

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
999 West Street
Rocky Hill, CT 06067

and

Recap Real Estate Advisors
38 Chauncy Street, Suite 600
Boston, MA 02111



38 Chauncy Street, Suite 600 | Boston, MA 02111
T: 617.338.9484 | F: 617.338.9422

on-site-insight.com



New Meadow Village
CHFA #88047D
Newington Housing Authority
Newington, CT

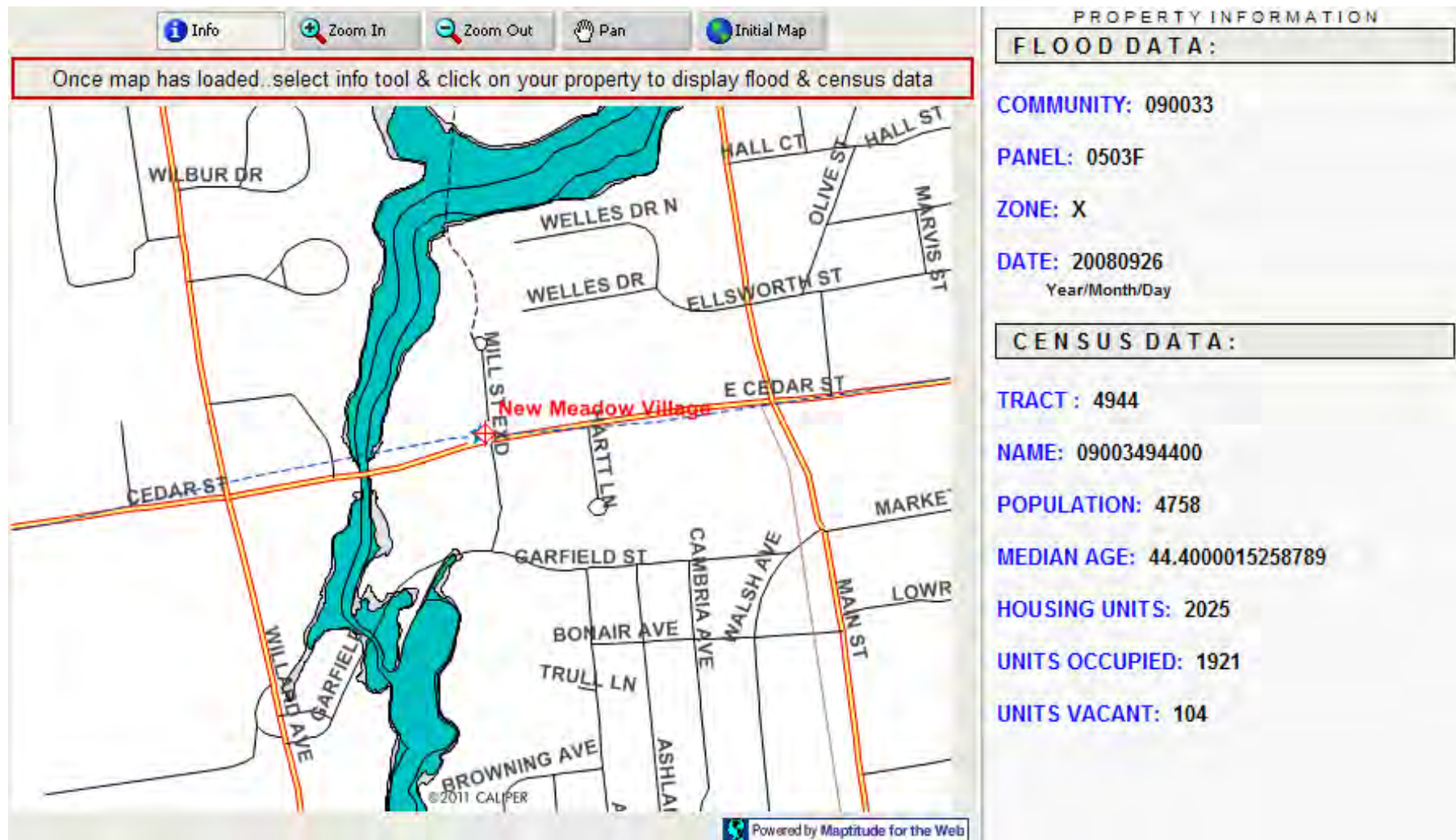
April 8, 2013

Final Report



New Meadow Village

1-26 Mill Street Extension
Newington, CT 06111



New Meadow Village

1-26 Mill Street Ext
Newington, CT 06111

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

Executive Summary

New Meadow Village

Newington CT

New Meadow Village is a residential development for the elderly that is comprised of two buildings – a converted school and a newly constructed structure. Conversion/construction of the development dates to 1986-1987, and the buildings contain a total of twenty-six units – 19 efficiencies and 7 one-bedrooms.

Overall the development is in generally good condition. As shown on the attached capital needs worksheets, the development will face significant capital needs in the in the coming years, primarily related to the replacement of original mechanical equipment and in-unit kitchen cabinetry. Based on these projections, the development is seen as requiring an adjustment to current replacement reserve funding and/or an infusion of additional capital.

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

- New asphalt paving, concrete sidewalks, site lights, and a dumpster enclosure were recently installed as part of the construction of an adjacent (separately owned) multifamily property. No problems related to these new systems/components were noted, and no near-term needs are anticipated.
- Both buildings feature vinyl sided exterior walls, aluminum-framed windows with double-glazing, insulated steel unit entry doors, aluminum storm doors, and flush metal service doors. Building 1, the converted school, also has common entries that are equipped with aluminum and glass door assemblies. The majority of these components are shown being replaced after thirty-five years of service. Allowances to replace storm doors are shown in Years 5 and 6, and service door replacement is shown in Year 3.

