

# *CHFA* Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

**Connecticut Housing Finance Authority**

999 West Street  
Rocky Hill, CT 06067

and

**Recap Real Estate Advisors**

38 Chauncy Street, Suite 600  
Boston, MA 02111



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

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

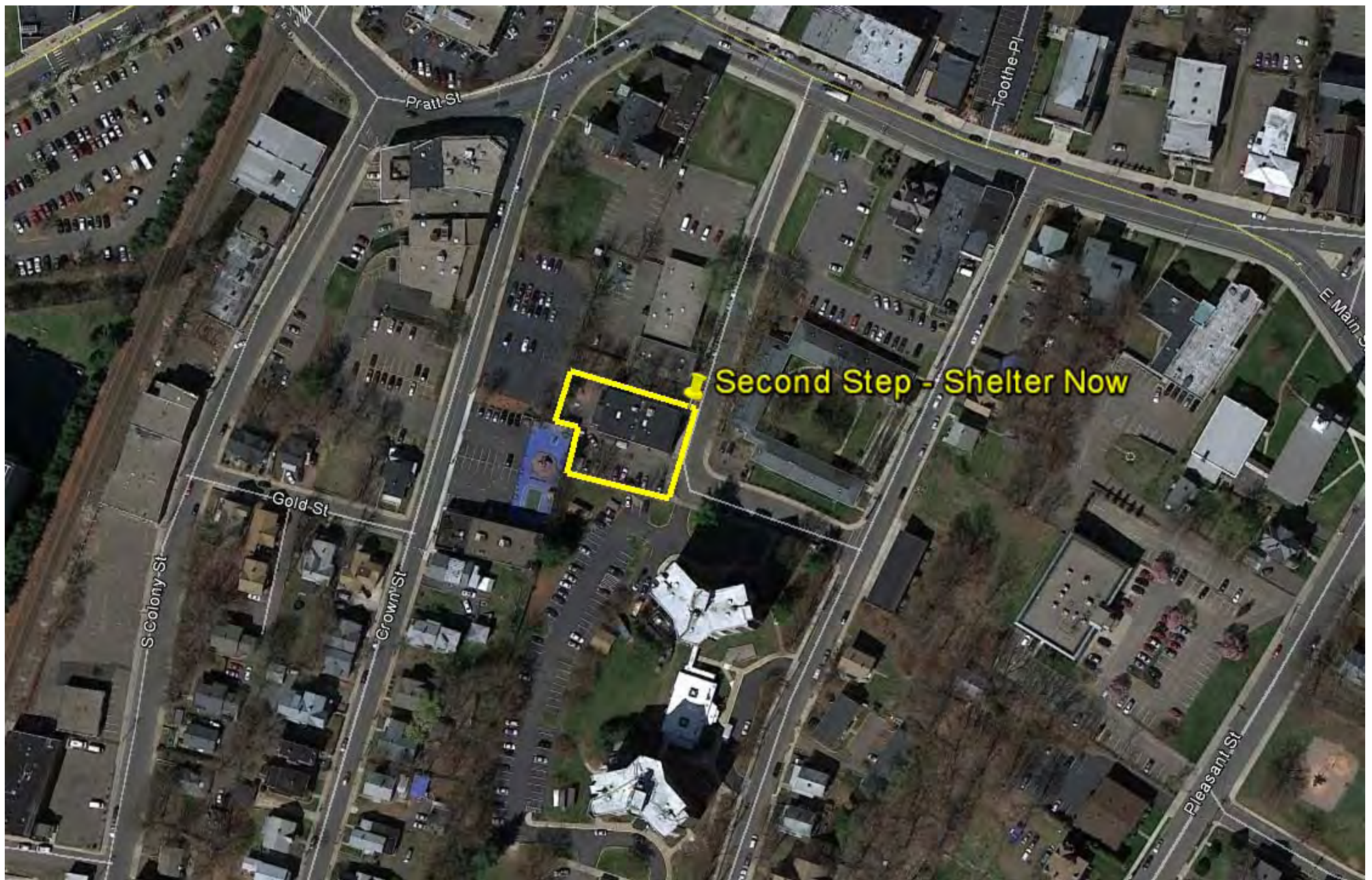


Second Step – Shelter Now  
CHFA # 88885H  
New Opportunities  
Meriden, CT

April 26, 2013

*Final Report*

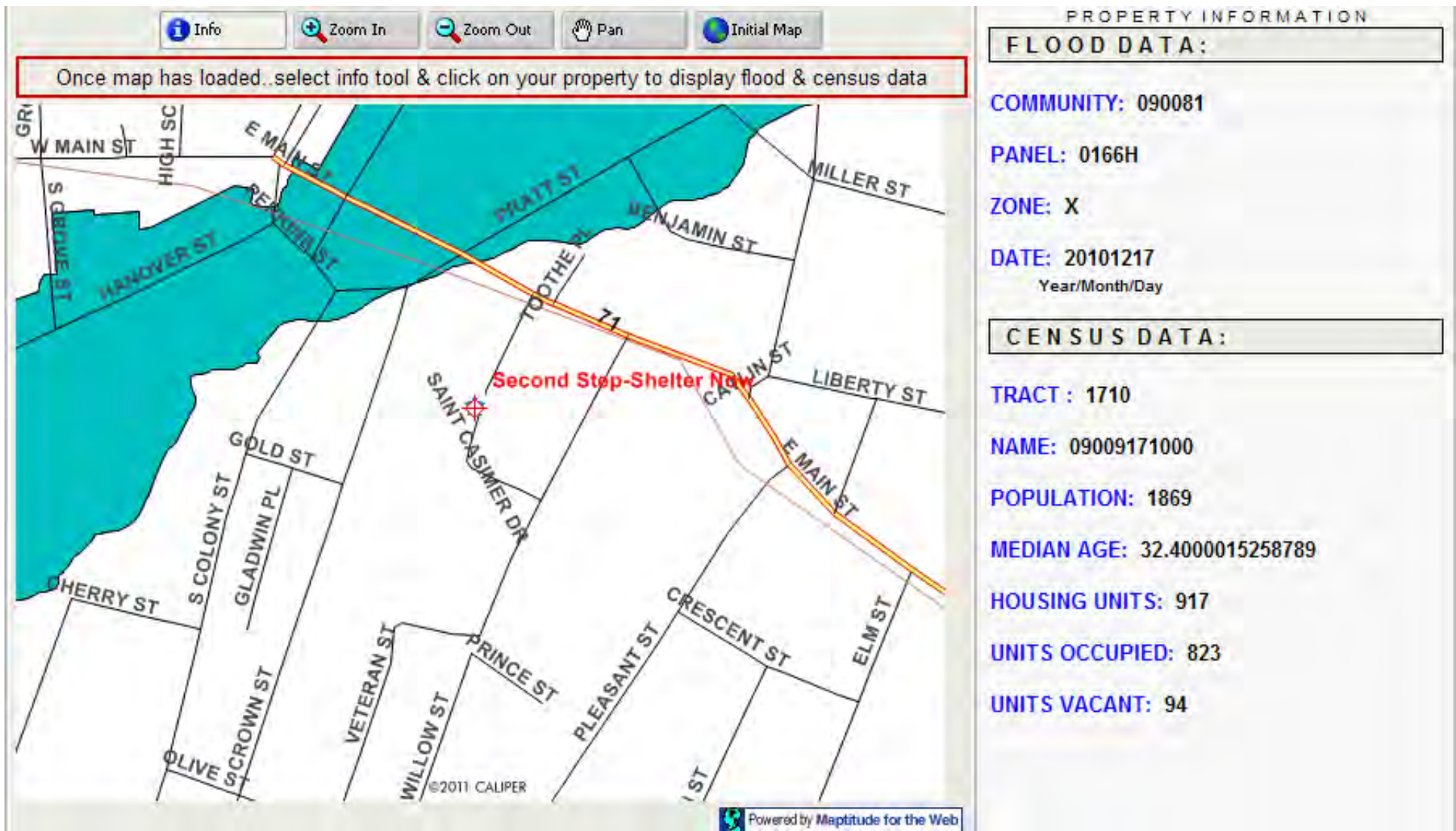




## **Second Step – Shelter Now**

43 Saint Casimer Drive  
Meriden, CT 06450





## Second Step - Shelter Now

43 Saint Casimer Drive  
Meriden, CT 06450

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

## Executive Summary

### Second Step – Shelter Now

Meriden, CT

---

**Second Step – Shelter Now** is a temporary housing residential facility for women, men, and families, located in a mixed residential and commercial neighborhood of Meriden. This three-story building underwent significant rehabilitation and opened for residents in 1998. The facility's first floor has dormitory space for men, commercial kitchen, and bathrooms, offices, and a common dining area. The second floor has 18 bedrooms for occupancy by women. The third floor has a women's dormitory and 8 "family bedrooms". Few features (other than one of the bathrooms on the second floor) meet full accessibility requirements.

