

# CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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and

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## Life Haven

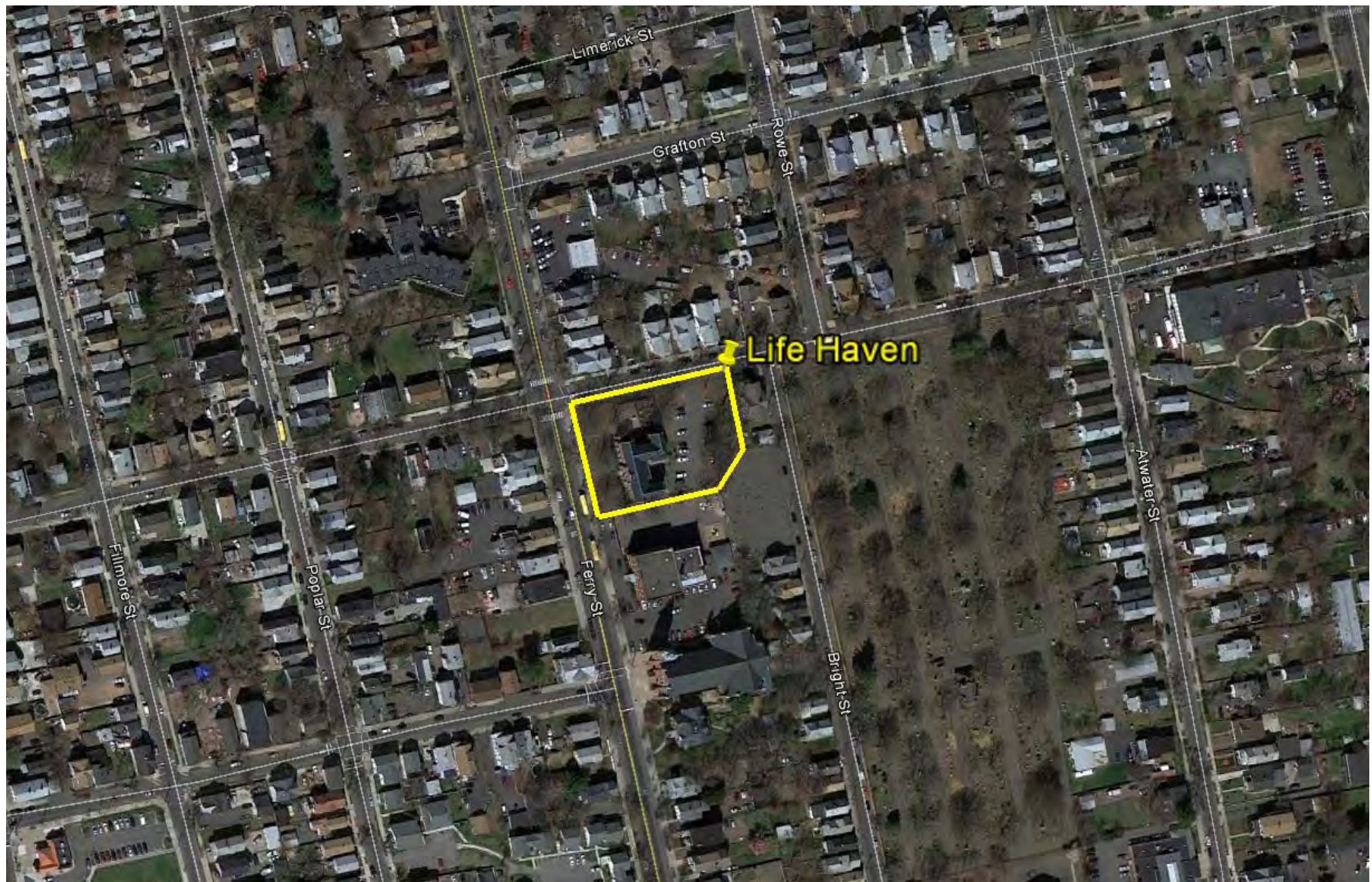
CHFA #77776H

New Haven Home Recovery  
New Haven, CT

May 26, 2013

*Final Report*





## Life Haven

447 Ferry Street  
New Haven, CT 06513





## Life Haven

447 Ferry Street  
New Haven, CT 06513

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

## Executive Summary

### Life Haven

New Haven, CT

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**Life Haven** provides temporary shelter housing, including meals, counseling, and daycare for pregnant young women and women with young children. The building is a former convent on Ferry Street in St. Francis Parish in a residential neighborhood in New Haven. The three story brick masonry bearing wall building dates from the 1880's and has monumental glazed and stained glass windows with stone trim and a pitched roof with slate shingles. The building was renovated into its current use in 1990 and has a full basement and attic. The building has a four stop elevator and is fully protected with a wet sprinkler system in the basement and on the three main floors; and it has a dry system in the attic as well. A foyer, front and rear administrative offices, licensed daycare center, lounge, and dining room served by a commercial kitchen are located on the ground floor. A full meal program is provided. The balance of the ground floor houses two offices, two common restrooms, the elevator and two sets of stairs, one set serving the basement to the attic and the other an open monumental stair from the ground floor to the third floor. There is also an enclosed egress stair on the rear of the building. There are currently seven bedrooms on the second floor with two common bathrooms, three administrative offices, and a TV room. The third floor contains eleven bedrooms with two common bathrooms, two administrative offices, and a TV room. There are portions of the basement that are habitable and are utilized for meetings and program. There is also a small library, dry goods storage, and general storage in the basement. The attic is used for storage. The facility has a total of 18 active bedrooms and houses up to 40 clients, including children. There are seventeen parking spaces serving the building with one accessible space.

The capital improvements since 1990 have included some painting, and some new carpet in the bedrooms, offices, corridors, and public areas, and new flooring in the dining room. There is currently a project planned to rehabilitate one of the common bathrooms. The windows, exterior doors, elevator, fire alarm system, and sprinklers are all original from 1990 and have only been repaired as needed. The

