

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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and

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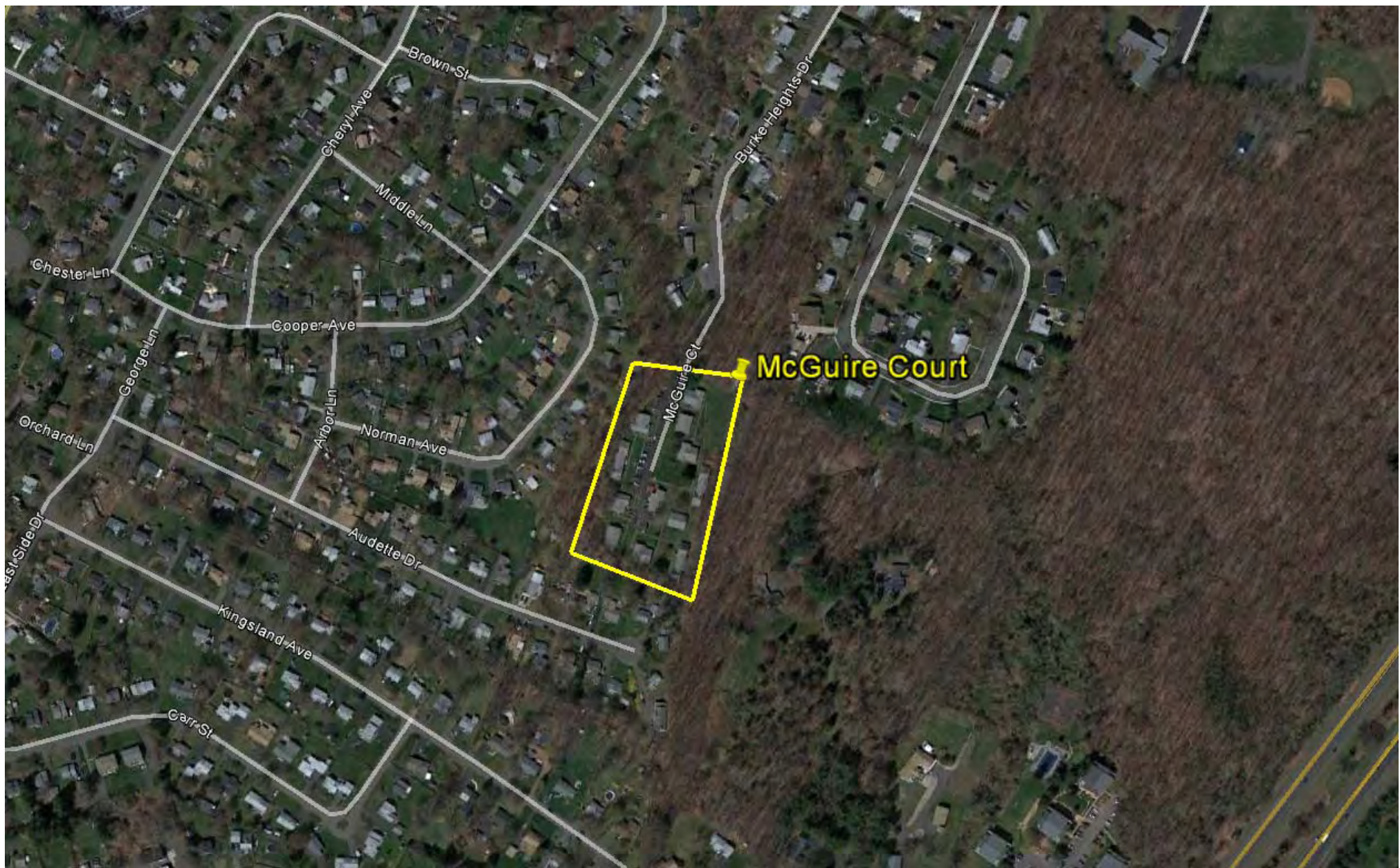
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McGuire Court
CHFA #85208D
Wallingford Housing Authority
Wallingford, CT

