

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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Elms Transitional Living

CHFA #99993H

St. Vincent DePaul Mission
Bristol, CT

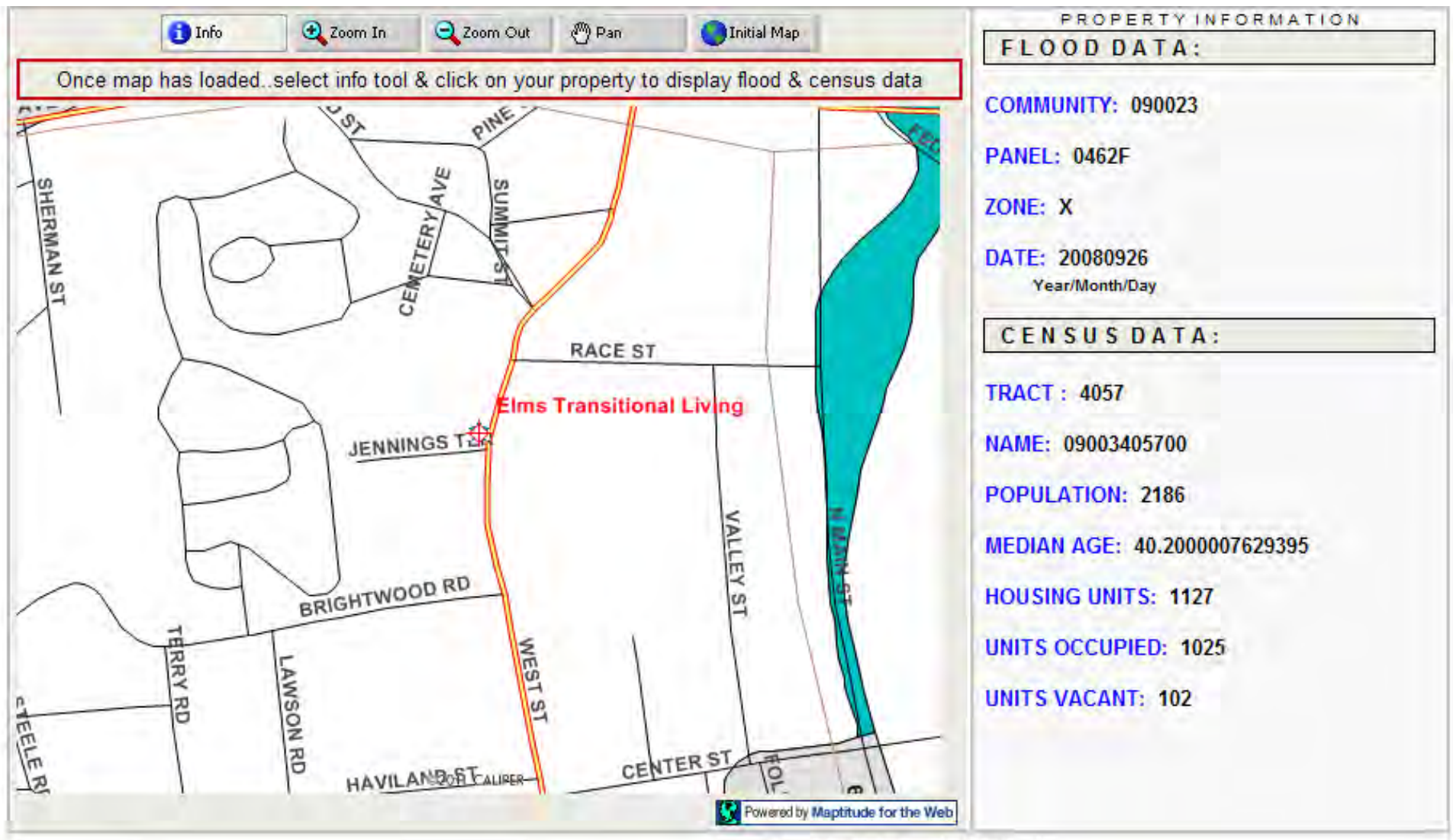
May 16, 2013

Final Report



Elms Transitional Living

419 West Street
Bristol, CT 06010



Elms Transitional Living

419 West Street
Bristol, CT 06010

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

Executive Summary

Elms Transitional Living

Bristol, CT

Elms Transitional Living is a HUD funded transitional living program providing transitional housing and counseling for adult males located on the edge of a residential neighborhood in Bristol. There are nine parking spaces serving the building. The building is a wood framed structure with vinyl siding and a pitched roof with asphalt shingles. The building was constructed in 1991 and has a full basement that incorporates portions of the foundations of a colonial era building that originally occupied the site. The building is fully sprinklered. A foyer, administrative office, and community room served by a newly renovated kitchen are located on the ground floor. The balance of the ground floor houses four bedrooms and a common bathroom, a common laundry, and two sets of stairs serving the second floor and basement. There are nine bedrooms on the second floor with two common bathrooms and a second administrative office. Portions of the basement are habitable and are utilized for meetings. There is also a small library, exercise equipment, dry goods storage, and general storage. The facility has a total of 13 bedrooms and houses approximately 13 clients. A meal program is provided.

The capital improvements since 1991 have included new carpet in all apartments, corridors, and public areas; new energy efficient lighting; and new flooring in the kitchen and dining room. There is currently a project ongoing to rehabilitate one of the common restrooms. The roofing, windows, exterior doors, fire alarm system, and sprinklers are all original from 1991 and have only been repaired as needed. The common bathrooms and finishes in the common areas, program areas, and administrative areas throughout the building are also only addressed as needed.

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

Key findings identified by this assessment of Elms Transitional Living include the following:

- Asphalt paving at the drive and parking is shown with crack repair and sealcoating periodically over the plan.
- Asphalt paving at drives and parking is shown to be overlaid early in the plan based on EUL and condition.
