

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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and

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on-site-insight.com



Wormser Congregate
CHFA #90116D
Charter Oaks Communities
Stamford, CT

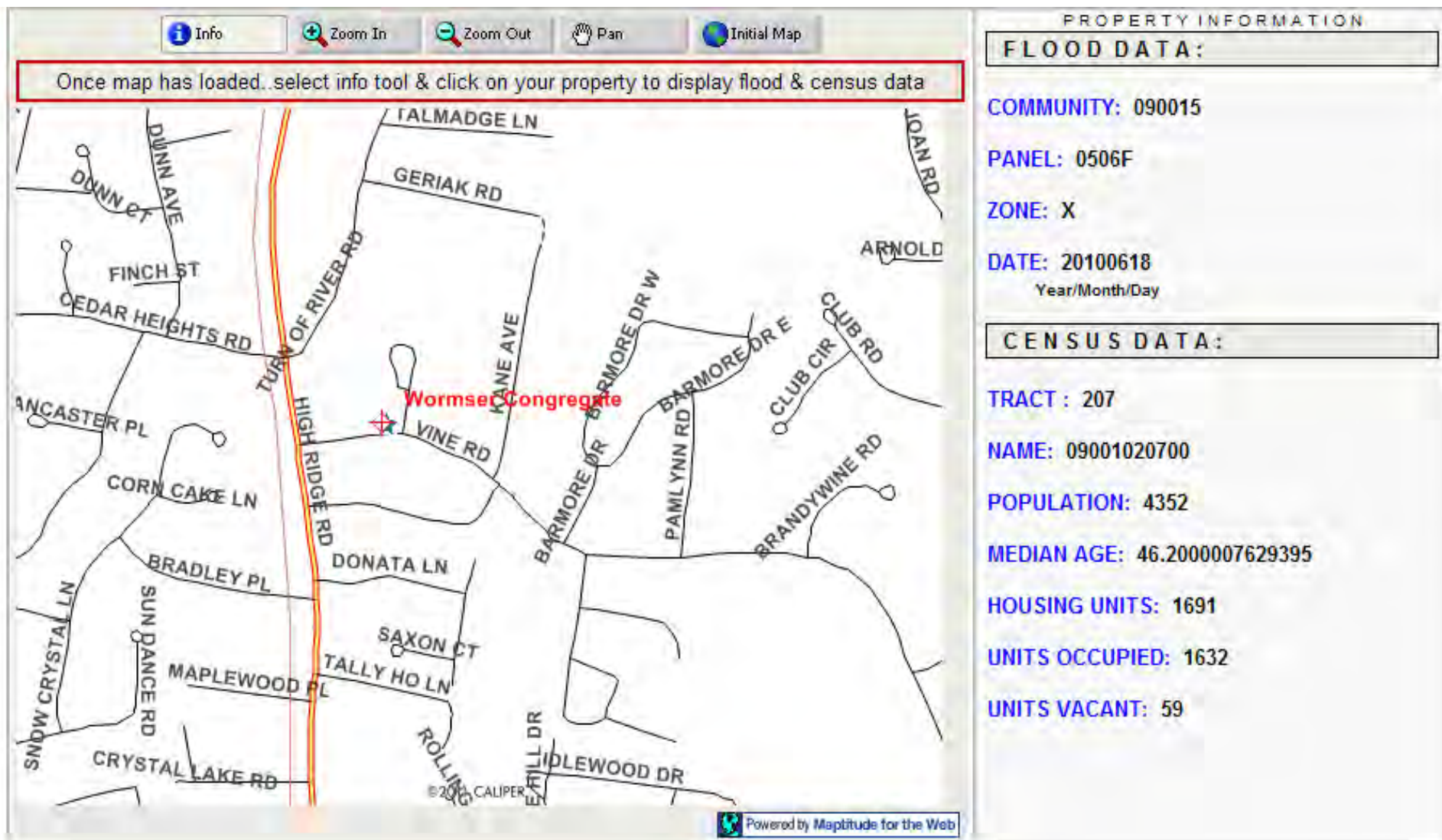
July 11, 2013

Final Report



Wormser Congregate

28 Vine Road
Stamford, CT 06905



Wormser Congregate

28 Vine Road

Stamford, CT 06905

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

Executive Summary

Wormser Congregate Housing

Stamford, CT

Wormser Congregate Housing is a residential development for the elderly that is comprised of an elevator-served building that contains a total of forty-one one-bedroom, units (23 revenue units and 1 non-revenue staff unit). Original construction of the development dates to 1989.

