

# *CHFA* Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

**Connecticut Housing Finance Authority**  
999 West Street  
Rocky Hill, CT 06067

and

**Recap Real Estate Advisors**  
38 Chauncy Street, Suite 600  
Boston, MA 02111



38 Chauncy Street, Suite 600 | Boston, MA 02111  
T: 617.338.9484 | F: 617.338.9422

[on-site-insight.com](http://on-site-insight.com)



Brace Dale Cooperative

CHFA # 91264D

Brace Dale Cooperative  
West Hartford, CT

July 26, 2013

*Final Report*

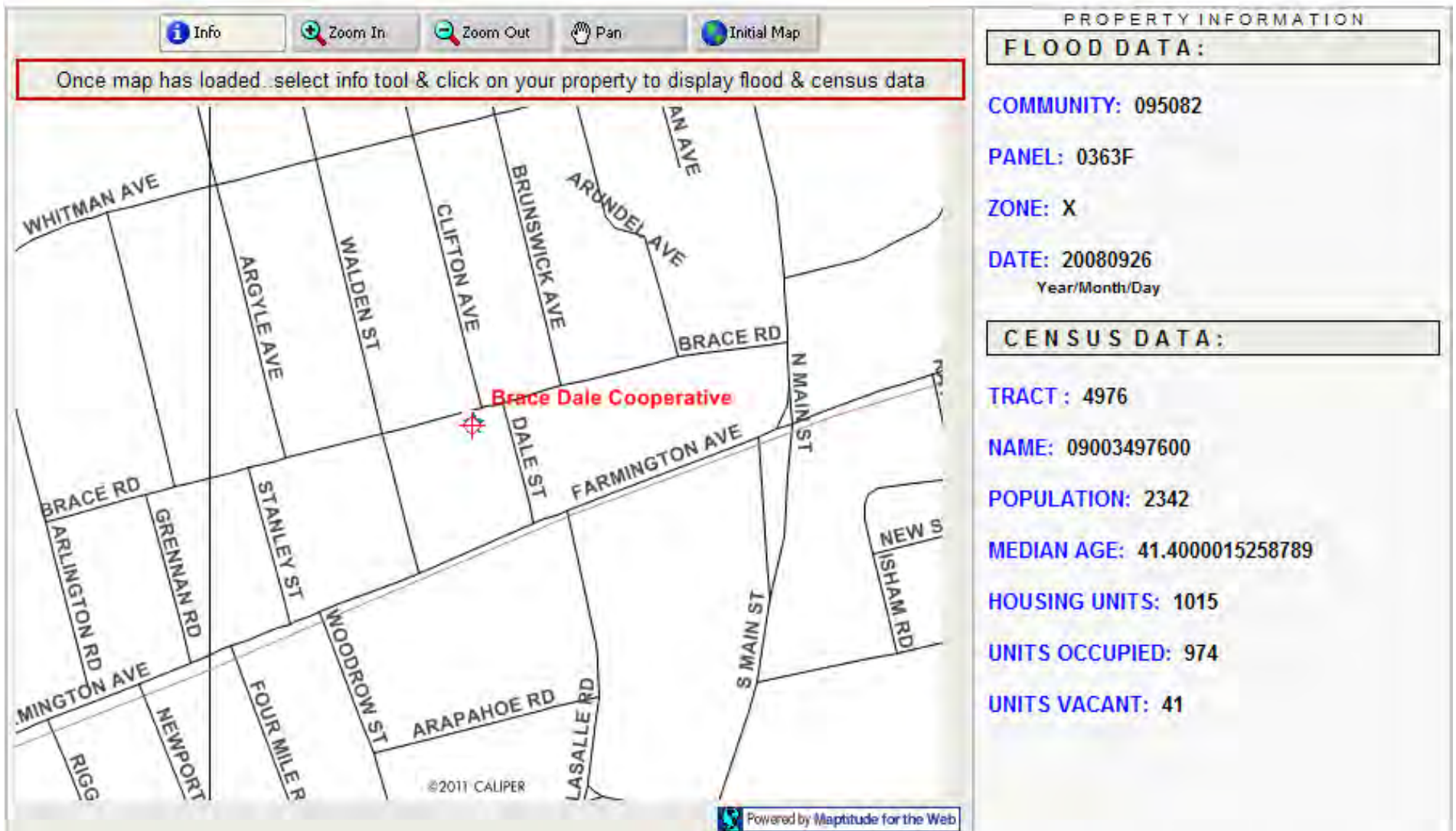




## **Brace Dale Cooperative**

91-93 Brace Road  
West Hartford, CT 06107





## Brace Dale Cooperative

91-93 Brace Road  
West Hartford, CT 06107

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

## Executive Summary

### Brace Dale Cooperative

West Hartford, CT

---

**Brace Dale** is a cooperative, residential development for families that is comprised of one building that contains 2 two-bedroom and 2 three-bedroom unit layouts (4 units total). One first floor unit is designated as handicap accessible. The property is located in a mixed residential and commercial neighborhood in West Hartford. Original construction of the property dates to the early 1990.

Overall, the property is in good condition. As shown on the attached capital needs worksheets, the development faces significant capital needs over the term of the plan. 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:

- Parking area paving is shown for full-scale resurfacing in Year 1. This work would include re-grading portions of the lot that pond during heavy rains. Concrete walks display minimal sections of cracking and settlement. The entrance area at the rear of the building is not a smooth transition into the entrance door. Costs to replace walkway sections are shown in Years 1, 12, and 20 of the plan. Some tree pruning and possible removal are needed, as well as re-grading of some garden areas away from the building. Periodic allowances for fencing (stockade and picket) repairs and painting are shown in the plan. Replacement costs are shown in Years 5-7.
- The buildings are wood sided (siding and trim). Spot deterioration finish wear were observed. Repair and painting allowances are shown in Years 2, 6, and 10, with full-scale replacement in Years 14-15. The common entrance door and auto opening device receive some hard use. Replacement costs are shown in Year 1 of the plan. Unit exterior doors and storm / screen doors (front entrances,

