

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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and

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Parkside Manor

CHFA # 85134D

North Haven Housing Authority
North Haven, CT

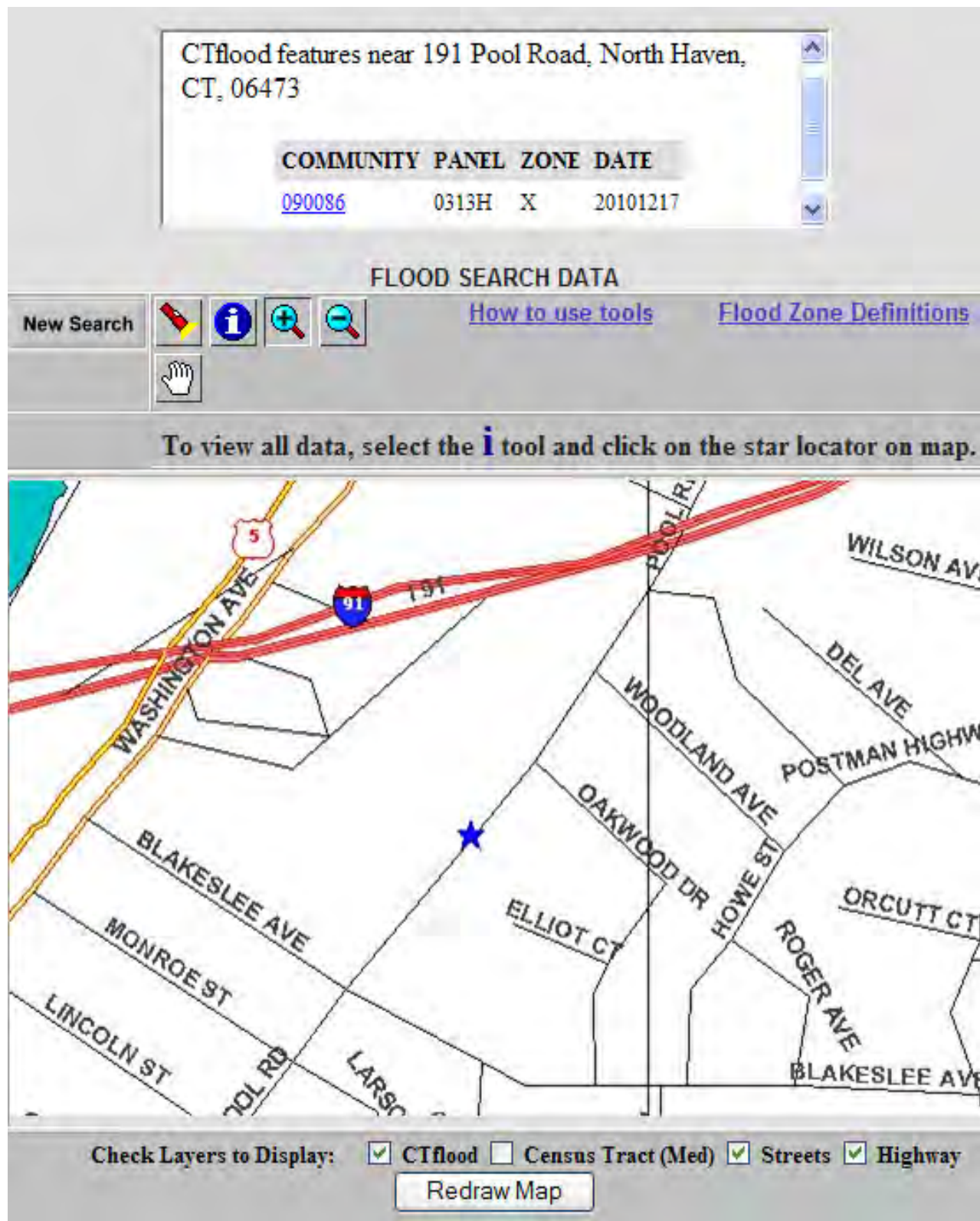
February 21, 2013

Final Report



Parkside Manor

191 Pool Road
North Haven, CT 06473



Parkside Manor

191 Pool Road
North Haven, CT 06473

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

Executive Summary

Parkside Manor

North Haven, CT

Parkside Manor is residential development for the elderly that is comprised of four residential buildings. The development includes 27 efficiency and 13 one-bedroom units. Original construction of the development is understood to date to the mid 1970s.

