

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



Seely Brown Village
CHFA #98059D

Pomfret Community Housing Corp.
Pomfret, CT

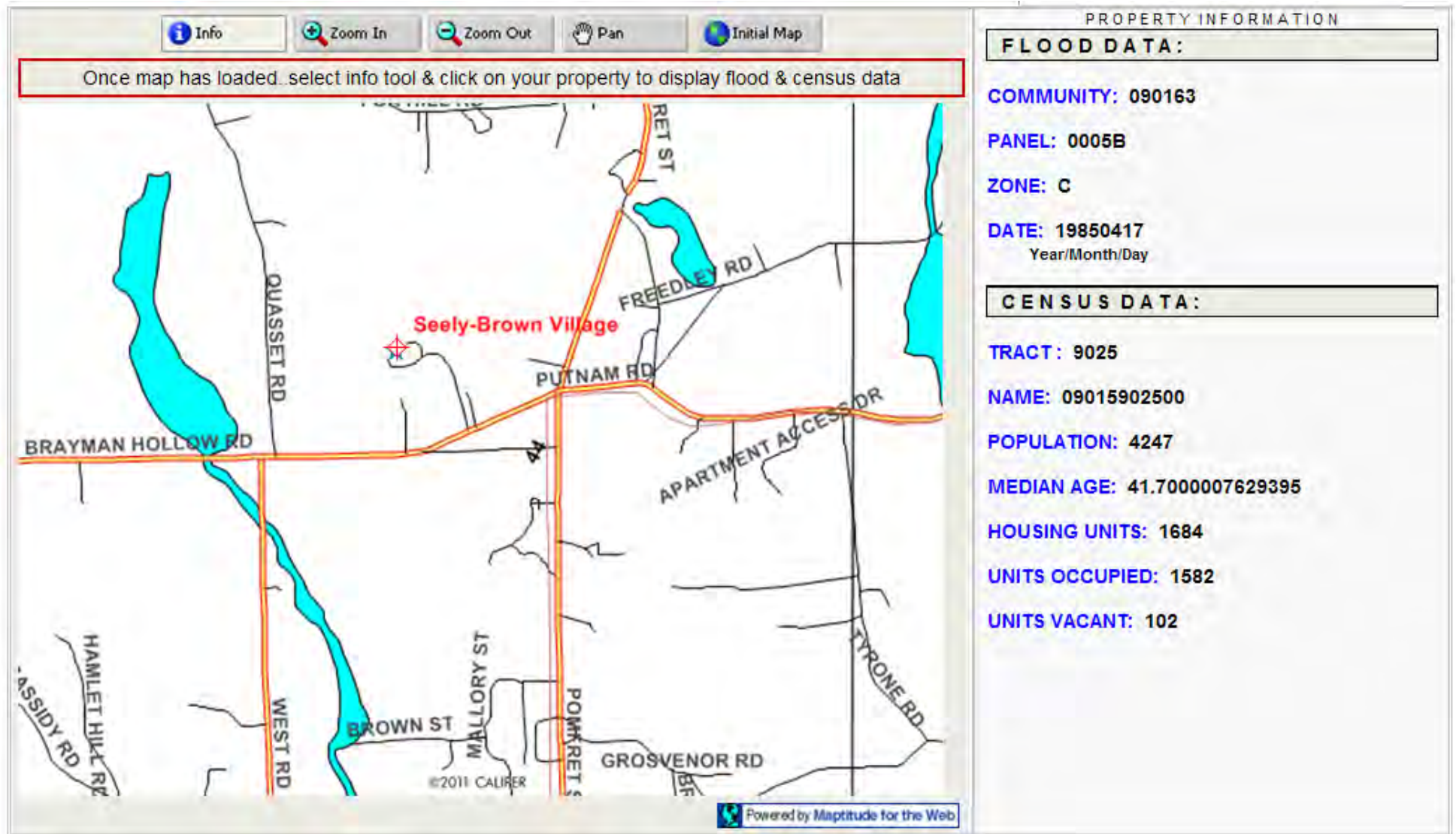
April 30, 2013

Final Report



Seely-Brown Village

400 Deerfield Road
Pomfret, CT 06259



Seely-Brown Village

400 Deerfield Road
Pomfret, CT 06259

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

Executive Summary

Seely Brown Village

Pomfret, CT

Seely Brown Village is a residential development for seniors (age 62+), located in a rural area of Pomfret, CT. This single building houses a total of 32 units (31 one-bedroom revenue producing units and 1 two-bedroom non-revenue producing unit). Original construction of the development dates to 1997. Since original construction, exterior vinyl siding has been replaced (in 2009) due to poor initial installation.

