

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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Rocky Hill, CT 06067

and

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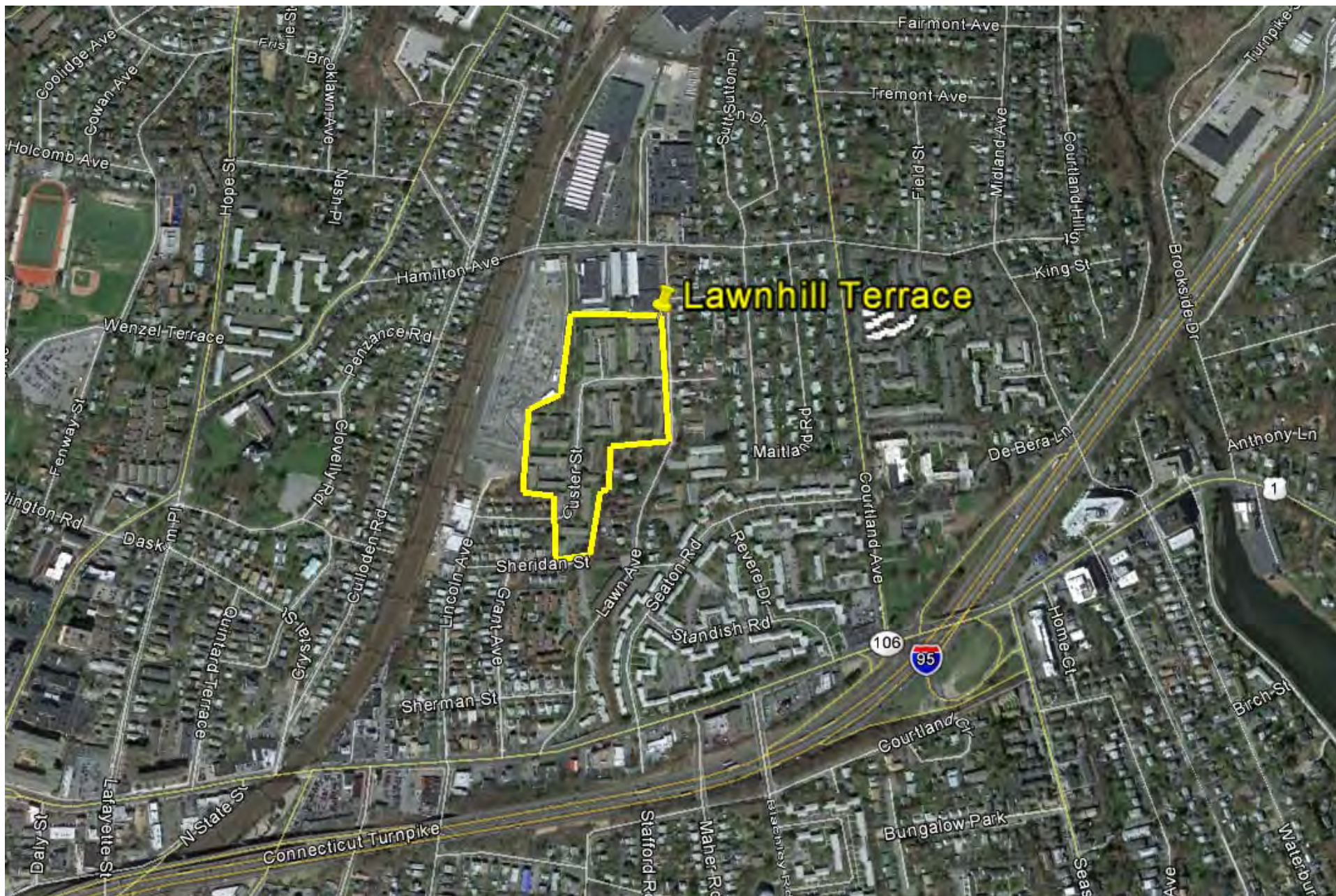
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Lawnhill Terrace
CHFA # 85179D
Charter Oak Communities
Stamford, CT

