

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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and

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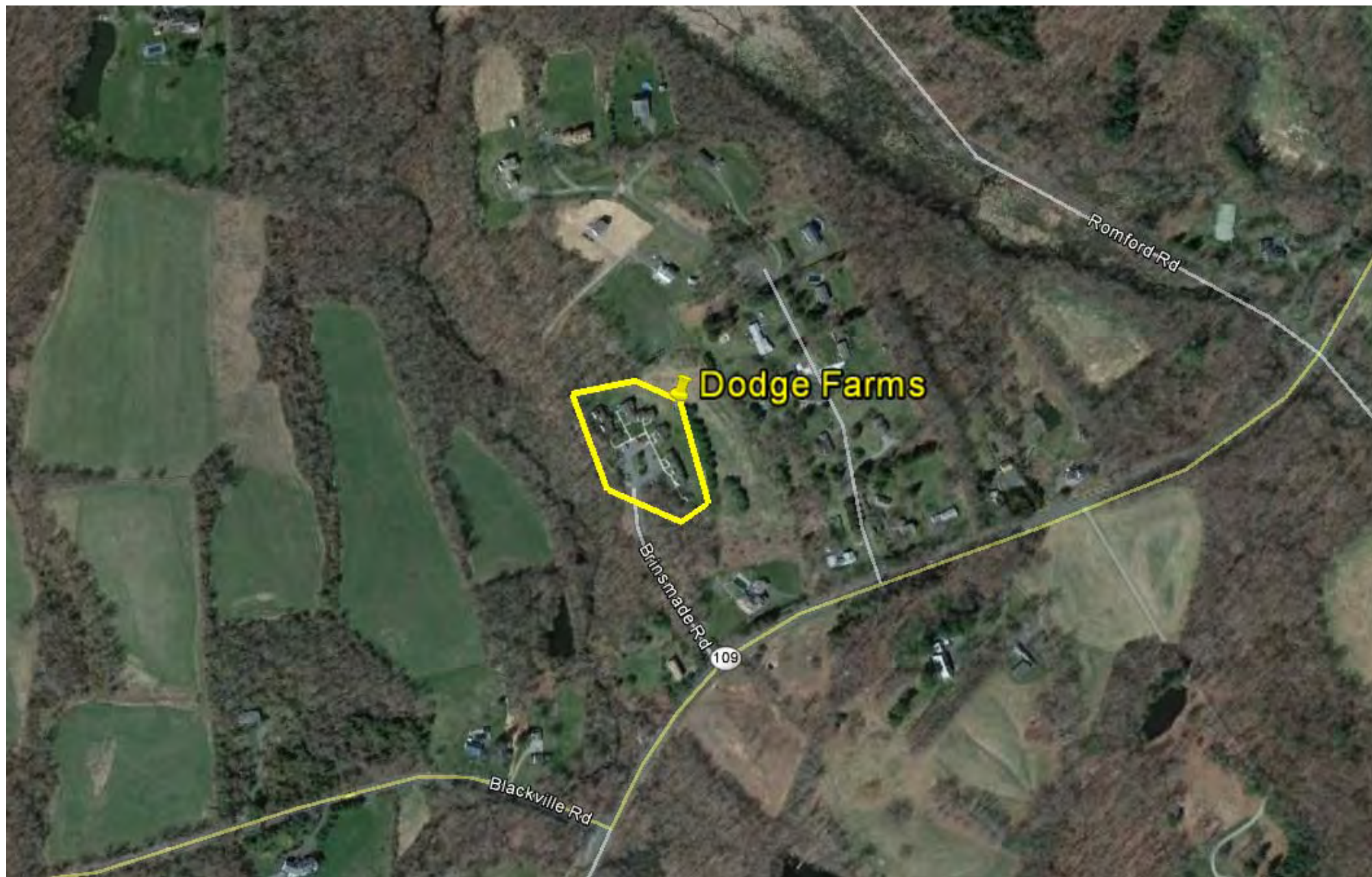
Dodge Farms

