

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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

and

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



Second Stage

CHFA # 88884H

Meriden Wallingford Chrysalis

Meriden, CT

April 12, 2013

Final Report

At the request of the property representative and for resident confidentiality, no maps have been included in this report.

The flood data for this location indicates that the property is situated in Zone X which is Outside the 500-year floodplain and Outside the 1% and 0.2% annual chance floodplains.

Executive Summary

Second Stage

Meriden, CT

Second Stage is a residential facility for women and their children, located in a mixed residential and commercial neighborhood. This converted, multi-story, former Victorian era building dates to the late 1800s, having undergone some rehabilitation in 1992. The facility is of a duplex type design, with 11 bedrooms for resident use, common living and kitchen areas, and several bathrooms (one of which on the first floor has been modified for handicap accessibility purposes). Few features (other than the bathroom) on the first floor of the building meet accessibility requirements, and the building does present structural limitations in providing adequate clearances in some spaces due to its age and overall first floor layout.

Overall, the facility is in fair condition. As shown on the attached capital needs worksheets, the property faces significant capital expenditures over the term of the plan. Property representatives noted that no Capital Reserve funding is in place for the facility. Based on capital expenditure projections, the development is seen as requiring the establishment of replacement reserve funding and/or an infusion of outside capital.

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

- Site features such as parking, the dumpster and enclosure fencing, some walkways, and the play area equipment are shared with an adjacent property (costs split 50% to 50%). Hence, costs are shown accordingly in the “Site Improvements” section. The parking surfaces display cracking, vehicle fluid staining, and significant subsidence due to trash hauler vehicle traffic. Resurfacing costs are shown in Year 1, with future maintenance allowances shown periodically throughout the plan. Concrete and stone paved walks vary in age and condition. Repair allowances are shown in the plan. Accessibility on site would be improved by creating a concrete walkway leading to the play area and equipment. Play equipment is due for replacement with more accessible models, and ground cover should be

addressed. Walks at the front yard of the building are shown for repairs / upgrades in Year 2. The pole fixture is to be updated by Year 4. Landscaping improvements would include tree pruning and general yard clean-up.

- The building is primarily clad with vinyl siding. There are some painted wood trim elements, including support columns and the ceilings at the front porch. Vinyl siding exhibits some organic material growth and minimal damage. Repair and powerwashing allowances are shown early in the plan. Replacement is anticipated by Year 9. Wood repair and painting allowances are shown every five years in the plan starting in Years 1-2. The original front entrance doors are shown for refurbishment in Years 4 and 17. The common/service doors at the rear of the building are shown being replaced in Years 1-2. A bulkhead door at the side of the building is addressed by Year 4. Most windows are original or date to the 1992 rehab. Older windows are shown for replacement with more energy efficient models in Year 1. The front porch structure displays some deterioration, and railings do not meet code requirements. Repair / refurbishment costs are shown in Years 1-2 and again later in the plan. Roofing shingles display some lifting and staining. Decking deflection was evident as well. Replacement is anticipated by Year 4. The slightly pitched, rubber membrane covered roofs over the rear wing and front porch has recently been replaced, and future replacement costs are shown in Year 20. An engineering and remediation allowance is carried for possible evaluation and repair of the building's foundations and overall wood-framed structure.

- Interior common areas within the facility include a living room, play room, two kitchens, a pantry, management office, four full baths, and a half bath. Interior finishes and fixtures receive hard use by residents. Most finishes are due to be updated (painting; wood floor refinishing; vinyl flooring replacement). Redecorating costs are shown within the first two years of the plan, with future costs shown periodically. Kitchens are to be updated with new cabinetry and appliances. Baths are in need of updated fixtures and wall accessories. Most tubs and surrounds are due for major refurbishment or replacement as well. Accessibility improvements would include the installation of compliant cabinetry in kitchens, the installation of wall hung sinks in all baths, the addition of grab bars at select locations, and the installation of a front load laundry washer and dryer on the first floor, preferably in the pantry closet where hook-ups currently exist. Bedrooms are continually due for painting and for wood floor refinishing / vinyl replacement.

