year 5, over a three year period. Replacement of the electric ranges and rangehoods are shown in Year 11. An allowance for replacement of the refrigerators is shown in Year 6.
- Although the units are designed to be handicap accessible, several elements are in need of modification and/or replacement for compliance with accessibility standards, such as sink and bathroom sink trap protection, rangehood switches, toilets that comply with height regulations, and bathtub seating. Allowances for these modifications are shown in Year 1.

Additional Notes:

1. The Physical Assessment of the property was conducted on April 4th, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Jerome Hagerty. We would like to thank Kerry Sterling-Walker and Johnny Riveria 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*.



1. Asphalt paved parking area



2. Wood dumpster enclosure



3. Decorative metal fence



4. Motorized gate opener



5. Pole mounted light fixture



6. Site sign



7. Building main entrance



8. Building front elevation



9. Building rear elevation



10. Typical double hung window



11. Typical unit hallway door



12. Typical hallway



13. Common area kitchen



14. Vestibule at parlor area



15. Gas-fired boiler



16. Gas-fired DHW tank



17. Split system heat pump



18. Kitchen gas-fired heater



19. Trash compactor



20. Emergency generator



21. Elevator equipment



22. Elevator cab interior



23. Typical unit closet door



24. Typical unit bathroom



25. Typical unit bedroom



26. Typical unit kitchen



27. Unit refrigerator



28. Unit rangehood



29. Unit electric range



30. Unit circuit breaker panel



31. Unit sink trap protection missing



32. Unit tub seat missing

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	DeMarco Management
Project Name:	Ella B. Scantlebury
Project City / Town:	New Haven, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 10, 2013

Number of Units:	20
Total Square Feet:	18,840
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$29,253
Annual Replacement Reserve Contribution:	\$12,000
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	1,550	10,597	0	1,114	0	8,942	18,630	854	0	0	3,994	2,486	0	0	0	6,433	2,882	0	0	0	5,367	0
2	Building Exterior	0	0	27,654	0	1,326	0	1,159	1,669	0	0	4,135	0	98,200	0	4,654	0	0	389	5,238	0	0	0	0
3	Roofing	0	0	0	0	0	0	0	29,887	0	0	0	0	4,327	0	0	0	0	756	0	0	0	0	0
4	Lobby - Mail Area	0	0	406	0	0	0	0	0	0	0	0	0	545	0	0	0	0	0	0	0	0	0	0
5	Community Room	0	0	9,155	2,770	13,786	0	0	0	0	0	0	0	0	7,167	912	0	1,979	5,832	0	0	0	0	0
6	Common Hallways	0	0	420	12,756	446	459	473	487	502	517	532	548	564	11,359	599	617	635	654	674	694	715	736	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	1,337	0	0	0	0	0	0	0	0	0	437	0	0	0	0	0	0	0	0	0	0
9	Common Area Restrooms	0	620	890	0	0	0	0	0	0	0	0	0	538	0	0	0	0	0	0	0	0	0	0
10	Building Boilers	0	0	0	0	0	0	0	0	0	0	739	0	25,064	0	0	8,106	0	0	0	0	0	0	0
11	Building Mechanical	0	0	0	0	0	0	0	22,461	388	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	Building Electrical	0	0	2,850	0	0	0	0	6,028	0	0	0	0	0	0	0	0	0	70,109	0	0	0	0	0
13	Building Elevator	0	0	0	0	0	0	0	0	0	0	0	0	77,275	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	495	510	525	541	4,440	4,573	8,829	4,852	4,997	646	665	685	706	727	5,967	6,146	11,866	6,520	6,716	868	0
16	Unit Kitchens	0	150	0	0	0	0	25,512	41,811	27,065	0	0	0	19,245	0	0	0	0	0	0	0	0	0	0
17	Unit Bathrooms	0	1,220	7,380	0	0	0	2,552	2,628	2,707	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18	Unit Electrical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	3,540	61,184	16,036	17,197	1,000	43,078	128,174	40,345	5,369	10,403	5,188	229,346	19,211	6,871	9,450	15,014	86,768	17,778	7,214	7,431	6,971	0
21	Annual Provision (indexed at 3%)			12,000	12,360	12,731	13,113	13,506	13,911	14,329	14,758	15,201	15,657	16,127	16,611	17,109	17,622	18,151	18,696	19,256	19,834	20,429	21,042	
22	Outside Capital			440,000																				
23	Cumulative Reserve Balance	29,253	25,713	416,529	412,853	408,386	420,499	390,927	276,664	250,648	260,037	264,836	275,305	62,086	59,485	69,723	77,895	81,032	12,960	14,438	27,058	40,057	54,128	