Overall, the development is in generally good condition. As shown on the attached capital needs worksheets, the development faces significant capital needs in the mid years of the assessment period. Based on these projections, the development is seen as requiring an adjustment to current replacement reserve funding, which was understood by On-Site Insight to be nominal or unfunded at the time this report was prepared, and/or an infusion of additional capital.

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

- Parking area asphalt paving is in good condition; future resurfacing is shown in Year 6.
- Replacement of site lighting fixtures is shown concurrent with asphalt resurfacing work.
- Exterior walls are a mix of panelized brick veneer and exterior insulation and finishing system (EIFS) surfaces; no significant wear or damage was noted with regard to the brickwork; an allowance for potential future repair needs is shown in Year 7. The EIFS surfaces exhibit age-related wear/cracks at isolated locations; repair allowances are shown in Years 1 and 16.
- No problems related to any exterior door systems were noted; no near-term needs are anticipated.
- Site staff reported that replacement of original window units has been ongoing for the past approximately four years; allowances to replace the remaining original window units are shown in Years 1-4.

- The building's roof coverings are understood to be approximately ten years old; future replacement is shown in Year 15.
- Interior common area finishes are in generally good condition; future painting and floor covering replacement cycles are shown based on current age, observed condition, and expected useful service life.
- The hydronic boilers serving the building date to the time of original construction; future replacement is shown in Year 3. Replacement of the shell and tube heat exchanger for domestic hot water generation is shown concurrently. Future replacement of the domestic hot water storage tanks is shown based on current age and expected useful life.
- No problems related to the duplex-type cold water booster pump station were noted; future replacement is shown in Year 8.
- Two air-cooled, exterior-mounted air conditioning condensers provide cooling capacity for select interior common areas; replacement of the larger condenser unit is shown in Year 1 and the smaller condenser unit in Year 18.
- An allowance to upgrade/replace the existing original fire alarm control panel is shown in Year 1.
- One hydraulic-type elevator serves the building; an allowance for a major upgrade of this system is shown in Year 12.
- Annual allowances for the as-needed replacement of in-unit floor coverings are shown from Year 1 forward.
- Allowances for as needed bathtub re-glazing, mixing valve assemblies, and bathroom accessory replacement needs are shown from Year 1 forward. Toilet and sink replacement allowances are shown in Years 6-9.
- Cabinetry in unit kitchens is original and in generally good condition; replacement allowances are shown in Years 6-9. Appliance replacement allowances are shown based on current age and expected useful life.
- Common area elements requiring replacement/modification for handicap accessibility compliance include floor space between doors at the entry vestibule, intercom height at the main entry, toilet grab bars, toilet and sink locations, laundry work surface height, and laundry room entry door hardware.
- The development has four handicap accessible units. Among the elements in need of modification and/or replacement for compliance with accessibility standards in these units is the lowering of circuit breaker panels, centering of toilets at eighteen inches from the adjacent wall, installation of insulation on drain and hot water supply line piping under sinks, and installation of kitchen cabinetry with a compliant height countertop and a thirty-inch wide work surface with required knee clearance space.

Additional Notes:

1. The Physical Assessment of the property was conducted on June 6th, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Bruce Hutchinson. We would like to thank the staff of Charter Oak Communities 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*.