Overall the development is in fair condition. As shown on the attached capital needs worksheets, the development faces significant capital needs in the near term. 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:

- Asphalt-paved roadway and parking area surfaces are in fair to good condition at the present time; future resurfacing shown in Year 7.
- Crack noted in brick veneer at rear elevation of Building B; allowances for selective repair/re-pointing needs shown in Years 1 and 11.
- Newer windows typical at all residential units; replacement of isolated existing older windows at common areas shown in Year 1.
- Common, unit, storm, and service doors all in generally good condition at the present time; no near-term needs identified.
- Majority of roof surfaces covered with conventional three-tab shingles that are in fair condition; costs to rip and replace shown in Year 5.

- Replacement of built-up roofing systems at flat roof areas of Building B shown concurrent with shingle replacement in Year 5.
- Interior common areas limited to the stairwells at Building B, a small management office at Building A, and a laundry room at Building C; future painting and floor covering replacement is shown based on current conditions and expected useful service life.
- No problems related to domestic hot water tank for laundry room observed or reported; future replacement shown in Years 6 and 16.
- Original fire alarm control panels at each building have surpassed their expected useful service lives; replacement shown in Year 1.
- Painting of drywall/plaster wall and ceiling surfaces in units typically done at turnover and funded from operating accounts; annual allowances for replacement of floor coverings shown from Year 1 forward.
- Unit bathrooms feature older, conventional-flow, toilets; replacement with low-flow models shown in Years 1-4.
- Annual allowances for bathroom accessories exhaust fans, bathtub re-glazing, and mixing valves shown from Year 1 forward.
- Original wood cabinetry, in fair condition for its age, is typical in most unit kitchens; gradual replacement is shown in Years 1-6.
- Annual allowances for replacement of ranges and refrigerators based on current age and expected useful service life are shown from Year 1 forward.
- Annual allowances for replacement of in-unit smoke detectors, emergency call pull cord devices, and electric domestic hot water tanks are shown from Year 1 forward.
- Minor modifications are needed to meet handicap common area accessibility requirements – addition of curb cuts for creation of an accessible route, re-striping of access aisles at designated parking stalls so as to meet minimum width requirements, installation of compliant ramps at office and laundry room entries, and provision of a front-loading washing machine and compliant height work surface within the laundry room.
- There are no designated handicap accessible units at the development at the present time; significant renovations would be needed for compliance including re-framing of interior doors to meet minimum width requirements, expansion of bathrooms to meet floor area requirements, installation of compliant bathroom fixtures, and installation of accessible-style kitchen cabinetry.

Additional Notes:

1. The Physical Assessment of the property was conducted on December 13th, 2012. 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 North Haven Housing Authority 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*.



Development sign



Asphalt-paved roadway and parking area surfaces in generally good condition



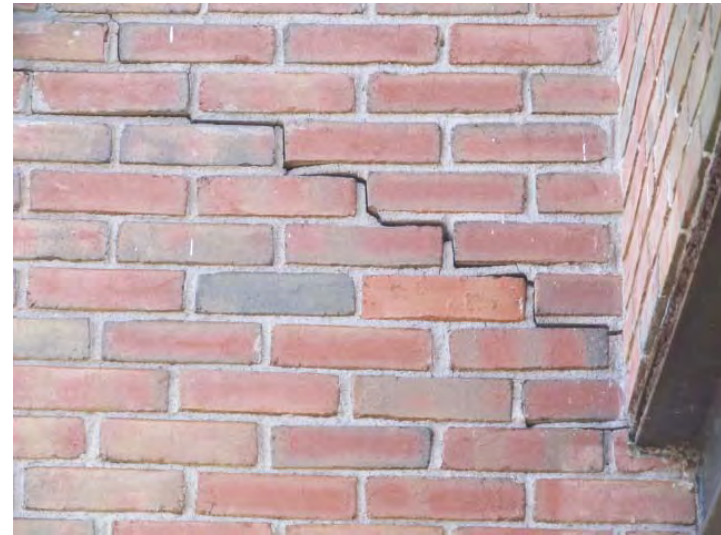
Typical asphalt-paved sidewalk



Typical building architecture as seen at Buildings A, C, and D



Building B is the only two-story building at the development



Crack noted in brickwork at rear elevation of Building B



Rust damaged lintels noted at some locations



Typical common entry door and newer unit windows –
Note windows above entry door serve common stairs and are original wood-framed models