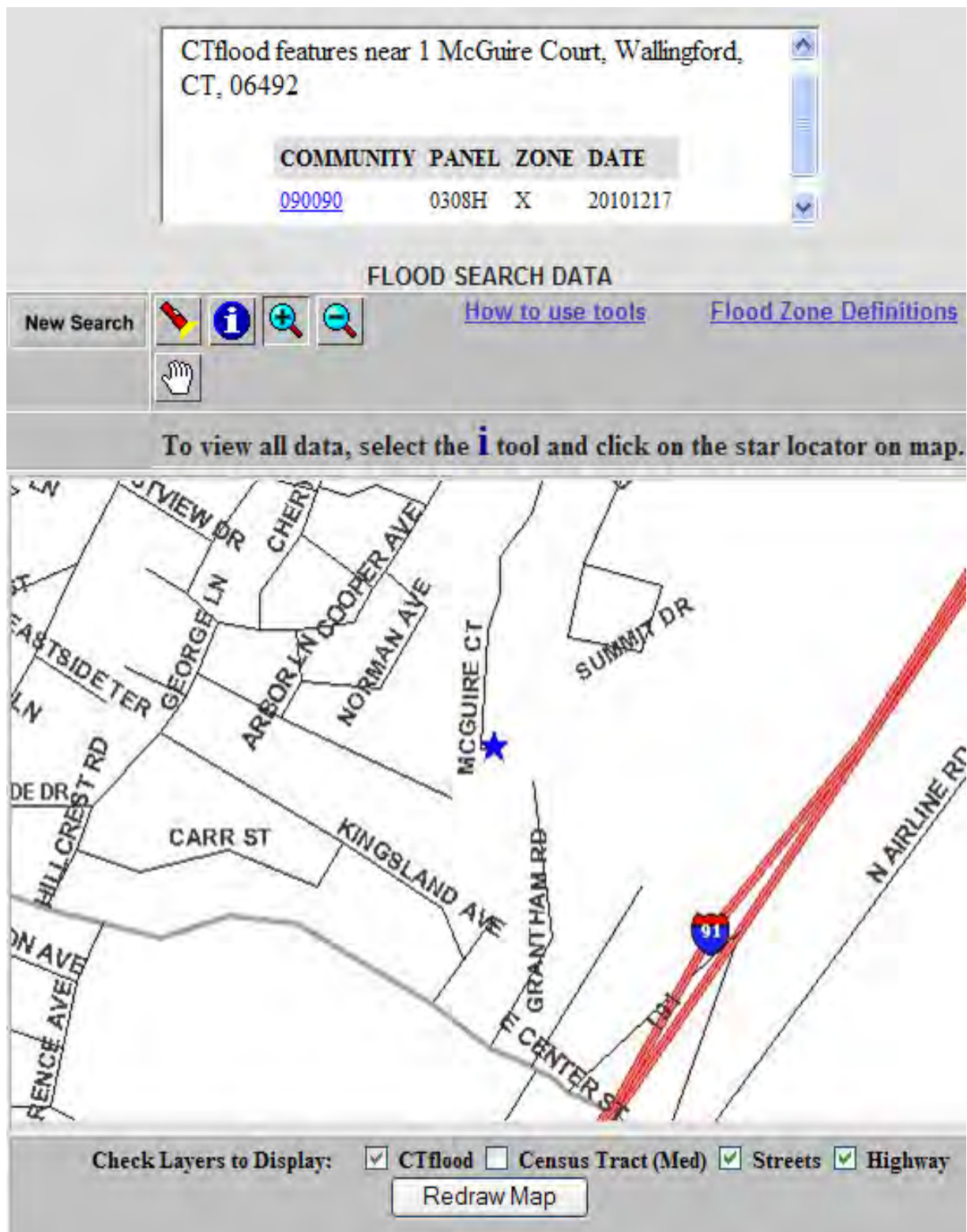
March 13, 2013

Final Report



McGuire Court

1-50 McGuire Court
Wallingford, CT 06492



McGuire Court

1-50 McGuire Court
Wallingford, CT 06492

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

Executive Summary

McGuire Court

Wallingford, CT

McGuire Court is a residential development for the elderly that is comprised of eleven residential buildings and a freestanding community building. The development includes 40 efficiency and 10 one-bedroom units. Original construction of the development dates to 1972. Subsequent renovations have included new asphalt paving on the access drive and parking areas in 2011 and new vinyl siding in approximately 2004.

Overall the development is in fair condition. As shown on the attached capital needs worksheets, the development faces significant capital needs in the near term, primarily for upgrade and/or replacement of in-unit finishes and components. 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:

- No problems related to the recently resurfaced asphalt were noted, and no near-term costs are anticipated.
- The asphalt-paved pedestrian walkways are original and exhibit areas of wear, deterioration, and potential trip hazards; resurfacing is shown in Year 1.
- The brick veneer exhibits areas of spalling at various locations throughout the development; allowances for selective brick replacement and re-pointing are shown in Years 1 and 16.
- No significant damage was noted on the vinyl siding; however, dirt and organic growth on the surface are widespread – periodic allowances for pressure washing are shown in Years 1, 6, and 11; replacement costs are shown in Year 16.
- Common entry, unit entry, and storm doors exhibit varying levels of age-related wear/deterioration; replacement costs are shown over a five-year period starting in Year 1. Window replacement is shown on a concurrent schedule.
- Existing conventional three-tab roof shingles exhibit age, wear, and areas of past repair; replacement costs are shown in Years 1-3.

