

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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on-site-insight.com



Bishop Street

CHFA #99992H

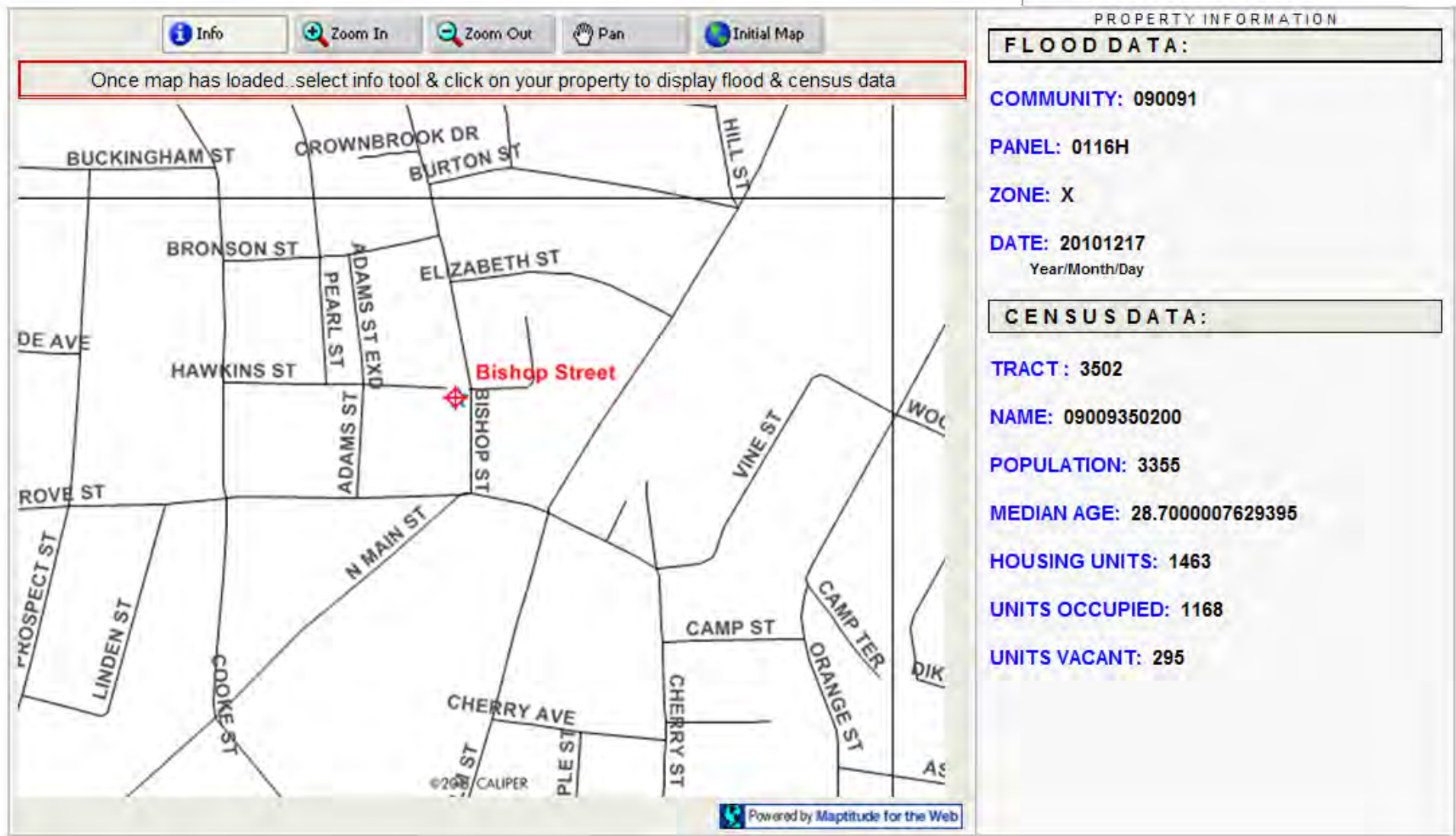
New Opportunities, Inc.
Waterbury, CT

May 21, 2013

Final Report



Bishop Street
31 Bishop Street
Waterbury, CT 06708



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Waterbury, CT 06708

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

Executive Summary

Bishop Street

Waterbury, CT

Bishop Street is a work release halfway house for adult males located on an urban street corner in north Waterbury. There are off site street parking spaces on Bishop Street serving the building. The building is a four story brick masonry bearing wall structure with a partial basement and flat roof with a single-ply membrane. It was constructed as an office building in 1972. The building was completely renovated into an apartment building and fully-sprinklered in 1995. The administrative offices for New Opportunities, Inc. take up most of the ground floor. The balance of the ground floor houses the lobby, offices, laundry room, and the stairs serving four three bedroom apartments on each of the three upper floors. One three apartment stack is currently being used as a dayroom on each of the upper floors in lieu of a community room. The other nine apartments have three bedrooms each; and with bunk beds and two beds squeezed into several of the larger bedrooms, the facility houses 48 clients. A reheat food program is provided.

The capital improvements since 1995 have included new vinyl flooring in all apartments, corridors, and public areas; new lighting in the units; and new unit entry doors at all of the apartments in 2011. There is currently a project ongoing to replace the boilers and hot water heaters with a complete new high efficiency system that re-uses the existing hot water baseboards throughout the building. The roofing, windows, exterior doors, fire alarm system, and sprinklers are all original from the 1995 renovation and have only been repaired as needed. The kitchens, bathrooms, and finishes throughout the units are also only addressed as needed.

Overall the development is in good condition. The attached capital needs worksheets show the development faces significant capital needs in the near term. Based on these projections, the development is seen as requiring an adjustment to current replacement reserve funding and/or an infusion of additional capital, both of which were understood by On-Site Insight to be nominal or underfunded at the time this report was prepared.