common restrooms, bathrooms and finishes in the common areas, program areas and administrative areas throughout the building 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 Life Haven include the following:

- Asphalt paving at the drive and parking is shown with crack repair and sealcoating periodically over the plan.
- Asphalt paving at drives and parking is shown to be overlaid early in the plan based on EUL and condition.
- Concrete walks and aluminum fencing are shown to be replaced mid-plan and chain link fencing late in the plan.
- Caulking at granite stairs, wood egress stair, ramp repairs, and eliminating trip hazards are shown in Year 1.
- Cleaning/repairing brick, stained glass, synthetic stucco, and slate and copper flashing and roofing is shown periodically over the plan.
- New windows and service doors are shown mid-plan.
- Floor/wall/ceiling finishes in the foyer, offices, lounge, dining room, basement and daycare are shown based on EUL and condition.
- Floor/wall/ceiling finishes in the common hallways, offices, TV rooms, stairs and stairways are shown based on EUL and condition.
- Unit doors and transom windows and egress stair sub-floor and handrails are shown to be repaired/refinished in Year 1.
- Floor/wall/ceiling finishes in the common laundry, restrooms and bathrooms are shown based on EUL and condition.
- Common restroom and bathroom fixtures, accessories, lights and exhaust fans are shown to be replaced early in the plan.
- Domestic hot water heaters are shown to be replaced early and late in the plan and the heating hot water boiler is Year 3.
- Upgrades to building fire alarm, security system and elevator are shown in Year 1 and sprinklers repaired periodically over the plan.
- Bedroom hung closet doors are shown to be replaced mid-plan; carpet is shown to be replaced mid-plan and painting early in the plan.
- New smoke detectors are shown early/mid/late plan and radiator covers replaced/repared throughout the plan.

Additional Notes:

1. The Physical Assessment of the property was conducted on Friday, May 10<sup>th</sup>, 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*.





Typical cracking and sub-base failure at asphalt parking lot behind building.



Trip hazards at concrete walks are shown to be eliminated in Year 1.



Curb stops to be reset and pinned.



Typical rusted post at ornamental aluminum fence scheduled to be replaced.





Daycare playgrounds are shown to be replaced late in the plan.



Repair and caulking at granite stairs in Year 1.



Wood tread nosings are cracked and shearing off, creating trip hazards. Repairs at egress stairs are shown in Year 1.



Patches indicate slate shingle replacements. Regular maintenance and repairs are shown over the plan.





Cracked and open grout joints at the concrete trim on the brick facades are scheduled to be repaired.



Brick repairs and tuck pointing at select locations are shown over the plan.



