

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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Broder Place

CHFA # 88049D

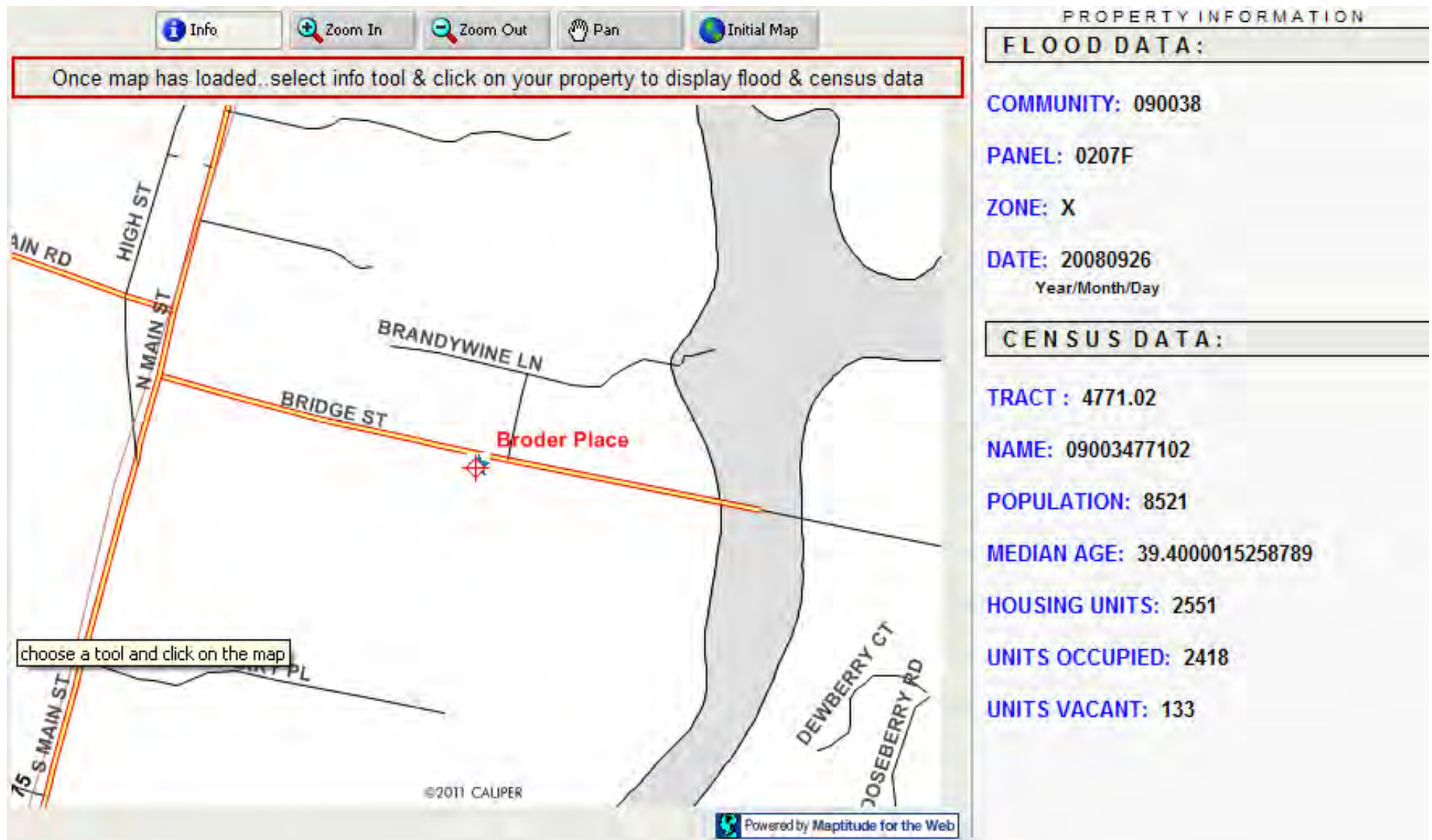
Suffield Housing Authority
Suffield, CT

May 8, 2013

Final Report



Broder Place
125 Bridge Street
Suffield, CT 06078



Broder Place

125 Bridge Street
Suffield, CT 06078

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

Executive Summary

Broder Place

Suffield, CT

Broder Place is a residential development for seniors and the disabled that is comprised of a single residential building and an adjacent maintenance garage. There are community buildings located at the adjacent Maple Court and Laurel Court developments. The Broder Place development includes 18 studio and 2 handicap accessible one-bedroom unit layouts (total of 20 apartments). Original construction of the property dates to 1988.