Key findings identified by this assessment of Bishop Street include the following:

- Concrete and granite curbs and concrete sidewalks are shown to be replaced mid-plan.
- Cleaning and caulking and miscellaneous repairs of the brick and limestone ornament is shown periodically over the plan.
- Replacement of windows and skylights is shown early in the plan and replacement of the storefront and service doors is shown mid-plan.
- New roofing is shown mid-plan based on EUL and condition.
- Floor, wall, and ceiling finishes in the lobby, front office, front hall, and office toilet room are shown based on EUL and condition.
- Floor, wall and ceiling finishes in the dayrooms, and their hall, office, kitchen, and bathroom are shown based on EUL and condition.
- Labeled, fire-rated unit doors and egress stair doors are shown to be replaced mid-plan.
- Floor, wall, and ceiling finishes in the common laundry, hallways, stairs, and stair halls are shown based on EUL and condition.
- New domestic hot water heaters are shown early and late in the plan; and heating hot water boilers early and baseboards mid-plan.
- Fire rated assemblies at the first floor/basement ceiling and walls and rated doors as required are to be provided in Year 1.
- Upgrades to the building fire alarm, intercom, and security systems are shown in Year 1.
- Unit hung and bi-fold doors are shown to be replaced mid-plan; and vinyl flooring is shown to be replaced mid-plan as well.
- A new Type A accessible unit, bathroom, and kitchen is shown in Year 1.
- Bathroom vinyl flooring, paint, fixtures, accessories, lights, and exhaust fans are shown to be replaced mid-plan based on EUL.
- Kitchen appliances, cabinets, counters, and sinks are shown to be replaced early and mid-plan and vinyl flooring late in the plan.
- The replacement of smoke detectors is shown are shown early, mid and late-plan.

Additional Notes:

1. The Physical Assessment of the property was conducted on Thursday, May 2nd, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Brian Ameche, Principal of Clearstory LLC. 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*.



Replace damaged and misaligned concrete paving, granite curbs and asphalt paving. Eliminate trip hazards in Year 1.



Concrete sidewalks, concrete curbs and granite curbs are shown to be replaced mid-plan based on EUL and condition.



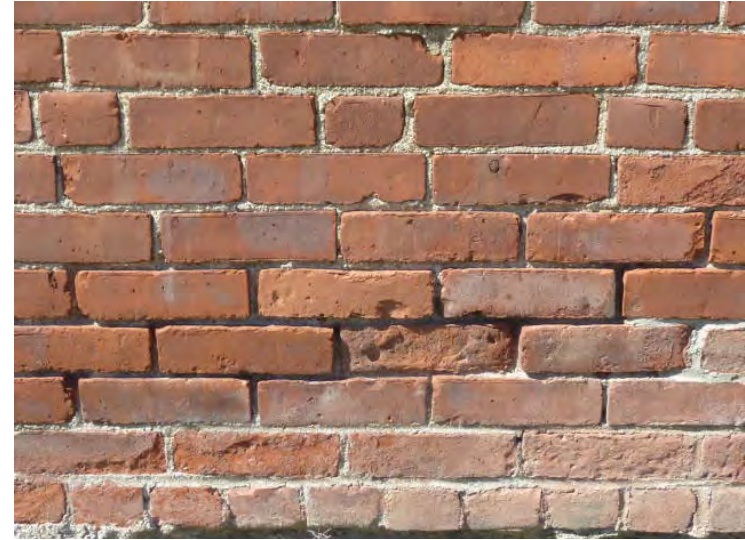
Building doors are shown to be replaced mid-plan based on EUL and condition. Repair and re-caulking of the limestone ornament on the facades is shown for Year 1.