Overall, the facility is in fair condition. Residents are "hard" on interior finishes and fixtures, and some features exhibit deferred maintenance. 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:

- The parking and site paved surfaces have recently been re-paved. Surface maintenance allowances are shown periodically throughout the plan. Future re-paving costs are shown in Year 20. The dumpster area and enclosure fencing are to be upgraded in Year 2. Play equipment should be replaced with more accessible equipment, and ground cover should be addressed. Wood railings along the front of the building display some damage and deterioration. Replacement is shown in Years 2 and 12. Tree pruning allowances are shown in Years 1 and 18. The maintenance/storage sheds at the parking area side of the building are shown for repair/re-building/replacement in Years 6 and 7.

- The building is clad with vinyl siding and with an exterior insulation finish system (EIFS). Vinyl siding exhibits some organic material growth and minimal damage, mostly at the roof line. Repair and powerwashing allowances are shown periodically in the plan. Replacement is anticipated by Year 15. EIFS surfaces display minimal damage and finish deterioration. Repair and refinishing allowances are shown in Years 5 and 20. The common/service doors around the building display some rusting and minimal damage. Upgrades are shown starting in Year 5. All windows have recently been replaced, and maintenance is seen as an operating concern. The rubber membrane covered roofing surfaces are in good overall condition, no leaks were reported. Replacement is shown in Year 13 of the plan.
- Interior common areas within the facility include a library, computer room, two common use kitchens, a main kitchen, a pantry, dining areas, management offices, laundry facilities, several bathrooms, men's and women's dormitory rooms, single occupancy bedrooms, and family bedrooms. Interior finishes and fixtures receive hard use by residents. Continual repair of fixtures and finishes updates (painting; vinyl flooring replacement) are handled primarily by site staff. Interior finishes and fixture update costs are shown within the first few years of the plan, with future costs shown periodically. Kitchens are to be updated with new cabinetry and appliances, and modifications are to be made to improve accessibility features. Baths are in need of updated fixtures and wall accessories. Most shower/tub facilities are due for major refurbishment or replacement as well. Accessibility improvements would include 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. Bedrooms are continually due for painting and for vinyl flooring replacement.
- The domestic hot water generation tank and heat exchanger serving the facility are shown for replacement in Years 8 and 20. Heating and air conditioning for the facility is provided by four systems. One of the packaged rooftop HVAC units is original, and due for replacement in Year 1 and again in Year 16. The other packaged rooftop HVAC unit is newer, and future replacement is anticipated by Year 8. The two split DX HVAC systems (one condenser on the roof, one located at the parking lot side of the building) have furnace / air handling units are located in the basement of the building. The basement level equipment is shown for future replacement in Year 19. Condenser replacement allowances are shown periodically in the plan. The fire/smoke detection devices are supervised by a Notifier monitoring panel. This system will be due for upgrades by Year 5 (costs pending Fire Marshal's requirements). Electrical upgrade work has recently been done, with some newer circuit breaker panels in the basement. However, some Federal Pacific panels remain in use. These panels should be replaced or re-built in the near future to address potential failure concerns. Costs are shown in Year 1. Elevator cab and controls upgrades are shown in Year 1. Full upgrades to the elevator system are shown in Year 16.

Additional Notes:

1. The Physical Assessment of the property was conducted on Tuesday, April 8<sup>th</sup>, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Craig Torres. We would like to thank Mr. William Tuthill 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. Overhead view of recently re-paved parking area