Overall, the development is in good condition. As shown on the attached capital needs worksheets, the development faces significant capital expenditures over the course of the plan. There is reportedly no Capital Reserve Funding in place for this or the adjacent developments. Costs associated with the site, maintenance building, and community buildings (at both Laurel Court and Maple Court) are shared with the adjacent Laurel Court and Maple Court developments (costs in this report shown proportional with respect to the unit counts at the two other properties – 29%). Based on projections, the development is seen as requiring the establishment of Capital Reserve Funding and/or an infusion of additional capital.

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

- All three properties share the same site and associated features. Site parking and roadway paving displays sporadic cracking and settlement. Periodic repair, crackfilling, and sealcoating allowances are shown in the plan. Resurfacing costs are shown in Year 4. Recently paved concrete walks exhibit minimal cracking. Repair allowances are shown periodically in the plan. Site signage is shown to be updated in Year 12. Site representatives noted some problems with site lighting fixtures, and upgrades are shown by Year 4. Mailboxes at unit entrance doors are shown for updating by Year 8 of the plan. Wood stockade fencing along property lines is to be replaced in Year 2. Clothesline enclosure fencing (chain link and wood stockade) is shown being replaced, as needed, later in the plan.

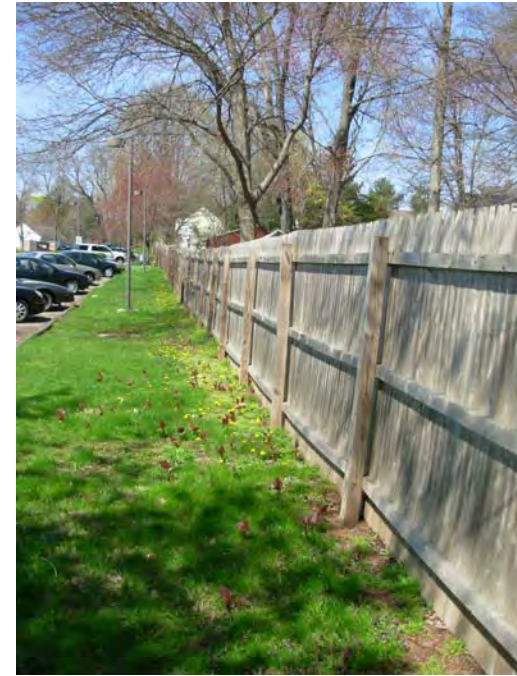
- The community buildings are located at the Maple Court and Laurel Court developments. The maintenance building is located adjacent to the Broder Place facility. Costs associated with these facilities' exteriors and roofs are shared, and apportioned costs are shown accordingly. The residential building is clad with vinyl siding and aluminum wrap trim. Siding powerwashing and repair allowances are shown throughout the plan. Siding/trim replacement costs are shown in Year 6. Original unit entrance doors are in fair condition, and replacement is shown over time starting in Year 2. Future storm door replacements are shown starting in Year 14. Windows are original. Replacement with more energy efficient models is shown in Year 6, concurrent with siding work. Exterior lighting upgrades are shown concurrent with the siding work as well. Roofing shingles display some lifting, curling, and organic material growth. Roofing replacement is shown in Year 2. Roofing gutters and downspouts, some sections observed to be sagging and with seam separation, are shown for replacement concurrent with the roofing work.
- The community buildings are located at the Maple Court and Laurel Court developments. Costs associated with these facilities' interior finishes and mechanicals are shared, and apportioned costs are shown accordingly. Painting allowances and flooring replacement costs are shown in the plan. The kitchen spaces in both buildings are to be updated to meet accessibility requirements. Laundry equipment is maintained under a leasing agreement. Accessibility improvements would include widening entrance doors to laundry and restroom facilities and upgrades to fixtures in restrooms. The laundry folding table in the Broder laundry facility should be replaced to meet accessibility requirements as well.
- In-unit wall and ceiling painting allowances are carried, usually upon unit turnover. Unit flooring throughout is primarily vinyl tile. Variable conditions were observed. Replacement costs are shown starting in Year 1 of the plan. Unit baths have original tubs/showers and surrounds.. Upgrade costs are shown starting in Year 5 of the plan. Wall hung sinks and porcelain toilets are shown being upgraded as well. Unit kitchen cabinetry is mostly original. Some damage and deterioration was observed, as cabinetry is exceeding its overall useful service life. Upgrades are shown in Years 1-3. Refrigerators have recently been replaced, and stoves vary in age. Appliance replacements are shown, as needed, throughout the plan. Electrical circuit breaker panels are original, and updates are shown, over time, starting in Year 16. Allowances are shown starting in Year 6 for domestic hot water tank replacements. Heat pump HVAC systems are shown for future replacement in Years 13-14 of the plan. Smoke/fire detection devices should be monitored, tested, maintained, and replaced – as needed – as operating expenses.

