

# CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

**Connecticut Housing Finance Authority**

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and

**Recap Real Estate Advisors**

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## Safe Futures

CHFA # 88881H

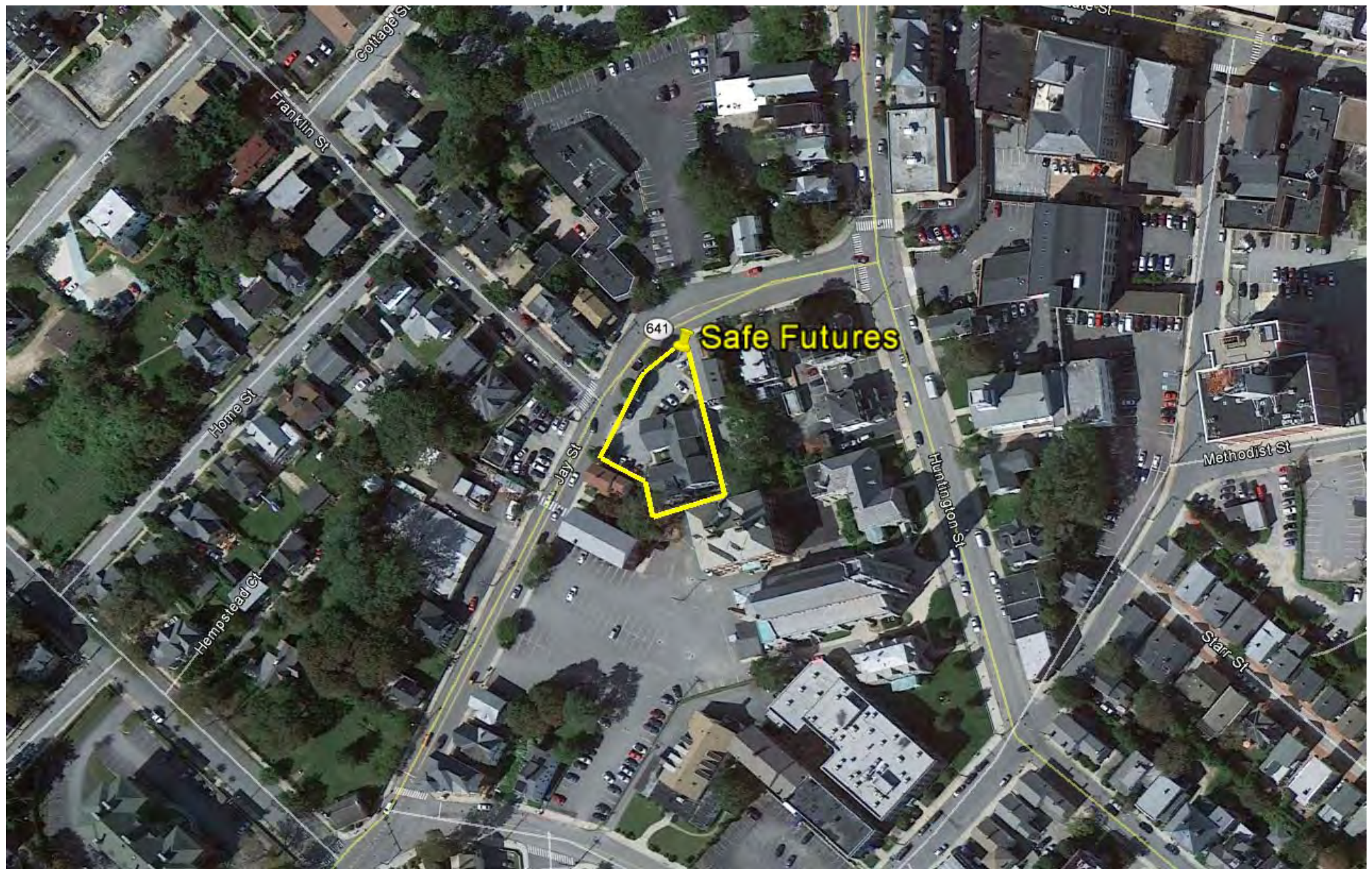
Safe Futures of CT

New London, CT

May 29, 2013

*Final Report*





## Safe Futures

34 Jay Street  
New London, CT 06320





## Safe Futures

34 Jay Street

New London, CT 06320

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

## Executive Summary

### Safe Futures

New London, CT

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**Safe Futures** is women's shelter that is comprised of 1 residential building that includes 2 one-bedroom, 4 two-bedroom, and 3 three-bedroom units. Original construction of the development dates to 1990.