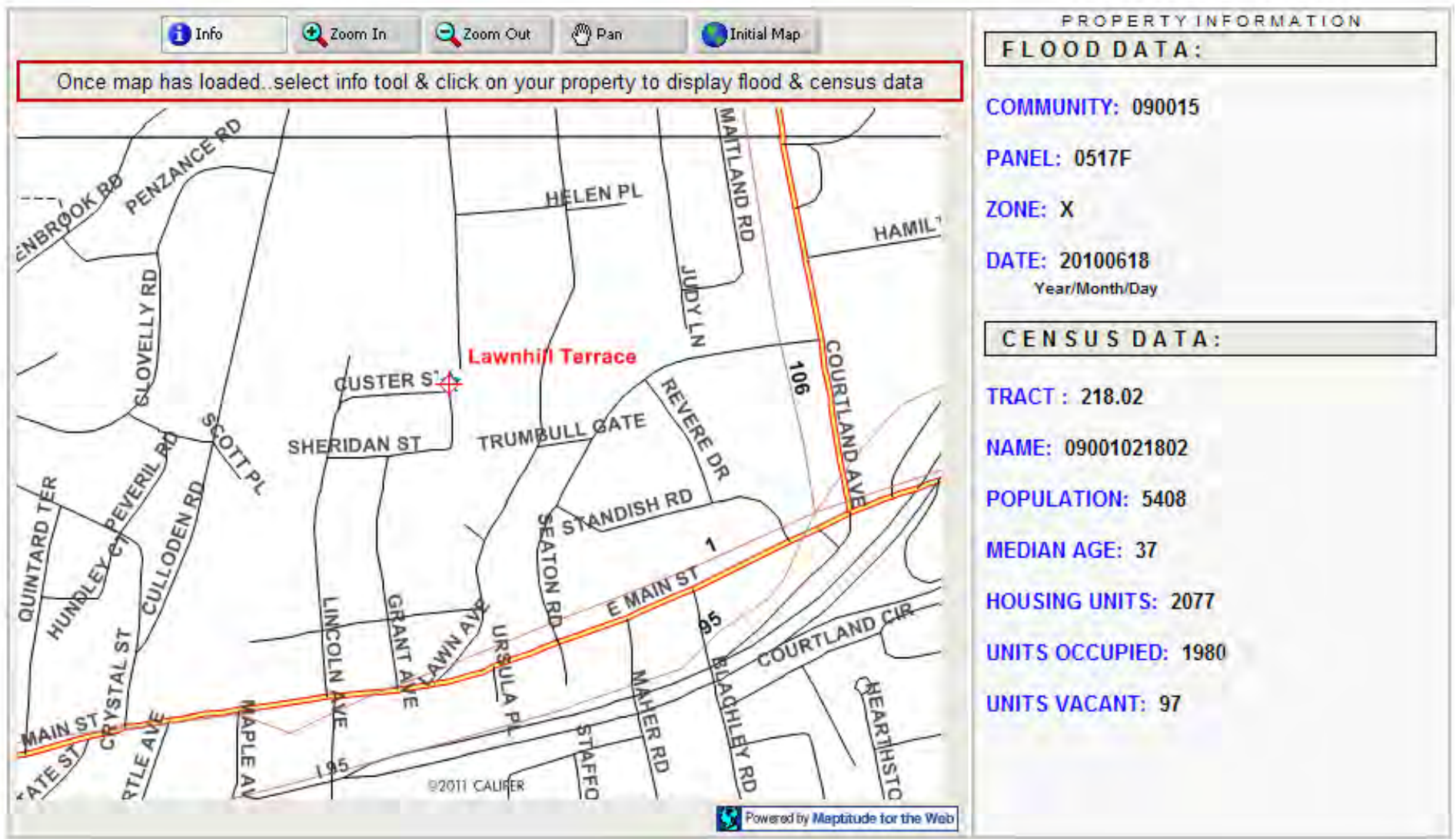
April 30, 2013

Final Report



Lawnhill Terrace

32-34 Custer Street
Stamford, CT 06902



Lawnhill Terrace

32-34 Custer Street
Stamford, CT 06902

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

Executive Summary

Lawnhill Terrace

Stamford, CT

Lawnhill Terrace is a residential development for families that is comprised of 29 residential buildings and 1 community/office building. The development includes 104 two-, and 102 three-bedroom units. Original construction of the development dates to 1960; and partial renovation endeavors have taken place throughout the past 53 years.