balconies, patios) vary in condition. Replacements with more energy efficient models are shown early in the plan. Windows are original. Site representatives noted draftiness conditions with respect to these models. Three windows have been replaced to date, and replacement is shown in Years 3-6. Wood-framed balconies display spot deterioration and railing damage. Interim repairs are shown in Years 2-3 and 9-10. Future re-building costs are shown in Year 13. Exterior lighting upgrades are shown twice in the plan. The pitched roofing surfaces have original 3-tab shingles. Leaks have been patched as necessary. Replacement costs are shown in Year 2. Chimney repair / re-flashing and gutter / downspout replacement costs are shown concurrently.

- Interior common areas consist of a stair / hall and storage spaces at the basement level of the building. Basement spaces are shown for painting in Years 1-2 and again later in the plan. Stair / hall finishes are shown being updated every eight years starting in Year 2. Common area lighting fixtures are to be upgraded in Year 10.
- Heating and domestic hot water equipment are located at the basement level of the building. Each unit has its own boiler and DHW tank. Boilers are original, and DHW tanks vary in age. Replacement / upgrade costs are shown in the early years of the plan. Common area fire / smoke detection local ring devices are monitored and maintained from operations. The sump pump is shown being replaced, as needed, as well.
- Allowances for unit painting are shown throughout the plan. Unit entrance and interior doors vary in condition. Replacement costs, as needed, are shown in the plan. Carpet flooring in unit living areas and vinyl flooring in kitchens and baths (ceramic tile in handicapped shower) varies in age and condition, and replacement costs are shown as needed. Vanities, sinks, and faucet sets are shown being replaced in Years 2-5. Wall accessories and medicine cabinets are upgraded over time. Toilets are shown for replacement with low-flow models. Kitchen cabinetry varies in condition. Upgrades are shown over time starting in Year 2. Appliance updates are shown in the plan, as needed. Lighting upgrades in units are shown in Years 2-6. Local smoke / fire detectors are shown being updated, as needed, in most years of the plan. Air conditioners are the responsibility of the individual residents. Accessibility improvements would include relocating the circuit breaker panel and adding kitchen cabinetry hardware.