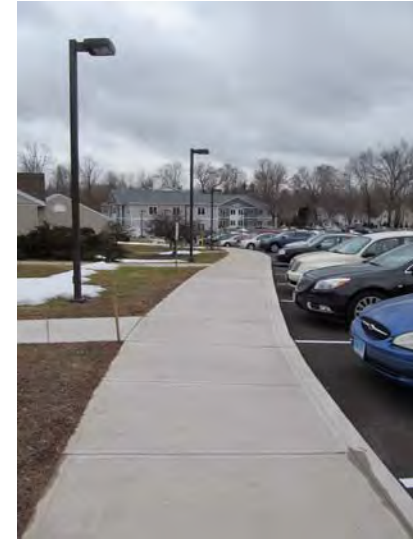
- Newer architectural-style shingles are present on the roof surfaces at both buildings; no near-term needs are anticipated.
- Finishes at the development's interior common areas, all located at Building 1, are in generally good condition; periodic allowances for painting and floor covering replacement needs are shown based on current condition, age, and expected useful service life.
- Original natural gas-fired boilers produce hydronic heat at both building; future replacement is shown in Year 5. Varying age 'Burkay' boilers and freestanding storage tanks serve domestic hot water needs; replacement allowances are shown based on current age, condition, and expected useful service life.
- The zone-type fire alarm control panels at both buildings are serviceable but have surpassed their expected useful service lives; replacement is shown in Year 1. Replacement of the original door buzzer/intercom panel at Building 1 is also shown in Year 1.
- Annual allowances for in-unit floor covering replacement needs are shown from Year 1 forward.
- Unit kitchen cabinetry is original and exhibits some age-related wear; replacement costs are shown in Years 2-5. Annual allowances for kitchen appliance replacement needs are shown from Year 1 forward.
- Allowances for as needed replacement of in-unit smoke/fire detectors, emergency call pull cords, and thermostats are shown from Year 1 forward.
- No problems related to the common areas handicap accessibility compliance were noted during the assessment; no costs are shown.
- Three units at the development are designated as handicap accessible. Elements in need of modification and/or replacement for compliance with accessibility standards in these units is re-framing of bathroom doors to provide a minimum clear width of thirty-two inches, installation of toilet grab bars, installation of accessible-style cabinetry (inclusive of a thirty-inch wide work surface with knee clearance, lowered wall cabinets, etc.), and provision of compliant model refrigerators.