Overall the development is in moderate to poor condition. As shown on the attached capital needs worksheets, the development faces significant capital needs in the near term. Based on these projections, the development is seen as requiring an adjustment to current replacement reserve funding and/or an infusion of additional capital.

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

- Given the developments overall age and the age of individual components, significant replacement/upgrade costs are shown in the near-term.
- Site: Asphalt resurfacing (parking and pedestrian surfaces), retaining wall repairs, fencing replacements/repairs, landscaping repairs/upgrades, and miscellaneous concrete repairs are shown in Years 1-3.
- Building Exteriors: Unit and service door replacements, vinyl siding replacement/add insulation, brick and mortar repairs/repointing, soffit/ventilation repairs, window replacements, and building mounted lighting replacements are shown in Years 1-3.

- **Building Structural:** Ventilated, un-insulated crawl spaces exist under most residential buildings. Costs are shown in Years 1-3 to insulate and add vapor barrier. Allowances for abatement of hazardous materials are shown in Years 1-3.
- **Roofing:** Asphalt shingle replacement, additional attic insulation, improvement of attic ventilation, and replacement of the gutter and downspout systems are shown in Years 1-3.
- **Community Building:** The upgrade of the community room kitchen cabinets to conform to accessibility requirement (counter height and below counter knee space) is shown in Year 1.
- **Building Boilers:** Replacement of the combination heating/domestic hot water plants, hydronic heat and DHW circulation pumps, and the DHW storage tanks is shown in Years 1-3.
- **Building Mechanical:** Allowances for as needed repairs to the underground hydronic heat and DHW systems are shown annually throughout the report.
- **Building Electrical:** Costs to upgrade the electrical service to provide 100-Amp service to all residential units are shown in Years 1-3.
- **Unit Living Areas:** Interior passage and passage door replacement costs are shown in Years 1-3. Carpet replacement costs are shown annually on five year cycles.
- **Unit Bathrooms:** VCT replacement costs are shown annually on fifteen year cycles. Replacement costs for tubs and surrounds, vanities, wall hung sinks, toilets, medicine cabinets, and exhaust fans are shown in Years 1-3.
- **Unit Kitchens:** VCT replacement costs are shown annually on fifteen year cycles. Replacement costs for cabinets and countertops, gas ranges, wall ovens and cook tops, and rangehoods are shown in Years 1-3 (refrigerators are the responsibility of the residents).
- **Unit Electrical:** Costs to replace/move the circuit breaker panel (upgrade to 100-Amp service), add smoke detectors to all bedrooms, and replace the thermostats are shown in Years 1-3. Annual allowances to maintain the smoke detectors are shown throughout the report.

Additional Notes:

1. The Physical Assessment of the property was conducted on April 8th, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Bob Labadini. 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*.



Typical parking area



Typical asphalt paved pedestrian area



A view of the several retaining walls



Typical repairs needed to retaining walls



Typical example of safety chain link fencing observed throughout the site



Examples of the typical site erosion observed throughout the site



Erosion at base of entry stairway



Example of miscellaneous concrete repairs noted throughout the site



Typical residential building elevation



Building soffits are sagging badly throughout the development



Close up of sagging soffit section



Typical interior window showing inefficient interior storm window.



Community room kitchenette



Typical public restroom at community building



Heating/cooling and domestic hot water system at the community building



One of seven heating/domestic hot water plants.



Typical hydronic heat circulation pump stations



One of seven DHW storage tanks.