Storefront is shown to be replaced mid-plan based on EUL and condition. Repair and re-caulking of the limestone ornament on the facades is shown for Year 1.



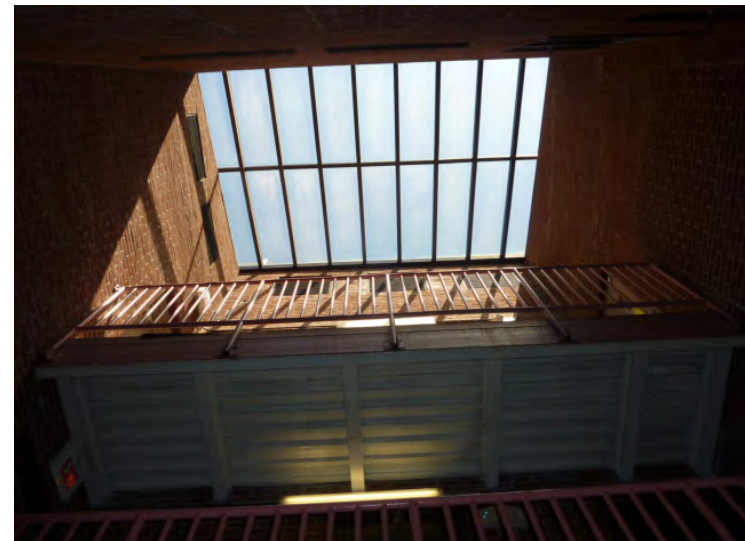
Repair and re-caulking of the limestone ornament on the building facades is shown for Year 1.



Repair and tuck-pointing of the brick facades is shown for Year 1.



Lower window sash must be propped open or it free falls closed. Window replacement is shown in Year 3 of the plan.



Skylight insulating glass has failed. Skylights are shown to be replaced in Year 3 of the plan.



Single ply membrane accessible at the time of our visit appears to be in good condition and is shown in the plan to be replaced in Year 8.



Typical Dayroom (Community Room) in 3 unit stack at the northwest corner of the building.



Typical Dayroom (Community Room) kitchen and dining area.



Array of gas-fired hot water boilers is scheduled to be replaced this year with new boilers.



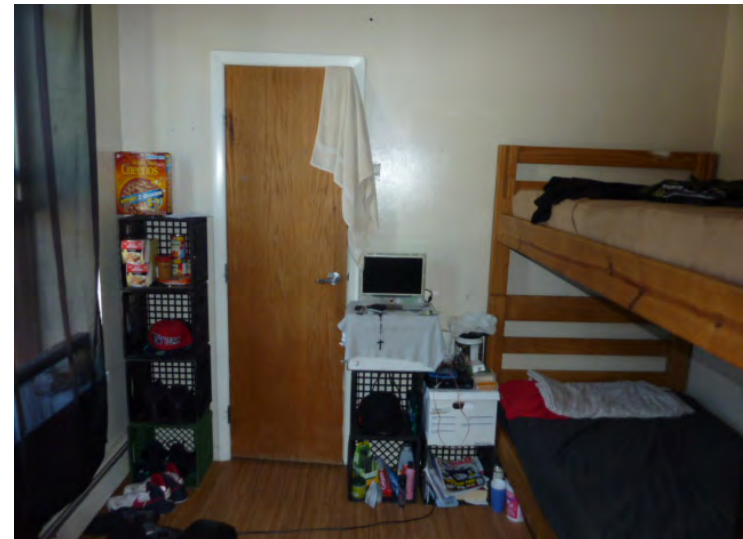
Signs of historic water damage at the building foundations and one of the several active sump pumps in the basement.