Additional Notes:

1. The Physical Assessment of the property was conducted on Monday, April 22nd, 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 Ms. Debra Krut and Ms. Sally O’Sullivan from the Suffield Housing Authority for their assistance.
2. Cost estimates used in this assessment are based on data from *RS Means Facilities and Construction Cost Data*. These cost estimates have been applied uniformly across the entire study portfolio to help ensure consistency of future projections. Actual owner and/or site pricing could vary significantly.
3. Unless required by fire, safety, or accessibility codes, items are typically shown being replaced in kind and do not include any planned upgrades or potential upgrade opportunities.
4. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.
5. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.



1. Sporadic cracking at parking, note newer walks



2. Site perimeter fencing



3. View of the maintenance building



4. Front elevations of residential building



5. Rear elevation of residential building



6. Spot trim element damage



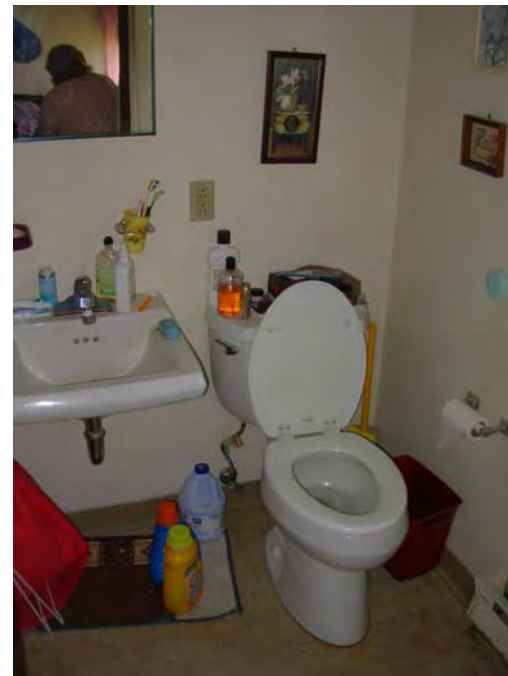
7. Spot vinyl siding damage, mostly at grade level



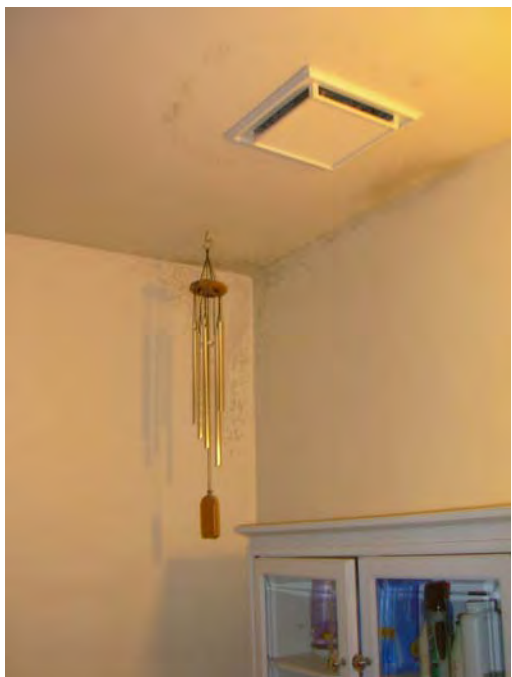
8. Lifting and curling of roofing shingles