Overall, the development is in good condition. As shown on the attached capital needs worksheets, the development faces significant capital needs over the term of the plan. 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:

- Site paving exhibits some cracking and settlement. Periodic repair, crackfilling, and sealcoating allowances are shown in the plan. Total resurfacing of the access road and parking areas is anticipated by Year 8. Concrete walks at the front entrance areas have recently been replaced. Asphalt walks are shown for resurfacing concurrent with the roadway/parking work in Year 8. Site lighting is to be updated by CL&P in 2013. Future updates are anticipated by Year 18. The dumpster location's concrete pad and fencing are in need of replacement. The gazebo structure is shown being updated in Year 10. Site signage is to be updated by Year 15. Two wells serve the facility's water needs, and pumps are shown being replaced by Year 5. The septic system has had two field boxes re-built in 2007. Tanks are pumped four times annually. System upgrades are anticipated by Year 20.
- The building exterior has recently had vinyl siding and most Fypon trim elements replaced (in 2009) due to poor installation at construction. Some Fypon trim details remain, and repairs are shown periodically in the plan. Vinyl siding repairs and powerwashing are shown every four years in the plan. Windows are original to the building's construction, and site staff noted some operation, hardware,

and frame deterioration problems. Replacement costs are shown, over time, starting in Year 2 of the plan. Most doors display good conditions, having recently been painted. Upgrades are anticipated in Years 9-11 of the plan. The maintenance garage displays some deterioration and weathering, repairs are shown periodically in the plan. Roofing is mostly original, and exhibits some staining, organic growth, and lifting. Replacement costs in Year 5 include gutter and downspout upgrades.

- Most common spaces within the facility have been painted within the last few years. Carpeting in the dining room has been replaced, yet exhibits some staining (high foot / food traffic). Periodic allowances for wall refinishing, ceiling tile replacement, and flooring updates are shown in the plan for all spaces. Kitchen equipment repair, maintenance, and replacement allowances are shown annually.
- The oil-fired heating and domestic hot water equipment were in good working order. Site staff noted that a Trane energy management and controls system was recently installed. Major upgrades such as replacement of boilers, pumps, and controls (EMS) are shown in Year 10. One domestic hot water tank has recently been replaced, the other is due for replacement by Year 2. Storage tanks (fuel, water, fire suppression, etc.) are shown for periodic inspection, cleaning, and testing throughout the plan. The common core areas' HVAC system consists of air handling units in the basement, distribution ductwork, and a Carrier Weathermaster condenser unit at the rear of the building. Upgrades are anticipated by Year 6 of the plan. Sewage ejection pumps have been replaced (in 2009), and future allowances for pump replacements are shown in the plan. The building is now master metered for electricity. Life safety systems such as the emergency generator, are to be overhauled periodically. System replacement is shown in Year 18. The fire detection / monitoring system has recently had electronics repairs. This system is to be upgraded in Year 6. Periodic security system updates are shown in the plan as well. The elevator's motor assembly has been replaced. Cab and controls updates are anticipated by Year 3, with a major overhaul of the elevator anticipated by Year 16. Costs are shown accordingly.
- Unit finishes and doors are similar throughout the facility. All door repairs / replacements and in-unit painting are seen as operating expenses. Vinyl tile flooring exhibits the most deterioration in bathrooms. Replacement costs are shown starting in Year 1 and again later in the plan. Bath tubs have recently had "cut-outs" installed to prevent tripping. Future tub/surround upgrades are anticipated near the end of the plan. Fixtures such as toilets, sinks, and accessories are shown being replaced/upgraded as needed. Unit kitchen cabinetry displays some finish wear and hardware problems. Cabinetry replacement is shown starting in Year 4. Most refrigerators and all ranges are reportedly original. Appliance updates are shown as needed, starting in Year 1 and again starting in Year 15. Unit smoke detectors are to be monitored, tested, maintained, and replaced from operations.