Additional Notes:

1. The Physical Assessment of the property was conducted on March 6th, 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 Ms. Melinda Harvey of the Newington Housing Authority for her 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 access drive and parking areas recently resurfaced in conjunction with construction of new (separately owned) adjacent development



New concrete sidewalks and pole-mounted light fixtures also recently installed



Recently installed dumpster enclosure is constructed of vinyl stockade fencing



Building architecture as seen at front elevation of Building 1, a converted school



Building architecture as seen at front elevation of Building 2; new construction concurrent with conversion of school building



Building architecture as seen at rear elevation of Building 2



No significant near-term needs related to windows or doors identified during assessment



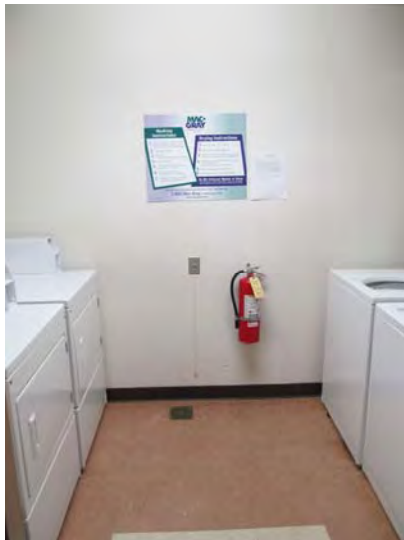
Original vinyl siding is in good overall condition



Newer architectural-style shingles typical on roof surfaces at both buildings – No problems noted



Typical finishes in common hallway at Building 1



Laundry room located in Building 1 serves the entire development



Central boiler for production of hydronic heat at Building 1 is nearing the end of its expected useful service life



Boiler and storage tank serving domestic hot water system at Building 1



One of two boilers for production of hydronic heat at Building 2



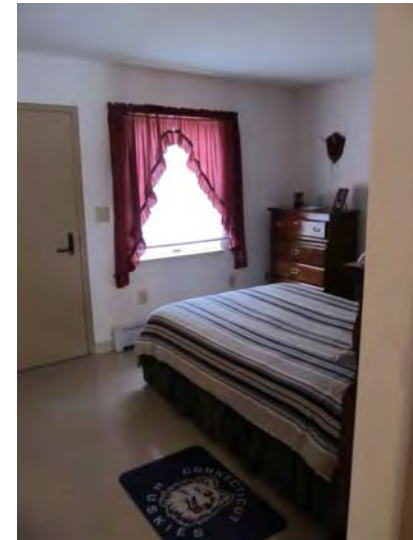
One of two boilers for production of domestic hot water at Building 2



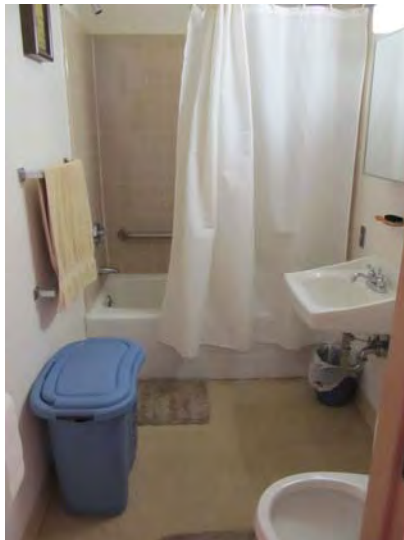
Typical (one of two) domestic hot water storage tanks at Building 2



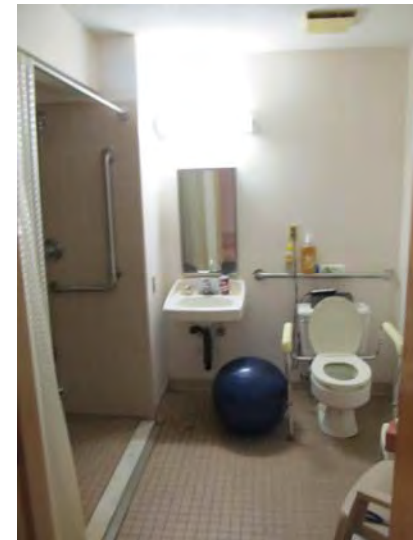
Original zone-type fire alarm control panels typical at both buildings