Site Improvements

Number of Units:	20
Total Square Feet:	18,840
Default Inflation Rate:	3.0%

Ella B. Scantlebury Rev 9 13 11 Comprehensive Fiscal Needs Assessment Schedule v1-9-12-11 4/11/2013

Building Exterior

Owner Sponsor Name:	DeMarco Management
Project Name:	Ella B. Scantlebury
Project City / Town:	New Haven, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 10, 2013

Number of Units:	20
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Default Inflation Rate:	3.0%

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Lobby / Mail Area

Owner Sponsor Name:	DeMarco Management
Project Name:	Ella B. Scantlebury
Project City / Town:	New Haven, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 10, 2013

Number of Units:	20
Total Square Feet:	18,840
Default Inflation Rate:	3.0%

[illegible]

Community Room

Number of Units:	20
Total Square Feet:	18,840
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	640		8	10	2015				0	0	679	0	0	0	0	0	0	0	0	0	912	0	0	0	0	0	0	0						
2	Kitchen Cabinets / Sink					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Kitchen Appliances	7,855		20	22	2015				0	0	8,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Furnishings	4,500		20	22	2015				0	0	4,774	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	Kitchen-Icemaker	1,430		3	15	2027				0	0	0	0	0	0	0	0	0	0	0	0	0	1,979	0	0	0	0	0	0						
18	Kitchen-Replace Ceiling Tiles/Paint Grid	1,200		20	20	2013				1,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Dining Room-Paint Cycles	915		8	10	2014				0	942	0	0	0	0	0	0	0	0	1,267	0	0	0	0	0	0	0	0	0						
20	Parlor-Carpet	1,134		8	10	2014				0	1,168	0	0	0	0	0	0	0	1,570	0	0	0	0	0	0	0	0	0	0						
21	Parlor-Paint Cycles	641		8	10	2014				0	660	0	0	0	0	0	0	0	887	0	0	0	0	0	0	0	0	0	0						
22	Fitness/Shower Rooms-Floors	2,539		20	15	2013				2,539	0	0	0	0	0	0	0	0	0	0	0	0	3,956	0	0	0	0	0	0						
23	Computer and Nurse Rooms-Floors	1,204		20	15	2013				1,204	0	0	0	0	0	0	0	0	0	0	0	0	1,876	0	0	0	0	0	0						
24	Basement Office-Floor	1,725		20	20	2013				1,725	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
25	Miscellaneous Common Areas-Paint Cycles	2,487		20	10	2013				2,487	0	0	0	0	0	0	0	0	3,443	0	0	0	0	0	0	0	0	0	0						
26										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
27	Annual Planned Expenditures						0	0	9,155	2,770	13,786	0	0	0	0	0	0	0	7,167	912	0	1,979	5,832	0	0	0	0	0	0						
28	Cumulative Reserve Balance						29,253	25,713	416,529	412,853	408,386	420,499	390,927	276,664	250,648	260,037	264,836	275,305	62,086	59,485	69,723	77,895	81,032	12,960	14,438	27,058	40,057	54,128							

Common Hallways

Number of Units:	20
Total Square Feet:	18,840
Default Inflation Rate:	3.0%

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Common Stairways

Number of Units:	20
Total Square Feet:	18,840
Default Inflation Rate:	3.0%

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Common Laundry

Number of Units:	20
Total Square Feet:	18,840
Default Inflation Rate:	3.0%

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Common Area Restrooms

Owner Sponsor Name:	DeMarco Management
Project Name:	Ella B. Scantlebury
Project City / Town:	New Haven, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 10, 2013

Number of Units:	20
Total Square Feet:	18,840
Default Inflation Rate:	3.0%

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Building Boilers

Owner Sponsor Name:	DeMarco Management
Project Name:	Ella B. Scantlebury
Project City / Town:	New Haven, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 10, 2013