CHFA # 95124D

Acolade Property Management
Washington, CT

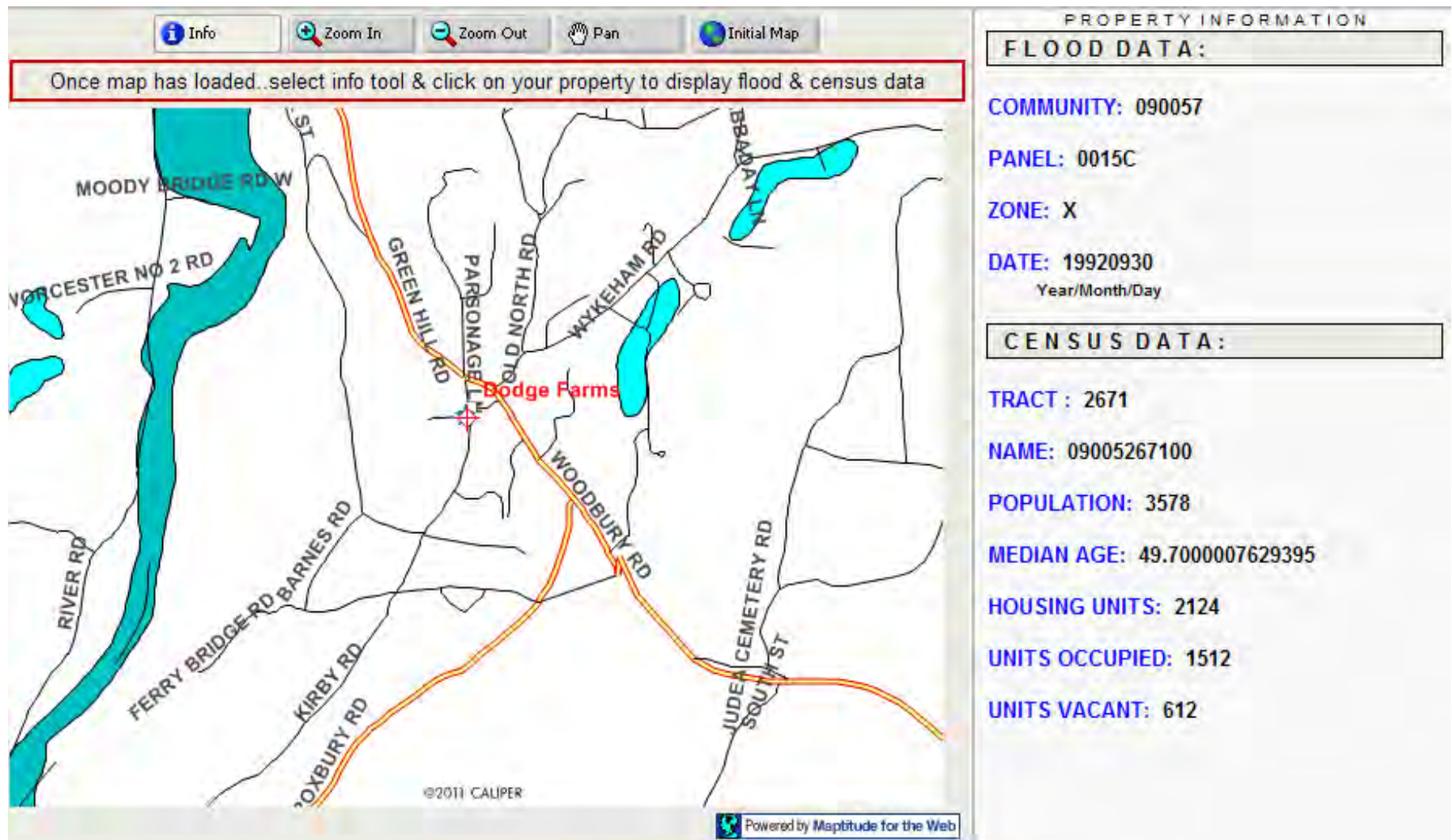
April 17, 2013

Final Report



Dodge Farms

16 Brinsmade Road
Washington, CT 06794



Dodge Farms

16 Brinsmade Road
Washington, CT 06794

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

Executive Summary

Dodge Farms

Washington, CT

Dodge Farms is a residential development for the families that is comprised of four residential buildings and a single service building (referred to as the water building). The development includes a single one-bedroom unit, 8 two-bedrooms including a pair of accessible units, 4 three-bedrooms, and a single four-bedroom apartment. Original construction of the development dates to 1994.