Additional Notes:

1. The Physical Assessment of the property was conducted on Friday, June 28<sup>th</sup>, 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. Mary Ann Langton and Ms. Mirela Panaitisor for their assistance.
2. There were no drawings or blueprints available for review of this property. Dimensional information utilized in this report was procured via field measurements on the day of the assessment and from using GoogleMaps images of the property from the on-line website.
3. 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.
4. 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.
5. 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.
6. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.





1. Parking area surfaces with some ponding, cracking



2. Concrete walkway cracking at front of building



3. Entrance area at rear to have concrete modified



4. View of rear yard and play area, note picket fencing





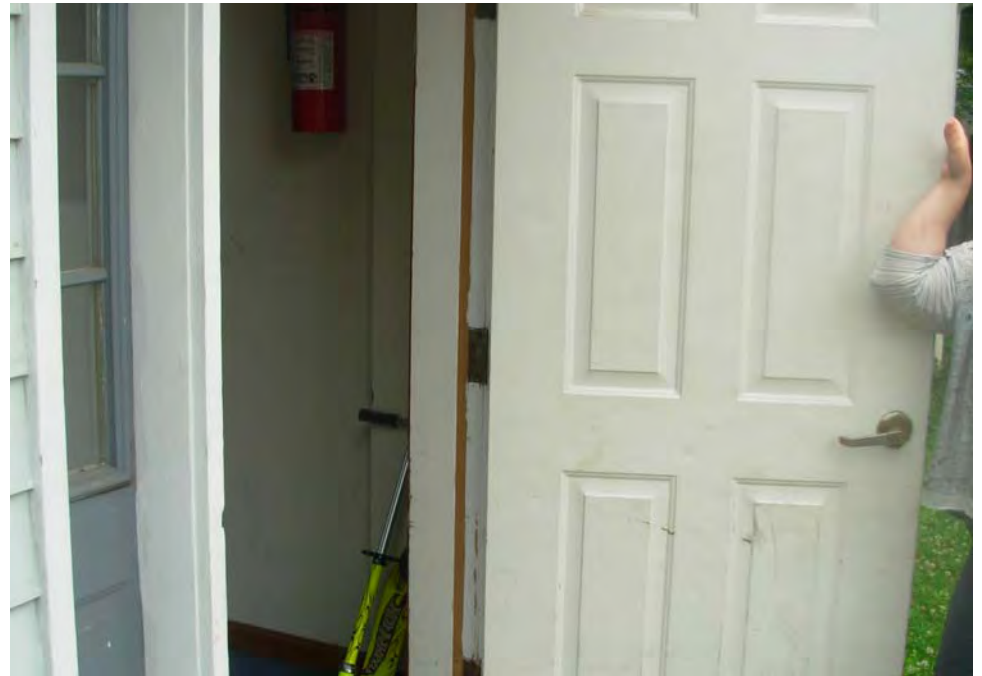
5. View of front elevations of building



6. Building's rear elevation



7. Typical unit entrance and storm doors



8. Rear entrance door exhibits damage





9. One of two unit balconies



10. Typical siding conditions



11. Spot siding and trim deterioration

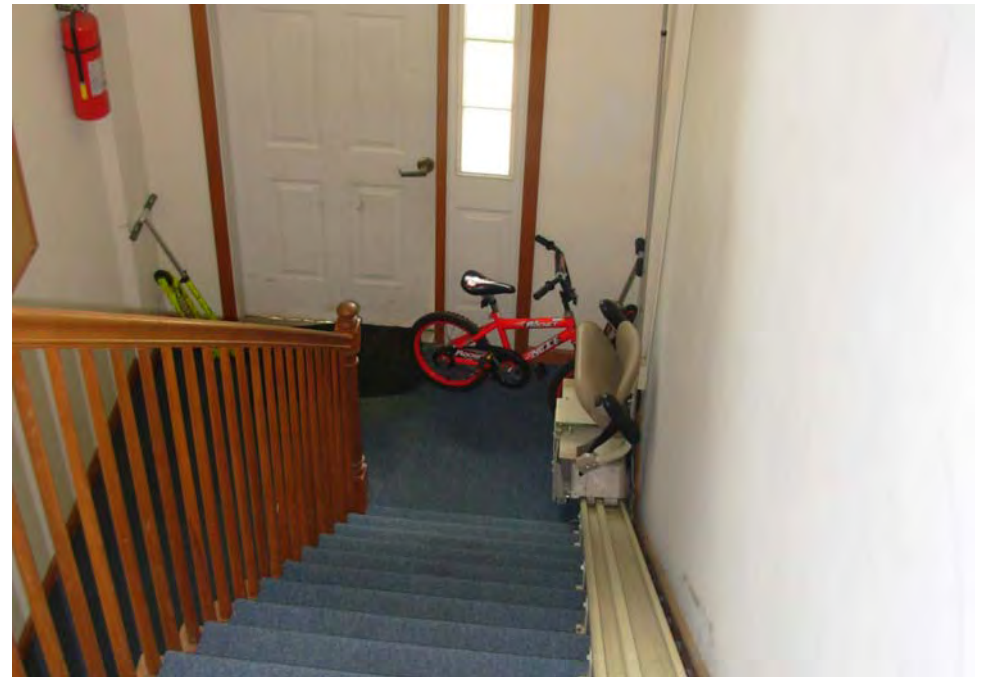


12. Poor trim repairs performed





13. Original roofing shingles display organic growth and lifting



14. Common stair-hall finishes



15. Typical unit heating and DHW equipment



16. Typical unit bath finishes and fixtures





17. Vanity damage and delamination



18. Typical unit kitchen cabinetry and appliances



19. Accessible unit kitchen cabinetry



20. Countertop delamination at kitchens

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Brace Dale Cooperative
Project Name:	Brace Dale
Project City / Town:	West Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 15, 2013

Number of Units:	4
Total Square Feet:	4,690
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$6,000