Number of Units:	20
Total Square Feet:	18,840
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	Boilers / Warm Air Furnaces	12,650		20	30	2023			0	0	0	0	0	0	0	0	0	0	17,001	0	0	0	0	0	0	0	0	0							
2	Boiler Operating Controls	6,000		20	30	2023			0	0	0	0	0	0	0	0	0	0	8,063	0	0	0	0	0	0	0	0	0							
3	Pneumatic Systems Controls					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Condensate & Feed Water					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Fuel Oil Storage					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Fuel Oil Transfer System					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Fuel Exhaust					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Combustion Air					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	DHW Generation	5,520		2	15	2026			0	0	0	0	0	0	0	0	0	0	0	0	8,106	0	0	0	0	0	0	0							
10	Circulating Pump	583		7	15	2021			0	0	0	0	0	0	0	0	739	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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21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	739	0	25,064	0	0	8,106	0	0	0	0	0	0	0	0						
28	Cumulative Reserve Balance						29,253	25,713	416,529	412,853	408,386	420,499	390,927	276,664	250,648	260,037	264,836	275,305	62,086	59,485	69,723	77,895	81,032	12,960	14,438	27,058	40,057	54,128							

Building Mechanical

Number of Units:	20
Total Square Feet:	18,840
Default Inflation Rate:	3.0%

Ella B. Scantlebury_Rev_9_13_11_Comprehensive_Fiscal_Needs_Assessment_Schedule_v1-9-12-11_4/11/2013

Building Electrical

Owner Sponsor Name:	DeMarco Management
Project Name:	Ella B. Scantlebury
Project City / Town:	New Haven, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 10, 2013

Number of Units:	20
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Default Inflation Rate:	3.0%

[illegible]

Building Elevator

Owner Sponsor Name:	DeMarco Management
Project Name:	Ella B. Scantlebury
Project City / Town:	New Haven, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 10, 2013

Number of Units:	20
Total Square Feet:	18,840
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	DeMarco Management
Project Name:	Ella B. Scantlebury
Project City / Town:	New Haven, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 10, 2013

Number of Units:	20
Total Square Feet:	18,840
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																																				
18																																				
19																																				
20																																				
21																																				
22																																				
23																																				
24																																				
25																																				
26																																				
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
28	Cumulative Reserve Balance						29,253	25,713	416,529	412,853	408,386	420,499	390,927	276,664	250,648	260,037	264,836	275,305	62,086	59,485	69,723	77,895	81,032	12,960	14,438	27,058	40,057	54,128								

Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	DeMarco Management
Project Name:	Ella B. Scantlebury
Project City / Town:	New Haven, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 10, 2013

Number of Units:	20
Total Square Feet:	18,840
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Interior Doors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Walls					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Ceilings					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Interior Stairs					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Floors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	AC Sleeve					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Electrical Outlets					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Lighting Fixtures					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Interior Doors-Replace/Repair	49,500		20	50	2013					495	510	525	541	557	574	591	609	627	646	665	685	706	727	749	771	794	818	843	868					
18	Carpet-Ten Units	10,350		5	10	2017					0	0	0	0	3,883	3,999	4,119	0	0	0	0	0	0	0	5,218	5,375	5,536	0	0	0					
19	Carpet-Ten Units	10,350		3	10	2019					0	0	0	0	0	0	4,119	4,243	4,370	0	0	0	0	0	0	0	5,536	5,702	5,873	0					
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	495	510	525	541	4,440	4,573	8,829	4,852	4,997	646	665	685	706	727	5,967	6,146	11,866	6,520	6,716	868	0				
28	Cumulative Reserve Balance							29,253		25,713	416,529	412,853	408,386	420,499	390,927	276,664	250,648	260,037	264,836	275,305	62,086	59,485	69,723	77,895	81,032	12,960	14,438	27,058	40,057	54,128					

Unit Bathrooms

Owner Sponsor Name:	DeMarco Management
Project Name:	Ella B. Scantlebury
Project City / Town:	New Haven, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 10, 2013

Number of Units:	20
Total Square Feet:	18,840
Default Inflation Rate:	3.0%

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Unit Kitchens

Owner Sponsor Name:	DeMarco Management
Project Name:	Ella B. Scantlebury
Project City / Town:	New Haven, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 10, 2013

Number of Units:	20
Total Square Feet:	18,840
Default Inflation Rate:	3.0%

[illegible]

Unit Electrical

Number of Units:	20
Total Square Feet:	18,840
Default Inflation Rate:	3.0%

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Unit Mechanical

Owner Sponsor Name:	DeMarco Management
Project Name:	Ella B. Scantlebury
Project City / Town:	New Haven, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 10, 2013

Number of Units:	20
Total Square Feet:	18,840
Default Inflation Rate:	3.0%

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Appendix A: Statement of Delivery

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

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