2. Railings at parking side of building, note HVAC condenser



3. View of side-rear of building, note vinyl siding and EIFS



4. Spot vinyl siding damage and organic material growth



5. View of roofing surface and rooftop HVAC - ventilation equipment



6. View of main kitchen and equipment



7. One of the common use kitchens, to update



8. View of the first floor common dining area





9. View of the men's dormitory space



10. Typical bedroom finishes and furnishings



11. Typical common hallway finishes



12. Accessible bathroom at second floor



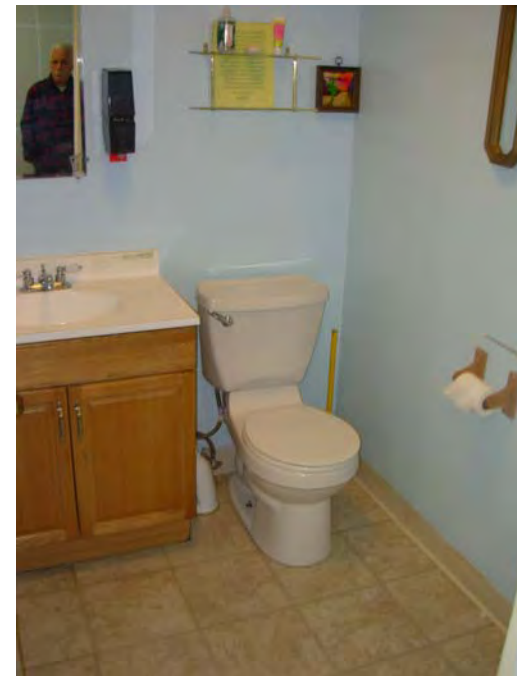
13. Typical bathroom at second floor



14. Shower surround deterioration at women's dorm bathroom



15. Bathroom fixtures receive hard use



16. Improve accessibility with wall hung sinks, grab bars

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	New Opportunities
Project Name:	Second Step - Shelter Now
Project City / Town:	Meriden, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 26, 2013

Number of Units:	dorms & BRs
Total Square Feet:	11,350
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	750	5,750	2,061	21,218	0	0	9,919	5,970	0	0	4,640	0	1,651	0	6,409	0	0	0	47,199	0	37,413	0
2	Building Exterior	0	0	1,148	0	11,696	0	21,032	2,588	2,666	1,369	2,865	0	0	0	1,637	0	37,636	0	0	0	46,943	1,963	0
3	Roofing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	71,169	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	20,350	25,243	10,198	7,561	5,587	5,910	2,450	0	4,723	3,612	0	5,022	5,172	13,668	9,371	6,136	28,389	3,233	3,330	3,689	3,799	0
6	Common Hallways	0	0	6,932	8,397	8,649	1,821	1,876	1,932	4,694	4,835	4,980	2,175	2,240	3,997	11,624	10,179	10,485	2,597	2,675	2,755	6,693	6,893	0
7	Common Stairways	0	0	4,292	4,420	0	0	0	0	0	0	1,671	1,721	0	0	4,238	4,365	0	0	2,117	2,180	0	0	0
8	Common Laundry	0	2,085	3,812	1,779	2,212	2,278	2,347	0	0	0	710	732	4,370	1,615	2,973	3,062	3,154	0	900	927	0	0	0
9	Common Area Restrooms	0	2,930	14,266	11,676	12,026	6,975	7,184	7,399	850	875	901	0	0	0	1,014	1,045	1,076	0	0	0	19,298	19,877	0
10	Building Boilers	0	0	0	0	0	0	0	0	0	5,227	0	0	0	0	0	0	0	0	0	0	0	7,452	0
11	Building Mechanical	0	0	26,000	0	0	0	844	869	7,463	21,500	5,700	0	0	7,613	0	0	0	40,508	0	0	27,239	0	0
12	Building Electrical	0	0	7,000	4,635	0	0	38,999	0	0	0	0	5,871	0	0	0	0	0	0	0	7,438	0	0	0
13	Building Elevator	0	0	21,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	111,395	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	12,159	12,524	12,899	13,286	8,434	8,687	4,395	4,527	4,663	4,803	4,947	11,553	11,900	12,256	12,624	5,735	12,025	12,386	12,758	13,140	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	26,115	128,102	55,690	76,262	29,947	86,626	33,845	26,038	43,057	25,103	19,942	16,578	31,601	118,222	46,687	71,111	188,623	20,949	76,214	116,619	90,538	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			1,350,000																				
23	Cumulative Reserve Balance	0	(26,115)	1,195,783	1,140,093	1,063,832	1,033,884	947,258	913,414	887,376	844,319	819,216	799,274	782,695	751,094	632,872	586,185	515,074	326,451	305,502	229,287	112,668	22,130	



