

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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and

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Virginia Connolly

CHFA # 93057D

Simsbury Housing Authority
Simsbury, CT

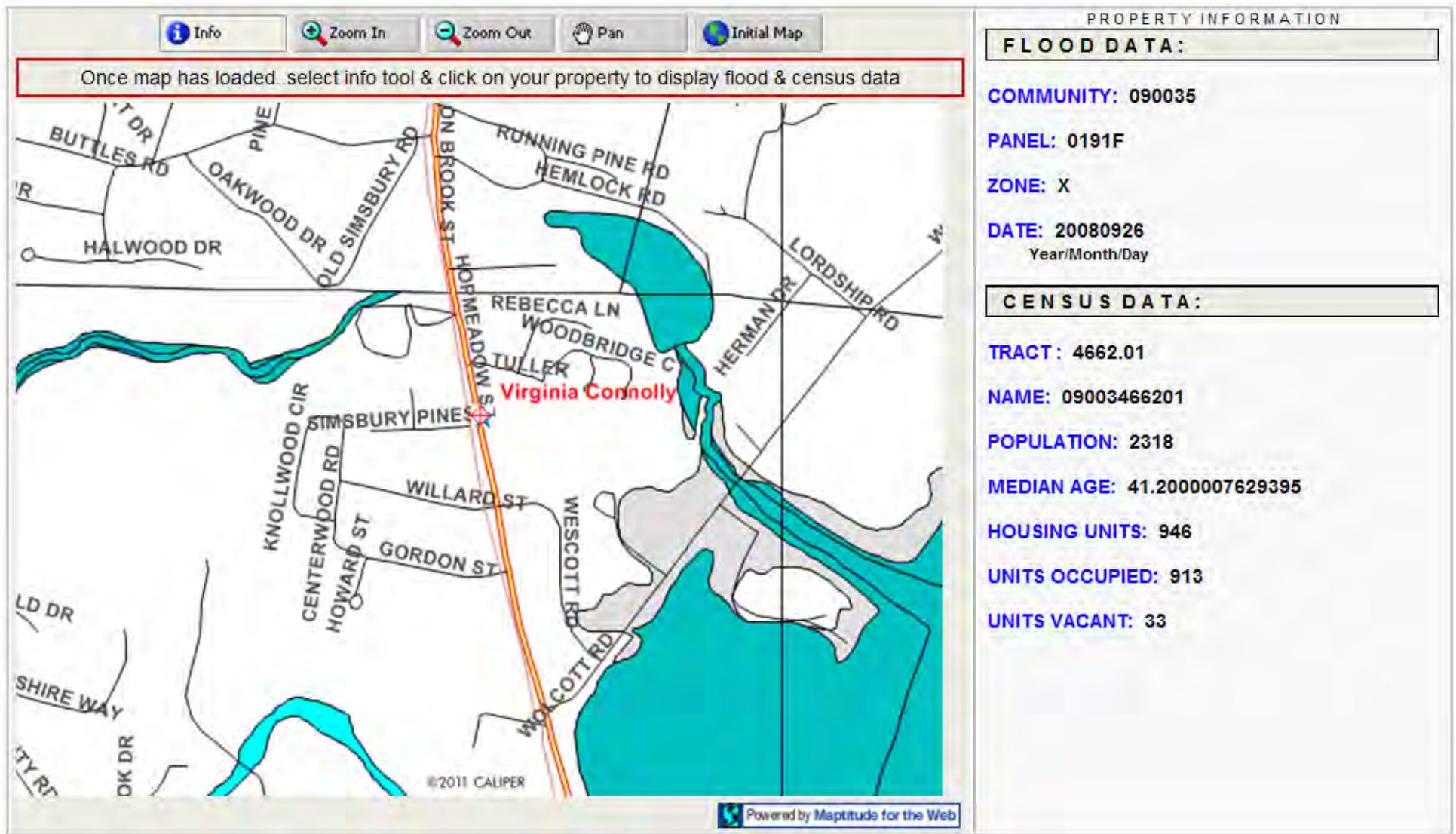
May 10, 2013

Final Report



Virginia Connolly

1600 Hopmeadow Street
Simsbury, CT 06070



Virginia Connolly

1600 Hopmeadow Street
Simsbury, CT 06070

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

Executive Summary

Virginia Connolly

Simsbury, CT

Virginia Connolly is a residential development for seniors (62+) that is comprised of one residential building and a small maintenance garage structure. The Dr. Owen L. Murphy Apartments development is located adjacent to the property, and many site features, including the access roadway, are shared between both developments. The Victoria Connolly facility includes 40 studio unit layouts. All units are designated as “accessible” layouts. The facility opened for residents in 1990.