- Concrete walks, pads, and ramps are shown to be replaced mid-plan. Trip hazards are shown to be eliminated in Year 1.
- Cleaning of vinyl siding and soffits is shown periodically over the plan and replacement is shown mid-plan.
- New screens are shown early in the plan and replacement of windows is shown mid-plan.
- New skylights, service doors, and entrance doors with sidelights are shown early in the plan.
- New asphalt roofing is shown early in the plan based on EUL and condition.
- Floor, wall, and ceiling finishes in the foyer, office, kitchen, and new kitchen and toilet are shown based on EUL and condition.
- Floor, wall, and ceiling finish in the community, dining, meeting/exercise/library, and toilet is shown based on EUL and condition.
- Labeled, fire-rated unit doors and egress stair doors are shown to be replaced in Year 1.
- Floor, wall, and ceiling finishes in the common laundry, hallways, stairs, stair halls and restrooms are shown based on EUL and condition.
- New domestic hot water heaters are shown early and late in the plan.
- Heating hot water boiler replacement is shown mid-plan, and a baseboard repair/replacement allowance is shown every 5 years.
- Fire rated assemblies at the first floor/basement ceiling and walls, and fire-rated doors as required are to be provided in Year 1.
- Upgrades to the building fire alarm and security systems are shown in Year 1.
- Unit hung and bi-fold doors are shown to be replaced mid-plan; and carpet is shown to be replaced late in the plan.
- A new Type A accessible bathroom is shown in Year 1.
- The replacement of smoke detectors is shown are shown early, mid and late-plan.

Additional Notes:

1. The Physical Assessment of the property was conducted on Thursday, May 7th, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Brian Ameche, Principal of Clearstory LLC. We would like to thank site staff for their assistance.
2. Cost estimates used in this assessment are based on data from *RS Means Facilities and Construction Cost Data*. These cost estimates have been applied uniformly across the entire study portfolio to help ensure consistency of future projections. Actual owner and/or site pricing could vary significantly.
3. Unless required by fire, safety, or accessibility codes, items are typically shown being replaced in kind and do not include any planned upgrades or potential upgrade opportunities.
4. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.
5. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.



Typical cracking and sub-base failure at asphalt paving. Trip hazard is shown to be eliminated in Year 1.