9. Fire detection - monitoring system panels



10. Typical unit bath fixtures



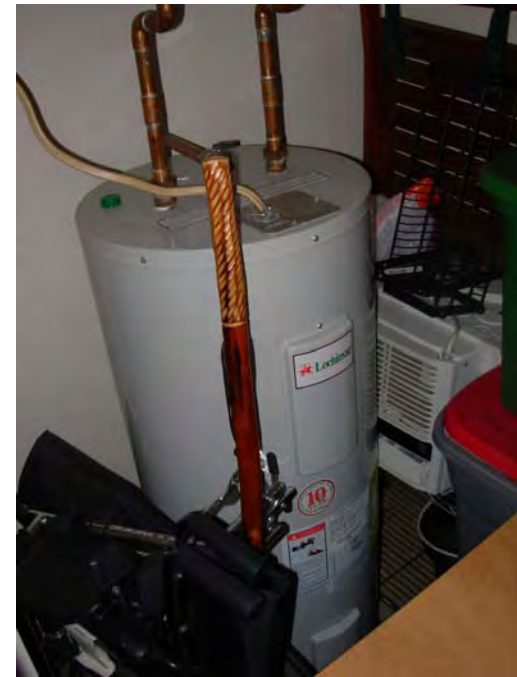
11. Exhaust fans in baths to upgrade to higher CFM, note mold
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12. Typical unit kitchen cabinetry and appliances



13. Accesible unit kitchen layout



14. Typical unit domestic hot water tank



15. Unit heat pump HVAC system wall pack, typical
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16. Heat pump HVAC system condenser units, typical

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Suffield Housing Authority
Project Name:	Broder Place
Project City / Town:	Suffield, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 8, 2013

Number of Units:	20
Total Square Feet:	10,191
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$0
Annual Replacement Reserve Contribution:	\$0
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	4,532	3,804	0	52,540	685	321	0	1,193	0	6,481	0	2,810	0	5,384	0	427	977	6,778	1,474	0	0
2	Building Exterior	0	716	3,146	7,306	7,367	7,588	10,550	114,530	0	0	761	0	0	3,134	236	2,073	2,135	9,933	7,769	2,333	2,403	6,445	0
3	Roofing	0	0	0	72,786	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	Lobby - Mail Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	Community Room	0	3,503	3,503	1,370	2,302	0	0	0	0	0	0	0	0	388	3,493	412	0	0	2,134	0	0	0	0
6	Common Hallways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7	Common Stairways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8	Common Laundry	0	1,196	2,238	0	0	0	355	0	134	0	0	0	0	0	159	0	477	1,449	0	0	190	0	0
9	Common Area Restrooms	0	1,898	1,898	752	602	0	0	0	0	0	0	0	0	209	0	0	0	0	503	0	0	0	0
10	Building Boilers	0	0	0	0	0	0	0	3,297	0	0	0	0	0	0	0	0	0	0	0	4,701	0	0	0
11	Building Mechanical	0	0	0	0	0	0	0	536	0	0	0	0	0	0	0	4,514	0	0	0	0	0	0	0
12	Building Electrical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32,381	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	900	8,457	7,783	8,017	8,257	8,505	9,851	10,147	10,451	10,765	11,088	5,963	6,142	6,326	6,516	6,712	6,913	13,636	14,046	14,467	14,901	0
16	Unit Kitchens	0	8,390	31,142	32,076	33,038	911	938	966	8,995	9,265	1,056	1,087	1,120	1,154	0	0	0	0	1,337	12,451	12,825	1,461	0
17	Unit Bathrooms	0	0	2,784	2,868	2,954	996	7,128	7,342	7,562	7,789	8,023	7,075	7,287	7,506	7,731	0	0	0	0	0	0	0	0
18	Unit Electrical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,543	9,829	10,124	10,427	0	0
19	Unit Mechanical	0	0	0	0	0	0	0	6,569	6,766	6,969	0	0	0	0	37,783	38,916	0	0	9,093	9,366	9,647	0	0
20	Annual Planned Expenditures	0	16,604	57,700	128,745	54,280	70,292	28,162	143,412	33,604	35,668	20,604	25,730	14,370	21,342	55,729	90,196	9,324	28,265	45,279	59,799	51,433	22,807	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			1,034,000																				
23	Cumulative Reserve Balance	0	(16,604)	959,696	830,951	776,671	706,379	678,217	534,805	501,201	465,533	444,929	419,198	404,828	383,486	327,757	237,561	228,237	199,973	154,693	94,894	43,461	20,654	