Additional Notes:

1. The Physical Assessment of the property was conducted on Thursday, April 11th, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Craig Torres. We would like to thank Ms. Cathy Grant, Mr. Mike Hallarin, and the Seely Brown facility staff for their assistance.
2. Information reviewed in preparation of this report included a previously prepared CNA by OSI dating to 2002. Cost estimates used in this assessment are based on data from *RS Means Facilities and Construction Cost Data*. These cost estimates have been applied uniformly across the entire study portfolio to help ensure consistency of future projections. Actual owner and/or site pricing could vary significantly.
3. Unless required by fire, safety, or accessibility codes, items are typically shown being replaced in kind and do not include any planned upgrades or potential upgrade opportunities.
4. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.
5. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.



1. View of the access road leading to the facility



2. Cracking and settlement of asphalt paving



3. Newer concrete paving at main entrance areas



4. Dumpster location concrete pad and fencing, to address



5. Maintenance garage roofing-siding in need of repair



6. Septic system leaching fields



7. Front elevations of the facility



8. Portion of rear elevation



9. Portions of trim elements remain to be repaired



10. View of the dining room facility



11. View of the kitchen facility



12. Typical common hallway finishes



13. View of the entrance lobby - lounge area



14. Heating boilers serving the facility



15. Domestic hot water generation tanks



16. Central core HVAC system air handler in basement



17. Carrier Weathermaster AC condenser unit at rear of building



18. View of emergency generator, located at basement level



19. Main fire detection - monitoring panel



20. Typical unit kitchen cabinetry and appliances



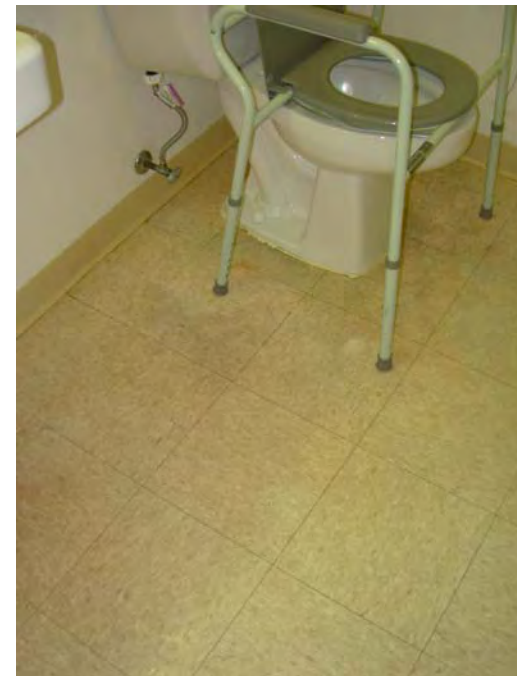
21. Hardware failures and finish wear on most cabinetry sets



22. Typical unit bath fixtures and finishes



23. All unit tubs now with cut-outs



24. Vinyl tile flooring in unit baths stained, marked, seam separation

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Pomfret Community Housing Corp.
Project Name:	Seely Brown Village
Project City / Town:	Pomfret, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 30, 2013