Overall, the development is in good condition. As shown on the attached capital needs worksheets, the property faces significant capital expenditures over the course of the plan. Costs associated with the access roadway, lighting fixtures illuminating this roadway, and street signage are shared between both developments (costs in this report shown based on a 36% responsibility). Based on projections, the development is seen as requiring an increase in Capital Reserve funding and/or an infusion of additional capital.

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

- Parking area and roadway asphalt paving displays some cracking, settlement, and vehicle fluid staining. Periodic repair, crackfilling, and sealcoating allowances are shown in the plan. Resurfacing costs are shown in Year 4. Asphalt walks are shown for resurfacing work concurrent with parking/roadway paving work in Year 4. Site signage and illumination lighting are shown being updated in Year 4, as well as pole mounted site lighting upgrades.
- The building exterior is clad with brick masonry and EIFS. Vertical control (caulk/sealant) joints display some cracking and drying. EIFS and control joint work are shown over three years. Periodic brick masonry repairs are also shown in the plan. Windows have

recently been replaced, and future maintenance needs are seen as operating expenses. Most exterior doors display good conditions. Upgrades are anticipated in the middle years of the plan. Roofing is mostly original, and it is due for replacement in Year 2 of the plan. Gutters and downspouts are shown for replacement concurrently.

- Most common spaces within the facility have been painted, had ceiling tiles replaced, and had flooring replaced within the last few years. 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. Major upgrades such as replacement of boilers, pumps, and controls (EMS) are shown in the plan. Domestic hot water storage / heat exchanger tanks have recently been replaced. Fuel storage tanks should be periodically inspected. The common areas' HVAC systems consist of air handling units distribution ductwork, and exterior condenser units. These original systems are due to be updated in the near future, and costs are shown accordingly. Original PTAC thru-wall HVAC units serving some common area spaces are shown being replaced/updated as well. Life safety systems such as the emergency generator, are due to be overhauled. System replacement is shown in Year 12. The fire detection / monitoring system has recently had electronics updates. This system is to be replaced by Year 14. The elevator is maintained under a service contract. 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 unit interior door repairs / replacements and in-unit painting are seen as operating expenses. Site staff reports some lockset hardware problems with unit entrance doors. Lockset replacements are shown in Year 3. 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 and surrounds display good overall conditions. Future tub/surround upgrades are anticipated near the end of the plan. Fixtures such as toilets, sink counters, and accessories are shown being replaced/upgraded as needed. Unit kitchen cabinetry displays some finish wear and minimal hardware problems. Cabinetry replacement is shown starting in Year 4 of the plan. Refrigerators were replaced in 2009, while all but a few ranges are original models. Appliance updates are shown as needed. 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 Wednesday, April 24th, 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 Mr. Edward LaMontagne and Mr. Ken Baska from the Simsbury Housing Authority for their assistance.
2. Cost estimates used in this assessment are based on data from *RS Means Facilities and Construction Cost Data*. These cost estimates have been applied uniformly across the entire study portfolio to help ensure consistency of future projections. Actual owner and/or site pricing could vary significantly.
3. Unless required by fire, safety, or accessibility codes, items are typically shown being replaced in kind and do not include any planned upgrades or potential upgrade opportunities.
4. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.
5. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.