Typical finishes in unit living areas



Typical finishes and fixtures in 'standard' unit bathrooms



Handicap accessible unit bathrooms include roll-in showers



Typical finishes and equipment in
'standard' unit kitchens



Handicap accessible unit kitchens include required
knee clearance space under the sink

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Newington Housing Authority
Project Name:	New Meadow Village
Project City / Town:	Newington

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 18, 2013

Number of Units:	26
Total Square Feet:	16,841
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$99,665
Annual Replacement Reserve Contribution:	\$10,781
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	0	0	0	0	8,280	0	0	0	0	9,598	0	0	0	0	14,568	0	0	0	0	12,899	0
2	Building Exterior	0	0	0	0	1,639	0	5,399	5,561	0	0	0	184,268	0	0	0	0	0	0	0	0	0	0	0
3	Roofing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	135,562	0	0
4	Lobby - Mail Area	0	0	0	0	0	0	1,040	0	0	0	0	0	0	0	0	0	300	0	0	0	0	0	0
5	Community Room	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	Common Hallways	0	0	0	0	0	0	14,379	0	0	0	0	0	0	0	0	0	2,896	0	0	0	0	0	0
7	Common Stairways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8	Common Laundry	0	0	0	0	0	0	607	0	0	0	0	0	0	0	0	0	317	0	0	0	0	0	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	4,500	0	3,448	0	33,765	3,768	0	0	0	0	0	3,945	0	0	0	20,331	27,440	5,372	0	0	0
11	Building Mechanical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	Building Electrical	0	0	26,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13	Building Elevator	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	Building Structural	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	Unit Living	0	2,550	1,507	1,553	1,599	1,647	1,697	1,747	1,800	1,854	1,909	1,967	2,026	2,087	2,149	2,214	2,280	2,348	2,419	2,491	2,566	2,643	0
16	Unit Kitchens	0	8,100	2,036	19,969	20,568	21,185	21,820	2,360	2,431	2,504	2,579	2,656	2,736	2,818	2,902	2,989	3,079	3,171	3,267	3,365	3,466	3,569	0
17	Unit Bathrooms	0	1,050	957	986	2,447	2,521	2,596	2,674	2,755	2,837	2,922	3,010	3,100	3,193	3,289	3,388	3,489	4,812	4,957	5,105	5,259	5,416	0
18	Unit Electrical	0	0	884	911	938	966	995	1,025	1,056	1,087	1,120	1,153	1,188	1,224	1,260	1,298	1,337	1,377	1,419	1,461	1,505	1,550	0
19	Unit Mechanical	0	0	182	187	193	199	205	211	217	224	231	237	245	252	259	267	275	284	292	301	310	319	0
20	Annual Planned Expenditures	0	11,700	36,066	23,605	30,832	26,518	90,784	17,346	8,258	8,506	8,761	202,890	9,294	13,518	9,860	10,156	28,542	32,324	39,793	18,095	148,668	26,398	0
21	Annual Provision (indexed at 3%)			10,781	11,104	11,437	11,780	12,134	12,498	12,873	13,259	13,657	14,066	14,488	14,923	15,371	15,832	16,307	16,796	17,300	17,819	18,353	18,904	
22	Outside Capital			490,000																				
23	Cumulative Reserve Balance	99,665	87,965	552,680	540,179	520,784	506,047	427,396	422,548	427,163	431,916	436,812	247,988	253,182	254,587	260,098	265,773	253,538	238,009	215,516	215,239	84,925	77,431	

Site Improvements

Number of Units:	26
Total Square Feet:	16,841
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Exterior

Owner Sponsor Name:	Newington Housing Authority
Project Name:	New Meadow Village
Project City / Town:	Newington