Lounge is shown to have wood floor repaired and refinished.



Vinyl flooring in Dining Room is new.



Commercial Kitchen and Chef's Office adjacent to the Dining Room.



Basement Library and program space.



Licensed daycare center is located in the convent chapel space.



Typical common hallway on all three floors.





Main stair adjacent to rear office off of parking lot.



New flooring at landings and treads at egress stair is shown in Year 1.



Second floor bathroom is in very poor condition and is shown to be completely renovated in Year 1.



Bedroom 310 - Typical small bedroom at 132 SF.



Bedroom 305 - Typical medium bedroom at 156 SF.



Bedroom 304 - Typical large bedroom at 194 SF.



Gas fired domestic hot water heater and storage tanks shown to be replaced in Year 3.



Gas fired heating water boiler is shown to be replaced in Year 3.



Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	New Haven Home Recovery
Project Name:	Life Haven
Project City / Town:	New Haven

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

Number of Units:	20
Total Square Feet:	18,828
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	5,285	0	21,218	0	18,809	0	0	51,732	3,528	0	0	0	35,644	4,090	0	0	0	7,452	4,742	0	0
2	Building Exterior	0	0	21,850	0	0	0	0	15,592	0	0	101,410	0	6,048	12,389	0	0	0	7,011	14,362	0	0	14,729	0
3	Roofing	0	0	4,000	0	0	0	0	4,637	0	0	0	0	5,376	0	0	0	0	6,232	0	0	0	0	0
4	Lobby - Mail Area	0	0	360	0	339	0	0	2,429	6	0	0	0	483	0	0	0	0	1,852	0	0	0	0	0
5	Community Room	0	0	10,215	0	16,416	0	0	19,966	0	0	0	0	6,592	0	1,103	0	0	15,907	0	4,215	0	0	0
6	Common Hallways	0	0	37,147	0	0	0	0	15,858	0	0	0	0	17,668	0	0	0	0	5,729	0	0	0	0	0
7	Common Stairways	0	6,000	25,101	0	0	0	0	0	0	0	0	0	2,711	0	0	0	0	11,922	0	0	0	0	0
8	Common Laundry	0	0	4,787	0	0	0	0	0	0	0	0	0	1,326	0	0	0	0	5,920	0	0	0	0	0
9	Common Area Restrooms	0	15,000	14,092	0	48,687	0	0	0	0	0	0	0	5,427	0	0	0	0	15,664	0	0	0	0	0
10	Building Boilers	0	0	0	0	117,760	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11	Building Mechanical	0	0	4,500	0	0	9,288	0	5,286	0	0	0	0	6,048	0	0	0	0	20,324	0	0	0	0	0
12	Building Electrical	0	0	25,000	0	0	43,709	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13	Building Elevator	0	0	50,000	0	47,741	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	4,000	0	0	0	0	14,065	0	0	0	0	11,599	0	0	0	0	18,903	0	0	0	0	0
16	Unit Kitchens	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17	Unit Bathrooms	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18	Unit Electrical	0	5,700	0	0	0	0	0	0	0	0	0	0	7,660	0	0	0	0	0	0	0	0	9,995	0
19	Unit Mechanical	0	0	2,000	0	0	0	0	2,319	0	0	0	0	2,688	0	0	0	0	3,209	0	0	0	0	0
20	Annual Planned Expenditures	0	26,700	208,337	0	252,161	52,997	18,809	80,152	6	51,732	104,938	0	73,626	12,389	36,747	4,090	0	112,671	14,362	11,667	4,742	24,724	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			1,130,000																				
23	Cumulative Reserve Balance	0	(26,700)	894,963	894,963	642,802	589,805	570,996	490,843	490,837	439,106	334,167	334,167	260,541	248,152	211,405	207,315	207,315	94,643	80,281	68,614	63,873	39,148	

## Site Improvements

Number of Units:	20
Total Square Feet:	18,828
Default Inflation Rate:	3.0%

SpreadsheetLifeHaven\_5\_15\_Preliminary 5/15/2013



## Building Exterior

Owner Sponsor Name:	New Haven Home Recovery
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Project City / Town:	New Haven

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Life Haven • Capital Needs Assessment • © On-Site Insight

Comprehensive Capital Needs Assessment Schedule

Roofing

Owner Sponsor Name:	New Haven Home Recovery
Project Name:	Life Haven
Project City / Town:	New Haven