- Interior wall and ceiling surfaces are in good condition; future painting cycles shown in Years 10 and 20. Vinyl floor tile replacement in common areas is in good condition and shown being replaced concurrent with the first painting cycle.
- **Note:** Costs for floor tile replacement do not include any potential remediation of reported asbestos containing materials (ACMs) as it is unknown what level or scope of work might be necessary to complete said remediation. However, it should be noted that remediation costs could likely add significantly to those costs shown here as part of the assessment.
- The main fire alarm control panel is small system that provides outcall only; an allowance to upgrade the system is shown in Year 1.
- Annual allowances for in-unit floor covering replacement (carpet in living areas/vinyl tile in restrooms and kitchens) are shown from Year 1 forward.
- Annual allowances for bathtub re-glazing, mixing valves, sinks, and accessories are shown from Year 1 forward.
- Allowances to replace older high-flow toilets with contemporary water conserving low-flow models are shown in Years 1-5.
- Allowances to replace original kitchen cabinetry, which exhibits age and wear, are shown in Years 1-5.
- Annual allowances for replacement of kitchen appliances, as needed, are shown from Year 1 forward.
- Heat pumps were added at all units in 2012; no problems were noted and no near-term needs were identified. Annual allowances for as needed replacement of original electric baseboard radiation, now used for supplemental heating, are shown from Year 1 forward.
- Annual allowances for replacement of unit-level electric domestic hot water tanks are shown from Year 1 forward.
- Modifications necessary for common area accessibility include installation of lever-style hardware on interior common entry doors, modification of cabinetry in kitchen to be at proper heights and with adequate knee clearance, and expansion/reconfiguration of restrooms to meet floor area requirements and presence of compliant fixtures.
- Modifications necessary for unit-level accessibility include re-framing of doors to meet width requirements, expansion/reconfiguration of bathrooms to meet floor area requirements and installation of compliant fixtures, installation of compliant cabinetry with knee clearance space at the sink and work surface, and lowering of circuit breaker panels to be within reach range limits. Allowances to complete this work in five (10%) of the units are shown in Year 1. For some items such as cabinetry replacement, no separate cost has been shown; it is assumed that it would be completed as part of the cabinetry replacement work included in Years 1-3.

Additional Notes:

1. The Physical Assessment of the property was conducted on January 25th, 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 office staff of Demarco Management Company and the maintenance staff of the Wallingford 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*.



Access drive and parking area asphalt paving recently replaced



Original asphalt-paved sidewalks exhibit varying levels of wear and deterioration; some significant



Typical building architecture as seen at front elevation of a six unit building



Areas of spalled brick noted at various locations throughout the development



Dirt and organic growth typical on vinyl sided exterior wall surfaces



Typical unit entry door, storm door, and casement-style window – Most components exhibit age-related wear



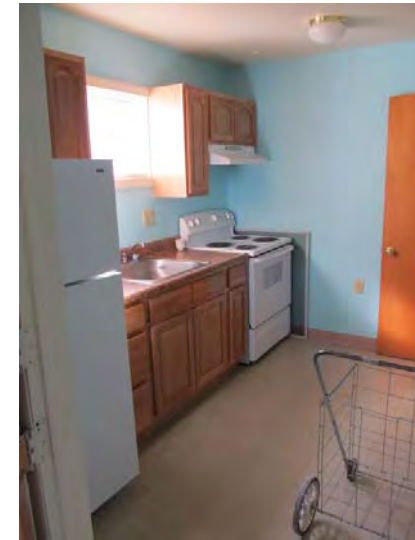
Steel lintels over windows and doors set in masonry openings are rusting and require surface preparation and painting in the near-term



Roof shingles exhibit age and wear and have been patched at some locations



Interior view of community room



New cabinetry and appliances recently installed in community kitchen



Exterior condenser for recently installed heat pump at community room



Electric, storage-type, domestic hot water tank for community building



Typical living area as seen at an efficiency unit



Typical finishes and fixtures in unit bathrooms



Typical finishes and equipment in unit kitchens



Typical exterior condenser for heat pumps that are found in all units

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	McGuire Court
Project City / Town:	Wallingford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 1, 2013

Number of Units:	50
Total Square Feet:	21,792
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$89,198
Annual Replacement Reserve Contribution:	\$16,712
Additional Misc. Contribution:	