Typical water damage at fire-rated basement ceiling. Rated basement ceiling, walls and doors must be repaired in Year 1.



Sprinkler system has certificate showing current inspections and service.



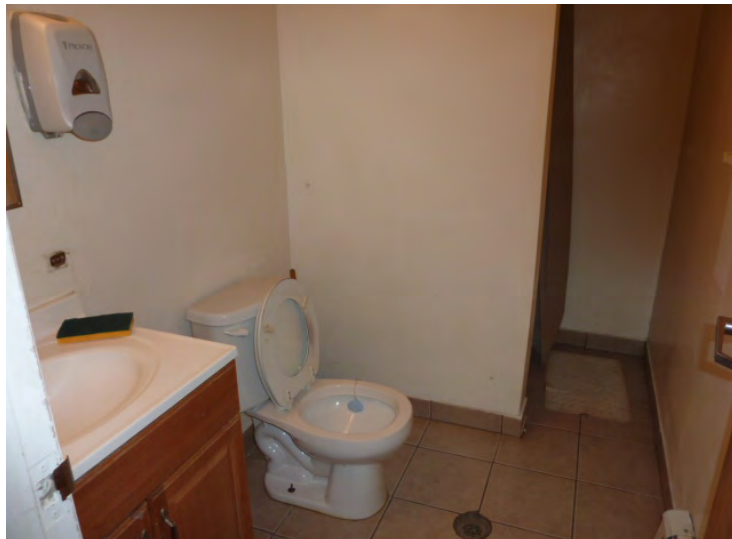
Typical Bedroom A with 2 person bunk beds.



Typical Bedroom B with 2 single beds.



Typical Bedroom C with 2 single beds.



Typical common shower room in Dayroom and each three bedroom unit.



Typical Kitchen in 3-bedroom units.

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	New Opportunities, Inc.
Project Name:	Bishop Street
Project City / Town:	Waterbury

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

Number of Units:	12
Total Square Feet:	16,576
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$0
Annual Replacement Reserve Contribution:	\$0
Additional Misc. Contribution:	\$0

	Component	Total Planned Expenditures by Year																						
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization
				2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Site Improvements	0	0	3,000	0	0	0	0	0	0	0	0	15,970	0	0	0	0	0	0	0	0	0	0	0
2	Building Exterior	0	0	6,130	0	49,242	0	0	7,106	0	24,745	0	0	8,238	0	3,811	0	0	9,550	0	0	0	0	0
3	Roofing	0	0	0	0	0	0	0	0	0	173,284	0	0	0	0	0	0	0	0	0	0	0	0	0
4	Lobby - Mail Area	0	0	3,807	0	0	0	0	0	0	4,919	0	0	1,988	0	0	2,232	0	0	3,736	0	0	0	0
5	Community Room	0	0	6,743	0	13,711	0	0	4,820	0	0	0	0	4,969	0	1,103	8,833	0	4,744	0	0	0	0	0
6	Common Hallways	0	0	4,330	0	0	0	0	0	0	0	0	0	5,819	0	10,779	5,287	0	0	0	0	0	0	0
7	Common Stairways	0	0	8,315	0	4,010	0	0	0	0	0	0	0	952	0	0	0	0	11,851	0	11,424	0	0	0
8	Common Laundry	0	0	1,107	0	0	0	0	0	0	0	0	0	358	0	0	0	0	1,309	0	0	0	0	0
9	Common Area Restrooms	0	0	0	0	0	0	0	0	0	15,507	0	0	0	0	0	0	0	0	0	0	0	0	0
10	Building Boilers	0	0	85,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11	Building Mechanical	0	25,000	15,000	0	6,684	0	0	0	0	0	0	28,705	0	0	0	0	0	23,370	0	0	0	0	0
12	Building Electrical	0	25,000	49,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	86,272	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	10,000	0	0	0	0	0	0	0	0	0	0	0	0	5,852	42,587	0	0	0	0	0	0	0
16	Unit Kitchens	0	6,000	0	19,429	0	0	0	0	0	57,558	0	0	0	0	0	13,745	0	0	13,977	0	0	0	0
17	Unit Bathrooms	0	20,000	0	0	0	1,976	0	0	0	62,030	0	0	0	0	0	5,739	0	0	0	0	0	0	0
18	Unit Electrical	0	9,120	0	0	0	0	0	0	0	0	0	11,900	0	0	0	0	0	0	0	0	0	15,992	0
19	Unit Mechanical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20	Annual Planned Expenditures	0	95,120	182,632	19,429	73,646	1,976	0	11,927	0	338,044	0	56,575	22,326	0	21,545	78,424	0	50,824	17,713	11,424	0	102,264	0
21	Annual Provision (indexed at 3%)			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
22	Outside Capital			1,150,000																				
23	Cumulative Reserve Balance	0	(95,120)	872,248	852,819	779,173	777,197	777,197	765,270	765,270	427,226	427,226	370,651	348,326	348,326	326,781	248,357	248,357	197,533	179,820	168,396	168,396	66,131	