1. Sporadic cracking of asphalt paving



2. Gutter leaking causing organic material growth



3. Spot EIFS damage and finish wear



4. Drying and cracking of vertical control joints



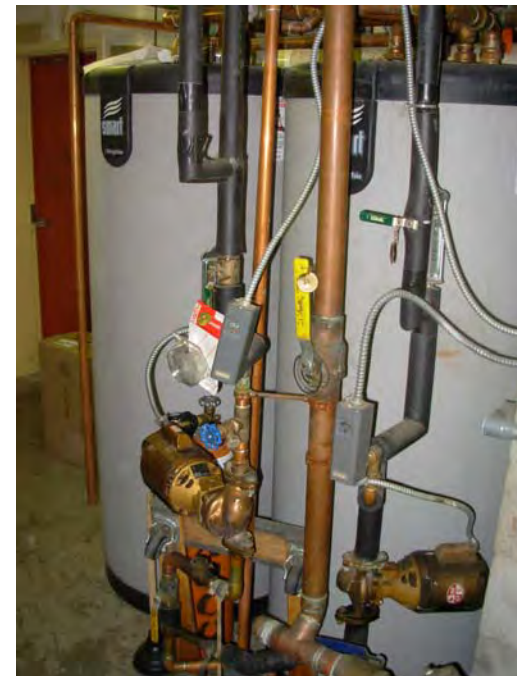
5. Pergola structure at rear of building



6. View of maintenance and storage garage-shed structures



7. Heating and DHW generation boilers



8. DHW storage-heat exchanger tanks



9. HVAC split system exterior condensers



10. Newer trash compactor and dumpster



11. Emergency generator, due to be overhauled



12. Fire detection - monitoring system



13. Elevator machine room equipment



14. Entrance lobby finishes



15. Kitchen facility finishes and equipment



16. Dining room finishes and furnishings



17. Multi-purpose common room, overlooking dining



18. Typical unit living area finishes



19. Typical unit bathroom finishes and fixtures



20. Typical unit kitchen cabinetry and appliances

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Simsbury Housing Authority
Project Name:	Virginia Connolly
Project City / Town:	Simsbury, CT

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

Number of Units:	40
Total Square Feet:	31,900
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$133,430
Annual Replacement Reserve Contribution:	\$30,000
Additional Misc. Contribution:	

	Component	Total Planned Expenditures by Year																						
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization
				2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Site Improvements	0	0	14,624	0	2,122	213,367	0	0	0	0	0	19,081	2,688	0	0	21,476	0	0	0	24,171	7,695	0	0
2	Building Exterior	0	0	5,000	7,296	7,515	10,724	0	11,483	1,493	1,537	1,693	1,744	31,051	0	0	0	7,563	7,790	2,006	13,774	12,059	17,208	0
3	Roofing	0	0	0	96,632	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	258	0	0	0	0	2,505	1,656	0	0	0	346	0	0	0	0	8,362	7,372	0	0
5	Community Room	0	0	1,800	1,854	2,662	1,967	2,026	6,056	2,149	2,214	9,782	2,349	2,419	2,492	4,876	2,643	10,134	26,874	2,888	2,975	3,064	3,156	0
6	Common Hallways	0	0	0	5,244	5,401	0	0	0	0	1,842	1,898	0	0	0	0	0	0	0	0	32,071	33,033	0	0
7	Common Stairways	0	0	0	0	0	1,443	1,486	0	0	0	0	0	0	1,828	1,883	0	0	0	0	0	0	0	0
8	Common Laundry	0	500	500	0	0	0	0	241	0	0	0	0	0	0	0	0	0	2,282	0	0	0	0	0
9	Common Area Restrooms	0	0	0	0	0	0	0	0	0	561	0	0	0	0	0	0	0	0	0	4,152	0	0	0
10	Building Boilers	0	0	3,000	0	0	2,732	33,050	9,094	5,785	0	3,167	0	4,032	11,497	0	3,671	0	4,674	0	0	4,256	47,073	0
11	Building Mechanical	0	0	56,375	8,675	19,544	1,964	1,126	1,159	1,194	1,230	1,267	1,305	1,344	1,384	1,426	1,469	1,513	29,601	1,605	2,971	108,611	14,769	0
12	Building Electrical	0	0	0	6,953	0	0	0	0	0	0	0	9,394	0	59,503	11,121	61,678	0	0	0	0	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	5,460	5,624	18,523	5,966	6,145	6,330	6,520	6,715	6,917	7,124	0	0	0	0	0	0	0	9,025	9,295	9,574	0
16	Unit Kitchens	0	4,899	9,524	4,764	4,907	36,885	32,786	33,770	34,783	44,066	45,388	46,750	48,153	692	713	734	0	0	0	12,289	24,064	24,786	0
17	Unit Bathrooms	0	0	1,600	8,770	9,034	9,305	9,584	8,016	8,257	8,505	8,760	0	0	0	0	0	0	0	8,644	11,548	11,894	12,251	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	5,399	97,883	145,811	78,055	284,353	86,203	76,149	60,180	69,175	80,527	87,746	89,686	77,395	20,365	91,671	19,210	168,789	15,143	121,337	221,344	128,817	0
21	Annual Provision (indexed at 3%)			30,000	30,900	31,827	32,782	33,765	34,778	35,822	36,896	38,003	39,143	40,317	41,527	42,773	44,056	45,378	46,739	48,141	49,585	51,073	52,605	
22	Outside Capital			1,126,000																				
23	Cumulative Reserve Balance	133,430	128,031	1,186,148	1,071,237	1,025,009	773,438	721,000	679,629	655,271	622,992	580,468	531,865	482,496	446,628	469,036	421,420	447,588	325,539	358,537	286,785	116,514	40,302	