One of seven storm water pump stations



Typical un-insulated crawl space



Typical electrical service distribution
buss to be upgraded



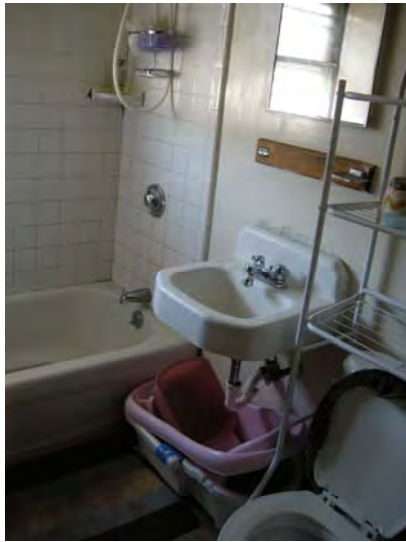
Typical residential unit kitchen



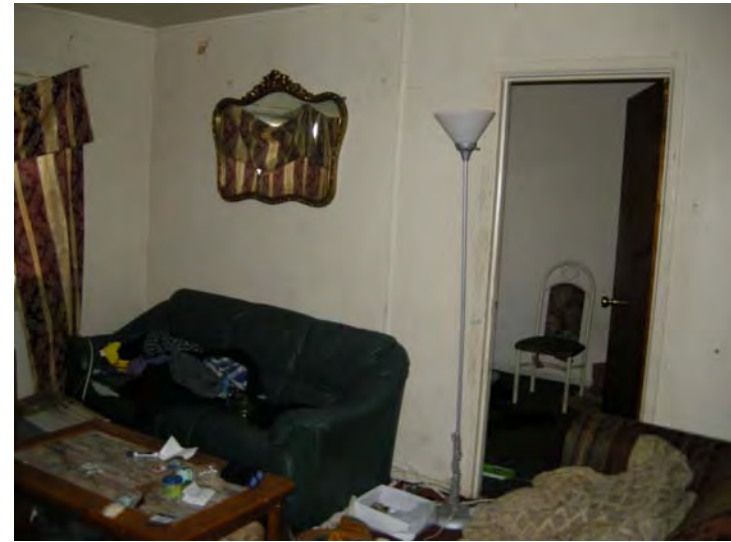
Typical condition of interior unit closet doors



Example of dwelling unit painted wood
stairs to second floor



Typical unit bathroom with wall hung sink



Typical living room



Typical dwelling unit 60-Amp fuse box to be upgraded to 100-Amp circuit breaker panel



Typical in-unit laundry hook-up

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Charter Oak Communities
Project Name:	Lawnhill Terrace
Project City / Town:	Stamford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 9, 2013