Annual Replacement Reserve Contribution:	
Additional Misc. Contribution:	

	Component	Total Planned Expenditures by Year																						
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization
				2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Site Improvements	0	963	21,765	1,024	0	0	1,918	1,975	3,009	986	0	0	0	5,193	0	0	0	14,491	3,189	0	0	6,081	0
2	Building Exterior	0	0	4,615	10,508	10,545	8,153	8,398	12,828	0	0	1,235	9,251	0	684	8,118	19,059	19,630	0	0	354	2,024	2,085	0
3	Roofing	0	0	0	20,459	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	0	815	840	0	0	0	0	0	0	0	0	0	1,129	1,162	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	3,878	0	0	0	0	0	0	0	5,564	0	0	0	0	0	0	0	6,223	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	5,759	5,932	6,110	6,293	0	0	0	0	0	0	0	1,732	1,784	1,838	1,893	0	0	992	1,021	0
11	Building Mechanical	0	0	0	0	0	0	0	2,319	0	0	0	0	0	0	0	0	0	0	0	3,306	0	0	0
12	Building Electrical	0	0	0	0	0	0	0	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	0	2,145	7,713	0	3,322	8,429	0	0	10,596	5,278	1,470	6,760	5,014	829	11,851	5,478	906	8,072	5,986	4,642	8,820	0
16	Unit Kitchens	0	850	850	7,248	6,755	7,690	7,166	777	0	824	253	261	269	1,204	1,322	2,346	1,403	2,800	1,470	2,621	1,559	1,256	0
17	Unit Bathrooms	0	0	0	6,679	3,230	3,326	3,426	3,513	0	0	0	3,953	0	0	549	5,015	1,326	1,366	789	1,999	1,221	1,258	0
18	Unit Electrical	0	1,225	1,529	836	861	887	914	589	0	0	385	397	409	421	433	0	0	0	488	502	518	533	0
19	Unit Mechanical	0	0	330	340	350	361	371	383	394	406	418	431	443	457	471	485	499	514	530	545	562	579	0
20	Annual Planned Expenditures	0	3,038	32,050	65,284	27,672	29,849	36,915	22,382	3,403	12,811	7,570	21,327	7,881	14,101	14,617	40,540	30,174	21,971	14,537	21,536	11,518	21,633	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			460,000																				
23	Cumulative Reserve Balance	6,000	2,963	430,913	365,629	337,957	308,108	271,193	248,811	245,408	232,596	225,026	203,699	195,818	181,717	167,100	126,561	96,386	74,416	59,878	38,342	26,824	5,191	



