

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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Greenfield Village Co-op

CHFA #92093D

Greenfield Village Co-operative
Association

Rocky Hill, CT

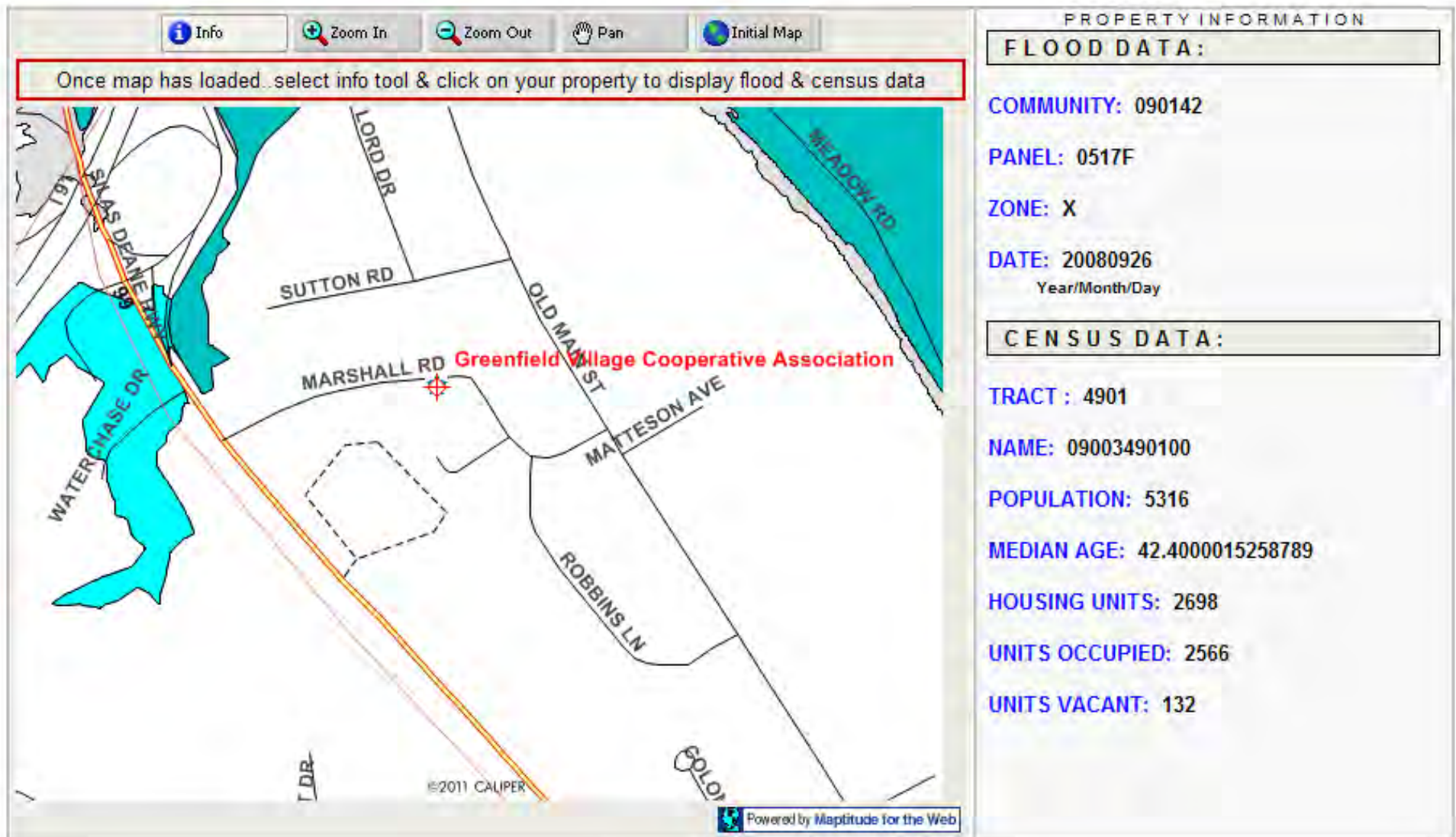
August 2, 2013

Final Report



Greenfield Village Cooperative Association

41A Marshall Road
Rocky Hill, CT 06108



Greenfield Village Cooperative Association

41A Marshall Road
Rocky Hill, CT 06108

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

Executive Summary

Greenfield Village Cooperative Association

Rocky Hill, CT

Greenfield Village Cooperative Association is an affordable 10 unit residential cooperative within a 231 unit 56 building market rate residential development. The 56 buildings are generally configured along the east end of Marshall Lane and the full length of Robbins Lane in nine U or partial U configurations that enclose resident parking lots. Equity Residential owns 151 market rate units; and the other 80 units, including the 10 cooperative units spread around the development, are privately owned. The buildings are all two-story and have concrete foundations and full basements and are finished with natural brick facing. At select buildings the brick is painted white to break up the massing, and all of the roofing is asphalt shingles on shallow pitch gable roofs. The Greenfield Village Cooperative Association is comprised of ten 2-bedroom affordable flats including one first floor unit designated as an accessible unit, reportedly the only one in the development. The development has a large swimming pool and associated bathhouse and no other public facilities.