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 18, 2013

Number of Units:	26
Total Square Feet:	16,841
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	Exterior Doors	15,393		26	35	2022				0	0	0	0	0	0	0	0	0	0	20,084	0	0	0	0	0	0	0	0	0	0					
2	Glass Doors (Sliders)					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
3	Exterior Walls - Masonry					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
4	Exterior Walls - EIFS					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
5	Ext. Walls - Vinyl Siding	77,233		26	35	2022				0	0	0	0	0	0	0	0	0	0	100,772	0	0	0	0	0	0	0	0	0	0					
6	Ext. Walls - Wood Siding					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
7	Windows	35,145		26	35	2022				0	0	0	0	0	0	0	0	0	0	45,856	0	0	0	0	0	0	0	0	0	0					
8	Exterior Soffits and Fascia					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
9	Caulking					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
10	Unit Balconies / Decks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
11	Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
12	Exterior Unit Doors	13,455		26	35	2022				0	0	0	0	0	0	0	0	0	0	17,556	0	0	0	0	0	0	0	0	0	0	0				
13	Service Doors	1,545		26	28	2015				0	0	1,639	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	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	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	0				
17	Storm Doors	9,594		~10	15	2017				0	0	0	0	5,399	5,561	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
18																																			
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24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	1,639	0	5,399	5,561	0	0	0	184,268	0	0	0	0	0	0	0	0	0	0	0	0			
28	Cumulative Reserve Balance							99,665		87,965	552,680	540,179	520,784	506,047	427,396	422,548	427,163	431,916	436,812	247,988	253,182	254,587	260,098	265,773	253,538	238,009	215,516	215,239	84,925	77,431					

Comprehensive Capital Needs Assessment Schedule

Roofing

Owner Sponsor Name:	Newington Housing Authority
Project Name:	New Meadow Village
Project City / Town:	Newington

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 18, 2013

Number of Units:	26
Total Square Feet:	16,841
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	Chimney					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Hatches / Skylights					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Penthouse / Machine Rooms					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Roof Railings					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Roof - Asphalt Shingle					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Roof - Built-up Tar and Gravel					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Roof - Single-ply Membrane					2013					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						
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	Roof - Asphalt Shingle	79,629		<5	20+	2031					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	135,562	0						
18																																			
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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	135,562	0	0						
28	Cumulative Reserve Balance							99,665		87,965	552,680	540,179	520,784	506,047	427,396	422,548	427,163	431,916	436,812	247,988	253,182	254,587	260,098	265,773	253,538	238,009	215,516	215,239	84,925	77,431					

Comprehensive Capital Needs Assessment Schedule

Lobby / Mail Area

Owner Sponsor Name:	Newington Housing Authority
Project Name:	New Meadow Village
Project City / Town:	Newington

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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	198		6	10	2017				0	0	0	0	223	0	0	0	0	0	0	0	0	0	300	0	0	0	0	0						
2	Ceilings	246		26	30	2017				0	0	0	0	277	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Mail Facilities					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Floors	480		26	25+	2017				0	0	0	0	540	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	1,040	0	0	0	0	0	0	0	0	0	300	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						99,665	87,965	552,680	540,179	520,784	506,047	427,396	422,548	427,163	431,916	436,812	247,988	253,182	254,587	260,098	265,773	253,538	238,009	215,516	215,239	84,925	77,431							

Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	Newington Housing Authority
Project Name:	New Meadow Village
Project City / Town:	Newington

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 18, 2013

Number of Units:	26
Total Square Feet:	16,841
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					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Kitchen Cabinets / Sink					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Kitchen Appliances					2013				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						
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																																			
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						99,665	87,965	552,680	540,179	520,784	506,047	427,396	422,548	427,163	431,916	436,812	247,988	253,182	254,587	260,098	265,773	253,538	238,009	215,516	215,239	84,925	77,431							

Comprehensive Capital Needs Assessment Schedule

Common Hallways

Owner Sponsor Name:	Newington Housing Authority
Project Name:	New Meadow Village
Project City / Town:	Newington