## Site Improvements

Number of Units:	4
Total Square Feet:	4,690
Default Inflation Rate:	3.0%

Page 10

Comprehensive Capital Needs Assessment Schedule

Building Exterior

Owner Sponsor Name:	Brace Dale Cooperative
Project Name:	Brace Dale
Project City / Town:	West Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 15, 2013

Number of Units:	4
Total Square Feet:	4,690
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	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	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	Mailboxes - Replace / Upgrade	388		23	25	2015					0	0	412	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
15	Service Doors (to storage shed) - Replace	515		23	25	2015					0	0	546	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
16	Exterior Common Doors / Auto Open. - DAMAGE - Replace	4,615		23	20	2013					4,615	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
17	Exterior Unit Doors - front Ents., out to balcs. or patios -	7,000		23	20+	2014					0	1,803	1,857	1,912	1,970	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
18	Storm / Screen Doors - variable conditions	1,976		varies	<15	2013					0	509	524	540	556	0	0	0	0	0	684	704	725	747	0	0	0	0	0	0					
19	Canopies / Ceilings / Support Posts - Repair Allowances	1,200		23	10+	2013					0	618	637	0	0	0	0	0	0	0	0	0	881	908	0	0	0	0	0	0					
20	Exterior Walls (Wood Siding/Trim) - spot deterior.	23,768		23	30+	2026					0	0	0	0	0	0	0	0	0	0	0	17,452	17,976	0	0	0	0	0	0						
21	Exterior Walls (Wood Siding) - periodic repair & paint	6,115		23	4	2014					0	6,299	0	0	0	7,089	0	0	0	7,979	0	0	0	0	0	0	0	0	0	0					
22	Trim / Ceilings (see "Exterior Walls" above)			23	30+	2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
23	Windows (D/H Models) - drafts. 2 replaced. Upgrade.	19,800		23	<30	2015					0	0	5,251	5,409	5,571	5,738	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
24	Exterior Lighting - Upgrades w/ door replacements	1,070		varies	15+	2014					0	276	284	292	301	0	0	0	0	0	0	0	0	0	0	0	0	354	364	375					
25	Balconies (Wood) and Railings - spot det. & damage	1,950		23	<10	2014					0	1,004	1,034	0	0	0	0	0	1,235	1,272	0	0	0	0	0	0	0	0	1,660	1,710					
26	Balconies (Wood) - future re-frame / re-deck / railings	5,200		23	30+	2025					0	0	0	0	0	0	0	0	0	0	0	7,414	0	0	0	0	0	0	0	0					
27	Annual Planned Expenditures							0		0	4,615	10,508	10,545	8,153	8,398	12,828	0	0	1,235	9,251	0	684	8,118	19,059	19,630	0	0	354	2,024	2,085	0				
28	Cumulative Reserve Balance							6,000		2,963	430,913	365,629	337,957	308,108	271,193	248,811	245,408	232,596	225,026	203,699	195,818	181,717	167,100	126,561	96,386	74,416	59,878	38,342	26,824	5,191					



## Roofing

Owner Sponsor Name:	Brace Dale Cooperative
Project Name:	Brace Dale
Project City / Town:	West Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 15, 2013

Number of Units:	4
Total Square Feet:	4,690
Default Inflation Rate:	3.0%

[illegible]