Overall the development is in fair condition. As shown on the attached capital needs worksheets, the development faces significant capital needs in the near term. 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 unfunded at the time this report was prepared. Based on these projections, the development is seen as requiring an infusion of additional capital.

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

- The asphalt covered parking area was observed to be in fair overall condition. Costs to resurface the parking area are shown in Year 10 of the plan. Costs are shown in Year 1 to create an ADA compliant curb-cut, level the pitch of the designated parking spaces, and restripe the parking spot with a compliant (60-inch wide) access aisle.
- The vinyl siding was observed to be in good overall condition. Future replacement costs are shown in Year 13 of the plan. Costs to power wash the vinyl siding are shown every seven Years starting in Year 1 of the plan. Window replacement is shown in Year 8 of the plan.

- The roof was observed to be in fair overall condition. Replacement costs are shown in Year 3 of the plan.
- Most vinyl flooring (VCT) throughout the building is original. Costs are shown to replace all the vinyl flooring in the first several years of the plan.
- Common areas are largely compliant with ADA regulations. Costs are shown to reposition grab bars, insulate restroom piping, install lever door hardware throughout the common areas, and reconfigure the laundry room. Compliant (front loading) equipment should be requested from the laundry equipment vender. In addition, community room cabinetry should be replaced with appropriate models.
- The fire alarm control panel is original to the development. Costs to replace the panel and various peripheral equipment are shown in Year 1 of the plan.
- Costs are shown to replace the original VCT flooring in the dwelling units over the first 8 years of the plan. Tubs and surrounds are shown for replacement in Year 5-9 of the plan. Most kitchen appliances are original to the development. Cabinetry and countertops are original. Costs to replace kitchen finishes and appliances are shown in the first four years of the plan.
- Costs are shown to install smoke detectors in all unit bedrooms in Year 1. Future replacement costs are shown every seven years.
- Costs to replace the original air conditioning units and domestic hot water tanks are shown in Year 1 & 2.

Additional Notes:

1. The Physical Assessment of the property was conducted on *May 5<sup>th</sup>, 2013*. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Daniel Iles. 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*.



View of the asphalt paved parking area



Concrete walkway and steps



View of the side alleyway and walkway



Playground area





Central Fire Alarm Control panel



View of the Domestic hot water tank (Common Area)