Number of Units:	206
Total Square Feet:	198,350
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	
Annual Replacement Reserve Contribution:	
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	831,488	856,431	882,125	0	37,442	0	0	0	0	66,473	23,759	24,472	0	0	50,320	0	0	0	0	58,334	0
2	Building Exterior	0	0	1,084,183	1,112,995	1,146,386	0	11,453	11,797	12,151	12,515	12,891	13,277	34,852	35,897	36,975	14,944	15,392	15,854	16,329	16,819	17,324	17,844	0
3	Roofing	0	0	445,568	458,935	472,703	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	1,575	0	0	0	0	0	0	844	0	8,636	0	0	3,191	0	0	0	0	1,134	0	11,607	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	531	0	0	0	0	871	0	0	0	0	714	0
10	Building Boilers	0	0	254,608	257,097	264,809	0	0	5,796	0	0	0	0	8,759	2,100	2,163	0	0	17,150	9,641	9,930	5,959	0	0
11	Building Mechanical	0	0	363,000	373,890	385,107	3,278	3,377	3,478	3,582	3,690	3,800	3,914	1,032	4,153	4,277	8,077	4,538	4,674	4,814	4,959	5,107	5,261	0
12	Building Electrical	0	0	157,933	162,671	167,551	0	0	0	0	0	1,710	0	0	0	0	0	0	0	0	0	2,298	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	323,937	333,655	343,665	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	Unit Living	0	0	285,408	293,970	302,790	82,742	85,224	87,780	90,414	93,126	95,920	98,798	101,762	104,814	107,958	111,197	114,533	117,969	121,508	125,154	128,909	132,775	0
16	Unit Kitchens	0	0	211,495	217,841	224,376	15,034	15,485	15,949	16,427	16,921	17,428	17,951	54,997	56,647	58,346	20,204	20,810	21,435	22,077	22,740	23,422	24,124	0
17	Unit Bathrooms	0	0	161,346	166,185	171,173	1,402	1,444	1,487	1,532	1,578	1,625	1,674	1,724	1,776	1,829	1,884	1,941	1,999	2,059	2,121	2,184	2,250	0
18	Unit Electrical	0	0	143,457	147,761	152,194	9,613	9,901	10,198	10,504	10,819	11,144	11,478	11,822	12,177	12,542	12,919	13,306	13,705	14,117	14,540	14,976	15,426	0
19	Unit Mechanical	0	0	7,210	7,426	7,649	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20	Annual Planned Expenditures	0	0	4,271,208	4,388,857	4,520,528	112,069	164,326	136,485	134,610	139,493	144,518	222,732	238,707	242,036	227,281	169,225	221,711	192,786	190,545	197,397	200,179	268,335	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			16,600,000																				
23	Cumulative Reserve Balance	0	0	12,328,792	7,939,935	3,419,407	3,307,338	3,143,012	3,006,527	2,871,917	2,732,424	2,587,905	2,365,173	2,126,466	1,884,430	1,657,149	1,487,924	1,266,213	1,073,427	882,882	685,485	485,307	216,971	

Site Improvements

Number of Units:	206
Total Square Feet:	198,350
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Asphalt Parking / Roadways					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Crack Fill / Sealant	33,267		1	5	2017				0	0	0	0	37,442	0	0	0	0	0	43,406	0	0	0	0	50,320	0	0	0	0	58,334					
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	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Asphalt Parking / Roadways	116,813		>20	20	2013				38,938	40,106	41,309	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Dumpster Enclosures/Pads/Approch	30,509		>50	30	2013				10,170	10,475	10,789	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Bituminous Sidewalks at bldg fronts	138,531		>20	20	2013				46,177	47,562	48,989	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Retaining Walls - Concrete Repair	20,000		>50	100	2013				6,667	6,867	7,073	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21	Fencing - Chain Link ≈6565-LF Replace 50%	53,029		Varies	20	2013				17,676	18,206	18,752	0	0	0	0	0	0	23,067	23,759	24,472	0	0	0	0	0	0	0	0						
22	Landscaping ≈533,300 SF	1,866,550		>50	100	2013				622,183	640,848	660,074	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
23	Miscellaneous Concrete Repairs	20,000		>50	100	2013				6,667	6,867	7,073	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
24	Repairs/Rebuild Site Drainage	225,000		>50	50	2013				75,000	77,250	79,568	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
25	Accessible Ramps	24,030		Add	20	2013				8,010	8,250	8,498	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
26																																			
27	Annual Planned Expenditures						0	0	831,488	856,431	882,125	0	37,442	0	0	0	0	0	66,473	23,759	24,472	0	0	50,320	0	0	0	0	58,334	0					
28	Cumulative Reserve Balance						0	0	12,328,792	7,939,935	3,419,407	3,307,338	3,143,012	3,006,527	2,871,917	2,732,424	2,587,905	2,365,173	2,126,466	1,884,430	1,657,149	1,487,924	1,266,213	1,073,427	882,882	685,485	485,307	216,971							

Building Exterior

Owner Sponsor Name:	Charter Oak Communities
Project Name:	Lawnhill Terrace
Project City / Town:	Stamford

Current Year:	2013
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Report Date:	April 9, 2013