Comprehensive Capital Needs Assessment Schedule

Site Improvements

Owner Sponsor Name:	Simsbury Housing Authority
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							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					2013					0	0	0	0	0	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						
3	Concrete Sidewalks					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Bituminous Sidewalks					2013					0	0	0	0	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						
6	Landscaping					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Dumpster Enclosures					2013					0	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						
9	Site Lighting					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						2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12						2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13						2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14						2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15						2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Grease Trap (for Kitchen) - pumped regularly - Optg.					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Parking (Asphalt) - cracking, settlement - some patched	83,013		23	20+	2016					0	0	0	90,711	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Crack Fill / Sealant / Spot Repair / Re-stripping	11,859		23	4	2013					11,859	0	0	0	0	0	0	0	0	15,473	0	0	0	17,415	0	0	0	19,601	0	0					
19	Site Walks (Asphalt) - variable conditions - resurface	8,014		23	20+	2016					0	0	0	8,757	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Site Walks (Concrete at Main Entrance) - maintain Optg.			<15	30+	2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21	Site Lighting (High Pole and Carriage Lamp Fixtures)	66,820		23	20+	2016					0	0	0	73,016	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
22	Irrigation System	2,000		varies	<10	2015					0	0	2,122	0	0	0	0	0	0	2,688	0	0	0	0	0	0	0	3,405	0						
23	Site Signage (Street and Directional) - future update	2,520		12	15	2016					0	0	0	2,754	0	0	0	0	0	0	0	0	0	0	0	0	0	4,290	0						
24	Access Roadway (shared costs) - some cracking, stlmnt	19,354		varies	20+	2016					0	0	0	21,148	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
25	Access Roadway (shared costs) - crackfill, seal, stripe	2,765		23	4	2013					2,765	0	0	0	0	0	0	0	3,607	0	0	0	4,060	0	0	0	4,570	0	0						
26	Site Lighting (Ground Lights at Sign, Lights flanking road)	15,541		varies	20+	2016					0	0	0	16,982	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
27	Annual Planned Expenditures							0		0	14,624	0	2,122	213,367	0	0	0	0	0	19,081	2,688	0	0	21,476	0	0	0	24,171	7,695	0	0				
28	Cumulative Reserve Balance							133,430		128,031	1,186,148	1,071,237	1,025,009	773,438	721,000	679,629	655,271	622,992	580,468	531,865	482,496	446,628	469,036	421,420	447,588	325,539	358,537	286,785	116,514	40,302					

Comprehensive Capital Needs Assessment Schedule

Building Exterior

Owner Sponsor Name:	Simsbury Housing Authority
Project Name:	Virginia Connolly
Project City / Town:	Simsbury, CT