This development has a well water system for its domestic water supply and septic system with a leaching field for wastewater treatment and disposal. The well water system consists of three active wells, a 3,500 gallon storage tank, a pair of pressurized tanks, and two circulating pumps each controlled by a variable frequency drive (VFD). The septic system has an underground storage tank for each residential building, and the effluent is pumped to the leaching field. The units are mostly townhouse units, and each unit an oil-fired hydronic heat boiler, and an indirect heated domestic hot water (DHW) storage tank. Kitchens include wood cabinets, laminated particleboard countertops, and a propane range. Buildings have vinyl siding, pitched roofs covered with architectural asphalt shingles, and all units are direct entry.

Overall the development is in good condition. The current renovation addressed most of the near-term concerns. Based on these projections, the development is seen as requiring an adjustment to current replacement reserve funding and/or an infusion of additional capital. There was no available information on the existing reserve account balance however the annual contribution is shown to determine

the funding required to meet the projected capital costs. This current funding scenario fails to meet the capital costs throughout the 20-year period. An infusion of \$525,000 would fully fund this plan.

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

- The plan includes the costs to upgrade the well water system in Year 1. The upgrade includes cleaning the water storage tank (removing the existing sediment), repairing the damaged water service valve boxes at various apartments (these are in-ground shutoff valves at each apartment; several of the above-ground control heads have been damaged), sealing the inactive well in accordance with the Department of Public Health (DPH) recommendation, ordering a spare circulating pump (to reduce service downtime), and to replace a faulty flow switch.
- The emergency generator, that provides 50 kW of emergency power to the well water system controls and pumps, is to be overhauled in Year 1. Replacement of the generator is shown toward the end of the plan in Year 17.
- Portable fire extinguishers are to be added to the underside of each rangehood in Year 1. These fire extinguishers have a magnetic clip for easy installation and are designed to react to high heat conditions (e.g. grease fires). The fire extinguishers are to be replaced every five years.
- The unit boilers and DHW storage tanks are to be replaced starting in Year 3 with propane-fired on-demand wall-mounted boilers. These proposed units are designed as condensing units, which typically have combustion efficiencies of 93% or greater. These on-demand boilers eliminate the need for a DHW storage tank, since each boiler is sized to meet the heating and DHW load.
- Apartment upgrade (flooring, appliances, etc.) is shown starting in the near term.

Additional Notes:

1. The Physical Assessment of the property was conducted on March 11, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by David Jackson. 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*.



This is the entrance to the site. A property sign should be added.



This is the dumpster enclosure.



One of the four townhouse residential buildings.



Buildings have pitched roofing covered with architectural shingles.



One of the entrances to an accessible apartment.



This is the water building; it contains the domestic water storage tank, booster pumps, and septic system controls.



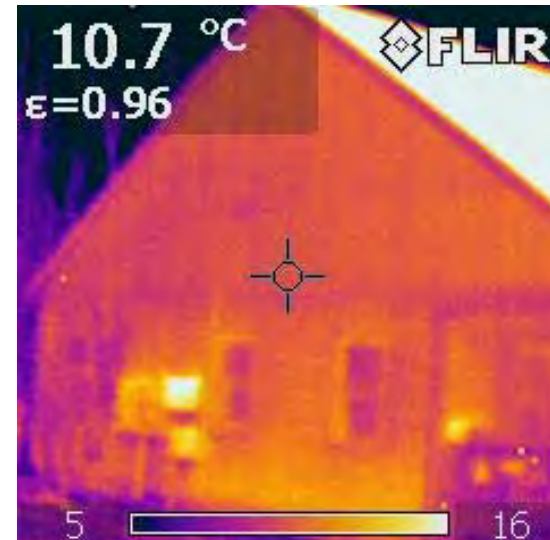
This is the 3,500 gallon domestic water storage tank. On the right (arrow) is one of the water pressure tanks.



A portion of the domestic water controls.