- The domestic hot water tanks serving the facility are shown for replacement twice in the plan. Heating boilers have recently been replaced. Exterior lighting should be replaced concurrent with siding work. The fire/smoke detection devices are supervised by a Fire Lite monitoring panel. This system will be due for future upgrades by Year 13. Air conditioners are replaced, as needed, throughout most years of the plan.

Additional Notes:

1. The Physical Assessment of the property was conducted on Thursday, March 28th, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Craig Torres. We would like to thank Ms. Sharlene Kerekejza and the facility's staff for their assistance.
2. There were no "drawings" or "blueprints" available for review for this property. Dimensional information in this report was procured via field measurements during the assessment and from aerial satellite imagery from the GoogleMaps website.
3. Cost estimates used in this assessment are based on data from *RS Means Facilities and Construction Cost Data*. These cost estimates have been applied uniformly across the entire study portfolio to help ensure consistency of future projections. Actual owner and/or site pricing could vary significantly.
4. Unless required by fire, safety, or accessibility codes, items are typically shown being replaced in kind and do not include any planned upgrades or potential upgrade opportunities.
5. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.
6. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.



1. Deteriorating and settling paving at parking lot



2. Unsanitary conditions at dumpster - enclosure area



3. Minimal damage and organic material growth at vinyl siding



4. Peeling paint finish at decorative trim elements



5. Wood deterioration at front porch



6. Decking and column base deterioration at front porch



7. Original front doors to be refurbished



8. Door threshold modifications needed at accessible entrance



9. Pitched, shingled roofs exhibiting varying conditions



10. Possible structural concerns at grade level of rear wing - engineer to evaluate



11. Typical common hallway finishes



12. Stairway finishes



13. View of the play room finishes and furnishings



14. Accessible bath at first floor



15. Typical bathroom fixtures



16. Kitchen at left side, to renovate



17. Kitchen at right side, somewhat better conditions



18. Damaged radiators and covers in most rooms



19. Heating and DHW equipment in basement



20. Fire detection - monitoring panel, located in front foyer

Comprehensive Capital Needs Assessment Schedule

Summary

| | |
|----------------------|-------------------------------|
| Owner Sponsor Name: | Meriden Wallingford Chrysalis |
| Project Name: | Second Stage |
| Project City / Town: | Meriden, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | April 12, 2013 |

| | |
|-------------------------|-----------|
| Number of Units: | 11 bedrms |
| Total Square Feet: | 7,000 |
| Default Inflation Rate: | 3.0% |