Current Year:	2013
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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	Exterior Doors					2013					0	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	0					
3	Exterior Walls - Masonry					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
4	Exterior Walls - EIFS					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
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	0					
6	Ext. Walls - Wood Siding					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
7	Windows					2013					0	0	0	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	0	0				
9	Caulking					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
10	Unit Balconies / Decks					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
11	Railings					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
12	Storage Shed (recently constructed) - future upgrade	5,000		1	15	2027					0	0	0	0	0	0	0	0	0	0	0	0	0	7,563	0	0	0	0	0	0	0				
13	Entrance Canopy (Support Columns, Trim, Ceiling)	3,000		23	5	2013					3,000	0	0	0	0	0	3,478	0	0	0	0	4,032	0	0	0	0	4,674	0	0	0	0	0			
14	Pergola Structure (over rear patio area) - repair allows.	2,000		7	5	2013					2,000	0	0	0	0	0	2,319	0	0	0	0	2,688	0	0	0	0	3,116	0	0	0	0	0			
15	Garage Door (Maint. Garage) - future replacement	1,300		20	25	2018					0	0	0	0	0	0	1,507	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
16	Service Doors (Single and Double Leaf) - future replace	3,605		23	28	2018					0	0	0	0	0	0	4,179	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
17	Exterior Common Doors (A/G Sliders w/ Auto-Opening)	6,392		16	25+	2023					0	0	0	0	0	0	0	0	0	0	8,590	0	0	0	0	0	0	0	0	0	0	0			
18	Auto-Opening Devices (at front entrance) - upgrade allows.	5,000		<10	15+	2023					0	0	0	0	0	0	0	0	0	0	6,720	0	0	0	0	0	0	0	0	0	0	0			
19	Exterior Common / Service Doors (Metal & Glass)	2,673		23	25	2021					0	0	0	0	0	0	0	0	1,693	1,744	0	0	0	0	0	0	0	0	0	0	0	0			
20	Vertical Control (Caulk/Sint.) Jnts. - cracking	3,024		23	15+	2014					0	1,038	1,069	1,101	0	0	0	0	0	0	0	0	0	0	0	0	1,666	1,716	1,768						
21	Exterior Walls (EIFS) - repair / refinish	18,227		23	30	2014					0	6,258	6,446	6,639	0	0	0	0	0	0	0	0	0	0	0	0	10,042	10,343	10,654						
22	Soffits / Fascia (Vented Alum.) - future replacement	6,713		23	30+	2023					0	0	0	0	0	0	0	0	0	0	9,022	0	0	0	0	0	0	0	0	0	0	0			
23	Exterior Walls (Brick Masonry) - periodic minor repairs	2,500		23	30+	2019					0	0	0	0	0	0	1,493	1,537	0	0	0	0	0	0	0	0	2,006	2,066	0	0	0	0			
24	Windows (Vinyl Clad, mostly Csmnt.) - recently replaced			4	30+	2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
25	Exterior Lighting (sconce type fixtures) - future updates	2,730		>10	15+	2016					0	0	0	2,983	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,787				
26																																			
27	Annual Planned Expenditures							0		0	5,000	7,296	7,515	10,724	0	11,483	1,493	1,537	1,693	1,744	31,051	0	0	0	7,563	7,790	2,006	13,774	12,059	17,208	0				
28	Cumulative Reserve Balance							133,430		128,031	1,186,148	1,071,237	1,025,009	773,438	721,000	679,629	655,271	622,992	580,468	531,865	482,496	446,628	469,036	421,420	447,588	325,539	358,537	286,785	116,514	40,302					

Roofing

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											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 (Pitched - Shingled) - some deterioration - replace	71,456		23	20+	2014				0	73,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	Roofing (Rubber Membrane) - re-seamed - to replace	5,818		23	20+	2014				0	5,993	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	Roof Drainage	16,543		23	20+	2014				0	17,039	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	Chimney (CMU Block) - monitor Optg.			23	40+	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
21	Skylights (no leaks observed) - re-flash with roofing work			23	40+	2013				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	0	0	96,632	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
28	Cumulative Reserve Balance						133,430	128,031	1,186,148	1,071,237	1,025,009	773,438	721,000	679,629	655,271	622,992	580,468	531,865	482,496	446,628	469,036	421,420	447,588	325,539	358,537	286,785	116,514	40,302							

Lobby / Mail Area

Owner Sponsor Name:	Simsbury Housing Authority
Project Name:	Virginia Connolly
Project City / Town:	Simsbury, CT

