

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



DiCaprio Forgione Terrace
CHFA # 85168D
Southington Housing Authority
Southington, CT

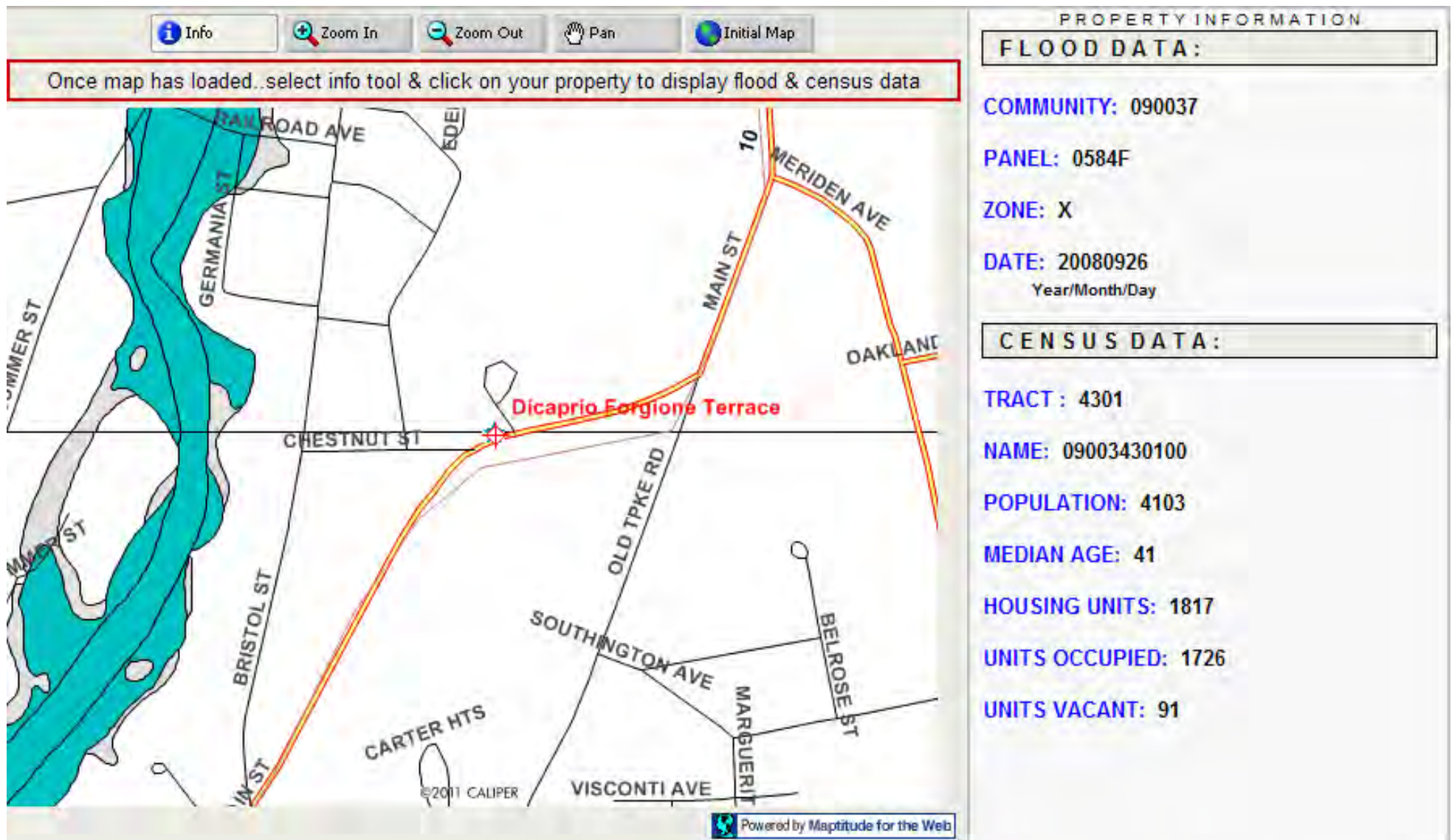
April 12, 2013

Final Report



DiCaprio Forgione Terrace

408 Main Street
Southington, CT 06489



DiCaprio Forgione Terrace

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Southington, CT 06489

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

Executive Summary

DiCaprio Forgione Terrace

Southington, CT

DiCaprio Forgione Terrace is a residential development for seniors and the disabled that is comprised of six buildings, two of which are multi-story structures with common stair / halls that provide access to unit entrances. One building is a community facility. The five residential buildings house a total of 40 units - 24 efficiency and 16 one-bedroom units. Original construction of the development dates to 1974.

Overall, the property is in good condition. As shown on the attached capital needs worksheets, the development faces significant capital expenditures over the term of the plan. Reserve funding (total of \$1,281,192) for this property (\$320,298) is shared with three other properties – Pulaski, Zdunczyk Terrace, and Lincoln Lewis Terrace. Based on capital expenditure 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:

- The site's parking surfaces were re-paved approximately ten years ago. Spot cracking and damage were observed. Maintenance allowances are shown periodically throughout the plan. Re-paving costs are shown in Year 11. Asphalt paved walks around the buildings have recently been resurfaced. Walks along the parking and roadway areas are shown for future re-paving in Year 11, while newer walks are resurfaced near the end of the plan. Pole mounted site lighting and the property's signage have recently been updated. Future replacement is shown in Year 16. Chain link fencing along the property's perimeter displays minimal damage. Sectional replacement allowances are shown periodically in the plan. Wood dumpster enclosure fencing is to be updated in Years 5 and 20.

- The building's are clad with vinyl siding. Minimal damage was observed. Repair and powerwashing allowances are shown periodically in the plan. Replacement of the vinyl siding is shown in Year 10. Walk-up building front and rear entrance doors are shown being updated in Years 13-14. Mostly original service doors are shown being replaced starting in Year 2. Unit entrance doors are shown for replacement, over three years, starting in Year 6. Mansard shingled roofs are shown for future replacement in Year 9. The rubber membrane roofing systems are shown for future replacement in Year 16, after twenty years of service.