Number of Units:	32
Total Square Feet:	44,345
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$80,673
Annual Replacement Reserve Contribution:	\$8,063
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	150	21,273	5,729	0	0	29,538	0	0	167,361	0	13,048	0	0	0	14,383	5,294	0	0	114,682	0	137,421	0
2	Building Exterior	0	0	11,110	17,188	15,470	14,800	21,368	15,701	17,412	17,934	28,851	20,602	18,140	4,352	9,239	0	0	5,551	15,133	6,593	0	0	0
3	Roofing	0	0	0	0	0	0	134,135	0	0	0	0	0	0	0	0	0	0	604	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	1,700	5,346	13,722	7,881	8,118	1,971	12,133	8,204	20,991	2,218	2,285	7,185	2,424	2,497	6,346	2,649	8,329	11,056	7,117	15,022	0
6	Common Hallways	0	0	0	5,244	5,401	0	0	0	0	6,131	6,315	0	0	0	0	0	0	0	0	39,735	40,927	0	0
7	Common Stairways	0	0	0	0	0	1,763	1,816	0	0	0	0	0	0	4,793	4,936	0	0	0	0	0	0	2,829	0
8	Common Laundry	0	500	500	0	0	0	0	0	0	1,817	0	0	0	0	0	0	0	0	0	1,371	0	0	0
9	Common Area Restrooms	0	0	0	0	0	0	0	0	0	2,037	0	0	0	0	0	0	0	0	0	1,639	0	0	0
10	Building Boilers	0	0	9,611	1,212	4,406	0	0	8,494	0	0	0	100,794	8,265	0	0	1,728	0	21,443	0	1,945	7,070	19,289	0
11	Building Mechanical	0	0	0	0	0	0	15,929	31,292	4,959	0	0	0	0	0	0	0	0	12,940	0	0	0	7,282	0
12	Building Electrical	0	0	0	3,605	3,713	3,825	7,006	38,952	0	0	0	9,394	4,704	13,462	13,887	0	0	0	0	90,588	0	0	0
13	Building Elevator	0	0	0	0	8,090	0	0	0	0	0	0	0	0	0	0	0	0	97,568	0	0	0	0	0
14	Building Structural	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	Unit Living	0	0	8,134	8,378	8,629	8,888	9,155	9,430	9,712	10,004	10,304	10,613	0	0	0	0	0	0	0	13,444	13,848	14,263	0
16	Unit Kitchens	0	4,899	13,273	15,061	15,512	32,893	33,880	27,653	28,483	29,337	30,218	31,124	31,609	0	0	0	10,134	10,438	10,752	13,094	13,487	13,891	0
17	Unit Bathrooms	0	0	2,170	2,235	2,302	2,371	4,324	1,938	1,996	2,056	6,273	6,461	6,655	6,855	0	0	0	0	12,307	16,263	16,751	17,253	0
18	Unit Electrical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19	Unit Mechanical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20	Annual Planned Expenditures	0	5,549	67,770	63,998	77,246	72,421	265,270	135,430	74,695	244,882	102,952	194,255	71,657	36,646	30,486	18,608	21,775	151,193	46,521	310,409	99,199	227,250	0
21	Annual Provision (indexed at 3%)			8,063	8,305	8,554	8,811	9,075	9,347	9,628	9,916	10,214	10,520	10,836	11,161	11,496	11,841	12,196	12,562	12,939	13,327	13,727	14,139	
22	Outside Capital			2,052,800																				
23	Cumulative Reserve Balance	80,673	75,124	2,068,216	2,012,523	1,943,832	1,880,221	1,624,026	1,497,943	1,432,876	1,197,910	1,105,173	921,438	860,616	835,132	816,142	809,375	799,796	661,165	627,582	330,500	245,028	31,916	

Site Improvements

Number of Units:	32
Total Square Feet:	44,345
Default Inflation Rate:	3.0%

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Building Exterior

Number of Units:	32
Total Square Feet:	44,345
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Roofing

Owner Sponsor Name:	Pomfret Community Housing Corp.
Project Name:	Seely Brown Village
Project City / Town:	Pomfret, CT

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Report Date:	April 30, 2013

Number of Units:	32
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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	Roofing (Shingled over Entrances) - future replace	388		<5	20	2028				0	0	0	0	0	0	0	0	0	0	0	0	0	0	604	0	0	0	0							
18	Roofing (Architectural Shingle) - spot lifting, staining, organic	107,344		16	20	2017				0	0	0	0	120,817	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	Roof Drainage	11,834		16	20	2017				0	0	0	0	13,319	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	Chimney (Metal Flue w/ Fypon Cladding) - see "Trim" above.			16	30+	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	134,135	0	0	0	0	0	0	0	0	0	0	604	0	0	0	0	0						
28	Cumulative Reserve Balance						80,673	75,124	2,068,216	2,012,523	1,943,832	1,880,221	1,624,026	1,497,943	1,432,876	1,197,910	1,105,173	921,438	860,616	835,132	816,142	809,375	799,796	661,165	627,582	330,500	245,028	31,916							