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

| | Component | Total Planned Expenditures by Year | | | | | | | | | | | | | | | | | | | | | | |
|----|----------------------------------|------------------------------------|----------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|--------|--------|----------------|
| | | Emergency | Deferred | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | Revitalization |
| | | | | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | |
| 1 | Site Improvements | 0 | 15,000 | 22,437 | 4,506 | 0 | 2,808 | 0 | 587 | 0 | 0 | 0 | 1,188 | 2,520 | 2,595 | 0 | 1,625 | 0 | 0 | 4,012 | 5,753 | 0 | 0 | 0 |
| 2 | Building Exterior | 0 | 1,223 | 42,942 | 7,480 | 0 | 5,901 | 1,586 | 2,029 | 2,090 | 0 | 38,683 | 0 | 2,352 | 2,422 | 0 | 0 | 2,132 | 9,410 | 16,111 | 0 | 2,399 | 0 | 0 |
| 3 | Roofing | 0 | 0 | 0 | 0 | 0 | 23,211 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16,273 | 0 |
| 4 | Lobby - Mail Area | 0 | 0 | 482 | 2,180 | 0 | 0 | 0 | 0 | 575 | 2,603 | 0 | 0 | 0 | 0 | 0 | 708 | 3,202 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5 | Community Room | 0 | 6,445 | 12,945 | 8,506 | 935 | 0 | 0 | 0 | 0 | 843 | 7,184 | 1,150 | 1,185 | 1,220 | 0 | 0 | 1,037 | 0 | 5,803 | 13,642 | 12,558 | 1,546 | 0 |
| 6 | Common Hallways | 0 | 0 | 4,015 | 4,136 | 4,260 | 0 | 0 | 0 | 0 | 0 | 2,041 | 2,102 | 5,810 | 0 | 0 | 0 | 0 | 0 | 4,993 | 5,142 | 9,914 | 0 | 0 |
| 7 | Common Stairways | 0 | 0 | 631 | 650 | 0 | 0 | 0 | 0 | 753 | 776 | 0 | 0 | 0 | 0 | 900 | 927 | 0 | 0 | 0 | 0 | 1,074 | 1,107 | 0 |
| 8 | Common Laundry | 0 | 2,085 | 2,085 | 1,074 | 1,106 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,443 | 1,486 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9 | Common Area Restrooms | 0 | 140 | 9,946 | 10,100 | 0 | 0 | 0 | 0 | 1,984 | 2,044 | 0 | 0 | 0 | 0 | 2,370 | 2,441 | 0 | 0 | 0 | 0 | 16,694 | 17,195 | 0 |
| 10 | Building Boilers | 0 | 0 | 0 | 0 | 0 | 1,858 | 1,913 | 0 | 1,252 | 1,290 | 1,328 | 1,368 | 1,409 | 0 | 0 | 0 | 0 | 2,649 | 2,728 | 0 | 1,785 | 1,839 | 0 |
| 11 | Building Mechanical | 0 | 0 | 2,907 | 2,995 | 3,084 | 1,525 | 1,571 | 1,618 | 1,666 | 3,576 | 1,915 | 1,972 | 0 | 1,932 | 1,990 | 2,050 | 4,398 | 4,529 | 4,665 | 2,307 | 2,376 | 0 | 0 |
| 12 | Building Electrical | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,711 | 0 | 0 | 0 | 19,462 | 0 | 0 | 0 | 0 | 0 | 0 | 3,753 | 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 | 6,250 | 6,438 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15 | Unit Living | 0 | 0 | 5,907 | 6,695 | 6,895 | 6,454 | 4,078 | 4,200 | 3,212 | 3,308 | 4,590 | 4,727 | 4,869 | 5,836 | 6,011 | 5,321 | 3,172 | 3,267 | 10,430 | 10,743 | 10,056 | 10,357 | 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 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 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 | 24,893 | 110,547 | 54,759 | 16,281 | 41,757 | 9,148 | 8,434 | 11,533 | 14,440 | 58,452 | 12,509 | 18,145 | 15,449 | 32,218 | 13,070 | 13,940 | 19,855 | 48,742 | 37,587 | 56,856 | 52,069 | 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 | | | 681,725 | | | | | | | | | | | | | | | | | | | | |
| 23 | Cumulative Reserve Balance | 0 | (24,893) | 546,286 | 491,527 | 475,246 | 433,488 | 424,340 | 415,906 | 404,372 | 389,933 | 331,481 | 318,972 | 300,827 | 285,377 | 253,159 | 240,089 | 226,149 | 206,294 | 157,552 | 119,965 | 63,109 | 11,040 | |

Site Improvements

| | |
|-------------------------|-----------|
| Number of Units: | 11 bedrms |
| Total Square Feet: | 7,000 |
| Default Inflation Rate: | 3.0% |

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Building Exterior

| | |
|-------------------------|-----------|
| Number of Units: | 11 bedrms |
| Total Square Feet: | 7,000 |
| Default Inflation Rate: | 3.0% |