## Site Improvements

Number of Units:	dorms & BRs
Total Square Feet:	11,350
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	Asphalt Parking / Roadways					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Crack Fill / Sealant					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Concrete Sidewalks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Bituminous Sidewalks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Fencing					2013				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						
7	Dumpster Enclosures					2013				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						
9	Site Lighting					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	Accessibility Improvements (Re-stripe w/ access aisles)	750		20	20	2013		4	750	750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Parking - (recent resurface) - future re-paving costs	21,336		1	20	2032				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37,413						
17	Parking (crack-fill and repair / sealcoat)	3,556		1	4	2018				0	0	0	0	0	4,122	0	0	0	4,640	0	0	0	5,222	0	0	0	5,878	0	0					
18	Dumpster Area - Enclosure (some damage)	808		12	<15	2014				0	832	0	0	0	0	0	0	0	0	0	0	1,187	0	0	0	0	0	0						
19	Play Area / Equipment / Ground Cover	20,000		varies	15	2015				0	0	21,218	0	0	0	0	0	0	0	0	0	0	0	0	0	33,057	0	0						
20	Wood Railings (along Front Parking) - some damage	1,193		>10	10+	2014				0	1,228	0	0	0	0	0	0	0	0	0	1,651	0	0	0	0	0	0	0						
21	Landscaping / Tree Pruning - encroaching trees	5,000		varies	15+	2013				5,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,264	0	0						
22	Maintenance / Storage Sheds - future repair/paint/replace	10,000		varies	20+	2018				0	0	0	0	0	5,796	5,970	0	0	0	0	0	0	0	0	0	0	0	0						
23																																		
24																																		
25																																		
26																																		
27	Annual Planned Expenditures						0	750	5,750	2,061	21,218	0	0	9,919	5,970	0	0	4,640	0	1,651	0	6,409	0	0	0	47,199	0	37,413	0					
28	Cumulative Reserve Balance						0	(26,115)	1,195,783	1,140,093	1,063,832	1,033,884	947,258	913,414	887,376	844,319	819,216	799,274	782,695	751,094	632,872	586,185	515,074	326,451	305,502	229,287	112,668	22,130						

## Building Exterior

Number of Units:	dorms & BRs
Total Square Feet:	11,350
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	Stairs (Concrete) w/ metal railings - maintain Optg.			15	40	2038				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	24,882		15	30	2027				0	0	0	0	0	0	0	0	0	0	0	0	0	37,636	0	0	0	0	0							
18	Exterior Walls (Vinyl) (spot damage) - repair/powerwash	1,148		15	4	2013				1,148	0	0	0	1,293	0	0	0	1,455	0	0	0	1,637	0	0	0	0	1,955	0							
19	Exterior Walls (EIFS) - minimal damage. Repair / refinish	15,401		15	15+	2017				0	0	0	0	17,334	0	0	0	0	0	0	0	0	0	0	0	0	26,219	0							
20	Exterior Walls (CMU Block) - spot cracking - repair/paint	11,025		15	40+	2015				0	0	11,696	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18,769	0							
21	Common / Service Doors (minimal rust, damage)	5,565		15	20+	2017				0	0	0	0	1,146	1,290	1,329	1,369	1,410	0	0	0	0	0	0	0	0	0	0							
22	Windows (Vinyl Framed) - newer - maint. Optg.			<1	30+	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
23	Exterior Lighting (recessed, sconces, spotlights, HIDs)	3,358		varies	15	2017				0	0	0	0	1,260	1,298	1,337	0	0	0	0	0	0	0	0	0	0	0	1,963							
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	1,148	0	11,696	0	21,032	2,588	2,666	1,369	2,865	0	0	0	1,637	0	37,636	0	0	0	46,943	1,963	0						
28	Cumulative Reserve Balance						0	(26,115)	1,195,783	1,140,093	1,063,832	1,033,884	947,258	913,414	887,376	844,319	819,216	799,274	782,695	751,094	632,872	586,185	515,074	326,451	305,502	229,287	112,668	22,130							

## Roofing

Number of Units:	dorms & BRs
Total Square Feet:	11,350
Default Inflation Rate:	3.0%

Second Step - Shelter Now CHFA SS 4/28/2013



## Lobby / Mail Area

Owner Sponsor Name:	New Opportunities
Project Name:	Second Step - Shelter Now
Project City / Town:	Meriden, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 26, 2013

Number of Units:	dorms & BRs
Total Square Feet:	11,350
Default Inflation Rate:	3.0%

[illegible]