## Lobby / Mail Area

Owner Sponsor Name:	Brace Dale Cooperative
Project Name:	Brace Dale
Project City / Town:	West Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 15, 2013

Number of Units:	4
Total Square Feet:	4,690
Default Inflation Rate:	3.0%

[illegible]

## Community Room

Owner Sponsor Name:	Brace Dale Cooperative
Project Name:	Brace Dale
Project City / Town:	West Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 15, 2013

Number of Units:	4
Total Square Feet:	4,690
Default Inflation Rate:	3.0%

Brace Dale Cooperative • Capital Needs Assessment • © On-Site Insight



## Common Hallways

Owner Sponsor Name:	Brace Dale Cooperative
Project Name:	Brace Dale
Project City / Town:	West Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 15, 2013

Number of Units:	4
Total Square Feet:	4,690
Default Inflation Rate:	3.0%

Brace Dale Cooperative • Capital Needs Assessment • © On-Site Insight

Comprehensive Capital Needs Assessment Schedule

Common Stairways

Owner Sponsor Name:	Brace Dale Cooperative
Project Name:	Brace Dale
Project City / Town:	West Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 15, 2013

Number of Units:	4
Total Square Feet:	4,690
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						
2	Ceilings					2013					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						
4	Doors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Railings					2013					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						
7	Other					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	Walls / Ceilings (Painted Surfaces) - Refinishing Costs	828		varies	<10	2014					0	853	0	0	0	0	0	0	1,081	0	0	0	0	0	0	0	1,369	0	0						
18	Floors / Stairs (Carpeted w/ Spot Staining) - Replace	2,936		>10	<10	2014					0	3,024	0	0	0	0	0	0	3,831	0	0	0	0	0	0	0	4,853	0	0						
19	Common Area Lighting (Fluor.) - Lighting Upgrades	500		23	20+	2015					0	0	0	0	0	0	0	0	652	0	0	0	0	0	0	0	0	0	0						
20	Stair Structures and Railings (Wood) - monitor			23	30+	2013					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	3,878	0	0	0	0	0	0	0	5,564	0	0	0	0	0	0	0	6,223	0	0	0						
28	Cumulative Reserve Balance						6,000	2,963	430,913	365,629	337,957	308,108	271,193	248,811	245,408	232,596	225,026	203,699	195,818	181,717	167,100	126,561	96,386	74,416	59,878	38,342	26,824	5,191							

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Brace Dale Cooperative
Project Name:	Brace Dale
Project City / Town:	West Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 15, 2013

Number of Units:	4
Total Square Feet:	4,690
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						
2	Ceilings					2013					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						
4	Ventilation					2013					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						
6	Other					2013					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						
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																																			
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						6,000	2,963	430,913	365,629	337,957	308,108	271,193	248,811	245,408	232,596	225,026	203,699	195,818	181,717	167,100	126,561	96,386	74,416	59,878	38,342	26,824	5,191							



## Common Area Restrooms

Number of Units:	4
Total Square Feet:	4,690
Default Inflation Rate:	3.0%

Brace Dale Cooperative • Capital Needs Assessment • © On-Site Insight

## Building Boilers

Owner Sponsor Name:	Brace Dale Cooperative
Project Name:	Brace Dale
Project City / Town:	West Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 15, 2013

Number of Units:	4
Total Square Feet:	4,690
Default Inflation Rate:	3.0%

[illegible]



## Building Mechanical

Number of Units:	4
Total Square Feet:	4,690
Default Inflation Rate:	3.0%

Brace Dale CHFA SS 7/16/2013

## Building Electrical

Owner Sponsor Name:	Brace Dale Cooperative
Project Name:	Brace Dale
Project City / Town:	West Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 15, 2013

Number of Units:	4
Total Square Feet:	4,690
Default Inflation Rate:	3.0%

[illegible]



Comprehensive Capital Needs Assessment Schedule

Building Elevator

Owner Sponsor Name:	Brace Dale Cooperative
Project Name:	Brace Dale
Project City / Town:	West Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 15, 2013