The community room and office area feature wall A/C units



Front elevation and typical architecture





Typical siding condition and view of the windows



Asphalt covered roof



The community room play area



The community room computer area



View of a sitting area in the donation center



View of the laundry room



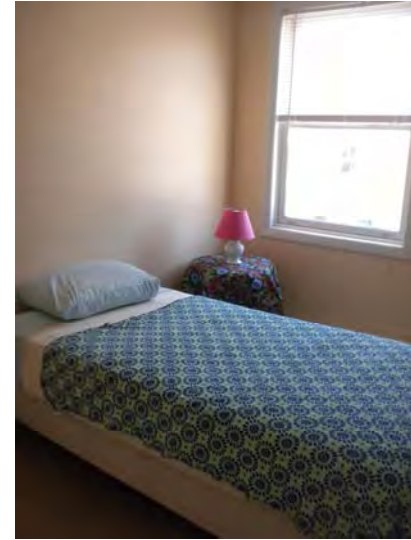
View of the public restroom



Typical hallway view



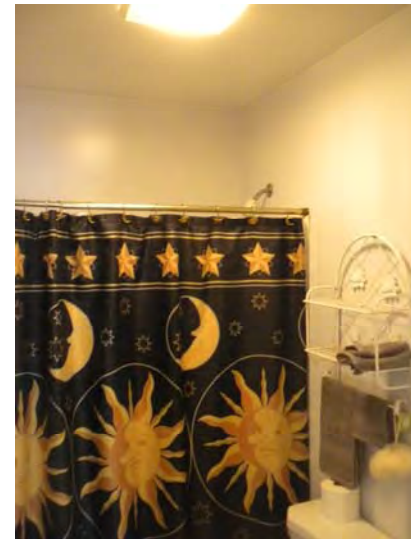
Kitchen cabinetry and appliances



Typical bedroom and furnishings



View of the new vanities and toilets



Typical restroom view





Example of an electric domestic hot water tank



Typical unit circuit breaker

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Safe Futures Inc.
Project Name:	Safe Futures
Project City / Town:	New London

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 9, 2013

Number of Units:	9
Total Square Feet:	8,540
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	
Annual Replacement Reserve Contribution:	
Additional Misc. Contribution:	

	Component	Total Planned Expenditures by Year																						Revitalization
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
				2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Site Improvements	0	0	14,029	0	0	0	0	2,352	0	0	0	15,881	3,398	0	0	1,983	0	17,182	0	0	0	0	0
2	Building Exterior	0	0	2,244	0	2,732	0	0	0	0	24,512	0	0	1,875	0	69,320	0	3,394	0	0	0	0	0	0
3	Roofing	0	0	0	0	21,795	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	8,523	0	3,603	0	0	0	0	0	0	0	2,665	0	2,874	0	0	0	0	0	0	0	0
6	Common Hallways	0	0	2,422	1,207	0	0	0	0	0	0	0	0	1,726	0	0	0	0	0	0	0	851	0	0
7	Common Stairways	0	0	7,516	0	7,062	0	0	0	0	0	0	0	4,725	0	0	0	0	0	0	0	0	0	0
8	Common Laundry	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9	Common Area Restrooms	0	0	179	0	0	0	0	0	0	0	0	0	240	0	0	0	0	0	0	0	0	0	0
10	Building Boilers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11	Building Mechanical	0	0	10,420	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16,234	0	0	0	0	0
12	Building Electrical	0	0	8,250	0	0	983	0	0	0	0	1,140	0	0	0	0	1,322	0	0	0	0	8,342	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	7,558	5,927	6,104	6,288	6,476	6,670	11,384	7,077	1,900	1,957	2,016	2,076	2,139	2,203	2,269	8,965	9,233	9,510	9,796	10,090	0
16	Unit Kitchens	0	0	11,258	11,596	11,894	8,680	251	259	266	274	282	291	3,649	3,759	318	327	3,378	3,479	3,583	369	380	391	0
17	Unit Bathrooms	0	0	0	0	0	0	3,485	3,589	3,697	3,808	3,922	0	0	0	0	0	0	0	0	0	0	5,918	0
18	Unit Electrical	0	0	5,985	0	0	0	0	0	6,352	0	0	0	0	0	0	7,813	0	0	0	0	0	0	0
19	Unit Mechanical	0	0	10,891	9,163	2,419	2,491	2,566	2,643	2,722	2,804	2,888	5,056	0	0	0	0	0	4,349	4,479	0	0	0	0
20	Annual Planned Expenditures	0	0	89,274	27,892	55,609	18,442	12,778	15,513	24,422	38,475	10,133	23,185	20,294	5,835	74,651	13,647	9,041	50,208	17,296	9,879	19,369	16,399	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			575,000																				
23	Cumulative Reserve Balance	0	0	485,726	457,834	402,225	383,783	371,005	355,492	331,070	292,595	282,462	259,276	238,983	233,148	158,497	144,849	135,809	85,600	68,304	58,425	39,057	22,658	

Comprehensive Capital Needs Assessment Schedule

Site Improvements

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Project Name:	Safe Futures
Project City / Town:	New London