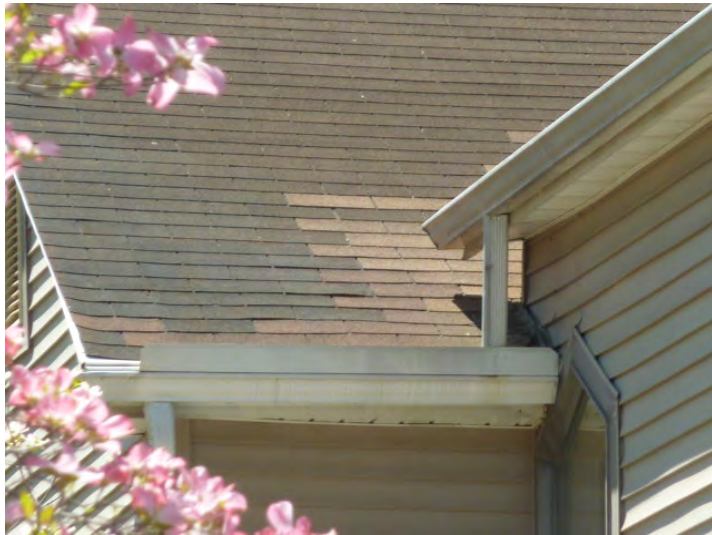
Clean and repair trench drain.



Stone retaining wall failure will continue as tree root balls behind wall continue to grow. Replacement is shown mid-term based on EUL and condition.



North elevation with original stone foundation wall, basement hatch door, steel pipe hand rail at stair and ramp, and several areas of buckling vinyl siding.



Typical roofing repairs at several areas with storm damaged asphalt shingles.



Repair and tuck-pointing of the brick water table is shown in Year 1.



Discolored and damaged vinyl soffit and all siding is shown to be repaired through the term and replaced mid-term.



Community Room.



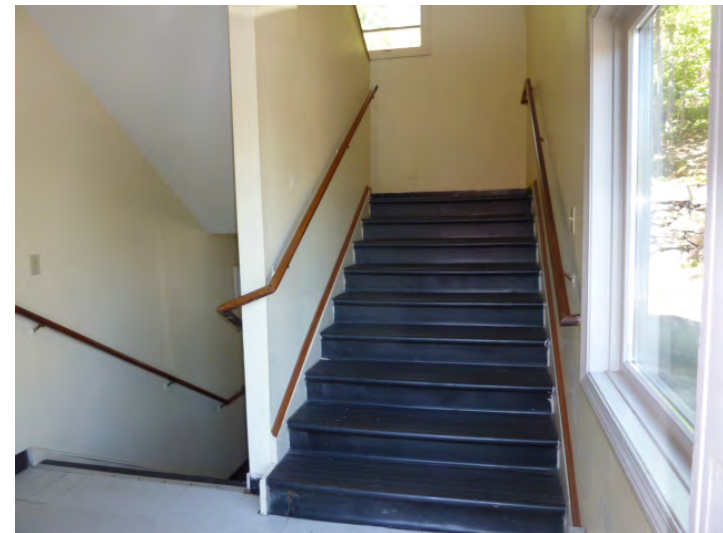
Community Room kitchen with adjacent dining room, bathroom, and laundry.



Basement meeting space with adjacent recreation area, library, and toilet room. There is also a dry goods food pantry, storage, and the mechanical/electric room.



Typical first and second floor common hallway. Doors, frames and windows are not labeled with fire ratings. New fire rated doors and windows are required in Year 1.