- Interior common areas within the residential buildings include stair/halls. Finishes updates are shown twice in the plan. The community building contains a community room / kitchen, laundry room, and restrooms. Most finishes are due to be updated (painting; carpet flooring; vinyl tile flooring; kitchen layout for accessibility improvements). Redecorating costs are shown within the first three years of the plan, with future costs shown later in the plan. Accessibility improvements would include renovations of the community kitchen space and updating restroom fixtures (including mounting heights) in order to meet underside and reach requirements. Laundry room access would be improved by building up the walkway to the exterior door for entrance into the space.
- The domestic hot water tank serving the community facility is shown for future replacement in Year 12. The heat pump HVAC system serving the community facility spaces has recently been installed, and future replacement is anticipated by Year 15 of the plan. Exterior lighting has recently been updated, and future replacement costs are shown in the second half of the plan. An overhaul of the emergency generator's engine and controls is anticipated by Year 6. Security camera systems are shown being updated in Years 2 and 12. Fire/smoke detection is via "local ring" devices. A comprehensive, site-wide, detection/monitoring system may be required for installation by the Fire Marshal in the near future. Pending specifications, costs for this system installation are shown in Year 2.
- In unit improvements will include entrance door lockset replacements at the one-bedroom units in the walk-up buildings. Interior unit doors are maintained from operations. Carpet flooring in living areas and vinyl tile flooring in kitchens and baths varies in age and condition. Flooring updates are shown throughout the plan. Bathroom fixture replacements, including toilets and vanities, are shown in the first half of the plan. Tubs and surrounds are shown being refurbished. Original kitchen cabinetry is shown being replaced starting in Year 2. Appliance replacements, as needed, are shown in most years of the plan. Domestic hot water tank and future heat pump (HVAC) system replacements are shown. Smoke / fire detection devices are monitored, tested, maintained, and replaced as needed from operations. Accessibility improvements are difficult due to structural and unit layout limitations. Some modifications such as cabinetry mounting adjustments, the installation of wall hung sinks, and grab bar installations would improve accessibility features.