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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	12,172		11	20	2022				0	0	0	0	0	0	0	0	0	15,881	0	0	0	0	0	0	0	0	0	0	0					
2	Crack Fill / Sealant	2,029		5	5	2013				2,029	0	0	0	0	0	2,352	0	0	0	0	2,726	0	0	0	0	0	3,160	0	0	0	0				
3	Concrete Sidewalks	500		20	30	2023				0	0	0	0	0	0	0	0	0	0	672	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	0					
5	Fencing					2013				0	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	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	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	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	0					
10	Chain Link Gates	1,350		2	15	2026				0	0	0	0	0	0	0	0	0	0	0	0	0	1,983	0	0	0	0	0	0	0					
11	Playground Equipment	9,000		15	15	2013				9,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14,022	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	ADA Upgrades	3,000		ADD	25	2013				3,000	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	14,029	0	0	0	0	2,352	0	0	0	15,881	3,398	0	0	1,983	0	17,182	0	0	0	0	0	0					
28	Cumulative Reserve Balance						0	0	485,726	457,834	402,225	383,783	371,005	355,492	331,070	292,595	282,462	259,276	238,983	233,148	158,497	144,849	135,809	85,600	68,304	58,425	39,057	22,658							



## Building Exterior

Owner Sponsor Name:	Safe Futures Inc.
Project Name:	Safe Futures
Project City / Town:	New London

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 9, 2013

Number of Units:	9
Total Square Feet:	8,540
Default Inflation Rate:	3.0%

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## Roofing

Owner Sponsor Name:	Safe Futures Inc.
Project Name:	Safe Futures
Project City / Town:	New London

Current Year:	2013
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Report Date:	May 9, 2013

Number of Units:	9
Total Square Feet:	8,540
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Safe Futures • Capital Needs Assessment • © On-Site Insights

Comprehensive Capital Needs Assessment Schedule

Lobby / Mail Area

Owner Sponsor Name:	Safe Futures Inc.
Project Name:	Safe Futures
Project City / Town:	New London

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 9, 2013

Number of Units:	9
Total Square Feet:	8,540
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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	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																																			
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21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						0	0	485,726	457,834	402,225	383,783	371,005	355,492	331,070	292,595	282,462	259,276	238,983	233,148	158,497	144,849	135,809	85,600	68,304	58,425	39,057	22,658							



## Community Room

Owner Sponsor Name:	Safe Futures Inc.
Project Name:	Safe Futures
Project City / Town:	New London

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 9, 2013

Number of Units:	9
Total Square Feet:	8,540
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Common Hallways

Owner Sponsor Name:	Safe Futures Inc.
Project Name:	Safe Futures
Project City / Town:	New London

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 9, 2013

Number of Units:	9
Total Square Feet:	8,540
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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	Walls 1	1,002		10	10	2013				1,002	0	0	0	0	0	0	0	0	0	1,347	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	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	0	0					
4	Ceiling 1	282		10	10	2013				282	0	0	0	0	0	0	0	0	0	379	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	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	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	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	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	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	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	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	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	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	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	0	0					
16	Floors	500		2	20	2031				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	851	0						
17	Floors 1	2,275		23	20	2013				1,138	1,207	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
18																																			
19																																			
20																																			
21																																			
22																																			
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24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	2,422	1,207	0	0	0	0	0	0	0	0	1,726	0	0	0	0	0	0	0	851	0	0						
28	Cumulative Reserve Balance						0	0	485,726	457,834	402,225	383,783	371,005	355,492	331,070	292,595	282,462	259,276	238,983	233,148	158,497	144,849	135,809	85,600	68,304	58,425	39,057	22,658							

## Common Stairways

Number of Units:	9
Total Square Feet:	8,540
Default Inflation Rate:	3.0%

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## Common Laundry

Number of Units:	9
Total Square Feet:	8,540
Default Inflation Rate:	3.0%

Safe Futures • Capital Needs Assessment • © On-Site Insights



## Common Area Restrooms

Owner Sponsor Name:	Safe Futures Inc.
Project Name:	Safe Futures
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Number of Units:	9
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## Building Boilers

Owner Sponsor Name:	Safe Futures Inc.
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Number of Units:	9
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## Building Mechanical