Site Improvements

Number of Units:	20
Total Square Feet:	10,191
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Building Exterior

Owner Sponsor Name:	Suffield Housing Authority
Project Name:	Broder Place
Project City / Town:	Suffield, CT

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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	716		42	30	2013			4	716	716	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
2	Glass Doors (Sliders)					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
3	Exterior Walls - Masonry					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
4	Exterior Walls - EIFS					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
5	Ext. Walls - Vinyl Siding					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
6	Ext. Walls - Wood Siding					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
7	Windows					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
8	Exterior Soffits and Fascia					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
9	Caulking					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
10	Unit Balconies / Decks					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
11	Railings					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
12	Service Door (Maint. Bldg.)	149		25	26	2014					0	154	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
13	Overhead Garage Doors (Maint. Bldg.)	1,015		25	30	2018					0	0	0	0	0	1,177	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
14	Exterior Walls (Maple Cmnty. / Broder Maint.) - future replace	3,590		25	30	2018					0	0	0	0	0	4,161	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
15	Exterior Walls (Maple Cmnty. / Broder Maint.) - repair / prwsh	166		25	4	2013					166	0	0	0	186	0	0	0	210	0	0	0	236	0	0	0	266	0	0	0					
16	Exterior Walls (Brick Masonry at Laurel Cmnty.) - future \$\$.	435		42	50	2021					0	0	0	0	0	0	0	551	0	0	0	0	0	0	0	0	0	0	0	0					
17	Exterior Siding / Trim / Ceilings (Vinyl) - future replacement	44,975		25	30+	2018					0	0	0	0	0	52,138	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
18	Exterior Siding / Trim (Repair and Prwsh) - patch AC Sleeves	2,264		25	4	2013					2,264	0	0	0	2,548	0	0	0	0	0	0	3,134	0	0	0	3,527	0	0	0	3,970					
19	Soffits / Fascia (Vinyl / Alum. Clad) - see above			25	30+	2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
20	Windows (Cmnty. & Maint. Bldgs.) - replace at Maint. Gar.	412		6-25	30	2018					0	0	0	0	0	477	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
21	Windows (Wood D/H, Vinyl Clad) - upgrade w/ siding	36,210		25	30+	2018					0	0	0	0	0	41,977	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
22	Service Doors (Elect. Metering Closet at Rear)	690		25	30+	2018					0	0	0	0	0	800	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
23	Exterior Unit Doors - mostly original (to upgrade)	24,840		25	25+	2014					0	5,117	5,271	5,429	5,592	5,759	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
24	Storm / Screen Doors	9,880	mostly from 2008		10+	2014					0	2,035	2,096	2,159	2,224	2,291	0	0	0	0	0	0	2,073	2,135	2,199	3,171	2,333	2,403	2,475						
25	Exterior Lighting - upgrade w/ Siding	4,959		varies	15+	2018					0	0	0	0	0	5,749	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
26	Ext. Cmn Drs (Auto-Opening) at Cmnty. Bldgs. & Laund.	5,400		2	15+	2028					0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,207	4,333	0	0	0	0					
27	Annual Planned Expenditures							0		716	3,146	7,306	7,367	7,588	10,550	114,530	0	0	761	0	0	3,134	236	2,073	2,135	9,933	7,769	2,333	2,403	6,445	0				
28	Cumulative Reserve Balance							0		(16,604)	959,696	830,951	776,671	706,379	678,217	534,805	501,201	465,533	444,929	419,198	404,828	383,486	327,757	237,561	228,237	199,973	154,693	94,894	43,461	20,654					

Comprehensive Capital Needs Assessment Schedule

Roofing

Owner Sponsor Name:	Suffield Housing Authority
Project Name:	Broder Place
Project City / Town:	Suffield, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 8, 2013