| | Component | Current Total Replacement Cost | Expected Annual Rate of Inflation | Current Age | Total Expected Useful Life | Initial Replacement Year | Planned Expenditures by Year | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----|-------------------------------------------------------------|--------------------------------|-----------------------------------|-------------|----------------------------|--------------------------|------------------------------|-----------|---------|----------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|--------|--------|------|------|----------------|--|--|--|--|
| | | | | | | | Code | Emergency | Code | Deferred | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | Revitalization | | | | |
| | | | | | | | | | | | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | | | | | |
| 1 | Exterior Doors | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 2 | Glass Doors (Sliders) | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 3 | Exterior Walls - Masonry | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 4 | Exterior Walls - EIFS | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 5 | Ext. Walls - Vinyl Siding | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 6 | Ext. Walls - Wood Siding | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 7 | Windows | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 8 | Exterior Soffits and Fascia | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 9 | Caulking | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 10 | Unit Balconies / Decks | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 11 | Railings | | | | | 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 | Exterior Walls (Vinyl Siding) - future replacement | 30,537 | | 21 | 30 | 2021 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 38,683 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 18 | Exterior Walls (Vinyl / Alum.) - repair and powerwash | 1,409 | | 21 | 4 | 2015 | | | | 1,409 | 0 | 0 | 0 | 1,586 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,132 | 0 | 0 | 0 | 2,399 | 0 | | | | | | | |
| 19 | Soffits / Fascia (Vinyl & Alum. Wrap) - see above | | | 21 | 30 | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 20 | Front Entrance Doors (Wood/Glass) - Refurbish | 4,000 | | 123 | 10+ | 2016 | | | | 0 | 0 | 0 | 4,371 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,419 | 0 | 0 | 0 | | | | | | | |
| 21 | Common / Service Doors (to upgrade incl. thresholds) | 2,445 | | 21 | 20+ | 2013 | | 4 | 1,223 | 1,223 | 1,259 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 22 | Windows (Vinyl Framed & Sashes) - newer - maint. Optg. | | | <3 | 30+ | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 23 | Windows - older and some original windows | 34,270 | | varies | 30+ | 2013 | | | | 34,270 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 24 | Bulkhead Door (to bsmnt.) - rusting / deterioration | 1,400 | | 21 | 20+ | 2016 | | | | 0 | 0 | 0 | 1,530 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 25 | Front Porch (wood Decking, Posts, Railings) - deterioration | 8,580 | | 21-123 | 15+ | 2013 | | | | 4,290 | 4,419 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,684 | 6,884 | 0 | 0 | 0 | | | | | | | |
| 26 | Exterior Wood Repair / Painting - deterioration | 3,500 | | varies | 5 | 2013 | | | | 1,750 | 1,803 | 0 | 0 | 0 | 2,029 | 2,090 | 0 | 0 | 0 | 2,352 | 2,422 | 0 | 0 | 0 | 2,726 | 2,808 | 0 | 0 | 0 | | | | | | |
| 27 | Annual Planned Expenditures | | | | | | 0 | 1,223 | 42,942 | 7,480 | 0 | 5,901 | 1,586 | 2,029 | 2,090 | 0 | 38,683 | 0 | 2,352 | 2,422 | 0 | 0 | 2,132 | 9,410 | 16,111 | 0 | 2,399 | 0 | 0 | | | | | | |
| 28 | Cumulative Reserve Balance | | | | | | 0 | (24,893) | 546,286 | 491,527 | 475,246 | 433,488 | 424,340 | 415,906 | 404,372 | 389,933 | 331,481 | 318,972 | 300,827 | 285,377 | 253,159 | 240,089 | 226,149 | 206,294 | 157,552 | 119,965 | 63,109 | 11,040 | | | | | | | |

Roofing

| | |
|-------------------------|-----------|
| Number of Units: | 11 bedrms |
| Total Square Feet: | 7,000 |
| Default Inflation Rate: | 3.0% |

[illegible]

Lobby / Mail Area

| | |
|----------------------|-------------------------------|
| Owner Sponsor Name: | Meriden Wallingford Chrysalis |
| Project Name: | Second Stage |
| Project City / Town: | Meriden, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | April 12, 2013 |

| | |
|-------------------------|-----------|
| Number of Units: | 11 bedrms |
| Total Square Feet: | 7,000 |
| Default Inflation Rate: | 3.0% |

[illegible]