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 18, 2013

Number of Units:	26
Total Square Feet:	16,841
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	1,915		6	10	2017				0	0	0	0	2,155	0	0	0	0	0	0	0	0	0	2,896	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	3,350		26	30	2017				0	0	0	0	3,770	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	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	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	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	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	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	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	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	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	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	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	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	0				
17	Floors	7,511		26	25+	2017				0	0	0	0	8,454	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	14,379	0	0	0	0	0	0	0	0	0	2,896	0	0	0	0	0	0	0				
28	Cumulative Reserve Balance							99,665		87,965	552,680	540,179	520,784	506,047	427,396	422,548	427,163	431,916	436,812	247,988	253,182	254,587	260,098	265,773	253,538	238,009	215,516	215,239	84,925	77,431					

Comprehensive Capital Needs Assessment Schedule

Common Stairways

Owner Sponsor Name:	Newington Housing Authority
Project Name:	New Meadow Village
Project City / Town:	Newington

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 18, 2013

Number of Units:	26
Total Square Feet:	16,841
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Railings					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						99,665	87,965	552,680	540,179	520,784	506,047	427,396	422,548	427,163	431,916	436,812	247,988	253,182	254,587	260,098	265,773	253,538	238,009	215,516	215,239	84,925	77,431							

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Newington Housing Authority
Project Name:	New Meadow Village
Project City / Town:	Newington

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 18, 2013

Number of Units:	26
Total Square Feet:	16,841
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	210		6	10	2017				0	0	0	0	236	0	0	0	0	0	0	0	0	0	317	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	Ventilation					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
5	Lighting Fixtures					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	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	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	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	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	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	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	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	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	0				
17	Floors	330		26	25+	2017				0	0	0	0	371	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	607	0	0	0	0	0	0	0	0	0	317	0	0	0	0	0	0	0	0	0			
28	Cumulative Reserve Balance						99,665	87,965	552,680	540,179	520,784	506,047	427,396	422,548	427,163	431,916	436,812	247,988	253,182	254,587	260,098	265,773	253,538	238,009	215,516	215,239	84,925	77,431							

Comprehensive Capital Needs Assessment Schedule

Common Area Restrooms

Owner Sponsor Name:	Newington Housing Authority
Project Name:	New Meadow Village
Project City / Town:	Newington

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 18, 2013

Number of Units:	26
Total Square Feet:	16,841
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Sinks					2013				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						
5	Partitions					2013				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						
7	Floor					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	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						99,665	87,965	552,680	540,179	520,784	506,047	427,396	422,548	427,163	431,916	436,812	247,988	253,182	254,587	260,098	265,773	253,538	238,009	215,516	215,239	84,925	77,431							

Comprehensive Capital Needs Assessment Schedule

Building Boilers

Owner Sponsor Name:	Newington Housing Authority
Project Name:	New Meadow Village
Project City / Town:	Newington

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 18, 2013

Number of Units:	26
Total Square Feet:	16,841
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					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Boiler Operating Controls					2013				0	0	0	0	0	0	0	0	0	0	0	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	Boiler - Building 1	15,000		26	30	2017				0	0	0	0	16,883	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Boiler - Building 2	7,500		26	30	2017				0	0	0	0	8,441	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Boiler - Building 2	7,500		26	30	2017				0	0	0	0	8,441	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Boiler Controls - Building 1	2,850		4	15	2024				0	0	0	0	0	0	0	0	0	0	3,945	0	0	0	0	0	0	0	0	0						
13	DHW Boiler - Building 1	8,550		5	20	2028				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13,321	0	0	0	0						
14	DHW Storage - Building 1	4,500		16	15	2013				4,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,011	0	0	0	0						
15	DHW Boiler - Building 2	8,550		4	20	2029				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13,720	0	0	0						
16	DHW Storage - Building 2	3,250		10	15	2018				0	0	0	0	0	3,768	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	DHW Boiler - Building 2	8,550		4	20	2029				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13,720	0	0	0						
18	DHW Storage - Building 2	3,250		13	15	2015				0	0	3,448	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,372	0	0						
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	4,500	0	3,448	0	33,765	3,768	0	0	0	0	0	3,945	0	0	0	20,331	27,440	5,372	0	0	0						
28	Cumulative Reserve Balance						99,665	87,965	552,680	540,179	520,784	506,047	427,396	422,548	427,163	431,916	436,812	247,988	253,182	254,587	260,098	265,773	253,538	238,009	215,516	215,239	84,925	77,431							