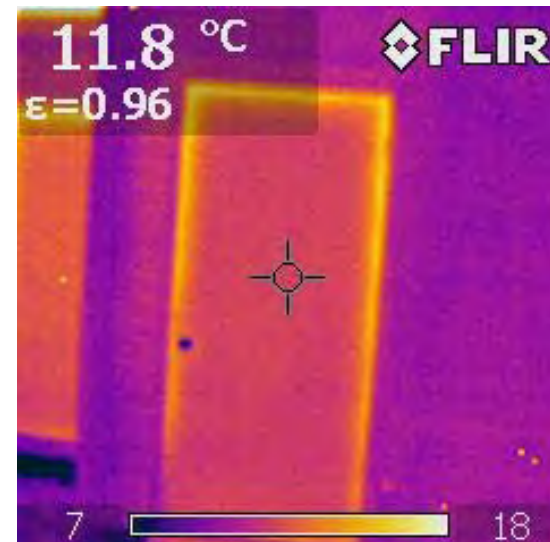
A close-up of a damaged water supply service valve enclosure.



An infra-red image of one of the residential buildings. Brighter colors indicate warmer surfaces, possible heat or energy loss.



The unit mechanical rooms are located on the rear of the buildings (shown are a pair of mechanical room doors).



The bright outline of this mechanical room door indicates heat loss.



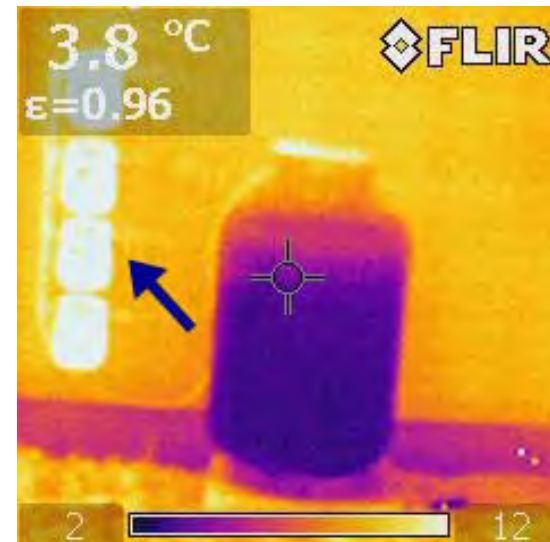
Each mechanical room contains a propane fired boiler (on right) that produces hydronic heat for space heating and DHW production. In the rear (arrow) is the DHW storage tank.



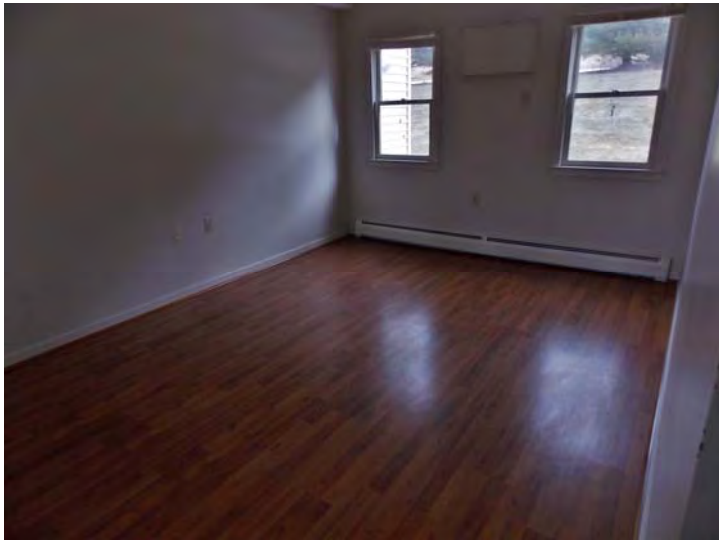
This diesel-powered generator provides emergency power for the water building.



One of the fuel oil fill stations (arrow).