Community Room

| | |
|-------------------------|-----------|
| Number of Units: | 11 bedrms |
| Total Square Feet: | 7,000 |
| 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 | Floor | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 2 | Kitchen Cabinets / Sink | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 3 | Kitchen Appliances | | | | | 2013 | | | | 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 | | | | | | | |
| 5 | Other | | | | | 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 | Living Room / Play Room (Walls & Ceilings) - paint | 1,419 | | 10 | 8 | 2013 | | | | 1,419 | 0 | 0 | 0 | 0 | 0 | 0 | 1,797 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,277 | 0 | 0 | 0 | | | | | | |
| 16 | Living Room / Play Room (Floors) - to repair / refinish | 2,197 | | 10 | 8 | 2013 | | | | 2,197 | 0 | 0 | 0 | 0 | 0 | 0 | 2,784 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,526 | 0 | 0 | 0 | | | | | | |
| 17 | Office Walls / Ceilings (Painted) - refinish allows. | 377 | | >10 | <10 | 2013 | | | | 377 | 0 | 0 | 0 | 0 | 0 | 0 | 477 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 623 | 0 | 0 | | | | | | |
| 18 | Office Flooring (Wood) - repair / refinish | 501 | | >10 | <10 | 2013 | | | | 501 | 0 | 0 | 0 | 0 | 0 | 0 | 634 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 827 | 0 | 0 | | | | | | |
| 19 | Office Furnishings / Equipment - Optg. | | | varies | 10 | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 20 | Cmnty. Kitchen Walls (some tile) / Ceilings - refinish | 685 | | varies | <10 | 2013 | | | | 343 | 353 | 0 | 0 | 0 | 0 | 843 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,037 | 0 | 0 | 566 | 583 | 0 | | | | | | |
| 21 | Cmnty. Kitchen Flooring (Vinyl) | 1,178 | | >15 | <10 | 2013 | | | | 589 | 606 | 0 | 0 | 0 | 0 | 0 | 1,492 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 973 | 1,002 | 0 | | | | | | |
| 22 | Kitchen Cabinetry / Counters - hard use, damage (upgrade) | 12,890 | | 21 | 15+ | 2013 | | | | 6,638 | 6,638 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10,653 | 10,972 | 0 | | | | | | |
| 23 | Cmnty. Kitchen Cabinetry (Accessib. Improve 1 Kitchen) | 6,445 | see above | 21 | 20+ | 2013 | | | 4 | 6,445 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 24 | Cmnty. Kitchen Appliances (Refrigerators, Ranges) | 2,645 | | varies | 10 | 2013 | | | | 882 | 908 | 935 | 0 | 0 | 0 | 0 | 1,150 | 1,185 | 1,220 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,546 | | | | | | | |
| 25 | Living Room / Play Room Furnishings - maint. Optg. | | | varies | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 26 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 27 | Annual Planned Expenditures | | | | | | | 0 | | 6,445 | 12,945 | 8,506 | 935 | 0 | 0 | 0 | 0 | 843 | 7,184 | 1,150 | 1,185 | 1,220 | 0 | 0 | 1,037 | 0 | 5,803 | 13,642 | 12,558 | 1,546 | 0 | | | | |
| 28 | Cumulative Reserve Balance | | | | | | | 0 | | (24,893) | 546,286 | 491,527 | 475,246 | 433,488 | 424,340 | 415,906 | 404,372 | 389,933 | 331,481 | 318,972 | 300,827 | 285,377 | 253,159 | 240,089 | 226,149 | 206,294 | 157,552 | 119,965 | 63,109 | 11,040 | | | | | |

Common Hallways

| | |
|----------------------|-------------------------------|
| Owner Sponsor Name: | Meriden Wallingford Chrysalis |
| Project Name: | Second Stage |
| Project City / Town: | Meriden, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | April 12, 2013 |