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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	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Repair Slate Roofing	10,000		23	20	2013					2,500	0	0	0	0	2,898	0	0	0	0	3,360	0	0	0	0	3,895	0	0	0	0					
19	Repair Copper Flashing and Copper Roofing	6,000		23	30	2013					1,500	0	0	0	0	1,739	0	0	0	0	2,016	0	0	0	0	2,337	0	0	0	0					
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	4,000	0	0	0	0	0	4,637	0	0	0	0	5,376	0	0	0	0	6,232	0	0	0	0	0			
28	Cumulative Reserve Balance							0		(26,700)	894,963	894,963	642,802	589,805	570,996	490,843	490,837	439,106	334,167	334,167	260,541	248,152	211,405	207,315	207,315	94,643	80,281	68,614	63,873	39,148					



Comprehensive Capital Needs Assessment Schedule

Lobby / Mail Area

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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	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Mail Facilities					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	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	Clean and Repair Foyer Tile Flooring	320		23	25	2015				0	0	339	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Foyer Painting Walls and Ceiling	360		23	10	2013				360	0	0	0	0	0	0	0	0	0	483	0	0	0	0	0	0	0	0	0						
21	Front Office Carpet	513		10	15	2018				0	0	0	0	0	595	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
22	Front Office Painting Walls and Ceiling	666		5	10	2018				0	0	0	0	0	772	0	0	0	0	0	0	0	0	0	1,038	0	0	0	0						
23	Main Office Carpet	378		10	15	2018				0	0	0	0	0	438	6	0	0	0	0	0	0	0	0	0	0	0	0	0						
24	Main Office Painting Walls and Ceiling	538		5	10	2018				0	0	0	0	0	624	0	0	0	0	0	0	0	0	0	814	0	0	0	0						
25																																			
26																																			
27	Annual Planned Expenditures							0		0	360	0	339	0	0	2,429	6	0	0	0	483	0	0	0	0	1,852	0	0	0	0	0				
28	Cumulative Reserve Balance							0		(26,700)	894,963	894,963	642,802	589,805	570,996	490,843	490,837	439,106	334,167	334,167	260,541	248,152	211,405	207,315	207,315	94,643	80,281	68,614	63,873	39,148					

Comprehensive Capital Needs Assessment Schedule

Community Room

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Project City / Town:	New Haven

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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	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				
18	Refinish Lounge Wood Flooring and New Lounge Office Carpet	2,790		23	15	2013					2,790	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,347	0	0	0	0	0				
19	Lounge and Lounge Office Painting Walls and Ceiling	1,882		10	10	2013					1,882	0	0	0	0	0	0	0	0	0	2,530	0	0	0	0	0	0	0	0	0	0				
20	Dining Room Vinyl Flooring	2,550		2	15	2015					0	0	2,705	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,215	0	0	0				
21	Dining Room Painting Walls and Ceiling	1,256		10	10	2013					1,256	0	0	0	0	0	0	0	0	0	1,688	0	0	0	0	0	0	0	0	0	0				
22	Basement Library Vinyl Flooring	5,600		10	15	2018					0	0	0	0	0	6,492	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
23	Basement Library Painting Walls and Clg	1,766		10	10	2013					1,766	0	0	0	0	0	0	0	0	0	2,374	0	0	0	0	0	0	0	0	0	0				
24	Daycare Carpet	2,565		10	15	2018					0	0	0	0	0	2,974	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
25	Daycare Paintintg Walls and Ceiling	4,900		5	10	2018					0	0	0	0	0	5,681	0	0	0	0	0	0	0	0	0	7,634	0	0	0	0	0				
26																																			
27	Annual Planned Expenditures							0		0	10,215	0	16,416	0	0	19,966	0	0	0	0	6,592	0	1,103	0	0	15,907	0	4,215	0	0	0	0			
28	Cumulative Reserve Balance							0		(26,700)	894,963	894,963	642,802	589,805	570,996	490,843	490,837	439,106	334,167	334,167	260,541	248,152	211,405	207,315	207,315	94,643	80,281	68,614	63,873	39,148					



Comprehensive Capital Needs Assessment Schedule

Common Hallways

Owner Sponsor Name:	New Haven Home Recovery
Project Name:	Life Haven
Project City / Town:	New Haven