Number of Units:	206
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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							
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 Unit Doors w/Hardware	360,500		53	35	2013				120,167	123,772	127,485	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	Service Doors	3,605		53	35	2013				3,605	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	Storm Doors	101,764		5	10	2017				0	0	0	0	11,453	11,797	12,151	12,515	12,891	13,277	13,676	14,086	14,509	14,944	15,392	15,854	16,329	16,819	17,324	17,844						
20	Exterior Walls - Vinyl, Add Insulation	1,285,912		35	35	2013				428,637	441,496	454,741	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
21	Exterior Walls - Brick End Walls @15%	47,271		53	10	2013				15,757	16,230	16,717	0	0	0	0	0	0	0	21,176	21,811	22,466	0	0	0	0	0	0							
22	Exterior Walls - Brick Facia	130,102		53	53	2013				43,367	44,668	46,008	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
23	Soffits - Repairs	88,504		53	53	2013				29,500	30,385	31,297	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
24	Windows	1,264,120		53	35	2013				421,373	434,014	447,035	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
25	Bldg Exterior Lighting-HID	20,925		20	20	2013				6,975	7,184	7,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
26	Bldg Exterior Entry Door Lighting-Incandescent	44,405		20	20	2013				14,802	15,246	15,703	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
27	Annual Planned Expenditures						0	0	1,084,183	1,112,995	1,146,386	0	11,453	11,797	12,151	12,515	12,891	13,277	34,852	35,897	36,975	14,944	15,392	15,854	16,329	16,819	17,324	17,844	0						
28	Cumulative Reserve Balance						0	0	12,328,792	7,939,935	3,419,407	3,307,338	3,143,012	3,006,527	2,871,917	2,732,424	2,587,905	2,365,173	2,126,466	1,884,430	1,657,149	1,487,924	1,266,213	1,073,427	882,882	685,485	485,307	216,971							

Roofing

Number of Units:	206
Total Square Feet:	198,350
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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	Chimney					2013					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							
3	Penthouse / Machine Rooms					2013					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							
5	Roof - Asphalt Shingle					2013					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							
7	Roof - Single-ply Membrane					2013					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							
9	Other					2013					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							
11	Other					2013					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							
13	Other					2013					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							
15	Other					2013					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							
17	Roof Covering - Asphalt Shingles (heat damage)	416,276		11	20	2013					138,759	142,922	147,209	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	Attic Insulation-Blown In	419,915		ADD	40	2013					139,972	144,171	148,496	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	Attic Ventilation (Poor ventilation)	217,500		Add	40	2013					72,500	74,675	76,915	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	Roof Drainage	94,875		20	20	2013					27,337	28,157	29,002	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
21	Allowance for Roof Framing/Sheathing Repairs	120,000		>50	50	2013					40,000	41,200	42,436	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
22	Allowance for Window/Door Framing Replacements	36,000		>50	50	2013					12,000	12,360	12,731	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
23	Allowance for Foundation Repairs	45,000		>50	50	2013					15,000	15,450	15,914	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	445,568	458,935	472,703	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
28	Cumulative Reserve Balance							0		0	12,328,792	7,939,935	3,419,407	3,307,338	3,143,012	3,006,527	2,871,917	2,732,424	2,587,905	2,365,173	2,126,466	1,884,430	1,657,149	1,487,924	1,266,213	1,073,427	882,882	685,485	485,307	216,971					

Lobby / Mail Area

Owner Sponsor Name:	Charter Oak Communities
Project Name:	Lawnhill Terrace
Project City / Town:	Stamford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 9, 2013

Number of Units:	206
Total Square Feet:	198,350
Default Inflation Rate:	3.0%

Lawnhill Terrace • Capital Needs Assessment • © On-Site Insights

Community Room

Owner Sponsor Name:	Charter Oak Communities
Project Name:	Lawnhill Terrace
Project City / Town:	Stamford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 9, 2013

Number of Units:	206
Total Square Feet:	198,350
Default Inflation Rate:	3.0%

[illegible]

Common Hallways

Owner Sponsor Name:	Charter Oak Communities
Project Name:	Lawnhill Terrace
Project City / Town:	Stamford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 9, 2013

Number of Units:	206
Total Square Feet:	198,350
Default Inflation Rate:	3.0%

[illegible]