Additional Notes:

1. The Physical Assessment of the property was conducted on Monday, March 25th and Tuesday, March 26th, 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. Steve Palmieri, Mr. Bob McBride, and the Southington Housing Authority staff for their assistance.
2. Cost estimates used in this assessment are based on data from *RS Means Facilities and Construction Cost Data*. These cost estimates have been applied uniformly across the entire study portfolio to help ensure consistency of future projections. Actual owner and/or site pricing could vary significantly.
3. Unless required by fire, safety, or accessibility codes, items are typically shown being replaced in kind and do not include any planned upgrades or potential upgrade opportunities.
4. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.
5. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.



1. Parking surfaces with some cracking



2. Older walks displaying spot cracking



3. Newer paved walks



4. Typical walk-up building elevations



5. View of the community building



6. Vinyl siding - spot damage



7. Spot lifting of mansard roofing shingles



8. Stair - hall finishes at walk-up buildings



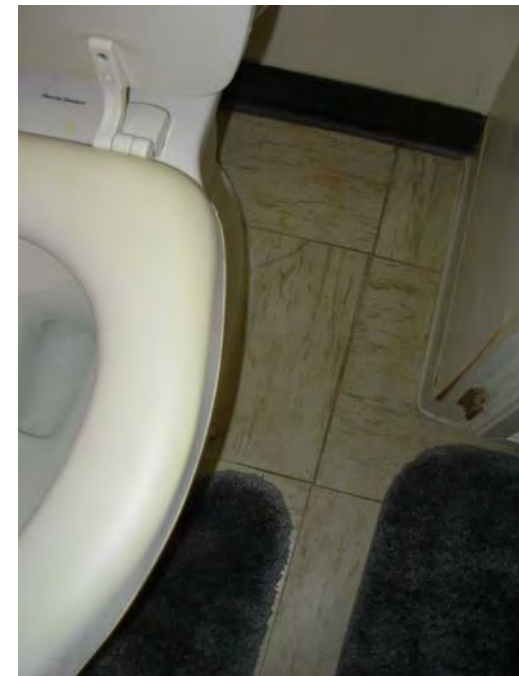
9. Community room finishes and furnishings



10. Emergency generator serving Cmnty. facility



11. Typical unit bathroom fixtures and finishes



12. Vinyl tile marking and seam separation



13. Typical unit kitchen cabinetry and appliances



14. Domestic hot water tanks serving apartments



15. Heat pump HVAC system exterior condensers



16. New electric circuit breaker panels serving apartments

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Southington Housing Authority
Project Name:	DiCaprio Forgione Terrace
Project City / Town:	Southington, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 12, 2013