Lobby / Mail Area

Number of Units:	32
Total Square Feet:	44,345
Default Inflation Rate:	3.0%

[illegible]

Community Room

Number of Units:	32
Total Square Feet:	44,345
Default Inflation Rate:	3.0%

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Common Hallways

Number of Units:	32
Total Square Feet:	44,345
Default Inflation Rate:	3.0%

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Common Stairways

Number of Units:	32
Total Square Feet:	44,345
Default Inflation Rate:	3.0%

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Common Laundry

Number of Units:	32
Total Square Feet:	44,345
Default Inflation Rate:	3.0%

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Common Area Restrooms

Number of Units:	32
Total Square Feet:	44,345
Default Inflation Rate:	3.0%

[illegible]

Building Boilers

Number of Units:	32
Total Square Feet:	44,345
Default Inflation Rate:	3.0%

13201 - Seely Brown Village - FINAL SS 4/30/2013

Building Mechanical

Number of Units:	32
Total Square Feet:	44,345
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							
2	Building Heating Distribution					2013				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							
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							
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							
6	Ventilation & Exhaust					2013				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							
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	Kitchen Exhaust / Ventilation	10,000		16	20	2017				0	0	0	0	11,255	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Hallway Ventilation (wall mt. air purifying, recirc. Fans) - Optg.			16		2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Heating / DHW / Sanitary Waste Distrib. - min. leaks		min. repairs - Optg	16	40+	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	Air Handling Units (serving common areas) - Optg.			16	30+	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	A/C Condenser (Carrier Weathermaster)	14,534		16	15+	2018				0	0	0	0	0	16,849	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	Sewage Monitoring / Alarm System - maintained Optg.			16	20+	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
21	Sewage Ejectors / Pumps (recently replaced)	8,305		4	10	2018				0	0	0	0	0	9,628	0	0	0	0	0	0	0	0	0	12,940	0	0	0	0						
22	Storm Water Pumps (Bsmnt. Water Evacuation)	12,458		16	15+	2017				0	0	0	0	4,674	4,814	4,959	0	0	0	0	0	0	0	0	0	0	0	0	7,282						
23	Kitchen Refrigeration / Freezer (see "Kitchen Equip.")			varies	10	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	15,929	31,292	4,959	0	0	0	0	0	0	0	0	12,940	0	0	0	7,282	0				
28	Cumulative Reserve Balance							80,673		75,124	2,068,216	2,012,523	1,943,832	1,880,221	1,624,026	1,497,943	1,432,876	1,197,910	1,105,173	921,438	860,616	835,132	816,142	809,375	799,796	661,165	627,582	330,500	245,028	31,916					

Building Electrical

Number of Units:	32
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Building Elevator

Owner Sponsor Name:	Pomfret Community Housing Corp.
Project Name:	Seely Brown Village
Project City / Town:	Pomfret, CT

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Number of Units:	32
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[illegible]

Building Structural

Number of Units:	32
Total Square Feet:	44,345
Default Inflation Rate:	3.0%

13201 - Seely Brown Village - FINAL SS 4/30/2013

Unit Living

Number of Units:	32
Total Square Feet:	44,345
Default Inflation Rate:	3.0%

[illegible]