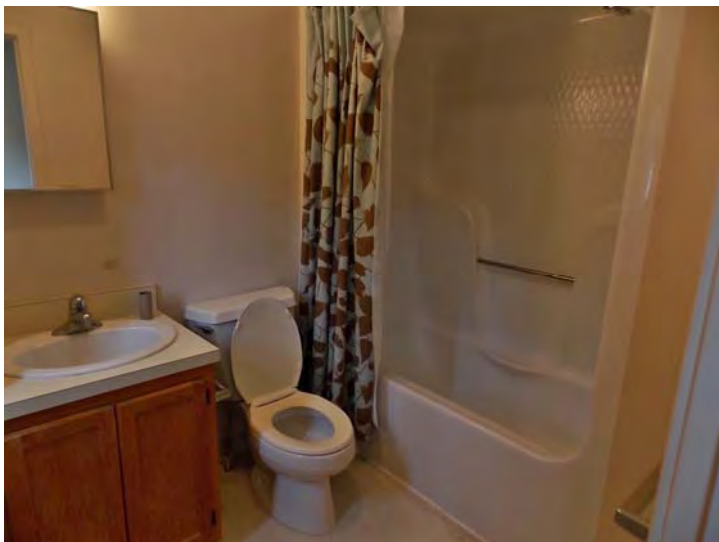
This infra-red image shows the electric meters (arrow) as hot objects, indicating active use. The dark object at the center is a propane storage tank.



Apartment living areas include vinyl sheet (faux wood) floor covering.



Kitchens have a propane stove, wood cabinets, and laminated particleboard countertops.



Bathrooms include a wood-based vanity and a fiberglass bathtub with a one-piece enclosure.



Apartments also include a hook-up for a washer/dryer (resident owned).

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Acolade Property Management
Project Name:	Dodge Farms
Project City / Town:	Washington, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	14
Total Square Feet:	13,670
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$0
Annual Replacement Reserve Contribution:	\$7,254
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	19,718	0	0	0	0	11,672	0	0	0	4,893	25,323	0	0	0	16,941	94,111	0	0	0	35,070	0
2	Building Exterior	0	0	0	0	0	0	0	0	318	11,727	337	347	357	3,445	3,549	3,655	402	3,624	3,733	19,165	3,960	466	0
3	Roofing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	47,961	49,400	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	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	0	0	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	Building Electrical	0	0	3,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	61,781	0	0	0	0
13	Building Elevator	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	Building Structural	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	Unit Living	0	0	0	0	0	0	1,635	1,684	1,735	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	0
16	Unit Kitchens	0	0	1,710	1,586	1,634	1,683	2,842	4,227	3,351	2,381	2,452	2,526	3,731	2,680	2,760	10,112	10,416	10,993	11,050	11,382	10,982	10,819	0
17	Unit Bathrooms	0	0	0	255	420	433	807	831	4,174	4,300	4,429	4,561	1,392	1,434	1,477	1,521	1,567	1,614	1,662	1,712	1,217	1,817	0
18	Unit Electrical	0	0	13,705	0	0	0	0	0	0	0	0	0	0	14,465	0	0	0	0	0	0	0	0	0
19	Unit Mechanical	0	0	0	0	39,192	40,368	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20	Annual Planned Expenditures	0	0	38,883	1,842	41,246	42,483	5,284	18,414	9,577	20,195	9,059	14,223	32,757	24,036	9,858	17,423	79,485	162,005	80,558	34,660	18,633	50,720	0
21	Annual Provision (indexed at 3%)			7,254	7,471	7,695	7,926	8,164	8,409	8,661	8,921	9,189	9,464	9,748	10,041	10,342	10,652	10,972	11,301	11,640	11,989	12,349	12,719	
22	Outside Capital			525,000																				
23	Cumulative Reserve Balance	0	0	493,371	499,000	465,450	430,893	433,773	423,768	422,851	411,578	411,708	406,949	383,940	369,945	370,429	363,659	295,145	144,441	75,523	52,852	46,568	8,567	