Common Stairways

Number of Units:	206
Total Square Feet:	198,350
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Charter Oak Communities
Project Name:	Lawnhill Terrace
Project City / Town:	Stamford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 9, 2013

Number of Units:	206
Total Square Feet:	198,350
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Ventilation					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Lighting Fixtures					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																			
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	0	12,328,792	7,939,935	3,419,407	3,307,338	3,143,012	3,006,527	2,871,917	2,732,424	2,587,905	2,365,173	2,126,466	1,884,430	1,657,149	1,487,924	1,266,213	1,073,427	882,882	685,485	485,307	216,971							

Common Area Restrooms

Owner Sponsor Name:	Charter Oak Communities
Project Name:	Lawnhill Terrace
Project City / Town:	Stamford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 9, 2013

Number of Units:	206
Total Square Feet:	198,350
Default Inflation Rate:	3.0%

[illegible]

Building Boilers

Number of Units:	206
Total Square Feet:	198,350
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	Boilers / Warm Air Furnaces	3,500		2	20	2031				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,959	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							
3	Pneumatic Systems Controls					2013				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							
5	Fuel Oil Storage					2013				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							
7	Fuel Exhaust					2013				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							
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	Residential Bldgs. Heat/DHW Boilers	560,000		16	20	2013				186,667	192,267	198,035	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	Boiler Controls	59,500		16	15	2013				19,833	20,428	21,041	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	Hydronic Heat Circulation Pumps	59,850		varies	15	2013				19,950	20,549	21,165	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	Storm Water Sump Pumps, As Needed Pump Replacements	5,000		varies	5	2013				5,000	0	0	0	0	5,796	0	0	0	0	6,720	0	0	0	0	7,790	0	0	0	0						
21	DHW Storage - Replace	46,900		53	53	2013				15,633	16,102	16,585	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
22	DHW Circulation Pumps	4,550		varies	10	2013				1,517	1,563	1,609	0	0	0	0	0	0	2,039	2,100	2,163	0	0	0	0	0	0	0							
23	Boiler/DHW Circulation Pumps	18,025		varies	15	2013				6,008	6,188	6,374	0	0	0	0	0	0	0	0	0	0	0	0	9,360	9,641	9,930	0	0						
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	254,608	257,097	264,809	0	0	5,796	0	0	0	0	8,759	2,100	2,163	0	0	17,150	9,641	9,930	5,959	0	0						
28	Cumulative Reserve Balance						0	0	12,328,792	7,939,935	3,419,407	3,307,338	3,143,012	3,006,527	2,871,917	2,732,424	2,587,905	2,365,173	2,126,466	1,884,430	1,657,149	1,487,924	1,266,213	1,073,427	882,882	685,485	485,307	216,971							

Building Mechanical

Number of Units:	206
Total Square Feet:	198,350
Default Inflation Rate:	3.0%

13295 - Lawnhill Terrace _ FINAL SS 4/30/2013

Comprehensive Capital Needs Assessment Schedule

Building Electrical

Owner Sponsor Name:	Charter Oak Communities
Project Name:	Lawnhill Terrace
Project City / Town:	Stamford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 9, 2013

Number of Units:	206
Total Square Feet:	198,350
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	Com Bldg Emergency Lights	1,350		2	10	2021				0	0	0	0	0	0	0	0	1,710	0	0	0	0	0	0	0	0	0	2,298	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	Upgrade Electric Service to 100-Amp	473,800		53	55	2013				157,933	162,671	167,551	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	157,933	162,671	167,551	0	0	0	0	0	1,710	0	0	0	0	0	0	0	0	2,298	0	0					
28	Cumulative Reserve Balance							0		0	12,328,792	7,939,935	3,419,407	3,307,338	3,143,012	3,006,527	2,871,917	2,732,424	2,587,905	2,365,173	2,126,466	1,884,430	1,657,149	1,487,924	1,266,213	1,073,427	882,882	685,485	485,307	216,971					