| | |
|-------------------------|-----------|
| Number of Units: | 11 bedrms |
| Total Square Feet: | 7,000 |
| 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 | 1st, 2nd, 3rd Floor Halls (Walls / Ceilings) - painted surfaces | 3,699 | | varies | <10 | 2013 | | | | 1,233 | 1,270 | 1,308 | 0 | 0 | 0 | 0 | 0 | 1,562 | 1,609 | 1,657 | 0 | 0 | 0 | 0 | 0 | 1,979 | 2,038 | 2,099 | 0 | | | | | | |
| 18 | 1st, 2nd, 3rd Floor Halls (Floors - Vinyl) - replace | 2,712 | | varies | 10 | 2013 | | | | 904 | 931 | 959 | 0 | 0 | 0 | 0 | 0 | 0 | 3,645 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,617 | 0 | | | | | | | |
| 19 | 1st, 2nd, 3rd Floor Halls (Floors - Wood) - repair/finish | 1,135 | | varies | <10 | 2013 | | | | 378 | 390 | 401 | 0 | 0 | 0 | 0 | 0 | 479 | 493 | 508 | 0 | 0 | 0 | 0 | 0 | 607 | 625 | 644 | 0 | | | | | | |
| 20 | Interior Lighting - Upgrades (pending Specs. and Grants) | 4,500 | | varies | 15+ | 2013 | | | | 1,500 | 1,545 | 1,591 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,407 | 2,479 | 2,554 | 0 | | | | | | | |
| 21 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 26 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 27 | Annual Planned Expenditures | | | | | | 0 | 0 | 4,015 | 4,136 | 4,260 | 0 | 0 | 0 | 0 | 0 | 2,041 | 2,102 | 5,810 | 0 | 0 | 0 | 0 | 0 | 4,993 | 5,142 | 9,914 | 0 | 0 | | | | | | |
| 28 | Cumulative Reserve Balance | | | | | | 0 | (24,893) | 546,286 | 491,527 | 475,246 | 433,488 | 424,340 | 415,906 | 404,372 | 389,933 | 331,481 | 318,972 | 300,827 | 285,377 | 253,159 | 240,089 | 226,149 | 206,294 | 157,552 | 119,965 | 63,109 | 11,040 | | | | | | | |

Common Stairways

| | |
|-------------------------|-----------|
| Number of Units: | 11 bedrms |
| Total Square Feet: | 7,000 |
| Default Inflation Rate: | 3.0% |

Second Stage CHFA SS 4/12/2013

Common Laundry

| | |
|-------------------------|-----------|
| Number of Units: | 11 bedrms |
| Total Square Feet: | 7,000 |
| Default Inflation Rate: | 3.0% |

Second Stage • Capital Needs Assessment • © On-Site Insights

Common Area Restrooms

| | |
|----------------------|-------------------------------|
| Owner Sponsor Name: | Meriden Wallingford Chrysalis |
| Project Name: | Second Stage |
| Project City / Town: | Meriden, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | April 12, 2013 |

| | |
|-------------------------|-----------|
| Number of Units: | 11 bedrms |
| Total Square Feet: | 7,000 |
| Default Inflation Rate: | 3.0% |

Second Stage • Capital Needs Assessment • © On-Site Insights

Building Boilers

| | |
|-------------------------|-----------|
| Number of Units: | 11 bedrms |
| Total Square Feet: | 7,000 |
| Default Inflation Rate: | 3.0% |

Second Stage • Capital Needs Assessment • © On-Site Insights

Building Mechanical

| | |
|-------------------------|-----------|
| Number of Units: | 11 bedrms |
| Total Square Feet: | 7,000 |
| 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 | Ventalation & 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 | 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 | Other | | | | | 2013 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 20 | Air Conditioners (Window Units) - vary in age | 11,165 | | varies | 10+ | 2013 | | | 1,396 | 1,437 | 1,481 | 1,525 | 1,571 | 1,618 | 1,666 | 1,716 | 0 | 0 | 0 | 1,932 | 1,990 | 2,050 | 2,111 | 2,174 | 2,240 | 2,307 | 2,376 | 0 | | | | | | | |
| 21 | Hydronic Baseboard Radiators (most damaged) - repair \$\$\$ | 2,750 | | varies | <10 | 2013 | | | 917 | 944 | 972 | 0 | 0 | 0 | 0 | 1,127 | 1,161 | 1,196 | 0 | 0 | 0 | 0 | 1,387 | 1,428 | 1,471 | 0 | 0 | 0 | | | | | | | |
| 22 | Thermostat / Temperature Controls (vary in age/condition) | 1,785 | | varies | <10 | 2013 | | | 595 | 613 | 631 | 0 | 0 | 0 | 0 | 732 | 754 | 776 | 0 | 0 | 0 | 0 | 900 | 927 | 955 | 0 | 0 | 0 | | | | | | | |
| 23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 26 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 27 | Annual Planned Expenditures | | | | | | 0 | 0 | 2,907 | 2,995 | 3,084 | 1,525 | 1,571 | 1,618 | 1,666 | 3,576 | 1,915 | 1,972 | 0 | 1,932 | 1,990 | 2,050 | 4,398 | 4,529 | 4,665 | 2,307 | 2,376 | 0 | 0 | | | | | | |
| 28 | Cumulative Reserve Balance | | | | | | 0 | (24,893) | 546,286 | 491,527 | 475,246 | 433,488 | 424,340 | 415,906 | 404,372 | 389,933 | 331,481 | 318,972 | 300,827 | 285,377 | 253,159 | 240,089 | 226,149 | 206,294 | 157,552 | 119,965 | 63,109 | 11,040 | | | | | | | |