Comprehensive Capital Needs Assessment Schedule

Building Mechanical

Owner Sponsor Name:	Newington Housing Authority
Project Name:	New Meadow Village
Project City / Town:	Newington

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 18, 2013

Number of Units:	26
Total Square Feet:	16,841
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	Ventilation & Exhaust					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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	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						
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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						99,665	87,965	552,680	540,179	520,784	506,047	427,396	422,548	427,163	431,916	436,812	247,988	253,182	254,587	260,098	265,773	253,538	238,009	215,516	215,239	84,925	77,431							

Comprehensive Capital Needs Assessment Schedule

Building Electrical

Owner Sponsor Name:	Newington Housing Authority
Project Name:	New Meadow Village
Project City / Town:	Newington

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 18, 2013

Number of Units:	26
Total Square Feet:	16,841
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	22,500		26	20	2013				22,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Signaling / Communication	3,500		26	20	2013				3,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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						
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26																																			
27	Annual Planned Expenditures						0	0	26,000	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						99,665	87,965	552,680	540,179	520,784	506,047	427,396	422,548	427,163	431,916	436,812	247,988	253,182	254,587	260,098	265,773	253,538	238,009	215,516	215,239	84,925	77,431							

Comprehensive Capital Needs Assessment Schedule

Building Elevator

Owner Sponsor Name:	Newington Housing Authority
Project Name:	New Meadow Village
Project City / Town:	Newington

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 18, 2013

Number of Units:	26
Total Square Feet:	16,841
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	Shafts and Doorways					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Cabs					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Other					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						
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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						99,665	87,965	552,680	540,179	520,784	506,047	427,396	422,548	427,163	431,916	436,812	247,988	253,182	254,587	260,098	265,773	253,538	238,009	215,516	215,239	84,925	77,431							

Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	Newington Housing Authority
Project Name:	New Meadow Village
Project City / Town:	Newington

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 18, 2013

Number of Units:	26
Total Square Feet:	16,841
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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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						99,665	87,965	552,680	540,179	520,784	506,047	427,396	422,548	427,163	431,916	436,812	247,988	253,182	254,587	260,098	265,773	253,538	238,009	215,516	215,239	84,925	77,431							

Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	Newington Housing Authority
Project Name:	New Meadow Village
Project City / Town:	Newington

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 18, 2013

Number of Units:	26
Total Square Feet:	16,841
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	0						
2	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Interior Stairs					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Floors	1,507		1	1	2013				1,507	1,553	1,599	1,647	1,697	1,747	1,800	1,854	1,909	1,967	2,026	2,087	2,149	2,214	2,280	2,348	2,419	2,491	2,566	2,643						
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	2,550		ADD	20	2013		4	2,550	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18																																			
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23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	2,550	1,507	1,553	1,599	1,647	1,697	1,747	1,800	1,854	1,909	1,967	2,026	2,087	2,149	2,214	2,280	2,348	2,419	2,491	2,566	2,643	0						
28	Cumulative Reserve Balance						99,665	87,965	552,680	540,179	520,784	506,047	427,396	422,548	427,163	431,916	436,812	247,988	253,182	254,587	260,098	265,773	253,538	238,009	215,516	215,239	84,925	77,431							

Comprehensive Capital Needs Assessment Schedule

Unit Bathrooms

Owner Sponsor Name:	Newington Housing Authority
Project Name:	New Meadow Village
Project City / Town:	Newington