Building Elevator

Owner Sponsor Name:	Charter Oak Communities
Project Name:	Lawnhill Terrace
Project City / Town:	Stamford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 9, 2013

Number of Units:	206
Total Square Feet:	198,350
Default Inflation Rate:	3.0%

[illegible]

Building Structural

Number of Units:	206
Total Square Feet:	198,350
Default Inflation Rate:	3.0%

13295 - Lawnhill Terrace _ FINAL SS 4/30/2013

Unit Living

Number of Units:	206
Total Square Feet:	198,350
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	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Interior Passage Doors	79,200		varies	25	2013				26,400	27,192	28,008	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	Closet Doors	234,864		varies	25	2013				78,288	80,637	83,056	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	Living Area Flooring - Carpet	374,892		5	5	2013				74,979	77,228	79,545	81,932	84,390	86,921	89,529	92,215	94,981	97,831	100,766	103,788	106,902	110,109	113,412	116,815	120,319	123,929	127,647	131,476						
20	Unit Interior Stairs - Paint	3,705		5	5	2013				741	763	786	810	834	859	885	911	939	967	996	1,026	1,056	1,088	1,121	1,154	1,189	1,225	1,262	1,299						
21	Accessible Unit Upgrades	315,000		Add	20	2013				105,000	108,150	111,395	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	285,408	293,970	302,790	82,742	85,224	87,780	90,414	93,126	95,920	98,798	101,762	104,814	107,958	111,197	114,533	117,969	121,508	125,154	128,909	132,775	0						
28	Cumulative Reserve Balance						0	0	12,328,792	7,939,935	3,419,407	3,307,338	3,143,012	3,006,527	2,871,917	2,732,424	2,587,905	2,365,173	2,126,466	1,884,430	1,657,149	1,487,924	1,266,213	1,073,427	882,882	685,485	485,307	216,971							

Unit Bathrooms

Number of Units:	206
Total Square Feet:	198,350
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Charter Oak Communities
Project Name:	Lawnhill Terrace
Project City / Town:	Stamford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 9, 2013

Number of Units:	206
Total Square Feet:	198,350
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Cabinets					2013				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						
6	Sink					2013				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						
8	GFI Outlet					2013				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						
10	Refrigerators					2013				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						
12	Range					2013				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						
14	Disposal					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	Flooring - VCT	144,576		varies	15	2013				9,638	9,927	10,225	10,532	10,848	11,173	11,508	11,854	12,209	12,575	12,953	13,341	13,741	14,154	14,578	15,016	15,466	15,930	16,408	16,900						
18	Cabinets, Countertops	463,500		20+	20	2013				154,500	159,135	163,909	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Countertops - Future	81,494		0	10	2023				0	0	0	0	0	0	0	0	0	0	36,507	37,603	38,731	0	0	0	0	0	0	0						
20	Ranges - Gas	43,475		20	20	2013				14,492	14,927	15,375	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21	Wall ovens/Cooktops	28,350		20	20	2013				9,450	9,734	10,026	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
22	Rangehoods	57,886		20	20	2013				19,295	19,874	20,470	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
23	Disposals	41,200		varies	10	2013				4,120	4,244	4,371	4,502	4,637	4,776	4,919	5,067	5,219	5,376	5,537	5,703	5,874	6,050	6,232	6,419	6,611	6,810	7,014	7,224						
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	211,495	217,841	224,376	15,034	15,485	15,949	16,427	16,921	17,428	17,951	54,997	56,647	58,346	20,204	20,810	21,435	22,077	22,740	23,422	24,124	0				
28	Cumulative Reserve Balance							0		0	12,328,792	7,939,935	3,419,407	3,307,338	3,143,012	3,006,527	2,871,917	2,732,424	2,587,905	2,365,173	2,126,466	1,884,430	1,657,149	1,487,924	1,266,213	1,073,427	882,882	685,485	485,307	216,971					

Unit Electrical

Number of Units:	206
Total Square Feet:	198,350
Default Inflation Rate:	3.0%

[illegible]

Unit Mechanical

Number of Units:	206
Total Square Feet:	198,350
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.