	Component	Total Planned Expenditures by Year																						Revitalization
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
				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	100,157	0	0	5,407	0	0	0	0	6,268	0	0	0	0	7,267	0	0	0	0	50,545	0	0
2	Building Exterior	0	0	62,851	32,517	31,652	32,602	33,580	5,249	0	0	0	0	10,904	0	0	0	1,706	177,675	7,895	8,132	8,376	8,627	0
3	Roofing	0	0	33,620	34,629	35,668	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	1,474	0	0	0	0	0	0	0	0	0	741	0
5	Community Room	0	1,760	1,760	0	0	0	0	0	0	0	0	4,906	0	0	0	0	0	0	0	0	0	4,113	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	1,122	0	0	0	0	0	0	0	0	0	499	0
9	Common Area Restrooms	0	10,000	10,000	0	0	0	0	0	0	0	0	799	0	0	0	0	0	0	0	0	0	482	0
10	Building Boilers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11	Building Mechanical	0	0	0	0	0	0	0	0	1,015	0	0	0	0	0	0	3,892	0	0	1,364	0	0	0	0
12	Building Electrical	0	0	0	0	0	0	14,069	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13	Building Elevator	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	Building Structural	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	Unit Living	0	7,525	11,290	3,878	3,994	4,114	4,238	4,365	4,496	4,630	4,769	4,912	5,060	5,212	5,368	5,529	5,695	5,866	6,042	6,223	6,410	6,602	0
16	Unit Kitchens	0	0	20,771	21,394	22,036	22,697	23,378	5,171	5,326	5,486	5,651	5,820	5,995	6,175	6,360	6,551	6,747	6,950	7,158	7,373	7,594	7,822	0
17	Unit Bathrooms	0	50,000	60,215	10,521	10,837	11,162	11,497	7,089	7,302	7,521	7,746	7,979	8,218	8,465	8,719	8,980	9,249	9,527	9,813	10,107	10,410	10,723	0
18	Unit Electrical	0	6,125	8,965	2,925	3,013	3,103	3,196	3,292	3,391	3,493	3,598	3,706	3,817	3,931	4,049	4,171	4,296	4,425	4,557	4,694	4,835	4,980	0
19	Unit Mechanical	0	0	6,631	6,830	7,035	7,246	7,464	7,687	7,918	8,156	8,400	8,652	8,912	9,179	47,237	48,654	50,114	51,617	53,166	10,960	11,289	11,628	0
20	Annual Planned Expenditures	0	75,410	316,261	112,695	114,235	86,331	97,421	32,853	29,448	29,286	36,433	39,369	42,905	32,961	71,733	85,043	77,808	256,059	89,995	47,490	99,459	56,217	0
21	Annual Provision (indexed at 3%)			16,712	17,213	17,730	18,262	18,810	19,374	19,955	20,554	21,170	21,805	22,460	23,133	23,827	24,542	25,278	26,037	26,818	27,622	28,451	29,305	
22	Outside Capital			1,425,000																				
23	Cumulative Reserve Balance	89,198	13,788	1,139,240	1,043,758	947,253	879,184	800,573	787,093	777,600	768,868	753,605	736,042	715,596	705,768	657,862	597,361	544,831	314,809	251,631	231,764	160,756	133,843	

Site Improvements

Number of Units:	50
Total Square Feet:	21,792
Default Inflation Rate:	3.0%

McGuire Court - SS 2/6/2013

Building Exterior

Number of Units:	50
Total Square Feet:	21,792
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Exterior Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Glass Doors (Sliders)					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Exterior Walls - Masonry	25,039		40	15	2013				25,039	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39,009	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	84,084		10	25	2028				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	131,000	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	Lintels	3,450		20	10	2013				3,450	0	0	0	0	0	0	0	0	4,637	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	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	Ext. Walls - Vinyl Siding Pressure Washing	4,528		10	5	2013				4,528	0	0	0	0	5,249	0	0	0	0	6,267	0	0	0	0	0	0	0	0	0	0					
18	Exterior Common Doors	705		25+	30	2014				0	726	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
19	Exterior Unit Doors	62,500		40	30+	2013				12,500	12,875	13,261	13,659	14,069	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
20	Storm Doors	24,600		varies	15	2013				4,920	5,068	5,220	5,376	5,538	0	0	0	0	0	0	0	0	0	0	7,665	7,895	8,132	8,376	8,627						
21	Service Doors	1,030		20+	20	2014				0	1,061	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
22	Overhead Doors	1,128		~5	20	2027				0	0	0	0	0	0	0	0	0	0	0	0	0	1,706	0	0	0	0	0	0	0					
23	Windows	62,075		40	30+	2013				12,415	12,787	13,171	13,566	13,973	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	62,851	32,517	31,652	32,602	33,580	5,249	0	0	0	0	10,904	0	0	0	1,706	177,675	7,895	8,132	8,376	8,627	0				
28	Cumulative Reserve Balance							89,198		13,788	1,139,240	1,043,758	947,253	879,184	800,573	787,093	777,600	768,868	753,605	736,042	715,596	705,768	657,862	597,361	544,831	314,809	251,631	231,764	160,756	133,843					