## Community Room

Number of Units:	dorms & E
Total Square Feet:	11,350
Default Inflation Rate:	3.0%

Second Step - Shelter Now CHFA SS 4/28/2013

## Common Hallways

Number of Units:	dorms & BRs
Total Square Feet:	11,350
Default Inflation Rate:	3.0%

Second Step - Shelter Now • Capital Needs Assessment • © On-Site Insight



## Common Stairways

Number of Units:	dorms & BRs
Total Square Feet:	11,350
Default Inflation Rate:	3.0%

Second Step - Shelter Now CHFA SS 4/28/2013

## Common Laundry

Number of Units:	dorms & E
Total Square Feet:	11,350
Default Inflation Rate:	3.0%

[illegible]

## Common Area Restrooms

Number of Units:	dorms & E
Total Square Feet:	11,350
Default Inflation Rate:	3.0%

[illegible]

## Building Boilers

Owner Sponsor Name:	New Opportunities
Project Name:	Second Step - Shelter Now
Project City / Town:	Meriden, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 26, 2013

Number of Units:	dorms & BRs
Total Square Feet:	11,350
Default Inflation Rate:	3.0%

[illegible]



## Building Mechanical

Number of Units:	dorms &
Total Square Feet:	11,350
Default Inflation Rate:	3.0%

Second Step - Shelter Now • Capital Needs Assessment • © On-Site Insight

## Building Electrical

Number of Units:	dorms & E
Total Square Feet:	11,350
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Switch Gear					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Emergency Generator					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Smoke / Fire Detection					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Signaling / Communication					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Building Wiring					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	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							
19	Fire Detection / Monitoring (Notifier) - system upgrade	34,650		15	20	2017				0	0	0	0	38,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	Electrical Circuit Breaker Panels (FPE) in bsmnt.	7,000		>15	40+	2013				7,000	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							
22	Alarm System / Security (mostly 3rd floor secure)	4,500		varies	<10	2014				0	4,635	0	0	0	0	0	0	5,871	0	0	0	0	0	0	0	7,438	0	0							
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	7,000	4,635	0	0	38,999	0	0	0	0	5,871	0	0	0	0	0	0	0	7,438	0	0	0						
28	Cumulative Reserve Balance						0	(26,115)	1,195,783	1,140,093	1,063,832	1,033,884	947,258	913,414	887,376	844,319	819,216	799,274	782,695	751,094	632,872	586,185	515,074	326,451	305,502	229,287	112,668	22,130							

## Building Elevator

Owner Sponsor Name:	New Opportunities
Project Name:	Second Step - Shelter Now
Project City / Town:	Meriden, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 26, 2013

Number of Units:	dorms & BRs
Total Square Feet:	11,350
Default Inflation Rate:	3.0%

Second Step - Shelter Now • Capital Needs Assessment • © On-Site Insight

## Building Structural

Number of Units:	dorms & BRs
Total Square Feet:	11,350
Default Inflation Rate:	3.0%

Second Step - Shelter Now CHFA SS 4/28/2013



## Unit Living

Number of Units:	dorms & BRs
Total Square Feet:	11,350
Default Inflation Rate:	3.0%

[illegible]

## Unit Bathrooms

Owner Sponsor Name:	New Opportunities
Project Name:	Second Step - Shelter Now
Project City / Town:	Meriden, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 26, 2013

Number of Units:	dorms & BRs
Total Square Feet:	11,350
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:

New Opportunities

Project Name:

Second Step - Shelter Now

Project City / Town:

Meriden, CT

Current Year:

2013

Budget Effective Date:

January 1, 2013

Report Date:

April 26, 2013

Number of Units:

dorms & BRs

Total Square Feet:

11,350

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																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						0	(26,115)	1,195,783	1,140,093	1,063,832	1,033,884	947,258	913,414	887,376	844,319	819,216	799,274	782,695	751,094	632,872	586,185	515,074	326,451	305,502	229,287	112,668	22,130							

## Unit Electrical

Number of Units:	dorms & BRs
Total Square Feet:	11,350
Default Inflation Rate:	3.0%

[illegible]



## Unit Mechanical

Owner Sponsor Name:	New Opportunities
Project Name:	Second Step - Shelter Now
Project City / Town:	Meriden, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 26, 2013

Number of Units:	dorms & BRs
Total Square Feet:	11,350
Default Inflation Rate:	3.0%

[illegible]

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

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

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