Number of Units:	9
Total Square Feet:	8,540
Default Inflation Rate:	3.0%

13324 - Safe Futures - FINAL SS 5/29/2013

## Building Electrical

Owner Sponsor Name:	Safe Futures Inc.
Project Name:	Safe Futures
Project City / Town:	New London

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 9, 2013

Number of Units:	9
Total Square Feet:	8,540
Default Inflation Rate:	3.0%

[illegible]



## Building Elevator

Owner Sponsor Name:	Safe Futures Inc.
Project Name:	Safe Futures
Project City / Town:	New London

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 9, 2013

Number of Units:	9
Total Square Feet:	8,540
Default Inflation Rate:	3.0%

[illegible]

## Building Structural

Number of Units:	9
Total Square Feet:	8,540
Default Inflation Rate:	3.0%

13324 - Safe Futures - FINAL SS 5/29/2013

## Unit Living

Owner Sponsor Name:	Safe Futures Inc.
Project Name:	Safe Futures
Project City / Town:	New London

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 9, 2013

Number of Units:	9
Total Square Feet:	8,540
Default Inflation Rate:	3.0%

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## Unit Bathrooms

Owner Sponsor Name:	Safe Futures Inc.
Project Name:	Safe Futures
Project City / Town:	New London

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 9, 2013

Number of Units:	9
Total Square Feet:	8,540
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Safe Futures Inc.
Project Name:	Safe Futures
Project City / Town:	New London

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 9, 2013

Number of Units:	9
Total Square Feet:	8,540
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	Cabinets	28,350		23	25	2013			7,088	7,301	7,520	7,745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Countertops	4,985		varies	10	2023			0	0	0	0	0	0	0	0	0	3,349	3,450	0	0	0	0	0	0	0	0	0	0						
19	Refrigerators	6,030		varies	15	2013			2,010	2,070	2,083	0	0	0	0	0	0	0	0	0	0	0	3,040	3,132	3,225	0	0	0	0						
20	Ranges	3,915		23	20	2013			1,305	1,344	1,384	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21	Rangehood	2,529		23	25	2013			632	651	670	691	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
22	Microwave oven	2,007		varies	9	2013			223	230	237	244	251	259	266	274	282	291	300	309	318	327	337	347	358	369	380	391							
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	11,258	11,596	11,894	8,680	251	259	266	274	282	291	3,649	3,759	318	327	3,378	3,479	3,583	369	380	391	0						
28	Cumulative Reserve Balance						0	0	485,726	457,834	402,225	383,783	371,005	355,492	331,070	292,595	282,462	259,276	238,983	233,148	158,497	144,849	135,809	85,600	68,304	58,425	39,057	22,658							

## Unit Electrical

Number of Units:	9
Total Square Feet:	8,540
Default Inflation Rate:	3.0%

13324 - Safe Futures - FINAL SS 5/29/2013

## Unit Mechanical

Owner Sponsor Name:	Safe Futures Inc.
Project Name:	Safe Futures
Project City / Town:	New London

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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	Radiators					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Unit Temperature Controls					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Air Conditioning Unit / Sleeve					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Thermostats	1,995		23	20	2013			1,995	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	Electric Baseboard	22,800		23	20	2013			2,280	2,348	2,419	2,491	2,566	2,643	2,722	2,804	2,888	2,975	0	0	0	0	0	0	0	0	0	0							
19	Domestic Hot Water Tank	7,650		23	15	2013			3,825	3,940	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	Air Conditioning	5,583		23	15	2013			2,791	2,875	0	0	0	0	0	0	0	0	0	0	0	0	0	4,349	4,479	0	0	0							
21	Air Conditioning	1,595		5	15	2013			0	0	0	0	0	0	0	0	0	2,081	0	0	0	0	0	0	0	0	0	0							
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	10,891	9,163	2,419	2,491	2,566	2,643	2,722	2,804	2,888	5,056	0	0	0	0	0	4,349	4,479	0	0	0	0						
28	Cumulative Reserve Balance						0	0	485,726	457,834	402,225	383,783	371,005	355,492	331,070	292,595	282,462	259,276	238,983	233,148	158,497	144,849	135,809	85,600	68,304	58,425	39,057	22,658							

## **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.