Comprehensive Capital Needs Assessment Schedule

Site Improvements

Owner Sponsor Name:	New Opportunities, Inc.
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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	Asphalt Parking / Roadways					2013				0	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	0						
3	Concrete Sidewalks					2013				0	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	0						
5	Fencing					2013				0	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	0						
7	Dumpster Enclosures					2013				0	0	0	0	0	0	0	0	0	0	0	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	0						
9	Site Lighting					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Fencing - Chain Link					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Retaining Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Replace Damaged Concrete and Granite Curbs	1,440		41	50	2022				0	0	0	0	0	0	0	0	1,879	0	0	0	0	0	0	0	0	0	0	0						
20	Replace Concrete Walks	10,800		41	50	2022				0	0	0	0	0	0	0	0	14,092	0	0	0	0	0	0	0	0	0	0	0						
21	Eliminate Trip Hazards	3,000		1	1	2013				3,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	3,000	0	0	0	0	0	0	0	0	15,970	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							0		(95,120)	872,248	852,819	779,173	777,197	777,197	765,270	765,270	427,226	427,226	370,651	348,326	348,326	326,781	248,357	248,357	197,533	179,820	168,396	168,396	66,131					

Building Exterior

Owner Sponsor Name:	New Opportunities, Inc.
Project Name:	Bishop Street
Project City / Town:	Waterbury

Current Year:	2013
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Report Date:	March 29, 2013

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Total Square Feet:	16,576
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Bishop Street • Capital Needs Assessment • © On-Site Insights

Roofing

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[illegible]

Lobby / Mail Area

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Comprehensive Capital Needs Assessment Schedule

Community Room

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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	2,520		18	15	2013				2,520	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,926	0	0	0	0					
2	Kitchen Cabinets / Sink	12,150		18	20	2015				0	0	12,890	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
3	Kitchen Appliances					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
4	Furnishings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
5	Refrigerator	2,010		10	15	2018				0	0	0	0	0	2,330	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
6	Range	1,305		10	15	2018				0	0	0	0	0	1,513	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
7	Painting - Walls	774		8	10	2015				0	0	821	0	0	0	0	0	0	0	0	0	0	1,103	0	0	0	0	0	0	0					
8	Range Hood	843		10	15	2018				0	0	0	0	0	977	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	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
18	Dayroom Hall Vinyl Flooring	4,200		2	15	2026				0	0	0	0	0	0	0	0	0	0	0	0	0	6,168	0	0	0	0	0	0	0					
19	Dayroom Hall Painting Walls and Ceiling	2,463		18	10	2013				2,463	0	0	0	0	0	0	0	0	0	0	3,310	0	0	0	0	0	0	0	0	0	0				
20	Dayroom Office Vinyl Flooring	1,815		2	15	2026				0	0	0	0	0	0	0	0	0	0	0	0	0	2,665	0	0	0	0	0	0	0					
21	Dayroom Office Painting Walls and Ceiling	812		18	10	2013				812	0	0	0	0	0	0	0	0	0	0	1,091	0	0	0	0	0	0	0	0	0	0				
22	Dayroom Bathroom Tile Flooring	525		18	15	2013				525	0	0	0	0	0	0	0	0	0	0	0	0	0	0	818	0	0	0	0	0					
23	Dayroom Bathroom Painting Walls and Ceiling	423		18	10	2013				423	0	0	0	0	0	0	0	0	0	0	569	0	0	0	0	0	0	0	0	0	0				
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	6,743	0	13,711	0	0	4,820	0	0	0	0	4,969	0	1,103	8,833	0	4,744	0	0	0	0	0				
28	Cumulative Reserve Balance							0		(95,120)	872,248	852,819	779,173	777,197	777,197	765,270	765,270	427,226	427,226	370,651	348,326	348,326	326,781	248,357	248,357	197,533	179,820	168,396	168,396	66,131					