Number of Units:	4
Total Square Feet:	4,690
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	Shafts and Doorways					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Cabs					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Other					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																																			
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						6,000	2,963	430,913	365,629	337,957	308,108	271,193	248,811	245,408	232,596	225,026	203,699	195,818	181,717	167,100	126,561	96,386	74,416	59,878	38,342	26,824	5,191							

## Building Structural

Number of Units:	4
Total Square Feet:	4,690
Default Inflation Rate:	3.0%

Brace Dale CHFA SS 7/16/2013

Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	Brace Dale Cooperative
Project Name:	Brace Dale
Project City / Town:	West Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 15, 2013

Number of Units:	4
Total Square Feet:	4,690
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Interior Doors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Walls					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Ceilings					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Interior Stairs					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Floors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	AC Sleeve					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Electrical Outlets					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Lighting Fixtures					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Walls / Ceilings (Painted) - repair / refinishing allows.	17,793		varies	<10	2014					0	4,582	0	0	5,007	0	0	5,471	0	0	5,978	0	0	6,533	0	0	7,138	0	0	7,800					
18	Unit Flooring (Carpeting) - varying ages, conditions	12,161		varies	<10	2013					0	3,131	0	3,322	3,422	0	0	3,739	3,851	0	0	4,208	0	4,465	4,599	0	0	5,025	0	0					
19	Unit Interior Passage and Bi-fold Doors (spot damage)	8,724		23	25+	2020					0	0	0	0	0	0	0	715	737	759	782	805	829	854	880	906	933	961	990	1,020					
20	Unit Entrance Doors (from stair / halls) - Future Replace	1,635		23	25+	2020					0	0	0	0	0	0	0	670	690	711	0	0	0	0	0	0	0	0	0	0					
21	Acc. Unit Ent. Door (from stair / hall) - damage - Replace	2,145		23	<20	2013					2,145	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,652	0					
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	2,145	7,713	0	3,322	8,429	0	0	10,596	5,278	1,470	6,760	5,014	829	11,851	5,478	906	8,072	5,986	4,642	8,820	0				
28	Cumulative Reserve Balance							6,000		2,963	430,913	365,629	337,957	308,108	271,193	248,811	245,408	232,596	225,026	203,699	195,818	181,717	167,100	126,561	96,386	74,416	59,878	38,342	26,824	5,191					

## Unit Bathrooms

Owner Sponsor Name:	Brace Dale Cooperative
Project Name:	Brace Dale
Project City / Town:	West Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 15, 2013

Number of Units:	4
Total Square Feet:	4,690
Default Inflation Rate:	3.0%

Brace Dale Cooperative • Capital Needs Assessment • © On-Site Insight



Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Brace Dale Cooperative
Project Name:	Brace Dale
Project City / Town:	West Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 15, 2013

Number of Units:	4
Total Square Feet:	4,690
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	Walls / Ceilings (see "Unit Living" section)			varies	<10	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Floors (Vinyl) - mostly original, variable conditions	3,709		varies	10+	2014				0	955	984	1,013	1,044	0	0	0	0	0	0	1,322	1,362	1,403	1,445	0	0	0	0							
19	Cabinetry / Counters / Sinks / Faucets - some deter., dmg.	18,095		23	20+	2014				0	4,660	4,799	4,943	5,092	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Disposals - vary in age - Replace as needed	800		varies	<10	2014				0	206	212	219	225	0	0	0	253	261	269	277	0	0	0	312	321	331	340	0						
21	Refrigerators (vary in age) - Replace as needed	2,680		varies	10+	2014				0	690	0	732	0	777	0	824	0	0	0	927	0	984	0	1,044	0	1,107	0	0						
22	Ranges (vary in age) - to Replace / Upgrade	1,740		varies	15+	2013				0	448	461	475	490	0	0	0	0	0	0	0	0	0	0	0	698	719	741	763						
23	Rangehoods (varying conditions) - Replace	1,124		varies	15+	2015				0	289	298	307	316	0	0	0	0	0	0	0	0	0	0	0	451	464	478	493						
24	Laundry Equipment (Resident's Responsib.)			varies	10+	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
25	Accessibility Improvements (Hdwre., Pipe Insul., 30" W.S.)	850		ADD	20+	2013			4	850	850	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
26																																			
27	Annual Planned Expenditures						0		850	850	7,248	6,755	7,690	7,166	777	0	824	253	261	269	1,204	1,322	2,346	1,403	2,800	1,470	2,621	1,559	1,256	0					
28	Cumulative Reserve Balance						6,000		2,963	430,913	365,629	337,957	308,108	271,193	248,811	245,408	232,596	225,026	203,699	195,818	181,717	167,100	126,561	96,386	74,416	59,878	38,342	26,824	5,191						