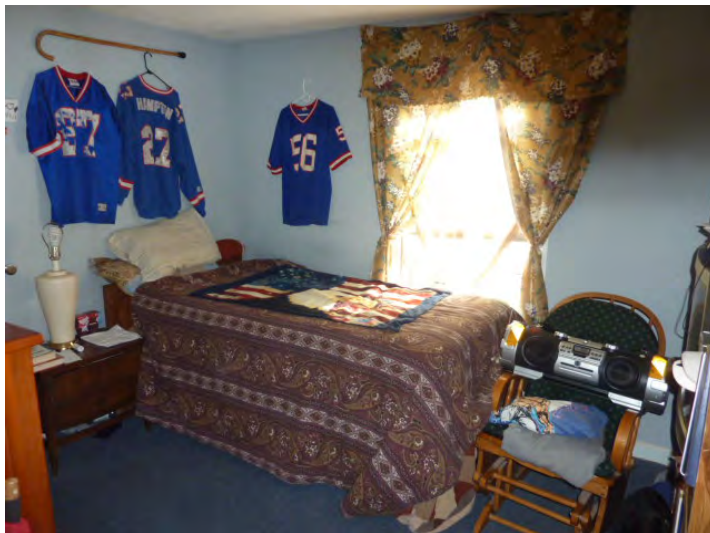
Typical north and south egress stairs.



Common shower room serving six of the second floor bedrooms.



Gas-fired heating hot water boiler is original and is shown to be replaced mid-plan. Domestic hot water heater is shown to be replaced early and late.



Bedroom 1 – One of 9 typical one-bed rooms.



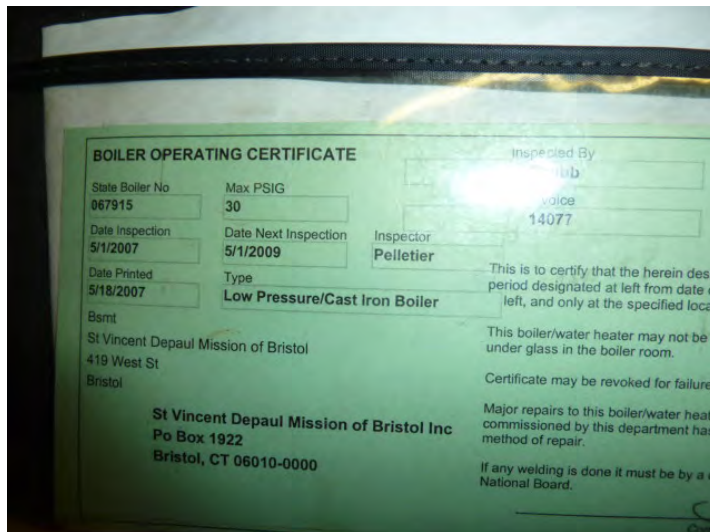
Bedroom 8 – One of 3 typical two-bed rooms.



Bedroom 4 – Designated accessible bedroom with private inaccessible toilet room and a public accessible bathroom next door entered off the common hallway.



Designated public accessible bathroom adjacent to Bedroom 4.



Last inspection of gas-fired heating hot water boiler was 2009. Inspection is required in Year 1.



Basement ceiling is required to be a fire-rated assembly. All openings in fire rated ceilings and walls are required to be properly sealed in Year 1.

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	St. Vincent DePaul Mission
Project Name:	Elms Transitional Living
Project City / Town:	Bristol