Common Hallways

Number of Units:	12
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[illegible]

Comprehensive Capital Needs Assessment Schedule

Common Stairways

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											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Fire-rated Doors at Front and Rear Egress Stairs	3,780		18	20	2013					0	0	4,010	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Vinyl Flooring at Stair Halls and Landings	2,520		18	15	2013					2,520	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,926	0	0	0	0					
20	Vinyl Treads and Risers	5,087		18	15	2013					5,087	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,925	0	0	0	0					
21	Common Stairways Paint Walls and Ceiling	709		18	10	2013					709	0	0	0	0	0	0	0	0	952	0	0	0	0	0	0	0	0	0	0					
22	Repair/Replace Handrails	6,912		18	35	2026					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11,424	0	0					
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	8,315	0	4,010	0	0	0	0	0	0	0	952	0	0	0	0	11,851	0	11,424	0	0	0				
28	Cumulative Reserve Balance							0		(95,120)	872,248	852,819	779,173	777,197	777,197	765,270	765,270	427,226	427,226	370,651	348,326	348,326	326,781	248,357	248,357	197,533	179,820	168,396	168,396	66,131					

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	New Opportunities, Inc.
Project Name:	Bishop Street
Project City / Town:	Waterbury

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

Number of Units:	12
Total Square Feet:	16,576
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	212		18	10	2013				212	0	0	0	0	0	0	0	0	0	285	0	0	0	0	0	0	0	0	0	0					
2	Ceilings	55		18	10	2013				55	0	0	0	0	0	0	0	0	0	73	0	0	0	0	0	0	0	0	0	0					
3	Floors	440		18	15	2013				440	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	686	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	0					
5	Lighting Fixtures	400		18	15	2013				400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	623	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	0					
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
17																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	1,107	0	0	0	0	0	0	0	0	358	0	0	0	0	0	1,309	0	0	0	0	0				
28	Cumulative Reserve Balance							0		(95,120)	872,248	852,819	779,173	777,197	777,197	765,270	765,270	427,226	427,226	370,651	348,326	348,326	326,781	248,357	248,357	197,533	179,820	168,396	168,396	66,131					

Common Area Restrooms

Owner Sponsor Name:	New Opportunities, Inc.
Project Name:	Bishop Street
Project City / Town:	Waterbury

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

Number of Units:	12
Total Square Feet:	16,576
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Building Boilers

Owner Sponsor Name:	New Opportunities, Inc.
Project Name:	Bishop Street
Project City / Town:	Waterbury

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

Number of Units:	12
Total Square Feet:	16,576
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	Boilers / Warm Air Furnaces					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Boiler Operating Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Pneumatic Systems Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Condensate & Feed Water					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Fuel Oil Storage					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Fuel Oil Transfer System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Fuel Exhaust					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Combustion Air					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	New Hot Water Boilers	85,000		18	25	2013				85,000	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		0	85,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							0		(95,120)	872,248	852,819	779,173	777,197	777,197	765,270	765,270	427,226	427,226	370,651	348,326	348,326	326,781	248,357	248,357	197,533	179,820	168,396	168,396	66,131					

Comprehensive Capital Needs Assessment Schedule

Building Mechanical

Owner Sponsor Name:	New Opportunities, Inc.
Project Name:	Bishop Street
Project City / Town:	Waterbury

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

Number of Units:	12
Total Square Feet:	16,576
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	Building Fire Suppression					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Building Heating Distribution					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Domestic Hot / Cold Water Dist.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Building Sanitary Waste & Vent.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Make-Up Air Unit					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Ventilation & Exhaust					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Air Handling Units					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	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	Domestic Hot Water Heaters	15,000		2	15	2013				15,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23,370	0	0	0	0						
18	Hot Water Baseboard Replacement	22,000		41	50	2022				0	0	0	0	0	0	0	0	28,705	0	0	0	0	0	0	0	0	0	0	0						
19	Provide Fire-rated Assemblies - Basement Ceiling/Walls/Doors	25,000		1	1	2013			4	25,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Replace Unit Heaters in Stairs and Common Hallways	6,300		18	20	2015				0	0	6,684	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		25,000	15,000	0	6,684	0	0	0	0	0	0	28,705	0	0	0	0	0	23,370	0	0	0	0	0				
28	Cumulative Reserve Balance							0		(95,120)	872,248	852,819	779,173	777,197	777,197	765,270	765,270	427,226	427,226	370,651	348,326	348,326	326,781	248,357	248,357	197,533	179,820	168,396	168,396	66,131					