Number of Units:	20
Total Square Feet:	10,191
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	Chimney					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Hatches / Skylights					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Penthouse / Machine Rooms					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Roof Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Roof - Asphalt Shingle					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Roof - Built-up Tar and Gravel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Roof - Single-ply Membrane					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	Roofing (Shingled) - spot moss/lichen, lifting, staining	55,500		25	20+	2014				0	57,165	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	Cmnty. Bldgs. & Maint Bldg. (Roofing) - lifting, staining	3,643		25	20+	2014				0	3,752	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	Gutters and Downspouts - aluminum - upgrade	10,293		varies	20+	2014				0	10,601	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
21	Cmnty. Bldgs. & Maint Bldg. (Gutters) - update w/ Roofing	1,231		25	25+	2014				0	1,268	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
22	Chimneys (Metal Flue at Maint. Garage) - monitor Optg.			25	40+	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
23																																				
24																																				
25																																				
26																																				
27	Annual Planned Expenditures							0		0	0	72,786	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
28	Cumulative Reserve Balance							0		(16,604)	959,696	830,951	776,671	706,379	678,217	534,805	501,201	465,533	444,929	419,198	404,828	383,486	327,757	237,561	228,237	199,973	154,693	94,894	43,461	20,654						

Comprehensive Capital Needs Assessment Schedule

Lobby / Mail Area

Owner Sponsor Name:	Suffield Housing Authority
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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	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	Mail Facilities					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							0		(16,604)	959,696	830,951	776,671	706,379	678,217	534,805	501,201	465,533	444,929	419,198	404,828	383,486	327,757	237,561	228,237	199,973	154,693	94,894	43,461	20,654					

Community Room

Owner Sponsor Name:	Suffield Housing Authority
Project Name:	Broder Place
Project City / Town:	Suffield, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 8, 2013

Number of Units:	20
Total Square Feet:	10,191
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Common Hallways

Owner Sponsor Name:	Suffield Housing Authority
Project Name:	Broder Place
Project City / Town:	Suffield, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 8, 2013

Number of Units:	20
Total Square Feet:	10,191
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Walls 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Walls 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Ceiling 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Ceiling 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Ceiling 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Floors 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Floors 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Floors 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Unit Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Hand Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Interior Lighting 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Interior Lighting 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Interior Lighting 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Common Doors					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							0		(16,604)	959,696	830,951	776,671	706,379	678,217	534,805	501,201	465,533	444,929	419,198	404,828	383,486	327,757	237,561	228,237	199,973	154,693	94,894	43,461	20,654					

Common Stairways

Number of Units:	20
Total Square Feet:	10,191
Default Inflation Rate:	3.0%

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Common Laundry

Owner Sponsor Name:	Suffield Housing Authority
Project Name:	Broder Place
Project City / Town:	Suffield, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 8, 2013

Number of Units:	20
Total Square Feet:	10,191
Default Inflation Rate:	3.0%

[illegible]

Common Area Restrooms

Owner Sponsor Name:	Suffield Housing Authority
Project Name:	Broder Place
Project City / Town:	Suffield, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 8, 2013

Number of Units:	20
Total Square Feet:	10,191
Default Inflation Rate:	3.0%

[illegible]

Building Boilers

Number of Units:	20
Total Square Feet:	10,191
Default Inflation Rate:	3.0%

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Building Mechanical

Number of Units:	20
Total Square Feet:	10,191
Default Inflation Rate:	3.0%

13198 - Broder Place - FINAL SS 5/9/2013

Building Electrical

Owner Sponsor Name:	Suffield Housing Authority
Project Name:	Broder Place
Project City / Town:	Suffield, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 8, 2013

Number of Units:	20
Total Square Feet:	10,191
Default Inflation Rate:	3.0%

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Building Elevator

Owner Sponsor Name:	Suffield Housing Authority
Project Name:	Broder Place
Project City / Town:	Suffield, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 8, 2013

Number of Units:	20
Total Square Feet:	10,191
Default Inflation Rate:	3.0%

[illegible]

Building Structural

Number of Units:	20
Total Square Feet:	10,191
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	Suffield Housing Authority
Project Name:	Broder Place
Project City / Town:	Suffield, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 8, 2013