## Unit Electrical

Number of Units:	4
Total Square Feet:	4,690
Default Inflation Rate:	3.0%

Brace Dale CHFA SS 7/16/2013

## Unit Mechanical

Owner Sponsor Name:	Brace Dale Cooperative
Project Name:	Brace Dale
Project City / Town:	West Hartford, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 15, 2013

Number of Units:	4
Total Square Feet:	4,690
Default Inflation Rate:	3.0%

Brace Dale Cooperative • Capital Needs Assessment • © On-Site Insight

## **Appendix A: Statement of Delivery**

Our Capital Needs Assessment (the "CNA" or the "Report") on the subject property is delivered subject to the following terms and conditions:

1. This report and analysis are based upon observations for the visible and apparent condition of the building and its major components on the date of the fieldwork. Although care has been taken in the performance of this assessment, ON-SITE INSIGHT, Inc. (and/or its representatives) makes no representations regarding latent or concealed defects that may exist and no warranty or guarantee is expressed or implied. This report is made only in the best exercise of our ability and judgment.
2. We have undertaken no formal evaluation of environmental concerns, including but not limited to asbestos containing materials (ACMs), lead-based paint, chlorofluorocarbons (CFCs), polychlorinated biphenyls (PCBs), and mildew/mold.
3. Conclusions in this report are based on estimates of the age and normal working life of various items of equipment and/or statistical comparisons. Actual conditions can alter the useful life of any item. When an item needs immediate replacement depends on many factors, including previous use/misuse, irregularity of servicing, faulty manufacture, unfavorable conditions, Acts of God and unforeseen circumstances. Certain components that may be working when we made our inspection might deteriorate or break in the future without notice.
4. To prepare this report, we used historic data on capital activities and costs, blueprints (when available), and current prices for capital actions. We have not independently verified this information, have assumed that it is reliable, but assume no responsibility for its accuracy.
5. Unless otherwise noted in the report, we assume that all building components meet code requirements in force when the property was built.
6. If accessibility issues are referenced in the report, the site elements, common areas, and dwelling units at the development were examined for compliance with the requirements of the Uniform Federal Accessibility Standards (UFAS), and for Massachusetts properties, the Massachusetts Architectural Accessibility Board (AAB). The methodology employed in undertaking this examination is adapted from a Technical Assistance Guide (TAG-88-11) titled "Supplemental Information About the Section 504 Transition Plan Requirements" published by the Coordination and Review section of the U.S. Department of Justice Civil Rights Division, and the AAB Rules and Regulations, 521 CMR effective July 10, 1987. The Guide also incorporates the requirements of UFAS, published April 1, 1988 by the General Services Administration, the Department of Defense, the Department of Housing and Urban Development, and the U.S. Postal Service. Changes in legislation and/or regulations may make some observations moot.
7. Response Actions and estimated costs of responses were developed by ON-SITE INSIGHT, Inc. If additional structural work is necessary, costs for some Response Actions may exceed estimates. Whenever the Response Action is to remove, reposition, or modify walls, a competent structural engineer should be retained before any work is done, because such investigation may disclose that a Response Action is either more costly than estimated, or is not possible.
8. Conclusions reached in this report assume current and continuing responsible ownership and competent property management.
9. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.