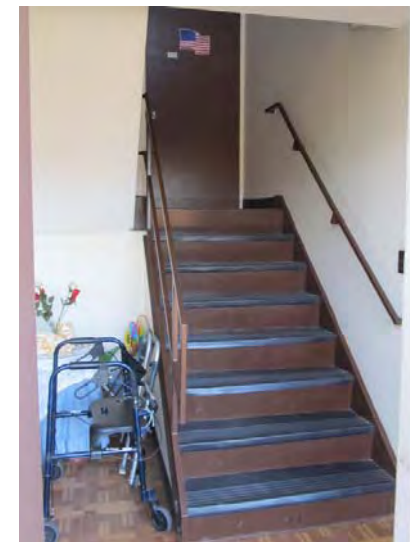
Typical unit entries – No problems observed or reported



Conventional three-tab roof shingles in generally good condition



Interior view of small on-site management office



Typical finishes and conditions in common stairwells at Building B



Newer domestic hot water tank that serves laundry room located at Building C



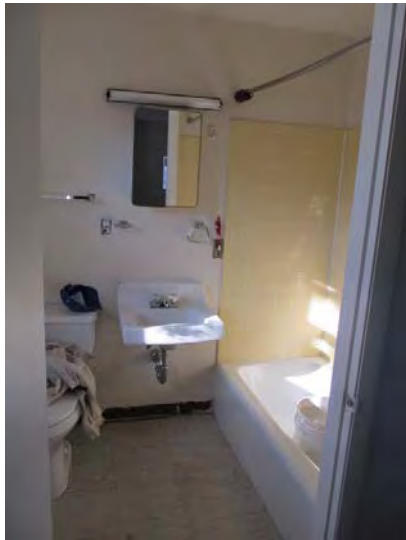
Each building has an original zone-type fire alarm control panel that has exceeded its expected useful service life



Typical efficiency unit as seen at Building B



Typical bedroom in a one-bedroom unit



Typical finishes and fixtures
in unit bathrooms



Typical unit kitchen – Select units have received
new cabinetry in recent years



Each unit has an electrical load center with circuit
breakers – No problems observed or reported



Typical unit-level electric domestic
hot water tank

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	North Haven Housing Authority
Project Name:	Parkside Manor
Project City / Town:	North Haven