Site Improvements

Number of Units:	14
Total Square Feet:	13,670
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					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Concrete Sidewalks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Bituminous Sidewalks					2013				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							
6	Landscaping					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Dumpster Enclosures	2,275		5	15	2023				0	0	0	0	0	0	0	0	0	3,057	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							
9	Site Lighting					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	Crack Fill / Sealant	10,068		5	5	2013				10,068	0	0	0	0	0	11,672	0	0	0	0	13,531	0	0	0	0	0	0	0	0						
18	Roadway and Parking	60,407		5	20	2028				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	94,111	0	0	0	0						
19	Well Water System Upgrade-Near Term	9,650		Varies	20	2013				9,650	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	Well Water System Upgrade-Future Needs	11,200		5	20	2027				0	0	0	0	0	0	0	0	0	0	0	0	0	0	16,941	0	0	0	0	0						
21	Replace Atmospheric Water Storage Tank	20,000		18	35	2032				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35,070							
22	Landscaping: Pruning, replanting and regrading	6,500		18	40	2023				0	0	0	0	0	0	0	8,735	0	0	0	0	0	0	0	0	0	0	0							
23	Septic System Controls	3,750		Varies	15	2022				0	0	0	0	0	0	0	0	4,893	0	0	0	0	0	0	0	0	0	0							
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	19,718	0	0	0	0	0	11,672	0	0	0	4,893	25,323	0	0	0	16,941	94,111	0	0	0	35,070	0					
28	Cumulative Reserve Balance						0	0	493,371	499,000	465,450	430,893	433,773	423,768	422,851	411,578	411,708	406,949	383,940	369,945	370,429	363,659	295,145	144,441	75,523	52,852	46,568	8,567							

Building Exterior

Owner Sponsor Name:	Acolade Property Management
Project Name:	Dodge Farms
Project City / Town:	Washington, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	14
Total Square Feet:	13,670
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Roofing

Owner Sponsor Name:	Acolade Property Management
Project Name:	Dodge Farms
Project City / Town:	Washington, CT

Current Year:	2013
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Number of Units:	14
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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	0							
2	Hatches / Skylights					2013				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							
4	Roof Railings					2013				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							
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							
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							
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Roof - Asphalt Shingle	63,415		4	20	2027				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,961	\$49,400	\$0	\$0	\$0	\$0							
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	47,961	49,400	0	0	0	0	0							
28	Cumulative Reserve Balance						0	0	493,371	499,000	465,450	430,893	433,773	423,768	422,851	411,578	411,708	406,949	383,940	369,945	370,429	363,659	295,145	144,441	75,523	52,852	46,568	8,567							

Lobby / Mail Area

Owner Sponsor Name:	Acolade Property Management
Project Name:	Dodge Farms
Project City / Town:	Washington, CT

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Number of Units:	14
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Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	Acolade Property Management
Project Name:	Dodge Farms
Project City / Town:	Washington, CT

Current Year:	2013
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							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Floor					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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						
3	Kitchen Appliances					2013				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						
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	0	0					
28	Cumulative Reserve Balance						0	0	493,371	499,000	465,450	430,893	433,773	423,768	422,851	411,578	411,708	406,949	383,940	369,945	370,429	363,659	295,145	144,441	75,523	52,852	46,568	8,567							

Common Hallways

Number of Units:	14
Total Square Feet:	13,670
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Acolade Property Management
Project Name:	Dodge Farms
Project City / Town:	Washington, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	14
Total Square Feet:	13,670
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					
28	Cumulative Reserve Balance							0		0	493,371	499,000	465,450	430,893	433,773	423,768	422,851	411,578	411,708	406,949	383,940	369,945	370,429	363,659	295,145	144,441	75,523	52,852	46,568	8,567					

Common Area Restrooms

Number of Units:	14
Total Square Feet:	13,670
Default Inflation Rate:	3.0%

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Building Boilers

Owner Sponsor Name:	Acolade Property Management
Project Name:	Dodge Farms
Project City / Town:	Washington, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	14
Total Square Feet:	13,670
Default Inflation Rate:	3.0%

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Building Mechanical

Number of Units:	14
Total Square Feet:	13,670
Default Inflation Rate:	3.0%

12172 Dodge Farms SS 3/29/2013

Comprehensive Capital Needs Assessment Schedule

Building Electrical

Owner Sponsor Name:	Acolade Property Management
Project Name:	Dodge Farms
Project City / Town:	Washington, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	14
Total Square Feet:	13,670
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	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	Generator - Overhaul	3,750		18	35	2013				3,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Generator - Replace	38,500		18	35	2029				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	61,781	0	0	0						
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	3,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	61,781	0	0	0	0					
28	Cumulative Reserve Balance							0		0	493,371	499,000	465,450	430,893	433,773	423,768	422,851	411,578	411,708	406,949	383,940	369,945	370,429	363,659	295,145	144,441	75,523	52,852	46,568	8,567					