Number of Units:	40
Total Square Feet:	22,150
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$320,298
Annual Replacement Reserve Contribution:	\$36,272
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	8,678	974	0	0	11,066	0	0	1,163	10,992	0	72,520	0	0	0	1,430	50,969	0	12,780	0	35,336	0
2	Building Exterior	0	0	1,500	530	4,170	4,295	580	12,875	13,261	13,659	0	199,711	0	0	5,518	5,683	0	5,321	5,480	0	7,849	8,085	0
3	Roofing	0	0	1,380	0	0	0	0	0	0	0	67,199	0	0	0	0	0	0	153,814	2,214	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	6,131	6,525	2,964	0	0	0	0	0	0	0	0	0	5,318	813	838	0	0	0	0	0	0	0
6	Common Hallways	0	0	0	3,822	3,936	0	0	0	0	0	0	0	0	5,136	5,290	0	0	0	3,611	3,719	0	0	0
7	Common Stairways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,374	3,475	0	0	0	0	0	0	0
8	Common Laundry	0	1,500	1,500	328	0	0	0	0	0	0	0	0	0	0	0	0	0	0	512	0	0	0	0
9	Common Area Restrooms	0	1,964	1,964	764	0	0	0	0	0	0	0	0	0	2,587	0	0	0	0	684	0	0	0	0
10	Building Boilers	0	0	0	0	0	0	0	0	0	0	0	0	0	2,353	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	6,013	0	0	0	0	0	0
12	Building Electrical	0	0	0	48,897	0	0	0	4,347	0	0	0	11,448	0	7,575	5,967	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	0	5,317	5,477	5,641	5,810	5,984	3,753	3,865	3,981	4,101	4,224	4,350	4,481	4,615	4,754	4,896	5,043	5,194	5,350	5,511	5,676	0
16	Unit Kitchens	0	16,780	21,711	31,004	31,934	32,892	33,879	34,896	38,179	8,369	8,620	8,878	9,145	9,419	0	3,873	7,367	7,588	9,471	12,510	12,885	8,647	0
17	Unit Bathrooms	0	5,026	9,751	4,867	5,013	8,516	8,771	9,034	3,431	3,533	792	815	8,567	8,824	8,198	8,444	8,697	8,958	10,230	10,537	1,064	2,534	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	4,675	4,815	4,960	5,108	5,262	5,420	0	2,439	2,512	2,588	0	6,471	6,665	6,865	87,239	89,856	7,502	0	0	3,478	0
20	Annual Planned Expenditures	0	31,401	63,001	104,442	55,654	56,621	65,542	70,324	58,736	33,144	94,216	227,665	94,582	52,165	40,440	33,932	115,642	321,550	44,898	44,896	27,309	63,755	0
21	Annual Provision (indexed at 3%)			36,272	37,360	38,481	39,635	40,824	42,049	43,311	44,610	45,948	47,327	48,747	50,209	51,715	53,267	54,865	56,511	58,206	59,952	61,751	63,603	
22	Outside Capital			508,000																				
23	Cumulative Reserve Balance	320,298	288,897	770,168	703,087	685,914	668,928	644,211	615,936	600,511	611,977	563,710	383,372	337,536	335,580	346,855	366,190	305,412	40,373	53,681	68,737	103,178	103,026	

Comprehensive Capital Needs Assessment Schedule

Site Improvements

Owner Sponsor Name:	Southington 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	0							
2	Crack Fill / Sealant					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Concrete Sidewalks					2013				0	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	0							
5	Fencing					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Landscaping					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Dumpster Enclosures					2013				0	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	0							
9	Site Lighting					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	Parking / Roadways - future re-paving	46,393		10	20	2023				0	0	0	0	0	0	0	62,349	0	0	0	0	0	0	0	0	0	0	0	0							
17	Parking / Walks (crack-fill and repair / sealcoat)	7,732		10	4	2013				7,732	0	0	0	8,703	0	0	9,795	0	0	0	0	0	0	0	0	0	12,780	0	0							
18	Walks - Asphalt (older, minimal cracking)	7,568		10	20	2023				0	0	0	0	0	0	0	10,171	0	0	0	0	0	0	0	0	0	0	0	0							
19	Walks - Asphalt (newer walkway sections) - future \$\$	18,052		1	20	2032				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	31,654							
20	Dumpsters (3) & Enclosure Fencing (at 1 Location)	2,100		>10	15	2017				0	0	0	0	2,364	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,682							
21	Clothes Lines - maintained Optg.			varies	15+	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
22	Landscaping - Drainage (some grading, lawns) - Optg.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
23	C.L Fencing (along property perimeter) - minimal damage	1,891		39	35+	2019				945	974	0	0	0	0	1,163	1,198	0	0	0	0	0	1,430	1,473	0	0	0	0	0							
24	Site Signage	3,500		<5	15+	2028				0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,453	0	0	0	0	0							
25	Site Lighting (Pole Mt. HIDs)	28,270		2	15+	2028				0	0	0	0	0	0	0	0	0	0	0	0	0	0	44,044	0	0	0	0	0							
26																																				
27	Annual Planned Expenditures						0	0	8,678	974	0	0	11,066	0	0	1,163	10,992	0	72,520	0	0	0	1,430	50,969	0	12,780	0	35,336	0							
28	Cumulative Reserve Balance						320,298	288,897	770,168	703,087	685,914	668,928	644,211	615,936	600,511	611,977	563,710	383,372	337,536	335,580	346,855	366,190	305,412	40,373	53,681	68,737	103,178	103,026								