The 56 buildings were constructed in 1965 and work since then has generally been on an as-needed basis. Site-wide the existing asphalt paving, roofing, and windows will all require replacement during the plan. In 2011 and 2012, 6 of the 8 gas-fired boilers were replaced and the last two are 17 and 15 years old respectively. They will likewise require replacement during the plan. The kitchens, bathrooms, and unit finishes at the cooperative and market rate units are reportedly refurbished at unit turnover. One of the co-op units is currently undergoing a unit-wide rehabilitation of all systems, fixtures, and finishes. Over the last ten years five kitchens and two bathrooms were renovated.

Overall the cooperative units are in fair to good condition. The attached capital needs worksheets show these units face significant capital needs in the near term. Based on these projections, this cooperative is seen as requiring an adjustment to current replacement reserve funding and/or an infusion of additional capital, both of which were understood by On-Site Insight to be nominal or underfunded at the time this report was prepared.

Key findings identified by this assessment of Greenfield Village Co-operative include the following:

- Replacement of the windows is shown in Year 1 based on their EUL, and unit flooring replacement is shown in Year 1 and late in the plan.
- Replacement of unrated front and rear unit entry doors with rated doors is shown in Year 1; and replacement of hung doors is shown mid-plan.
- All storage and other uses of egress stairs should be eliminated in Year 1.
- Unit living, bathroom, and kitchen accessibility improvements are shown in Year 1.
- Bathroom tile flooring, paint, fixtures, accessories, and lights are shown to be replaced early in the plan based on EUL and condition.
- The older 50% of the kitchen tile flooring, paint, appliances, cabinets, counters, and sinks are shown to be replaced in Year1; the newer 50% are shown for replacement in Year 11 based on EUL and condition.
- Replacement of smoke and heat detectors is shown Year 1 and mid-plan; and replacement of electric outlets is shown in Year 1.
- Replacement of thermostats and hot water baseboards are shown early and late in the plan.

Additional Notes:

1. The Physical Assessment of the property was conducted on Tuesday, July 9th, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Brian Ameche, Principal of Clearstory LLC. We would like to thank site staff for their assistance.
2. Cost estimates used in this assessment are based on data from *RS Means Facilities and Construction Cost Data*. These cost estimates have been applied uniformly across the entire study portfolio to help ensure consistency of future projections. Actual owner and/or site pricing could vary significantly.
3. Unless required by fire, safety, or accessibility codes, items are typically shown being replaced in kind and do not include any planned upgrades or potential upgrade opportunities.
4. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.
5. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.



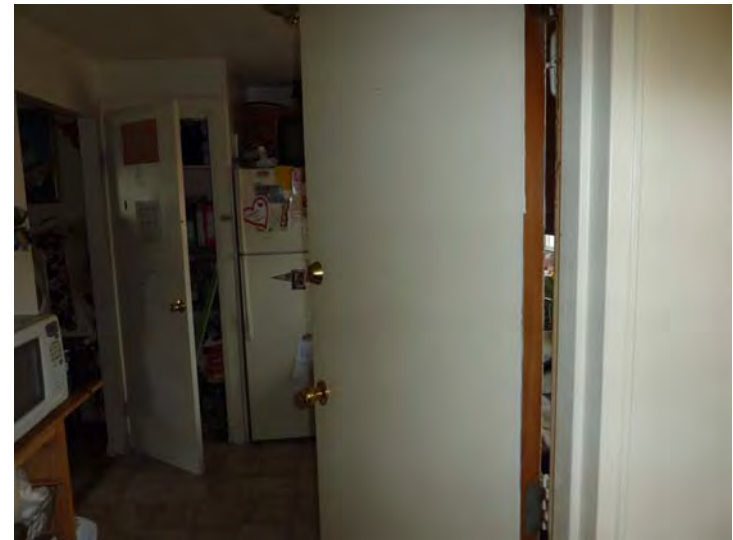
Repair and paint ramp to designated accessible unit 57-B.