Unit Bathrooms

Number of Units:	32
Total Square Feet:	44,345
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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					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					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Accessories					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Lighting Features					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Exhaust Fan					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	GFI Outlet					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	Bath Walls / Ceilings (Painted Drywall) - painted from Optg.			varies	10	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	Floors (Vinyl Tile) - more seam separation, marking	10,850		16	15+	2013				2,170	2,235	2,302	2,371	2,442	0	0	0	0	0	0	0	0	0	0	0	3,587	3,694	3,805							
19	Tubs / Surrounds (Cut-outs recently installed) - future \$\$	64,640		4-16	30+	2029				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,915	7,123	7,336	7,556							
20	Wall Hung Sinks - future update / replacement costs	13,440		16	30+	2029				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,392	5,554	5,720	5,892							
21	Toilets (Flushmate Models) - future upgrades	13,120		16	25	2021				0	0	0	0	0	0	0	4,155	4,280	4,408	4,540	0	0	0	0	0	0	0	0							
22	Wall Accessories / Grab Bars / Med. Cabs.	13,376		16	20+	2017				0	0	0	0	1,882	1,938	1,996	2,056	2,118	2,182	2,247	2,314	0	0	0	0	0	0	0							
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	2,170	2,235	2,302	2,371	4,324	1,938	1,996	2,056	6,273	6,461	6,655	6,855	0	0	0	0	12,307	16,263	16,751	17,253	0						
28	Cumulative Reserve Balance						80,673	75,124	2,068,216	2,012,523	1,943,832	1,880,221	1,624,026	1,497,943	1,432,876	1,197,910	1,105,173	921,438	860,616	835,132	816,142	809,375	799,796	661,165	627,582	330,500	245,028	31,916							

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Pomfret Community Housing Corp.
Project Name:	Seely Brown Village
Project City / Town:	Pomfret, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 30, 2013

Number of Units:	32
Total Square Feet:	44,345
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					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Cabinets					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Countertops					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Sink					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Kitchen Exhaust Fan					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	GFI Outlet					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Vent Hood					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Refrigerators					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	Accessibility (Lower Wall Cabinets and Counters)	4,899		16	16	2013		4	4,899	4,899	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Kitchen Walls / Clings. (Painted Drywall) - painted from Optg.			varies	10	2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Floors (Vinyl Tile) - some seam separation, marking	16,740		16	15+	2013			1,674	1,724	1,776	1,829	1,884	1,941	1,999	2,059	2,121	2,184	0	0	0	0	0	0	0	2,767	2,850	2,935							
20	Cabinetry / Counters (some finish wear, hardware prblms.)	177,440		16	20+	2016			0	0	0	24,237	24,964	25,713	26,484	27,279	28,097	28,940	29,808	0	0	0	0	0	0	0	0	0	0						
21	Refrigerators (2 Newer Models)	1,340		<5	15	2023			0	0	0	0	0	0	0	0	0	1,801	0	0	0	0	0	0	0	0	0	0	0						
22	Refrigerators (mostly original)	20,100		16	15	2013			6,700	6,901	7,108	0	0	0	0	0	0	0	0	0	0	0	10,134	10,438	10,752	0	0	0							
23	Ranges / Stoves	16,000		16	15+	2014			0	4,120	4,244	4,371	4,502	0	0	0	0	0	0	0	0	0	0	0	0	6,611	6,810	7,014							
24	Rangehoods / Ventilation (Replace w/ Ranges)	8,992		16	15+	2014			0	2,315	2,385	2,456	2,530	0	0	0	0	0	0	0	0	0	0	0	0	3,716	3,827	3,942							
25																																			
26																																			
27	Annual Planned Expenditures							0	4,899	13,273	15,061	15,512	32,893	33,880	27,653	28,483	29,337	30,218	31,124	31,609	0	0	0	10,134	10,438	10,752	13,094	13,487	13,891	0					
28	Cumulative Reserve Balance							80,673	75,124	2,068,216	2,012,523	1,943,832	1,880,221	1,624,026	1,497,943	1,432,876	1,197,910	1,105,173	921,438	860,616	835,132	816,142	809,375	799,796	661,165	627,582	330,500	245,028	31,916						

Unit Electrical

Number of Units:	32
Total Square Feet:	44,345
Default Inflation Rate:	3.0%

13201 - Seely Brown Village - FINAL SS 4/30/2013

Unit Mechanical

Number of Units:	32
Total Square Feet:	44,345
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.