Building Electrical

| | |
|-------------------------|-----------|
| Number of Units: | 11 bedrms |
| Total Square Feet: | 7,000 |
| Default Inflation Rate: | 3.0% |

| | Component | Current Total Replacement Cost | Expected Annual Rate of Inflation | Current Age | Total Expected Useful Life | Initial Replacement Year | Planned Expenditures by Year | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----|----------------------------------------------------------|--------------------------------|-----------------------------------|-------------|----------------------------|--------------------------|------------------------------|-----------|---------|----------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|--------|--------|-------|------|----------------|--|--|--|--|
| | | | | | | | Code | Emergency | Code | Deferred | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | Revitalization | | | | |
| | | | | | | | | | | | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | | | | | |
| 1 | Switch Gear | | | | | 2013 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 2 | Emergency Generator | | | | | 2013 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 3 | Smoke / Fire Detection | | | | | 2013 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 4 | Signaling / Communication | | | | | 2013 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 5 | Building Wiring | | | | | 2013 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 6 | Other | | | | | 2013 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 7 | Other | | | | | 2013 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 8 | Other | | | | | 2013 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 9 | Other | | | | | 2013 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 10 | Other | | | | | 2013 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 11 | Other | | | | | 2013 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 12 | Other | | | | | 2013 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 13 | Other | | | | | 2013 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 14 | Other | | | | | 2013 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 15 | Other | | | | | 2013 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 16 | Other | | | | | 2013 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 17 | Exterior Lighting - future upgrade | 2,140 | | varies | 10+ | 2021 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,711 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,753 | | | | | | |
| 18 | Emergency Lighting (Battery Packs) - Optg. | | | varies | <10 | 2013 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 19 | Fire Detection / Monitoring (Fire Lite) - system upgrade | 13,650 | | 7 | 20 | 2025 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 19,462 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 20 | Electrical Circuit Breaker Panels / Wiring - Optg. | | | 1-21 | 40+ | 2013 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 21 | Smoke / Fire Detection Devices - maintained Optg. | | | varies | <10 | 2013 | | | 0 | 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 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,711 | 0 | 0 | 0 | 19,462 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,753 | 0 | | | | | |
| 28 | Cumulative Reserve Balance | | | | | | 0 | (24,893) | 546,286 | 491,527 | 475,246 | 433,488 | 424,340 | 415,906 | 404,372 | 389,933 | 331,481 | 318,972 | 300,827 | 285,377 | 253,159 | 240,089 | 226,149 | 206,294 | 157,552 | 119,965 | 63,109 | 11,040 | | | | | | | |

Building Elevator

| | |
|----------------------|-------------------------------|
| Owner Sponsor Name: | Meriden Wallingford Chrysalis |
| Project Name: | Second Stage |
| Project City / Town: | Meriden, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | April 12, 2013 |

| | |
|-------------------------|-----------|
| Number of Units: | 11 bedrms |
| Total Square Feet: | 7,000 |
| Default Inflation Rate: | 3.0% |

[illegible]

Building Structural

| | |
|-------------------------|-----------|
| Number of Units: | 11 bedrms |
| Total Square Feet: | 7,000 |
| Default Inflation Rate: | 3.0% |