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 5, 2013

Number of Units:	40
Total Square Feet:	39,934
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$70,879
Annual Replacement Reserve Contribution:	\$31,041
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	1,950	0	11,399	0	0	1,182	0	110,983	0	0	0	4,704	15,319	0	0	0	0	17,759	0	0	0	0
2	Building Exterior	0	6,575	19,894	0	0	0	0	18,319	11,310	11,649	11,999	672	21,081	0	0	0	0	0	0	0	0	0	0
3	Roofing	0	0	0	0	0	0	107,003	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	0	0	0	0	0	0	0	0	0	0	0	0
5	Community Room	0	0	0	0	0	0	0	0	0	1,923	0	0	0	0	0	0	0	0	0	741	0	0	0
6	Common Hallways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7	Common Stairways	0	0	0	0	0	0	0	5,554	0	0	0	0	0	0	0	0	0	2,035	0	0	0	6,112	0
8	Common Laundry	0	250	0	0	0	0	0	0	0	2,881	0	0	0	0	0	0	0	0	0	1,930	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	0	0	0	0	0	2,405	0	0	0	0	0	0	0	0	0	3,233	0	0	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	23,400	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	22,400	2,399	2,471	2,545	2,621	2,700	2,781	2,864	2,950	3,038	3,130	3,224	3,320	3,420	3,522	3,628	3,737	3,849	3,965	4,083	4,206	0
16	Unit Kitchens	0	7,650	24,229	15,807	16,281	16,769	17,272	17,791	4,132	4,256	4,383	4,515	4,650	4,790	4,934	5,082	5,234	5,391	5,553	5,719	5,891	6,068	0
17	Unit Bathrooms	0	40,000	8,728	8,989	9,259	9,537	5,208	5,365	5,526	5,691	5,862	6,038	3,961	4,080	4,203	4,329	4,459	4,592	4,730	4,872	5,018	5,169	0
18	Unit Electrical	0	0	2,120	2,184	2,249	2,317	2,386	2,458	2,531	2,607	2,686	2,766	2,849	2,935	3,023	3,113	3,207	3,303	3,402	3,504	3,609	3,717	0
19	Unit Mechanical	0	0	5,286	5,444	5,608	5,776	5,949	6,128	6,312	6,501	6,696	6,897	7,104	7,317	7,536	7,762	7,995	8,235	8,482	8,737	8,999	9,269	0
20	Annual Planned Expenditures	0	78,825	86,055	46,294	35,942	37,020	141,701	60,800	143,657	38,458	34,664	24,018	47,573	37,761	23,115	23,809	24,523	30,526	43,776	29,467	27,601	34,540	0
21	Annual Provision (indexed at 3%)			31,041	31,972	32,931	33,919	34,937	35,985	37,065	38,177	39,322	40,501	41,717	42,968	44,257	45,585	46,952	48,361	49,812	51,306	52,845	54,431	
22	Outside Capital			350,000																				
23	Cumulative Reserve Balance	70,879	(7,946)	287,040	272,719	269,709	266,608	159,844	135,029	28,436	28,155	32,812	49,296	43,440	48,647	69,788	91,565	113,994	131,829	137,865	159,704	184,949	204,839	

Comprehensive Capital Needs Assessment Schedule

Site Improvements

Owner Sponsor Name:	North Haven Housing Authority
Project Name:	Parkside Manor
Project City / Town:	North Haven

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 5, 2013

Number of Units:	40
Total Square Feet:	39,934
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	Asphalt Parking / Roadways	66,402		14	20	2019				0	0	0	0	0	0	79,287	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Crack Fill / Sealant					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Concrete Sidewalks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Bituminous Sidewalks	5,984		14	20	2019				0	0	0	0	0	0	7,145	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
5	Fencing					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
6	Landscaping					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
7	Dumpster Enclosures	1,050		16	20	2017				0	0	0	0	1,182	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
8	Storm Water System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
9	Site Lighting	20,560		14	20	2019				0	0	0	0	0	0	24,550	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
10	Development Signage	3,500		10	20	2023				0	0	0	0	0	0	0	0	0	0	4,704	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	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	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	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	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	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	0	0	0	0	
17	Crack Fill / Sealant	11,067		3	5	2014				0	11,399	0	0	0	0	0	0	0	0	0	15,319	0	0	0	0	17,759	0	0	0	0	0	0	0	0	0	
18	Accessibility Improvements	1,950		ADD	20	2013			4	1,950	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
19																																				
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22																																				
23																																				
24																																				
25																																				
26																																				
27	Annual Planned Expenditures							0		1,950	0	11,399	0	0	1,182	0	110,983	0	0	0	4,704	15,319	0	0	0	0	17,759	0	0	0	0	0	0	0	0	0
28	Cumulative Reserve Balance							70,879		(7,946)	287,040	272,719	269,709	266,608	159,844	135,029	28,436	28,155	32,812	49,296	43,440	48,647	69,788	91,565	113,994	131,829	137,865	159,704	184,949	204,839						