Asphalt paving in generally good condition –
Surface maintenance needed in the near-term



Typical pedestrian walkway and
bollard-style light fixture



No significant wear or damage noted with regards
to chain link fencing dumpster enclosure



Building architecture as seen at front elevation



Typical panelized brick veneer exterior wall surface –
No problems noted



EIFS also used on some exterior wall surfaces



Age-related cracks noted in EIFS at isolated locations



Main entry area to building



Replacement of original window units has been ongoing for the past few years



Architectural-type shingles on pitched roof surfaces are in good overall condition



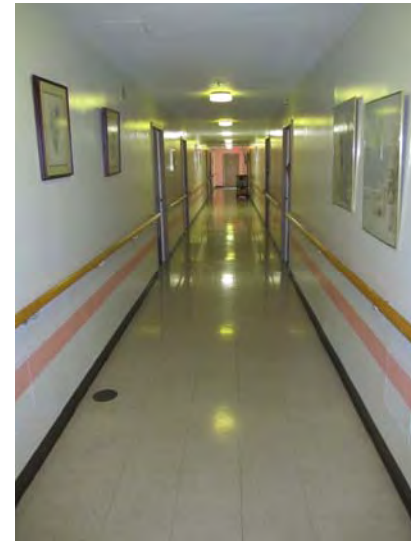
Community room located at first floor level



Dining room located at first floor level



Kitchen area is used for serving purposes only – Food prep done at a separate off-site location



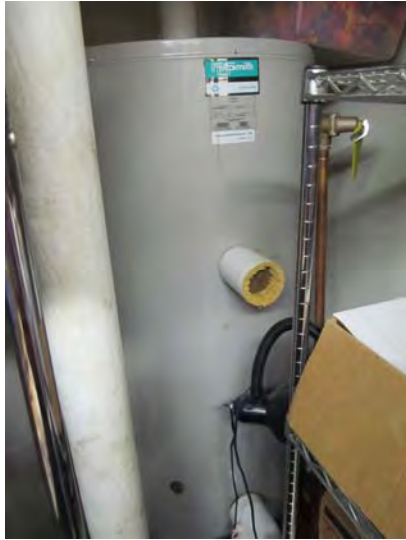
Typical finishes in common hallways



Original boiler plant serviceable but approaching the end of its expected useful service life



Base-mounted pumps for circulation of hydronic heat



Recently installed domestic hot water storage tanks work in concert with original shell and tube heat exchanger located adjacent to boilers



Duplex-type cold water booster pump station



Exterior condenser units provide cooling capacity for select interior common areas



Recently installed (2013) emergency generator



Hydro-mechanical pump station and controller/dispatcher unit for elevator



Typical finishes in unit living areas



Typical finishes and fixtures in unit bathrooms



Typical finishes and equipment in unit bathrooms

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Charter Oak Communities
Project Name:	Wormser Congregate Housing
Project City / Town:	Stamford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 21, 2013