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 18, 2013

Number of Units:	26
Total Square Feet:	16,841
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceiling					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Lavatory / Vanity					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Toilet					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Tub / Surround					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Floor	154		1	1	2013					154	158	163	168	173	178	183	189	194	200	206	212	219	225	232	239	246	254	261	269					
7	Accessories	543		1	1	2013					543	560	576	594	612	630	649	668	688	709	730	752	775	798	822	847	872	898	925	953					
8	Lighting Features					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
9	Exhaust Fan	260		1	1	2013					260	268	276	284	293	301	310	320	329	339	349	360	371	382	393	405	417	430	443	456					
10	GFI Outlet					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	Tub / Surround	17,550		26	25+	2015					0	0	1,432	1,475	1,519	1,565	1,612	1,660	1,710	1,761	1,814	1,869	1,925	1,983	2,042	0	0	0	0	0					
18	Toilet	10,660		<10	25+	2028					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,322	3,421	3,524	3,630	3,738				
19	Accessibility Improvements	1,050		ADD	20	2013			4	1,050	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		1,050	957	986	2,447	2,521	2,596	2,674	2,755	2,837	2,922	3,010	3,100	3,193	3,289	3,388	3,489	4,812	4,957	5,105	5,259	5,416	0				
28	Cumulative Reserve Balance							99,665		87,965	552,680	540,179	520,784	506,047	427,396	422,548	427,163	431,916	436,812	247,988	253,182	254,587	260,098	265,773	253,538	238,009	215,516	215,239	84,925	77,431					

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Newington Housing Authority
Project Name:	New Meadow Village
Project City / Town:	Newington

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 18, 2013

Number of Units:	26
Total Square Feet:	16,841
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors	224		1	1	2013				224	231	238	245	252	260	268	276	284	293	301	310	320	329	339	349	360	371	382	393						
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	1,161		1	1	2013				1,161	1,196	1,232	1,269	1,307	1,346	1,387	1,428	1,471	1,515	1,561	1,608	1,656	1,705	1,757	1,809	1,864	1,920	1,977	2,036						
11	Stove	650		1	1	2013				650	670	690	710	732	754	776	799	823	848	874	900	927	955	983	1,013	1,043	1,074	1,107	1,140						
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	Cabinets	62,100		26	25	2014				0	15,991	16,470	16,965	17,474	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Kitchen Exhaust Fan	7,306		26	25	2014				0	1,881	1,938	1,996	2,056	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Accessibility Improvements	8,100		ADD	20	2013		4	8,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20																																			
21																																			
22																																			
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24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		8,100	2,036	19,969	20,568	21,185	21,820	2,360	2,431	2,504	2,579	2,656	2,736	2,818	2,902	2,989	3,079	3,171	3,267	3,365	3,466	3,569	0				
28	Cumulative Reserve Balance							99,665		87,965	552,680	540,179	520,784	506,047	427,396	422,548	427,163	431,916	436,812	247,988	253,182	254,587	260,098	265,773	253,538	238,009	215,516	215,239	84,925	77,431					

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

Owner Sponsor Name:	Newington Housing Authority
Project Name:	New Meadow Village
Project City / Town:	Newington

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 18, 2013

Number of Units:	26
Total Square Feet:	16,841
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	Emergency Call System	390		1	1	2013				390	402	414	426	439	452	466	480	494	509	524	540	556	573	590	608	626	645	664	684						
2	Electrical Panel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Smoke Detectors	494		1	1	2013				494	509	524	540	556	573	590	608	626	645	664	684	704	725	747	770	793	817	841	866						
4	Intercom					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						
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27	Annual Planned Expenditures						0	0	884	911	938	966	995	1,025	1,056	1,087	1,120	1,153	1,188	1,224	1,260	1,298	1,337	1,377	1,419	1,461	1,505	1,550	0						
28	Cumulative Reserve Balance						99,665	87,965	552,680	540,179	520,784	506,047	427,396	422,548	427,163	431,916	436,812	247,988	253,182	254,587	260,098	265,773	253,538	238,009	215,516	215,239	84,925	77,431							

Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

Owner Sponsor Name:	Newington Housing Authority
Project Name:	New Meadow Village
Project City / Town:	Newington

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 18, 2013

Number of Units:	26
Total Square Feet:	16,841
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	182		1	1	2013				182	187	193	199	205	211	217	224	231	237	245	252	259	267	275	284	292	301	310	319						
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																																			
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23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	182	187	193	199	205	211	217	224	231	237	245	252	259	267	275	284	292	301	310	319	0						
28	Cumulative Reserve Balance						99,665	87,965	552,680	540,179	520,784	506,047	427,396	422,548	427,163	431,916	436,812	247,988	253,182	254,587	260,098	265,773	253,538	238,009	215,516	215,239	84,925	77,431							

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.