Building Exterior

Number of Units:	40
Total Square Feet:	39,934
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					2013				0	0	0	0	0	0	0	0	0	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							
3	Exterior Walls - Masonry	11,486		10	10	2013				11,486	0	0	0	0	0	0	0	0	0	15,436	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							
5	Ext. Walls - Vinyl Siding					2013				0	0	0	0	0	0	0	0	0	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							
7	Windows	4,208		35	35	2013				4,208	0	0	0	0	0	0	0	0	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							
9	Caulking					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Unit Balconies / Decks	1,875		10	15	2018				0	0	0	0	0	2,174	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							
12	Lintels	4,200		10	10	2013				4,200	0	0	0	0	0	0	0	0	0	5,644	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	Exterior Common Doors	4,455		35	40	2018				0	0	0	0	0	5,165	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	Exterior Unit Doors	22,080		35	40	2018				0	0	0	0	0	6,399	6,591	6,789	6,993	0	0	0	0	0	0	0	0	0	0							
19	Storm Doors	15,808		~10	15	2018				0	0	0	0	0	4,581	4,719	4,860	5,006	0	0	0	0	0	0	0	0	0	0							
20	Service Doors	515		~10	20	2022				0	0	0	0	0	0	0	0	672	0	0	0	0	0	0	0	0	0	0							
21	Accessibility Improvements	6,575		ADD	20	2013		4	6,575	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	6,575	19,894	0	0	0	0	0	18,319	11,310	11,649	11,999	672	21,081	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						70,879	(7,946)	287,040	272,719	269,709	266,608	159,844	135,029	28,436	28,155	32,812	49,296	43,440	48,647	69,788	91,565	113,994	131,829	137,865	159,704	184,949	204,839							

Roofing

Number of Units:	40
Total Square Feet:	39,934
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Lobby / Mail Area

Owner Sponsor Name:	North Haven Housing Authority
Project Name:	Parkside Manor
Project City / Town:	North Haven

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 5, 2013

Number of Units:	40
Total Square Feet:	39,934
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	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						
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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						70,879	(7,946)	287,040	272,719	269,709	266,608	159,844	135,029	28,436	28,155	32,812	49,296	43,440	48,647	69,788	91,565	113,994	131,829	137,865	159,704	184,949	204,839							

Community Room

Number of Units:	40
Total Square Feet:	39,934
Default Inflation Rate:	3.0%

12364 - Parkside Manor - FINAL SS 2/21/2013

Comprehensive Capital Needs Assessment Schedule

Common Hallways

Owner Sponsor Name:	North Haven Housing Authority
Project Name:	Parkside Manor
Project City / Town:	North Haven

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 5, 2013

Number of Units:	40
Total Square Feet:	39,934
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					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Walls 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Walls 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Ceiling 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Ceiling 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Ceiling 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Floors 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Floors 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Floors 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Unit Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Hand Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Interior Lighting 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Interior Lighting 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Interior Lighting 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Common Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							70,879		(7,946)	287,040	272,719	269,709	266,608	159,844	135,029	28,436	28,155	32,812	49,296	43,440	48,647	69,788	91,565	113,994	131,829	137,865	159,704	184,949	204,839					

Common Stairways

Number of Units:	40
Total Square Feet:	39,934
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	North Haven Housing Authority
Project Name:	Parkside Manor
Project City / Town:	North Haven

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 5, 2013

Number of Units:	40
Total Square Feet:	39,934
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	1,022		3	10	2020				0	0	0	0	0	0	0	1,257	0	0	0	0	0	0	0	0	0	1,689	0	0						
2	Ceilings	146		3	10	2020				0	0	0	0	0	0	0	179	0	0	0	0	0	0	0	0	0	241	0	0						
3	Floors	1,175		35	42	2020				0	0	0	0	0	0	0	1,445	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						
5	Lighting Fixtures					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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	Accessibility Improvements	250		ADD	20	2013		4	250	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	250	0	0	0	0	0	0	0	2,881	0	0	0	0	0	0	0	0	0	1,930	0	0	0						
28	Cumulative Reserve Balance						70,879	(7,946)	287,040	272,719	269,709	266,608	159,844	135,029	28,436	28,155	32,812	49,296	43,440	48,647	69,788	91,565	113,994	131,829	137,865	159,704	184,949	204,839							

Building Boilers

Owner Sponsor Name:	North Haven Housing Authority
Project Name:	Parkside Manor
Project City / Town:	North Haven

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 5, 2013

Number of Units:	40
Total Square Feet:	39,934
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Mechanical

Owner Sponsor Name:	North Haven Housing Authority
Project Name:	Parkside Manor
Project City / Town:	North Haven