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

Number of Units:	20
Total Square Feet:	18,828
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls 1					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Walls 2					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Walls 3					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Ceiling 1					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Ceiling 2					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Ceiling 3					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Floors 1					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Floors 2					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Floors 3					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Unit Doors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Hand Railings					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Interior Lighting 1					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Interior Lighting 2					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Interior Lighting 3					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Common Doors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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	Common Hallways Carpet	7,146		10	15	2018					0	0	0	0	0	8,284	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Common Hallways Painting Walls and Ceilings	13,147		10	10	2013					13,147	0	0	0	0	0	0	0	0	0	17,668	0	0	0	0	0	0	0	0						
20	Repair/Refinish 20-Minute Fire Rated Doors/Frames	15,600		1	1	2013					15,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21	Repair/Refinish 20-Minute Fire Rated Windows with Closers	8,400		1	1	2013					8,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
22	7 Offices Off Common Hallways Carpet	2,328		10	15	2018					0	0	0	0	0	2,699	0	0	0	0	0	0	0	0	0	0	0	0	0						
23	7 Offices Off Common Hallways Painting Walls and Ceilings	3,161		5	10	2018					0	0	0	0	0	3,665	0	0	0	0	0	0	0	0	0	0	4,925	0	0	0					
24	2 Television Rooms Off Common Hallways Carpet	528		10	15	2018					0	0	0	0	0	612	0	0	0	0	0	0	0	0	0	0	0	0	0						
25	2 Television Rooms Painting Walls and Ceilings	516		5	10	2018					0	0	0	0	0	598	0	0	0	0	0	0	0	0	0	0	804	0	0	0					
26																																			
27	Annual Planned Expenditures							0		0	37,147	0	0	0	0	0	15,858	0	0	0	0	17,668	0	0	0	0	5,729	0	0	0	0	0			
28	Cumulative Reserve Balance							0		(26,700)	894,963	894,963	642,802	589,805	570,996	490,843	490,837	439,106	334,167	334,167	260,541	248,152	211,405	207,315	207,315	94,643	80,281	68,614	63,873	39,148					

Comprehensive Capital Needs Assessment Schedule

Common Stairways

Owner Sponsor Name:	New Haven Home Recovery
Project Name:	Life Haven
Project City / Town:	New Haven

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

Number of Units:	20
Total Square Feet:	18,828
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	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	New Fire-rated Doors at Egress Stair	2,520		1	1	2013					2,520	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Vinyl Flooring at Main Stair Hall and Egress Stair Landings	2,000		23	15	2013					2,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,116	0	0	0	0					
20	Common Stairways Vinyl Treads and Risers	5,652		23	15	2013					5,652	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,806	0	0	0	0					
21	Common Stairways Painting Walls and Ceiling	2,017		10	10	2013					2,017	0	0	0	0	0	0	0	0	0	2,711	0	0	0	0	0	0	0	0	0					
22	Repair/Replace Handrails and Add Guardrails at Main Stair	6,912		23	35	2013					6,912	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
23	Repairs to Sub-floor at Egress Stair Landings	6,000		1	1	2013			4	6,000	6,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		6,000	25,101	0	0	0	0	0	0	0	0	0	2,711	0	0	0	0	11,922	0	0	0	0	0				
28	Cumulative Reserve Balance							0		(26,700)	894,963	894,963	642,802	589,805	570,996	490,843	490,837	439,106	334,167	334,167	260,541	248,152	211,405	207,315	207,315	94,643	80,281	68,614	63,873	39,148					



Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	New Haven Home Recovery
Project Name:	Life Haven
Project City / Town:	New Haven

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

Number of Units:	20
Total Square Feet:	18,828
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	565		23	10	2013				565	0	0	0	0	0	0	0	0	0	760	0	0	0	0	0	0	0	0	0	0					
2	Ceilings	422		23	10	2013				422	0	0	0	0	0	0	0	0	0	567	0	0	0	0	0	0	0	0	0	0					
3	Floors	3,400		23	15	2013				3,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,297	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		23	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	4,787	0	0	0	0	0	0	0	0	0	1,326	0	0	0	0	5,920	0	0	0	0	0	0					
28	Cumulative Reserve Balance						0	(26,700)	894,963	894,963	642,802	589,805	570,996	490,843	490,837	439,106	334,167	334,167	260,541	248,152	211,405	207,315	207,315	94,643	80,281	68,614	63,873	39,148							