Second Stage CHFA SS 4/12/2013

Unit Living

| | |
|-------------------------|-----------|
| Number of Units: | 11 bedrms |
| Total Square Feet: | 7,000 |
| Default Inflation Rate: | 3.0% |

| | Component | Current Total Replacement Cost | Expected Annual Rate of Inflation | Current Age | Total Expected Useful Life | Initial Replacement Year | Planned Expenditures by Year | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----|---------------------------------------------------------|--------------------------------|-----------------------------------|-------------|----------------------------|--------------------------|------------------------------|-----------|---------|----------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|--------|--------|-------|------|----------------|--|--|--|--|
| | | | | | | | Code | Emergency | Code | Deferred | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | Revitalization | | | | |
| | | | | | | | | | | | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | | | | | |
| 1 | Interior Doors | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 2 | Walls | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 3 | Ceilings | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 4 | Interior Stairs | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 5 | Floors | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 6 | AC Sleeve | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 7 | Electrical Outlets | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 8 | Lighting Fixtures | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 9 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 10 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 11 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 12 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 13 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 14 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 15 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 16 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 17 | Bedroom (Walls / Ceilings) - painted surfaces | 8,388 | | varies | <5 | 2013 | | | | 2,097 | 2,160 | 2,225 | 2,291 | 2,360 | 2,431 | 2,504 | 2,579 | 2,656 | 2,736 | 2,818 | 2,903 | 2,990 | 3,079 | 3,172 | 3,267 | 3,365 | 3,466 | 3,570 | 3,677 | | | | | | |
| 18 | Bedroom (Floors) - wood flooring - repair/refinish | 1,186 | | varies | <10 | 2014 | | | | 0 | 611 | 629 | 0 | 0 | 0 | 708 | 729 | 0 | 0 | 0 | 821 | 846 | 0 | 0 | 0 | 952 | 980 | 0 | 0 | | | | | | |
| 19 | Bedroom (Floors) - vinyl flooring, varying conditions | 9,158 | | varies | <10 | 2013 | | | | 1,526 | 1,572 | 1,619 | 1,668 | 1,718 | 1,769 | 0 | 0 | 1,933 | 1,991 | 2,051 | 2,113 | 2,176 | 2,241 | 0 | 0 | 2,449 | 2,523 | 2,598 | 2,676 | | | | | | |
| 20 | Bedroom Furnishings - maintained / replaced Optg. | | | varies | 10 | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 21 | Bedroom Entrance and Closet Doors (mostly wood paneled) | 9,134 | | varies | <20 | 2013 | | | | 2,283 | 2,352 | 2,422 | 2,495 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,664 | 3,774 | 3,887 | 4,004 | | | | | | |
| 22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 26 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 27 | Annual Planned Expenditures | | | | | | 0 | 0 | 5,907 | 6,695 | 6,895 | 6,454 | 4,078 | 4,200 | 3,212 | 3,308 | 4,590 | 4,727 | 4,869 | 5,836 | 6,011 | 5,321 | 3,172 | 3,267 | 10,430 | 10,743 | 10,056 | 10,357 | 0 | | | | | | |
| 28 | Cumulative Reserve Balance | | | | | | 0 | (24,893) | 546,286 | 491,527 | 475,246 | 433,488 | 424,340 | 415,906 | 404,372 | 389,933 | 331,481 | 318,972 | 300,827 | 285,377 | 253,159 | 240,089 | 226,149 | 206,294 | 157,552 | 119,965 | 63,109 | 11,040 | | | | | | | |

Unit Bathrooms

| | |
|-------------------------|-----------|
| Number of Units: | 11 bedrms |
| Total Square Feet: | 7,000 |
| Default Inflation Rate: | 3.0% |

[illegible]

Unit Kitchens

| | |
|----------------------|-------------------------------|
| Owner Sponsor Name: | Meriden Wallingford Chrysalis |
| Project Name: | Second Stage |
| Project City / Town: | Meriden, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | April 12, 2013 |

| | |
|-------------------------|------------|
| Number of Units: | 11 bedroom |
| Total Square Feet: | 7,000 |
| Default Inflation Rate: | 3.0% |

[illegible]

Unit Electrical

| | |
|-------------------------|-----------|
| Number of Units: | 11 bedrms |
| Total Square Feet: | 7,000 |
| Default Inflation Rate: | 3.0% |

Second Stage CHFA SS 4/12/2013

Unit Mechanical

| | |
|-------------------------|-----------|
| Number of Units: | 11 bedrms |
| Total Square Feet: | 7,000 |
| Default Inflation Rate: | 3.0% |

Second Stage CHFA SS 4/12/2013

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.