Number of Units:	20
Total Square Feet:	10,191
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	0						
2	Walls					2013				0	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	0						
4	Interior Stairs					2013				0	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	0						
6	AC Sleeve					2013				0	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	0						
8	Lighting Fixtures					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	Unit Floors (Vinyl Tile) - varies in age, condition.	40,606	mostly original		15+	2013				4,061	4,182	4,308	4,437	4,570	4,707	4,849	4,994	5,144	5,298	0	0	0	0	0	0	6,516	6,712	6,913	7,120						
18	Doors (Closet & Passage) - mostly originals - upgrades	18,821		25	20+	2018				0	0	0	0	0	1,091	1,124	1,157	1,192	1,228	1,265	1,303	1,342	1,382	1,423	1,466	1,510	1,555	1,602	1,650						
19	Walls / Ceilings (painted surfaces) - refinishing allows.	20,977		varies	<10	2013				3,496	3,601	3,709	3,820	3,935	4,053	4,175	4,300	4,429	4,562	4,698	4,839	4,985	5,134	5,288	5,447	5,610	5,779	5,952	6,130						
20	Accessibility - add horn/strobe devices	900		ADD	20	2013			4	900	900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		900	8,457	7,783	8,017	8,257	8,505	9,851	10,147	10,451	10,765	11,088	5,963	6,142	6,326	6,516	6,712	6,913	13,636	14,046	14,467	14,901	0				
28	Cumulative Reserve Balance							0		(16,604)	959,696	830,951	776,671	706,379	678,217	534,805	501,201	465,533	444,929	419,198	404,828	383,486	327,757	237,561	228,237	199,973	154,693	94,894	43,461	20,654					

Unit Bathrooms

Owner Sponsor Name:	Suffield Housing Authority
Project Name:	Broder Place
Project City / Town:	Suffield, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 8, 2013

Number of Units:	20
Total Square Feet:	10,191
Default Inflation Rate:	3.0%

Broder Place • Capital Needs Assessment • © On-Site Insights

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Suffield Housing Authority
Project Name:	Broder Place
Project City / Town:	Suffield, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 8, 2013

Number of Units:	20
Total Square Feet:	10,191
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	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Cabinetry / Counters/ Sinks (Accessibility at 2 Kitchens)	83,900		25	20+	2013		4	8,390	27,967	28,806	29,670	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Refrigerators	13,400		5	10+	2013				0	0	0	0	0	0	8,000	8,240	0	0	0	0	0	0	0	0	0	11,074	11,406	0						
20	Stoves (varying in age and condition)	10,000		varies	15+	2013				833	858	884	911	938	966	995	1,025	1,056	1,087	1,120	1,154	0	0	0	0	1,337	1,377	1,419	1,461						
21	Ceiling Mount - Ventilation Fans	7,025		Replacing	20	2013				2,342	2,412	2,484	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
22	Countertops - maintained, spot replaced - operating	20 unit kitchens		varies	10+	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
23	Walls / Ceilings (see refinishing in "Unit Living")			varies	<10	2013				0	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		8,390	31,142	32,076	33,038	911	938	966	8,995	9,265	1,056	1,087	1,120	1,154	0	0	0	0	1,337	12,451	12,825	1,461	0				
28	Cumulative Reserve Balance							0		(16,604)	959,696	830,951	776,671	706,379	678,217	534,805	501,201	465,533	444,929	419,198	404,828	383,486	327,757	237,561	228,237	199,973	154,693	94,894	43,461	20,654					

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

Owner Sponsor Name:	Suffield Housing Authority
Project Name:	Broder Place
Project City / Town:	Suffield, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 8, 2013

Number of Units:	20
Total Square Feet:	10,191
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	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Electrical Circuit Breaker Panels	24,500		25	35+	2028				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,543	9,829	10,124	10,427	0						
19	Emergency Call (Bedrooms and Baths) - Optg.	20 units		varies	15+	2013				20 units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Smoke Detection Devices - Monitor/maintain - Optg.	20 units		varies	<10	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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	9,543	9,829	10,124	10,427	0	0					
28	Cumulative Reserve Balance							0		(16,604)	959,696	830,951	776,671	706,379	678,217	534,805	501,201	465,533	444,929	419,198	404,828	383,486	327,757	237,561	228,237	199,973	154,693	94,894	43,461	20,654					

Unit Mechanical

Owner Sponsor Name:	Suffield Housing Authority
Project Name:	Broder Place
Project City / Town:	Suffield, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 8, 2013

Number of Units:	20
Total Square Feet:	10,191
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.