## Common Area Restrooms

Number of Units:	20
Total Square Feet:	18,828
Default Inflation Rate:	3.0%

[illegible]

## Building Boilers

Owner Sponsor Name:	New Haven Home Recovery
Project Name:	Life Haven
Project City / Town:	New Haven

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

Number of Units:	20
Total Square Feet:	18,828
Default Inflation Rate:	3.0%

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## Building Mechanical

Number of Units:	20
Total Square Feet:	18,828
Default Inflation Rate:	3.0%

SpreadsheetLifeHaven\_5\_15\_Preliminary 5/15/2013

## Building Electrical

Owner Sponsor Name:	New Haven Home Recovery
Project Name:	Life Haven
Project City / Town:	New Haven

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

Number of Units:	20
Total Square Feet:	18,828
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Elevator

Owner Sponsor Name:	New Haven Home Recovery
Project Name:	Life Haven
Project City / Town:	New Haven

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

Number of Units:	20
Total Square Feet:	18,828
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	Controller/Dispatcher Upgrade	35,000		23	20	2013				35,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Finishes Upgrade	15,000		23	20	2013				15,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Re-sleeve Piston	45,000		23	25	2015				0	0	47,741	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	50,000	0	47,741	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							0		(26,700)	894,963	894,963	642,802	589,805	570,996	490,843	490,837	439,106	334,167	334,167	260,541	248,152	211,405	207,315	207,315	94,643	80,281	68,614	63,873	39,148					



Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	New Haven Home Recovery
Project Name:	Life Haven
Project City / Town:	New Haven

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

Number of Units:	20
Total Square Feet:	18,828
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		(26,700)	894,963	894,963	642,802	589,805	570,996	490,843	490,837	439,106	334,167	334,167	260,541	248,152	211,405	207,315	207,315	94,643	80,281	68,614	63,873	39,148					

Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	New Haven Home Recovery
Project Name:	Life Haven
Project City / Town:	New Haven

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

Number of Units:	20
Total Square Feet:	18,828
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	Bedroom Carpet	8,631		5	15	2023				0	0	0	0	0	0	0	0	11,599	0	0	0	0	0	0	0	0	0	0	0						
18	Bedroom Painting Walls and Ceiling	12,133		5	10	2018				0	0	0	0	0	14,065	0	0	0	0	0	0	0	0	0	18,903	0	0	0	0						
19	Repair/Refinish Closet Hung Doors	4,000		1	1	2013				4,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	4,000	0	0	0	0	14,065	0	0	0	0	11,599	0	0	0	0	18,903	0	0	0	0	0				
28	Cumulative Reserve Balance							0		(26,700)	894,963	894,963	642,802	589,805	570,996	490,843	490,837	439,106	334,167	334,167	260,541	248,152	211,405	207,315	207,315	94,643	80,281	68,614	63,873	39,148					

Comprehensive Capital Needs Assessment Schedule

Unit Bathrooms

Owner Sponsor Name:	New Haven Home Recovery
Project Name:	Life Haven
Project City / Town:	New Haven

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

Number of Units:	20
Total Square Feet:	18,828
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	Ceiling					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Lavatory / Vanity					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Toilet					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Tub / Surround					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Floor					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Accessories					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Lighting Features					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Exhaust Fan					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	GFI Outlet					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		(26,700)	894,963	894,963	642,802	589,805	570,996	490,843	490,837	439,106	334,167	334,167	260,541	248,152	211,405	207,315	207,315	94,643	80,281	68,614	63,873	39,148					



## Unit Kitchens

Owner Sponsor Name:	New Haven Home Recovery
Project Name:	Life Haven
Project City / Town:	New Haven

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

Number of Units:	20
Total Square Feet:	18,828
Default Inflation Rate:	3.0%

[illegible]

## Unit Electrical

Number of Units:	20
Total Square Feet:	18,828
Default Inflation Rate:	3.0%

SpreadsheetLifeHaven\_5\_15\_Preliminary 5/15/2013

## Unit Mechanical

Number of Units:	20
Total Square Feet:	18,828
Default Inflation Rate:	3.0%

SpreadsheetLifeHaven\_5\_15\_Preliminary 5/15/2013



## **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.