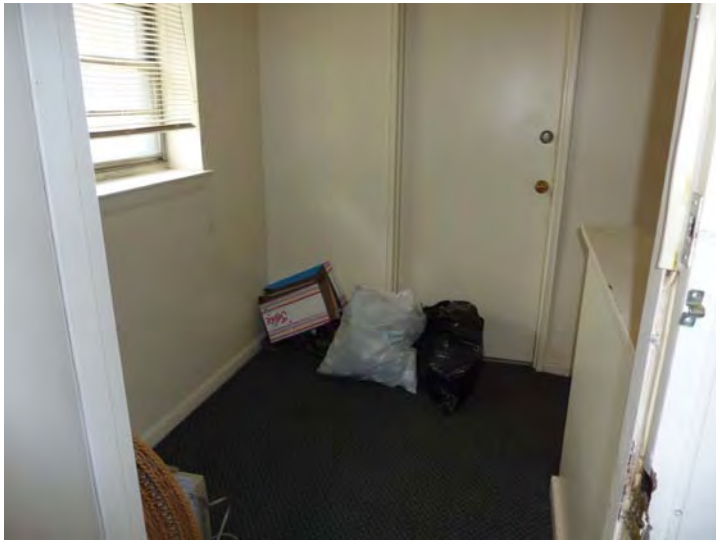
Building 19 is typical with 2 1-bedroom flats on the right side and 2 2-bedroom units on the left side of shared front and rear stair halls.



Original center double hung sash and more recent replacement flankers. Replacement of all co-op unit windows is shown in Year 1 based on EUL and condition.



Unlabeled doors at front and rear egress stairs are shown to be replaced in Year 1 with required fire-rated doors and frames.



Front and rear landings in egress stairs should not be used for trash or storage. Handrail to right should be raised to 42" guardrail height.



Typical living room in 2-bedroom apartment. Carpet is in poor condition throughout unit.



Typical dining room in 2-bedroom apartment.



Typical master bedroom in 2-bedroom apartment.



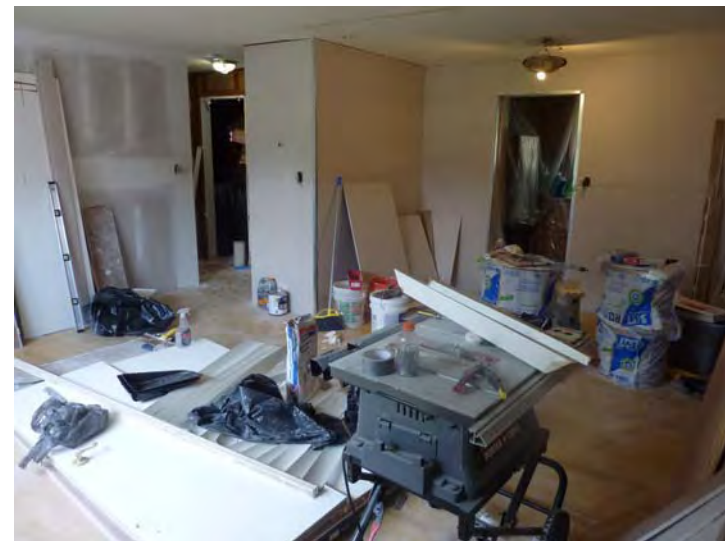
Typical second bedroom in 2-bedroom apartment.



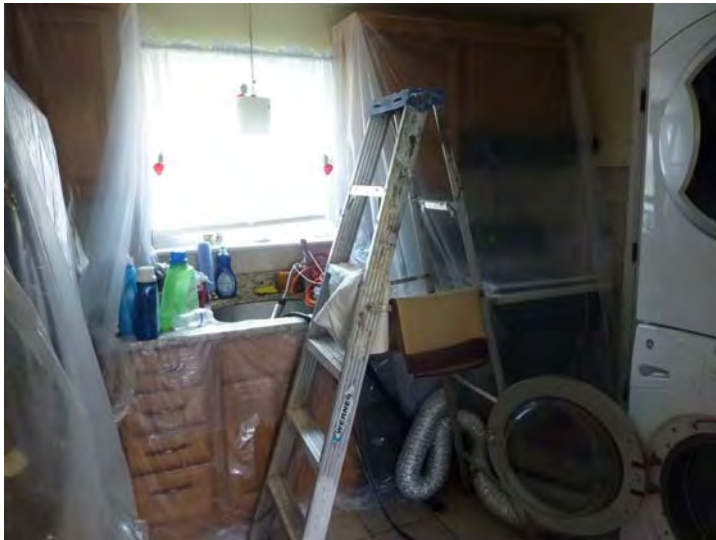
One of five renovated kitchens in 2-bedroom apartments.



One of two renovated bathrooms in 2-bedroom apartments.