Number of Units:	41
Total Square Feet:	30,718
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	
Annual Replacement Reserve Contribution:	\$1,787
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	3,590	0	0	0	0	52,546	0	0	0	0	4,824	0	0	3,281	0	5,592	0	0	0	0	0
2	Building Exterior	0	2,500	15,136	11,061	11,393	11,735	0	0	20,319	0	0	0	0	0	0	0	0	6,851	0	0	0	0	0
3	Roofing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	112,371	0	0	0	0	0
4	Lobby - Mail Area	0	0	0	0	0	0	5,508	0	0	0	0	0	0	0	0	0	2,595	0	0	0	0	0	0
5	Community Room	0	0	0	0	0	0	18,824	0	0	0	0	0	0	0	0	0	5,587	0	0	0	0	0	0
6	Common Hallways	0	0	0	0	0	0	28,809	0	0	0	0	0	0	0	0	0	12,314	0	0	0	0	0	0
7	Common Stairways	0	0	0	0	0	0	2,255	0	0	0	0	0	0	0	0	0	3,031	0	0	0	0	0	0
8	Common Laundry	0	525	0	0	0	0	1,620	0	0	0	0	0	0	0	0	0	758	0	0	0	0	0	0
9	Common Area Restrooms	0	4,327	0	0	0	0	1,092	0	0	0	0	0	0	0	0	0	1,468	0	0	0	0	0	0
10	Building Boilers	0	0	0	0	64,264	0	0	0	0	1,045	0	0	0	0	1,212	9,839	0	0	0	7,190	27,792	0	0
11	Building Mechanical	0	0	7,875	0	0	0	0	925	0	15,324	0	0	0	0	0	0	0	0	0	0	3,447	0	0
12	Building Electrical	0	500	45,100	0	0	0	0	0	0	0	0	0	0	5,329	0	0	0	0	0	0	0	0	0
13	Building Elevator	0	1,000	0	0	7,957	0	0	0	0	0	0	0	0	124,581	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	3,388	3,489	3,594	3,702	3,813	3,927	4,045	4,166	4,291	4,420	4,553	4,689	4,830	4,975	5,124	5,278	5,436	5,599	5,767	5,940	0
16	Unit Kitchens	0	10,324	4,025	4,146	24,140	24,864	25,610	26,378	27,170	4,950	5,099	5,251	5,409	5,571	5,738	5,911	6,088	6,271	6,459	6,652	6,852	7,058	0
17	Unit Bathrooms	0	5,200	4,120	4,243	4,371	4,502	4,637	14,639	15,078	15,530	15,996	5,375	5,537	5,703	5,874	6,050	6,232	6,419	6,611	6,809	7,014	7,224	0
18	Unit Electrical	0	4,900	2,009	2,069	2,131	2,195	2,261	2,329	2,399	2,471	2,545	2,621	2,700	2,781	2,864	2,950	3,039	3,130	3,224	3,321	3,420	3,523	0
19	Unit Mechanical	0	0	431	443	457	470	485	499	514	529	545	562	579	596	614	632	651	671	691	712	733	755	0
20	Annual Planned Expenditures	0	29,276	85,673	25,452	118,306	47,468	94,914	101,243	69,524	44,016	28,476	18,230	23,601	149,251	21,132	33,638	46,887	146,583	22,421	30,283	55,026	24,500	0
21	Annual Provision (indexed at 3%)			1,787	1,841	1,896	1,953	2,011	2,072	2,134	2,198	2,264	2,332	2,402	2,474	2,548	2,624	2,703	2,784	2,868	2,954	3,042	3,134	
22	Outside Capital			1,300,000																				
23	Cumulative Reserve Balance	0	(29,276)	1,186,838	1,163,227	1,046,817	1,001,301	908,399	809,227	741,837	700,019	673,806	657,908	636,708	489,932	471,347	440,333	396,149	252,351	232,798	205,468	153,485	132,119	

Site Improvements

Number of Units:	41
Total Square Feet:	30,718
Default Inflation Rate:	3.0%

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Building Exterior

Owner Sponsor Name:	Charter Oak Communities
Project Name:	Wormser Congregate Housing
Project City / Town:	Stamford

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Roofing

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Lobby / Mail Area

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[illegible]

Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	Charter Oak Communities
Project Name:	Wormser Congregate Housing
Project City / Town:	Stamford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 21, 2013

Number of Units:	41
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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	Floor	13,031		24	28	2017				0	0	0	0	14,667	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	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	0	0						
4	Furnishings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Walls	2,447		6	10	2017				0	0	0	0	2,754	0	0	0	0	0	0	0	0	0	3,701	0	0	0	0	0	0						
6	Ceilings	1,247		6	10	2017				0	0	0	0	1,403	0	0	0	0	0	0	0	0	0	1,886	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																				
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25																																				
26																																				
27	Annual Planned Expenditures							0		0	0	0	0	18,824	0	0	0	0	0	0	0	0	0	5,587	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							0		(29,276)	1,186,838	1,163,227	1,046,817	1,001,301	908,399	809,227	741,837	700,019	673,806	657,908	636,708	489,932	471,347	440,333	396,149	252,351	232,798	205,468	153,485	132,119						

Common Hallways

Owner Sponsor Name:	Charter Oak Communities
Project Name:	Wormser Congregate Housing
Project City / Town:	Stamford

Current Year:	2013
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Report Date:	June 21, 2013