Lobby / Mail Area

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	McGuire Court
Project City / Town:	Wallingford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 1, 2013

Number of Units:	50
Total Square Feet:	21,792
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	McGuire Court
Project City / Town:	Wallingford

Current Year:	2013
Budget Effective Date:	January 1, 2013
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Number of Units:	50
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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	2,800		40	49	2022				0	0	0	0	0	0	0	0	0	3,653	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	1,386		1	20	2032				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,430						
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	613		1	10	2022				0	0	0	0	0	0	0	0	0	799	0	0	0	0	0	0	0	0	0	0	1,074					
6	Ceiling	347		1	10	2022				0	0	0	0	0	0	0	0	0	453	0	0	0	0	0	0	0	0	0	0	609					
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	Accessibility Improvements	1,760		ADD	20	2013		4	1,760	1,760	0	0	0	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	1,760	1,760	0	0	0	0	0	0	0	0	0	4,906	0	0	0	0	0	0	0	0	0	4,113	0					
28	Cumulative Reserve Balance						89,198	13,788	1,139,240	1,043,758	947,253	879,184	800,573	787,093	777,600	768,868	753,605	736,042	715,596	705,768	657,862	597,361	544,831	314,809	251,631	231,764	160,756	133,843							

Common Hallways

Owner Sponsor Name:	Wallingford Housing Authority
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Project City / Town:	Wallingford

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McGuire Court - SS 2/6/2013

Common Laundry

Number of Units:	50
Total Square Feet:	21,792
Default Inflation Rate:	3.0%

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Common Area Restrooms

Number of Units:	50
Total Square Feet:	21,792
Default Inflation Rate:	3.0%

McGuire Court - SS 2/6/2013

Building Mechanical

Number of Units:	50
Total Square Feet:	21,792
Default Inflation Rate:	3.0%

McGuire Court - SS 2/6/2013

Building Electrical

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	McGuire Court
Project City / Town:	Wallingford

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Number of Units:	50
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Default Inflation Rate:	3.0%

[illegible]

Building Elevator

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	McGuire Court
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Number of Units:	50
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Default Inflation Rate:	3.0%

[illegible]

Building Structural

Number of Units:	50
Total Square Feet:	21,792
Default Inflation Rate:	3.0%

McGuire Court - SS 2/6/2013

Unit Living

Number of Units:	50
Total Square Feet:	21,792
Default Inflation Rate:	3.0%

McGuire Court - SS 2/6/2013

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	McGuire Court
Project City / Town:	Wallingford

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[illegible]

Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	McGuire Court
Project City / Town:	Wallingford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 1, 2013

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	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																								Revitalization
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Radiators	2,381		1	1	2013					2,381	2,453	2,526	2,602	2,680	2,761	2,843	2,929	3,016	3,107	3,200	3,296	3,395	3,497	3,602	3,710	3,821	3,936	4,054	4,176	
2	Unit Temperature Controls					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
3	Air Conditioning Unit / Sleeve					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4	Other					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	Heat Pumps	132,500		2	15	2025					0	0	0	0	0	0	0	0	0	0	0	0	37,783	38,916	40,084	41,286	42,525	0	0	0	
18	DHW Generation	42,500		varies	10	2013					4,250	4,378	4,509	4,644	4,783	4,927	5,075	5,227	5,384	5,545	5,712	5,883	6,059	6,241	6,429	6,621	6,820	7,025	7,235	7,452	
19																															
20																															
21																															
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23																															
24																															
25																															
26																															
27	Annual Planned Expenditures							0		0	6,631	6,830	7,035	7,246	7,464	7,687	7,918	8,156	8,400	8,652	8,912	9,179	47,237	48,654	50,114	51,617	53,166	10,960	11,289	11,628	0
28	Cumulative Reserve Balance							89,198		13,788	1,139,240	1,043,758	947,253	879,184	800,573	787,093	777,600	768,868	753,605	736,042	715,596	705,768	657,862	597,361	544,831	314,809	251,631	231,764	160,756	133,843	

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.