Total unit rehabilitation is ongoing in living room in typical 2-bedroom apartment 53B.



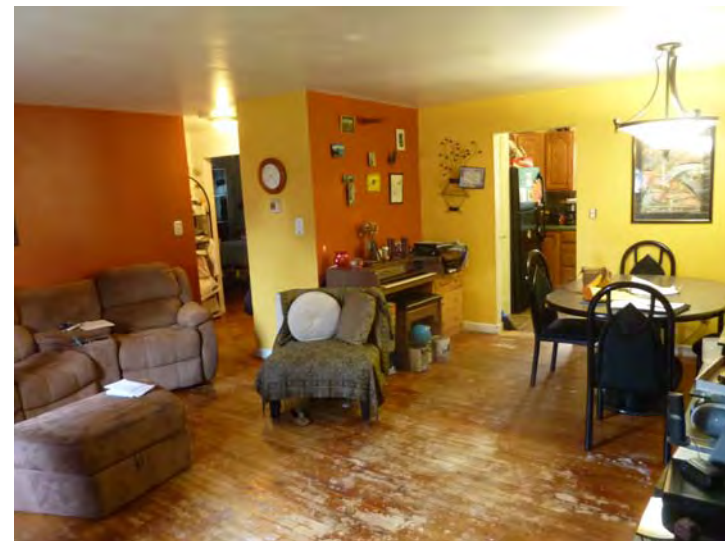
Kitchen renovation is ongoing in typical 2-bedroom apartment 53-B.



New outlets are being installed in apartment 53-B.



New hot water baseboards are being installed in apartment 53-B.



Living room in 2-bedroom apartment has original solid wood flooring and is shown to have new flooring in Year 1 and late in the plan.

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Greenfield Village Co-op Association
Project Name:	Greenfield Village
Project City / Town:	Rocky Hill

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 11, 2013

Number of Units:	10
Total Square Feet:	8,648
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$0
Annual Replacement Reserve Contribution:	\$0
Additional Misc. Contribution:	\$0

	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	12,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	Building Exterior	0	0	45,590	0	0	0	0	0	0	0	0	0	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	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	0	0	0	0	0	0	0	0	0	0	0	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	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	0	0	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	0	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	11,000	38,150	0	0	0	0	0	0	0	0	0	0	0	0	0	14,975	56,321	0	0	0	0	0
16	Unit Kitchens	0	2,000	31,728	0	0	0	0	0	0	0	0	0	32,705	0	0	0	0	11,518	0	0	0	0	0
17	Unit Bathrooms	0	3,000	62,248	0	0	0	0	0	0	0	0	0	3,613	0	0	0	0	40,090	0	0	0	0	0
18	Unit Electrical	0	9,000	7,600	0	0	0	0	0	0	0	0	0	10,214	0	0	0	0	0	0	0	0	0	0
19	Unit Mechanical	0	0	3,150	0	16,630	0	0	0	0	0	0	0	0	0	0	0	0	4,908	0	0	0	0	0
20	Annual Planned Expenditures	0	25,000	200,467	0	16,630	0	0	0	0	0	0	0	46,531	0	0	0	14,975	112,836	0	0	0	0	0
21	Annual Provision (indexed at 3%)			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
22	Outside Capital			500,000																				
23	Cumulative Reserve Balance	0	(25,000)	274,533	274,533	257,904	257,904	257,904	257,904	257,904	257,904	257,904	211,372	211,372	211,372	211,372	196,398	83,562	83,562	83,562	83,562	83,562		

Site Improvements

Owner Sponsor Name:	Greenfield Village Co-op Association
Project Name:	Greenfield Village
Project City / Town:	Rocky Hill

Current Year:	2013
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Building Exterior

Owner Sponsor Name:	Greenfield Village Co-op Association
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Comprehensive Capital Needs Assessment Schedule

Lobby / Mail Area

Owner Sponsor Name:	Greenfield Village Co-op Association
Project Name:	Greenfield Village
Project City / Town:	Rocky Hill

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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	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	Mail Facilities					2013				0	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	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						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18																																				
19																																				
20																																				
21																																				
22																																				
23																																				
24																																				
25																																				
26																																				
27	Annual Planned Expenditures							0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							0		(25,000)	274,533	274,533	257,904	257,904	257,904	257,904	257,904	257,904	211,372	211,372	211,372	211,372	196,398	83,562	83,562	83,562	83,562	83,562	83,562	83,562						

Community Room

Owner Sponsor Name:	Greenfield Village Co-op Association
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Common Hallways

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[illegible]