Comprehensive Capital Needs Assessment Schedule

Building Electrical

Owner Sponsor Name:	New Opportunities, Inc.
Project Name:	Bishop Street
Project City / Town:	Waterbury

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

Number of Units:	12
Total Square Feet:	16,576
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						
2	Emergency Generator					2013					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						
4	Signaling / Communication					2013					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						
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	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Upgrade Building Fire Alarm Systems	45,000		18	20	2013					45,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	78,908						
19	Upgrade Building Intercom Systems	4,200		18	20	2013					4,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,365						
20	Upgrade Building Security System	25,000		1	1	2013			4	25,000	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		25,000	49,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	86,272	0						
28	Cumulative Reserve Balance							0		(95,120)	872,248	852,819	779,173	777,197	777,197	765,270	765,270	427,226	427,226	370,651	348,326	348,326	326,781	248,357	248,357	197,533	179,820	168,396	168,396	66,131					

Comprehensive Capital Needs Assessment Schedule

Building Elevator

Owner Sponsor Name:	New Opportunities, Inc.
Project Name:	Bishop Street
Project City / Town:	Waterbury

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

Number of Units:	12
Total Square Feet:	16,576
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						0	(95,120)	872,248	852,819	779,173	777,197	777,197	765,270	765,270	427,226	427,226	370,651	348,326	348,326	326,781	248,357	248,357	197,533	179,820	168,396	168,396	66,131							

Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	New Opportunities, Inc.
Project Name:	Bishop Street
Project City / Town:	Waterbury

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

Number of Units:	12
Total Square Feet:	16,576
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	Foundation / Floor Slab					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Framing & Columns					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Steel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Wood Framing					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Masonry Bearing Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18																																			
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		(95,120)	872,248	852,819	779,173	777,197	777,197	765,270	765,270	427,226	427,226	370,651	348,326	348,326	326,781	248,357	248,357	197,533	179,820	168,396	168,396	66,131					

Unit Living

Owner Sponsor Name:	New Opportunities, Inc.
Project Name:	Bishop Street
Project City / Town:	Waterbury

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

Number of Units:	12
Total Square Feet:	16,576
Default Inflation Rate:	3.0%

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Unit Bathrooms

Owner Sponsor Name:	New Opportunities, Inc.
Project Name:	Bishop Street
Project City / Town:	Waterbury

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

Number of Units:	12
Total Square Feet:	16,576
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	New Opportunities, Inc.
Project Name:	Bishop Street
Project City / Town:	Waterbury

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

Number of Units:	12
Total Square Feet:	16,576
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	New Vinyl Floors	9,360		2	15	2026			0	0	0	0	0	0	0	0	0	0	0	0	0	13,745	0	0	0	0	0	0	0						
18	Refrigerators	8,710		varies	15	2014			0	8,971	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13,977	0	0	0							
19	Cabinets/Countertop/Sink	46,800		18	25	2013			0	0	0	0	0	0	0	57,558	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Range	6,500		varies	20	2014			0	6,695	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21	Rangehood	3,653		varies	20	2014			0	3,763	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0						
22	NewType A Accessible Kitchen at the First Floor	6,000		1	1	2013		4	6,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	6,000	0	19,429	0	0	0	0	0	57,558	0	0	0	0	0	13,745	0	0	13,977	0	0	0	0						
28	Cumulative Reserve Balance						0	(95,120)	872,248	852,819	779,173	777,197	777,197	765,270	765,270	427,226	427,226	370,651	348,326	348,326	326,781	248,357	248,357	197,533	179,820	168,396	168,396	66,131							

Unit Electrical

Owner Sponsor Name:	New Opportunities, Inc.
Project Name:	Bishop Street
Project City / Town:	Waterbury

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

Number of Units:	12
Total Square Feet:	16,576
Default Inflation Rate:	3.0%

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Unit Mechanical

Owner Sponsor Name:	New Opportunities, Inc.
Project Name:	Bishop Street
Project City / Town:	Waterbury

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

Number of Units:	12
Total Square Feet:	16,576
Default Inflation Rate:	3.0%

[illegible]

Appendix A: Statement of Delivery

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

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