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 5, 2013

Number of Units:	40
Total Square Feet:	39,934
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					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						
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						70,879	(7,946)	287,040	272,719	269,709	266,608	159,844	135,029	28,436	28,155	32,812	49,296	43,440	48,647	69,788	91,565	113,994	131,829	137,865	159,704	184,949	204,839							

Building Electrical

Number of Units:	40
Total Square Feet:	39,934
Default Inflation Rate:	3.0%

[illegible]

Building Elevator

Owner Sponsor Name:	North Haven Housing Authority
Project Name:	Parkside Manor
Project City / Town:	North Haven

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 5, 2013

Number of Units:	40
Total Square Feet:	39,934
Default Inflation Rate:	3.0%

[illegible]

Building Structural

Number of Units:	40
Total Square Feet:	39,934
Default Inflation Rate:	3.0%

12364 - Parkside Manor - FINAL SS 2/21/2013

Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	North Haven Housing Authority
Project Name:	Parkside Manor
Project City / Town:	North Haven

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 5, 2013

Number of Units:	40
Total Square Feet:	39,934
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	2,399		1	1	2013				2,399	2,471	2,545	2,621	2,700	2,781	2,864	2,950	3,038	3,130	3,224	3,320	3,420	3,522	3,628	3,737	3,849	3,965	4,083	4,206						
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	22,400		ADD	20	2013		4	22,400	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		22,400	2,399	2,471	2,545	2,621	2,700	2,781	2,864	2,950	3,038	3,130	3,224	3,320	3,420	3,522	3,628	3,737	3,849	3,965	4,083	4,206	0				
28	Cumulative Reserve Balance							70,879		(7,946)	287,040	272,719	269,709	266,608	159,844	135,029	28,436	28,155	32,812	49,296	43,440	48,647	69,788	91,565	113,994	131,829	137,865	159,704	184,949	204,839					

Unit Bathrooms

Number of Units:	40
Total Square Feet:	39,934
Default Inflation Rate:	3.0%

12364 - Parkside Manor - FINAL SS 2/21/2013

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	North Haven Housing Authority
Project Name:	Parkside Manor
Project City / Town:	North Haven

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 5, 2013

Number of Units:	40
Total Square Feet:	39,934
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	674		1	1	2013			674	694	715	736	758	781	804	829	853	879	905	933	960	989	1,019	1,050	1,081	1,113	1,147	1,181							
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	8,883		20	20	2013			8,883	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					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Stove					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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	61,200		20+	20+	2013			10,200	10,506	10,821	11,146	11,480	11,825	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Refrigerators	26,800		varies	15	2013			1,787	1,840	1,895	1,952	2,011	2,071	2,133	2,197	2,263	2,331	2,401	2,473	2,547	2,624	2,702	2,784	2,867	2,953	3,042	3,133							
19	Range	20,000		varies	20	2013			1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305	1,344	1,384	1,426	1,469	1,513	1,558	1,605	1,653	1,702	1,754							
20	Exhaust Fan	10,116		20+	20+	2013			1,686	1,737	1,789	1,842	1,898	1,955	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
21	Accessibility Improvements	7,650		ADD	20	2013		4	7,650	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	7,650	24,229	15,807	16,281	16,769	17,272	17,791	4,132	4,256	4,383	4,515	4,650	4,790	4,934	5,082	5,234	5,391	5,553	5,719	5,891	6,068	0						
28	Cumulative Reserve Balance						70,879	(7,946)	287,040	272,719	269,709	266,608	159,844	135,029	28,436	28,155	32,812	49,296	43,440	48,647	69,788	91,565	113,994	131,829	137,865	159,704	184,949	204,839							

Unit Electrical

Owner Sponsor Name:	North Haven Housing Authority
Project Name:	Parkside Manor
Project City / Town:	North Haven

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 5, 2013

Number of Units:	40
Total Square Feet:	39,934
Default Inflation Rate:	3.0%

[illegible]

Unit Mechanical

Owner Sponsor Name:	North Haven Housing Authority
Project Name:	Parkside Manor
Project City / Town:	North Haven

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 5, 2013

Number of Units:	40
Total Square Feet:	39,934
Default Inflation Rate:	3.0%

[illegible]

Appendix A: Statement of Delivery

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

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