Common Stairways

Number of Units:	10
Total Square Feet:	8,648
Default Inflation Rate:	3.0%

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Common Laundry

Number of Units:	10
Total Square Feet:	8,648
Default Inflation Rate:	3.0%

[illegible]

Common Area Restrooms

Number of Units:	10
Total Square Feet:	8,648
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Boilers

Owner Sponsor Name:	Greenfield Village Co-op Association
Project Name:	Greenfield Village
Project City / Town:	Rocky Hill

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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	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	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	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	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	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	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	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	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	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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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	0					
28	Cumulative Reserve Balance						0	(25,000)	274,533	274,533	257,904	257,904	257,904	257,904	257,904	257,904	257,904	211,372	211,372	211,372	211,372	196,398	83,562	83,562	83,562	83,562	83,562	83,562	83,562	83,562						

Building Mechanical

Number of Units:	10
Total Square Feet:	8,648
Default Inflation Rate:	3.0%

13456 - Greenfield Village Cooperative - PRELIM SS 7/18/2013

Comprehensive Capital Needs Assessment Schedule

Building Electrical

Owner Sponsor Name:	Greenfield Village Co-op Association
Project Name:	Greenfield Village
Project City / Town:	Rocky Hill

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 11, 2013

Number of Units:	10
Total Square Feet:	8,648
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					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Signaling / Communication					2013				0	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						
17	Other					2013				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		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							0		(25,000)	274,533	274,533	257,904	257,904	257,904	257,904	257,904	257,904	211,372	211,372	211,372	211,372	196,398	83,562	83,562	83,562	83,562	83,562	83,562						

Comprehensive Capital Needs Assessment Schedule

Building Elevator

Owner Sponsor Name:	Greenfield Village Co-op Association
Project Name:	Greenfield Village
Project City / Town:	Rocky Hill

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 11, 2013

Number of Units:	10
Total Square Feet:	8,648
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						
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						0	(25,000)	274,533	274,533	257,904	257,904	257,904	257,904	257,904	257,904	257,904	211,372	211,372	211,372	211,372	196,398	83,562	83,562	83,562	83,562	83,562	83,562	83,562						

Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	Greenfield Village Co-op Association
Project Name:	Greenfield Village
Project City / Town:	Rocky Hill

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 11, 2013

Number of Units:	10
Total Square Feet:	8,648
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	Other					2013				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		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
28	Cumulative Reserve Balance							0		(25,000)	274,533	274,533	257,904	257,904	257,904	257,904	257,904	257,904	211,372	211,372	211,372	211,372	196,398	83,562	83,562	83,562	83,562	83,562							

Unit Living

Number of Units:	10
Total Square Feet:	8,648
Default Inflation Rate:	3.0%

[illegible]

Unit Bathrooms

Number of Units:	10
Total Square Feet:	8,648
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Greenfield Village Co-op Association
Project Name:	Greenfield Village
Project City / Town:	Rocky Hill

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 11, 2013

Number of Units:	10
Total Square Feet:	8,648
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																														Revitalization				
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20											
											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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	0	0	0				
17	New Tile Flooring	8,087		varies	15	2013			4,043	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,299	0	0	0	0	0	0	0	0	0	0				
18	Refrigerators	6,700		varies	15	2013			3,350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,219	0	0	0	0	0	0	0	0	0	0	0			
19	Cabinets/Countertop/Sink	36,000		varies	20	2013			18,000	0	0	0	0	0	0	0	0	0	0	0	24,190	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
20	Range	5,000		varies	20	2013			2,500	0	0	0	0	0	0	0	0	0	0	0	3,360	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
21	Rangehood	2,810		varies	20	2013			1,405	0	0	0	0	0	0	0	0	0	0	0	1,888	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
22	Accessibility Improvements	2,000		1	1	2013		4	2,000	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	0	0	0			
23	Paint Walls	1,885		varies	10	2013			1,885	0	0	0	0	0	0	0	0	0	0	0	2,533	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
24	Paint Ceilings	546		varies	10	2013			546	0	0	0	0	0	0	0	0	0	0	0	733	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
25																																									
26																																									
27	Annual Planned Expenditures							0		2,000	31,728	0	0	0	0	0	0	0	0	0	32,705	0	0	0	0	11,518	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
28	Cumulative Reserve Balance							0		(25,000)	274,533	274,533	257,904	257,904	257,904	257,904	257,904	257,904	257,904	257,904	211,372	211,372	211,372	211,372	196,398	83,562	83,562	83,562	83,562	83,562	83,562	83,562	83,562	83,562	83,562	83,562	83,562	83,562	83,562	83,562	

Unit Electrical

Number of Units:	10
Total Square Feet:	8,648
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.