Building Elevator

Owner Sponsor Name:	Acolade Property Management
Project Name:	Dodge Farms
Project City / Town:	Washington, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	14
Total Square Feet:	13,670
Default Inflation Rate:	3.0%

Dodge Farms • Capital Needs Assessment • © On-Site Insights

Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	Acolade Property Management
Project Name:	Dodge Farms
Project City / Town:	Washington, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	14
Total Square Feet:	13,670
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	Floors - Carpeting (includes interior stairs)	20,339		Varies	14	2017				\$0	\$0	\$0	\$0	\$1,635	\$1,684	\$1,735	\$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						
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	1,635	1,684	1,735	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	0					
28	Cumulative Reserve Balance							0		0	493,371	499,000	465,450	430,893	433,773	423,768	422,851	411,578	411,708	406,949	383,940	369,945	370,429	363,659	295,145	144,441	75,523	52,852	46,568	8,567					

Unit Bathrooms

Owner Sponsor Name:	Acolade Property Management
Project Name:	Dodge Farms
Project City / Town:	Washington, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	14
Total Square Feet:	13,670
Default Inflation Rate:	3.0%

Dodge Farms • Capital Needs Assessment • © On-Site Insights

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Acolade Property Management
Project Name:	Dodge Farms
Project City / Town:	Washington, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	14
Total Square Feet:	13,670
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	0						
2	Ceilings					2013			0	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	0						
4	Cabinets					2013			0	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	0						
6	Sink					2013			0	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	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	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	0						
10	Refrigerators					2013			0	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	0						
12	Range					2013			0	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	0						
14	Disposal					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	Floors - Vinyl	8,250		Varies	15	2017			0	0	0	0	619	638	657	676	697	718	739	761	784	808	832	857	883	909	936	964							
18	Refrigerators	9,380		Varies	15	2014			0	690	711	732	754	777	800	824	849	874	900	927	955	984	1,013	0	1,075	1,107	1,141	1,175							
19	Ranges	6,090		Varies	25	2017			0	0	0	0	490	504	519	535	551	568	585	602	620	639	658	678	698	719	0	0							
20	Rangehood fire extinguishers	840		ADD	5	2013			840	0	0	0	0	974	0	0	0	0	1,129	0	0	0	0	1,309	0	0	0	0							
21	Countertops	6,092		Varies	12	2013			870	896	923	951	979	1,009	1,039	0	0	0	0	0	0	0	0	0	0	0	0	0							
22	Cabinets and Countertops	34,650		Varies	25	2026			0	0	0	0	0	0	0	0	0	0	0	0	7,269	7,487	7,712	7,943	8,182	8,427	8,680								
23	Vent Hood	3,934		Varies	20	2018			0	0	0	0	0	326	336	346	356	367	378	389	401	413	425	438	451	464	478	0							
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	1,710	1,586	1,634	1,683	2,842	4,227	3,351	2,381	2,452	2,526	3,731	2,680	2,760	10,112	10,416	10,993	11,050	11,382	10,982	10,819	0				
28	Cumulative Reserve Balance							0		0	493,371	499,000	465,450	430,893	433,773	423,768	422,851	411,578	411,708	406,949	383,940	369,945	370,429	363,659	295,145	144,441	75,523	52,852	46,568	8,567					

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

Owner Sponsor Name:	Acolade Property Management
Project Name:	Dodge Farms
Project City / Town:	Washington, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	14
Total Square Feet:	13,670
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	Smoke Detectors: Replace existing & add bdrm smokes	13,705		Varies	10	2013				13,705	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Smoke Detectors: Future replacement of all smokes	10,450		Varies	10	2024				0	0	0	0	0	0	0	0	0	0	0	14,465	0	0	0	0	0	0	0	0						
19																																			
20																																			
21																																			
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23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	13,705	0	0	0	0	0	0	0	0	0	14,465	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							0		0	493,371	499,000	465,450	430,893	433,773	423,768	422,851	411,578	411,708	406,949	383,940	369,945	370,429	363,659	295,145	144,441	75,523	52,852	46,568	8,567					

Unit Mechanical

Owner Sponsor Name:	Acolade Property Management
Project Name:	Dodge Farms
Project City / Town:	Washington, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	14
Total Square Feet:	13,670
Default Inflation Rate:	3.0%

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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.