Building Exterior

Number of Units:	40
Total Square Feet:	22,150
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																													
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization					
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032						
1	Exterior Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
2	Glass Doors (Sliders)					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
3	Exterior Walls - Masonry					2013				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								
5	Ext. Walls - Vinyl Siding					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
6	Ext. Walls - Wood Siding					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
7	Windows					2013				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								
9	Caulking					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
10	Unit Balconies / Decks					2013				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								
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	Exterior Walls (Vinyl) - future replacement	147,992		26	30+	2022				0	0	0	0	0	0	0	0	193,096	0	0	0	0	0	0	0	0	0	0								
18	Exterior Walls (Vinyl) - interim repair and powerwash	6,830		26	4	2015				0	0	3,623	3,732	0	0	0	0	0	0	0	0	0	0	0	5,321	5,480	0	0	0							
19	Exterior Ceilings (Vinyl Clad) - future replace w/ siding	5,070		26	30+	2022				0	0	0	0	0	0	0	0	6,615	0	0	0	0	0	0	0	0	0	0	0							
20	Exterior Common Doors (Alum. & Glass) - Bldgs. 2 & 6	7,740		<10	20+	2025				0	0	0	0	0	0	0	0	0	0	0	5,518	5,683	0	0	0	0	0	0	0							
21	Service Doors / Common Doors (spot rusting)	3,605		varies	20+	2014				0	530	546	563	580	597	615	633	0	0	0	0	0	0	0	0	0	0	0	0							
22	Windows (Vinyl Framed) - newer - maint. Optg.			<6	30+	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
23	Garage Door (Maint. Garage) - some deterioration - replace	1,500		39	30+	2013				1,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
24	Soffits / Fascia (Vinyl and Aluminum Clad) - Optg.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
25	Exterior Unit Doors - future upgrade	17,940		39	30+	2018				0	0	0	0	0	6,932	7,140	7,355	0	0	0	0	0	0	0	0	0	0	0	0							
26	Storm / Screen Doors	13,832		varies	10+	2018				0	0	0	0	0	5,345	5,505	5,671	0	0	0	0	0	0	0	0	0	0	7,849	8,085							
27	Annual Planned Expenditures							0		0	1,500	530	4,170	4,295	580	12,875	13,261	13,659	0	199,711	0	0	5,518	5,683	0	5,321	5,480	0	7,849	8,085	0					
28	Cumulative Reserve Balance							320,298		288,897	770,168	703,087	685,914	668,928	644,211	615,936	600,511	611,977	563,710	383,372	337,536	335,580	346,855	366,190	305,412	40,373	53,681	68,737	103,178	103,026						

Roofing

Number of Units:	40
Total Square Feet:	22,150
Default Inflation Rate:	3.0%

[illegible]

Lobby / Mail Area

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DiCaprio Forgione Terrace • Capital Needs Assessment • © On-Site Insight