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

Number of Units:	40
Total Square Feet:	31,900
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Ceilings					2013				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							
4	Mail Facilities					2013				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							
6	Other					2013				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							
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	Lobby/Halls/Vestibule (Walls/Ceilings) - refinish	2,615		<4	10	2020				0	0	0	0	0	0	1,608	1,656	0	0	0	0	0	0	0	0	2,161	2,226	0							
18	Lobby/Halls (Vinyl Tile)	6,045		<4	15+	2030				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,996	5,146	0							
19	Vestibule (Carpet)	243		<4	<10	2015				0	0	258	0	0	0	0	299	0	0	0	0	346	0	0	0	0	402	0	0						
20	Lobby Sitting Area (Carpet)	486		<4	10	2020				0	0	0	0	0	0	598	0	0	0	0	0	0	0	0	0	803	0	0							
21	Furnishings (at Sitting Area) - Optg.			varies	10	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
22	Mail Facilities - maintained Opg.			23	35+	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	258	0	0	0	0	2,505	1,656	0	0	0	346	0	0	0	0	8,362	7,372	0	0						
28	Cumulative Reserve Balance						133,430	128,031	1,186,148	1,071,237	1,025,009	773,438	721,000	679,629	655,271	622,992	580,468	531,865	482,496	446,628	469,036	421,420	447,588	325,539	358,537	286,785	116,514	40,302							

Community Room

Owner Sponsor Name:	Simsbury Housing Authority
Project Name:	Virginia Connolly
Project City / Town:	Simsbury, CT

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

Number of Units:	40
Total Square Feet:	31,900
Default Inflation Rate:	3.0%

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Common Hallways

Number of Units:	40
Total Square Feet:	31,900
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							
2	Walls 2					2013				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							
4	Ceiling 1					2013				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							
6	Ceiling 3					2013				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							
8	Floors 2					2013				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							
10	Unit Doors					2013				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							
12	Interior Lighting 1					2013				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							
14	Interior Lighting 3					2013				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							
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Walls (Painted Surfaces) - refinishing allowances	2,996		3-4	12	2020				0	0	0	0	0	0	1,842	1,898	0	0	0	0	0	0	0	2,476	2,550	0								
18	Ceilings (mostly acoustical tile)	5,629		3-23	20+	2030				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,652	4,791	0								
19	Floors (Vinyl Tile)	10,182		3-4	15+	2030				0	5,244	5,401	0	0	0	0	0	0	0	0	0	0	0	0	8,415	8,667	0								
20	Doors (Metal and Glass) - maintained Optg.			16		2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
21	Railings (Wood) - maintained Optg.			16		2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
22	Interior Lighting (some updates) - future allowances	20,000		varies	15+	2030				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16,528	17,024	0								
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	5,244	5,401	0	0	0	0	1,842	1,898	0	0	0	0	0	0	0	32,071	33,033	0	0							
28	Cumulative Reserve Balance						133,430	128,031	1,186,148	1,071,237	1,025,009	773,438	721,000	679,629	655,271	622,992	580,468	531,865	482,496	446,628	469,036	421,420	447,588	325,539	358,537	286,785	116,514	40,302							

Common Stairways

Number of Units:	40
Total Square Feet:	31,900
Default Inflation Rate:	3.0%

13203 - Virginia Connolly - FINAL SS 5/10/2013

Common Laundry

Owner Sponsor Name:	Simsbury Housing Authority
Project Name:	Virginia Connolly
Project City / Town:	Simsbury, CT

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

Number of Units:	40
Total Square Feet:	31,900
Default Inflation Rate:	3.0%

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Common Area Restrooms

Owner Sponsor Name:	Simsbury Housing Authority
Project Name:	Virginia Connolly
Project City / Town:	Simsbury, CT

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

Number of Units:	40
Total Square Feet:	31,900
Default Inflation Rate:	3.0%

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Building Boilers

Owner Sponsor Name:	Simsbury Housing Authority
Project Name:	Virginia Connolly
Project City / Town:	Simsbury, CT