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Common Stairways

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Common Laundry

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Common Area Restrooms

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Building Boilers

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Comprehensive Capital Needs Assessment Schedule

Building Mechanical

Owner Sponsor Name:	Charter Oak Communities
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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	Building Fire Suppression					2013				0	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	0							
3	Domestic Hot / Cold Water Dist.	12,460		8	15	2020				0	0	0	0	0	0	0	15,324	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	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	0							
6	Ventalation & Exhaust					2013				0	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	0							
8	Air Conditioning Condenser	7,875		24	20	2013				7,875	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Air Conditioning Condenser	2,025		2	20	2031				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,447	0							
10	Air Conditioning - Thru Wall	798		10	15	2018				0	0	0	0	0	0	925	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																																				
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23																																				
24																																				
25																																				
26																																				
27	Annual Planned Expenditures						0	0	7,875	0	0	0	0	925	0	15,324	0	0	0	0	0	0	0	0	0	0	3,447	0	0							
28	Cumulative Reserve Balance						0	(29,276)	1,186,838	1,163,227	1,046,817	1,001,301	908,399	809,227	741,837	700,019	673,806	657,908	636,708	489,932	471,347	440,333	396,149	252,351	232,798	205,468	153,485	132,119								

Building Electrical

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Building Elevator

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[illegible]

Building Structural

Number of Units:	41
Total Square Feet:	30,718
Default Inflation Rate:	3.0%

Wormser Congregate - SS 6/25/2013

Unit Living

Number of Units:	41
Total Square Feet:	30,718
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Unit Bathrooms

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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	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceiling					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Lavatory / Vanity					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Toilet					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Tub / Surround	2,358		1	1	2013				2,358	2,428	2,501	2,576	2,653	2,733	2,815	2,899	2,986	3,076	3,168	3,263	3,361	3,462	3,566	3,673	3,783	3,897	4,013	4,134						
6	Floor	905		1	1	2013				905	933	961	989	1,019	1,050	1,081	1,114	1,147	1,181	1,217	1,253	1,291	1,330	1,370	1,411	1,453	1,497	1,541	1,588						
7	Accessories	857		1	1	2013				857	883	909	936	964	993	1,023	1,054	1,085	1,118	1,152	1,186	1,222	1,258	1,296	1,335	1,375	1,416	1,459	1,503						
8	Lighting Features					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Exhaust Fan					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	GFI Outlet					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	Accessibility Improvements	5,200		ADD	20	2013		4	5,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Lavatory / Vanity	17,220		24	30	2018				0	0	0	0	0	4,991	5,140	5,295	5,453	0	0	0	0	0	0	0	0	0	0	0						
19	Toilet	16,810		24	30	2018				0	0	0	0	0	4,872	5,018	5,169	5,324	0	0	0	0	0	0	0	0	0	0	0						
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0		5,200	4,120	4,243	4,371	4,502	4,637	14,639	15,078	15,530	15,996	5,375	5,537	5,703	5,874	6,050	6,232	6,419	6,611	6,809	7,014	7,224	0					
28	Cumulative Reserve Balance						0		(29,276)	1,186,838	1,163,227	1,046,817	1,001,301	908,399	809,227	741,837	700,019	673,806	657,908	636,708	489,932	471,347	440,333	396,149	252,351	232,798	205,468	153,485	132,119						

Unit Kitchens

Owner Sponsor Name:	Charter Oak Communities
Project Name:	Wormser Congregate Housing
Project City / Town:	Stamford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 21, 2013

Number of Units:	41
Total Square Feet:	30,718
Default Inflation Rate:	3.0%

[illegible]

Unit Electrical

Number of Units:	41
Total Square Feet:	30,718
Default Inflation Rate:	3.0%

Wormser Congregate - SS 6/25/2013

Unit Mechanical

Owner Sponsor Name:	Charter Oak Communities
Project Name:	Wormser Congregate Housing
Project City / Town:	Stamford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 21, 2013

Number of Units:	41
Total Square Feet:	30,718
Default Inflation Rate:	3.0%

Wormser Congregate • 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.