Community Room

Number of Units:	40
Total Square Feet:	22,150
Default Inflation Rate:	3.0%

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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	Floor					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Kitchen Cabinets / Sink					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Kitchen Appliances					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Furnishings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
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	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	Cmnty. Room / Kitchen Walls / Ceilings	1,078		9	10	2014				0	1,110	0	0	0	0	0	0	0	1,492	0	0	0	0	0	0	0	0	0							
21	Cmnty. Room Flooring (Carpet)	1,800		9	10	2014				0	1,854	0	0	0	0	0	0	0	2,492	0	0	0	0	0	0	0	0	0							
22	Cmnty. Kitchen Flooring (Vinyl Tile)	394		varies	10+	2013				394	0	0	0	0	0	0	0	0	545	0	0	0	0	0	0	0	0	0							
23	Cmnty. Kitchen Cabinetry (Accessibility Improvements)	4,420		39	20+	2013			4	4,420	4,420	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
24	Cmnty. Kitchen Appliances	1,711		varies	10+	2013			4	1,711	1,711	0	0	0	0	0	0	0	789	813	838	0	0	0	0	0	0	0							
25	Cmnty. Room Furnishings - maintained Optg.			varies		2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
26																																			
27	Annual Planned Expenditures							0		6,131	6,525	2,964	0	0	0	0	0	0	0	0	0	5,318	813	838	0	0	0	0	0	0					
28	Cumulative Reserve Balance							320,298		288,897	770,168	703,087	685,914	668,928	644,211	615,936	600,511	611,977	563,710	383,372	337,536	335,580	346,855	366,190	305,412	40,373	53,681	68,737	103,178	103,026					

Common Hallways

Number of Units:	40
Total Square Feet:	22,150
Default Inflation Rate:	3.0%

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Common Stairways

Number of Units:	40
Total Square Feet:	22,150
Default Inflation Rate:	3.0%

[illegible]

Common Laundry

Number of Units:	40
Total Square Feet:	22,150
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	Ventilation					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Lighting Fixtures					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
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	Accessibility (re-arrange for clearances, ramp up to door)	1,500		39	25	2013		4	1,500	1,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Walls / Ceilings (Painted) - painted by equipment provider			9	10	2014				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	Floors (Vinyl Tile)	319		varies	15	2014				0	328	0	0	0	0	0	0	0	0	0	0	0	0	0	512	0	0	0							
19	Laundry Equipment - maint. under leasing agreement			varies	10	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	1,500	1,500	328	0	0	0	0	0	0	0	0	0	0	0	0	0	0	512	0	0	0	0						
28	Cumulative Reserve Balance						320,298	288,897	770,168	703,087	685,914	668,928	644,211	615,936	600,511	611,977	563,710	383,372	337,536	335,580	346,855	366,190	305,412	40,373	53,681	68,737	103,178	103,026							

Common Area Restrooms

Owner Sponsor Name:	Southington Housing Authority
Project Name:	DiCaprio Forgione Terrace
Project City / Town:	Southington, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 12, 2013

Number of Units:	40
Total Square Feet:	22,150
Default Inflation Rate:	3.0%

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Building Boilers

Owner Sponsor Name:	Southington Housing Authority
Project Name:	DiCaprio Forgione Terrace
Project City / Town:	Southington, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 12, 2013

Number of Units:	40
Total Square Feet:	22,150
Default Inflation Rate:	3.0%

[illegible]

Building Mechanical

Number of Units:	40
Total Square Feet:	22,150
Default Inflation Rate:	3.0%

[illegible]

Building Electrical

Number of Units:	40
Total Square Feet:	22,150
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							
2	Emergency Generator					2013				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							
4	Signaling / Communication					2013				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							
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	Exterior Lighting (Most Entrances) - replace w/ siding	8,774		2	10+	2022				0	0	0	0	0	0	0	0	11,448	0	0	0	0	0	0	0	0	0	0							
18	Exterior Lighting (Bldg. Mtd. HID Fixtures)	4,185		2	15	2025				0	0	0	0	0	0	0	0	0	0	5,967	0	0	0	0	0	0	0	0							
19	Emergency Generator (Overhaul Allowance)	3,750		9	30+	2018				0	0	0	0	0	0	4,347	0	0	0	0	0	0	0	0	0	0	0	0							
20	Emergency Lighting (Some Battery Packs) - Optg.			varies	<10	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
21	Fire Detect. (install Site-Wide System) - pending Fire Chf.	42,000		ADD	20	2014				0	43,260	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
22	Security System / Cameras - system upgrades	5,472		8	10	2014				0	5,637	0	0	0	0	0	0	0	7,575	0	0	0	0	0	0	0	0	0							
23	Emergency Call (Local Ring w/ Lights) - monitor - Optg.			>10	20+	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	48,897	0	0	0	0	4,347	0	0	0	11,448	0	7,575	5,967	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							320,298	288,897	770,168	703,087	685,914	668,928	644,211	615,936	600,511	611,977	563,710	383,372	337,536	335,580	346,855	366,190	305,412	40,373	53,681	68,737	103,178	103,026						