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

Number of Units:	40
Total Square Feet:	31,900
Default Inflation Rate:	3.0%

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Building Mechanical

Number of Units:	40
Total Square Feet:	31,900
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	Heating / DHW / Sanitary Waste Distrib. - min. leaks	1,000		1	1	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						
15	Kitchen Exhaust / Ventilation	10,000		23	25	2015				0	0	10,609	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Air Conditioning (Exterior Condenser Units)	30,375		23	18	2013				30,375	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	51,711	0						
17	Split System HVAC Air Handlers (in closets)	25,000		23	19	2013				25,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42,561	0						
18	Trane (PTAC) HVAC Units (serving common areas)	13,250		23	15+	2014				0	6,824	7,028	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11,279	11,617						
19	Air Conditioners (Thru-wall) at upstairs hallways	2,393		15	15+	2014				0	821	846	871	0	0	0	0	0	0	0	0	0	0	0	0	0	1,318	1,358	1,398						
20	Trash Compactor (recently replaced)	18,000		4	20	2028				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28,043	0	0	0	0						
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	56,375	8,675	19,544	1,964	1,126	1,159	1,194	1,230	1,267	1,305	1,344	1,384	1,426	1,469	1,513	29,601	1,605	2,971	108,611	14,769	0						
28	Cumulative Reserve Balance						133,430	128,031	1,186,148	1,071,237	1,025,009	773,438	721,000	679,629	655,271	622,992	580,468	531,865	482,496	446,628	469,036	421,420	447,588	325,539	358,537	286,785	116,514	40,302							

Building Electrical

Number of Units:	40
Total Square Feet:	31,900
Default Inflation Rate:	3.0%

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Building Elevator

Owner Sponsor Name:	Simsbury Housing Authority
Project Name:	Virginia Connolly
Project City / Town:	Simsbury, CT

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

Number of Units:	40
Total Square Feet:	31,900
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	Simsbury Housing Authority
Project Name:	Virginia Connolly
Project City / Town:	Simsbury, CT

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

Number of Units:	40
Total Square Feet:	31,900
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	Facility Reportedly Treated for Termites (similar to adjacent					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	"Murphy" complex - monitor/maintain - Optg.																																		
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						133,430	128,031	1,186,148	1,071,237	1,025,009	773,438	721,000	679,629	655,271	622,992	580,468	531,865	482,496	446,628	469,036	421,420	447,588	325,539	358,537	286,785	116,514	40,302							

Unit Living

Number of Units:	40
Total Square Feet:	31,900
Default Inflation Rate:	3.0%

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Unit Bathrooms

Owner Sponsor Name:	Simsbury Housing Authority
Project Name:	Virginia Connolly
Project City / Town:	Simsbury, CT

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

Number of Units:	40
Total Square Feet:	31,900
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Simsbury Housing Authority
Project Name:	Virginia Connolly
Project City / Town:	Simsbury, CT

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

Number of Units:	40
Total Square Feet:	31,900
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		23	20	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 / Clngs. (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) - see "Unit Flooring"			23	15+	2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Cabinetry / Counters (some finish wear)	221,800		23	20+	2016			0	0	0	30,296	31,205	32,141	33,105	34,098	35,121	36,175	37,260	0	0	0	0	0	0	0	0	0	0						
21	Refrigerators (recently replaced)	26,800		4	10+	2020			0	0	0	0	0	0	0	8,240	8,487	8,742	9,004	0	0	0	0	0	0	0	0	11,406	11,748						
22	Ranges / Stoves (newer models)	1,500		<5	15+	2024			0	0	0	0	0	0	0	0	0	0	692	713	734	0	0	0	0	0	0	0	0						
23	Ranges / Stoves (original models)	18,500		23	15+	2013			4,625	4,764	4,907	5,054	0	0	0	0	0	0	0	0	0	0	0	0	0	7,644	7,874	8,110							
24	Rangehoods / Ventilation (Ducted - Rplc. w/ Cabinets)	11,240		23	15+	2016			0	0	0	1,535	1,581	1,629	1,678	1,728	1,780	1,833	1,888	0	0	0	0	0	0	4,645	4,784	4,927							
25																																			
26																																			
27	Annual Planned Expenditures						0	4,899	9,524	4,764	4,907	36,885	32,786	33,770	34,783	44,066	45,388	46,750	48,153	692	713	734	0	0	0	12,289	24,064	24,786	0						
28	Cumulative Reserve Balance						133,430	128,031	1,186,148	1,071,237	1,025,009	773,438	721,000	679,629	655,271	622,992	580,468	531,865	482,496	446,628	469,036	421,420	447,588	325,539	358,537	286,785	116,514	40,302							

Unit Electrical

Number of Units:	40
Total Square Feet:	31,900
Default Inflation Rate:	3.0%

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Unit Mechanical

Number of Units:	40
Total Square Feet:	31,900
Default Inflation Rate:	3.0%

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Appendix A: Statement of Delivery

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

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