Building Elevator

Owner Sponsor Name:	Southington Housing Authority
Project Name:	DiCaprio Forgione Terrace
Project City / Town:	Southington, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 12, 2013

Number of Units:	40
Total Square Feet:	22,150
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	Southington Housing Authority
Project Name:	DiCaprio Forgione Terrace
Project City / Town:	Southington, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 12, 2013

Number of Units:	40
Total Square Feet:	22,150
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																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							320,298		288,897	770,168	703,087	685,914	668,928	644,211	615,936	600,511	611,977	563,710	383,372	337,536	335,580	346,855	366,190	305,412	40,373	53,681	68,737	103,178	103,026					

Unit Living

Number of Units:	40
Total Square Feet:	22,150
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Interior Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Interior Stairs					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	AC Sleeve					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Electrical Outlets					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Lighting Fixtures					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	Access. - Structural Infeasibility (Reasonable Accom.)					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Unit Hallway/Entrance Doors (Locksets) - to replace/update	10,400		39	25+	2013				2,080	2,142	2,207	2,273	2,341	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	Unit Interior / Closet Doors - maintained - Optg.			varies	25+	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	Walls / Ceilings (Painted Surfaces) - maint. Optg.			varies	<10	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	Floors (Carpet) - varies in condition, age	38,844		varies	10+	2013				3,237	3,334	3,434	3,537	3,643	3,753	3,865	3,981	4,101	4,224	4,350	4,481	4,615	4,754	4,896	5,043	5,194	5,350	5,511	5,676						
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	5,317	5,477	5,641	5,810	5,984	3,753	3,865	3,981	4,101	4,224	4,350	4,481	4,615	4,754	4,896	5,043	5,194	5,350	5,511	5,676	0						
28	Cumulative Reserve Balance						320,298	288,897	770,168	703,087	685,914	668,928	644,211	615,936	600,511	611,977	563,710	383,372	337,536	335,580	346,855	366,190	305,412	40,373	53,681	68,737	103,178	103,026							

Unit Bathrooms

Number of Units:	40
Total Square Feet:	22,150
Default Inflation Rate:	3.0%

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Unit Kitchens

Number of Units:	40
Total Square Feet:	22,150
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Unit Electrical

Owner Sponsor Name:	Southington Housing Authority
Project Name:	DiCaprio Forgione Terrace
Project City / Town:	Southington, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 12, 2013

Number of Units:	40
Total Square Feet:	22,150
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																													
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization					
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032						
1	Emergency Call System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Electrical Panel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Smoke Detectors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Intercom					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Electrical Panels (Circuit Breakers) - recent upgrade			<2	35+	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	Smoke / Fire Detect. - monitor / maintain / replace - Optg.			<3	<10	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	Emergency Call System (Pull Cords) - monitor - Optg.			>10	20+	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20																																				
21																																				
22																																				
23																																				
24																																				
25																																				
26																																				
27	Annual Planned Expenditures						0	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						320,298	288,897	770,168	703,087	685,914	668,928	644,211	615,936	600,511	611,977	563,710	383,372	337,536	335,580	346,855	366,190	305,412	40,373	53,681	68,737	103,178	103,026								

Unit Mechanical

Owner Sponsor Name:	Southington Housing Authority
Project Name:	DiCaprio Forgione Terrace
Project City / Town:	Southington, CT

Current Year:	2013
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DiCaprio Forgione Terrace • Capital Needs Assessment • © On-Site Insight

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.