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

Number of Units:	13
Total Square Feet:	8,925
Default Inflation Rate:	3.0%

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

	Component	Total Planned Expenditures by Year																						
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization
				2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Site Improvements	0	3,000	4,123	0	0	27,032	0	3,466	0	0	15,294	0	135,709	0	0	6,055	0	4,658	0	0	7,019	0	0
2	Building Exterior	0	4,392	20,896	0	0	0	0	2,665	0	0	77,187	0	5,902	3,182	0	0	0	0	3,689	0	0	15,776	0
3	Roofing	0	0	0	0	0	153,961	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	Lobby - Mail Area	0	0	233	0	0	19,386	0	0	6	0	0	0	2,408	0	0	2,934	0	0	0	0	0	0	0
5	Community Room	0	0	2,520	0	13,711	5,464	0	8,686	0	0	0	0	3,338	0	1,103	3,516	0	9,121	0	0	0	0	0
6	Common Hallways	0	22,900	5,561	0	0	0	0	0	0	0	0	0	7,474	0	0	5,155	0	0	0	0	0	0	0
7	Common Stairways	0	0	11,080	0	0	0	0	0	0	0	0	0	2,646	0	0	10,151	0	9,615	0	0	0	0	0
8	Common Laundry	0	0	1,028	0	0	0	0	0	0	0	0	0	320	0	0	0	0	1,231	0	0	0	0	0
9	Common Area Restrooms	0	0	5,233	0	0	27,556	0	0	0	0	0	0	1,895	0	0	0	0	5,956	0	0	0	0	0
10	Building Boilers	0	0	0	0	0	0	0	0	0	0	4,806	0	0	0	0	0	0	0	0	0	0	0	0
11	Building Mechanical	0	5,000	825	0	3,605	0	0	956	0	0	0	0	1,109	0	0	0	0	6,738	0	0	0	0	0
12	Building Electrical	0	0	55,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	52,605	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	0	0	0	0	0	0	0	0	4,996	0	0	0	0	8,111	0	0	0	0	0	0	0
16	Unit Kitchens	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17	Unit Bathrooms	0	15,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18	Unit Electrical	0	5,700	0	0	0	0	0	0	0	0	0	0	7,660	0	0	0	0	0	0	0	0	9,995	0
19	Unit Mechanical	0	0	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	55,992	106,499	0	17,316	233,399	0	15,774	6	0	102,283	0	168,461	3,182	1,103	35,920	0	37,320	3,689	0	7,019	78,376	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			2,650,000																				
23	Cumulative Reserve Balance	0	(55,992)	2,487,509	2,487,509	2,470,193	2,236,794	2,236,794	2,221,020	2,221,014	2,221,014	2,118,732	2,118,732	1,950,271	1,947,088	1,945,985	1,910,065	1,910,065	1,872,745	1,869,056	1,869,056	1,862,036	1,783,660	

Building Exterior

Number of Units:	13
Total Square Feet:	8,925
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	Clean Vinyl Siding and Miscellaneous Repairs	2,299		22	5	2013				2,299	0	0	0	0	2,665	0	0	0	0	0	3,182	0	0	0	0	3,689	0	0	0						
18	New Windows	29,888		22	30	2021				0	0	0	0	0	0	0	37,861	0	0	0	0	0	0	0	0	0	0	0	0						
19	New Building Service Doors	1,782		22	30	2021				0	0	0	0	0	0	0	2,257	0	0	0	0	0	0	0	0	0	0	0	0						
20	New Building Entrance Doors and Sidelites	3,105		22	20	2013				3,105	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,445							
21	Replace 3 Failed Skylights	1,500		22	20	2013				1,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,630							
22	New Vinyl Siding	27,588		22	30	2021				0	0	0	0	0	0	0	34,948	0	0	0	0	0	0	0	0	0	0	0							
23	New Vinyl Soffits	1,674		22	30	2021				0	0	0	0	0	0	0	2,121	0	0	0	0	0	0	0	0	0	0	0							
24	Repairs and Tuckpointing at Brick and Stone Foundations	4,392		1	1	2013			4	4,392	4,392	0	0	0	0	0	0	5,902	0	0	0	0	0	0	0	0	0	7,701							
25	New Screens	9,600		1	1	2013				9,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
26																																			
27	Annual Planned Expenditures						0		4,392	20,896	0	0	0	0	2,665	0	0	77,187	0	5,902	3,182	0	0	0	0	3,689	0	0	15,776	0					
28	Cumulative Reserve Balance						0		(55,992)	2,487,509	2,487,509	2,470,193	2,236,794	2,236,794	2,221,020	2,221,014	2,221,014	2,118,732	2,118,732	1,950,271	1,947,088	1,945,985	1,910,065	1,910,065	1,872,745	1,869,056	1,869,056	1,862,036	1,783,660						

Roofing

Number of Units:	13
Total Square Feet:	8,925
Default Inflation Rate:	3.0%

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Lobby / Mail Area

Number of Units:	13
Total Square Feet:	8,925
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Community Room

Number of Units:	13
Total Square Feet:	8,925
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	2,520		18	15	2013				2,520	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Kitchen Cabinets / Sink	12,150		18	20	2015				0	0	12,890	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Kitchen Appliances					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Furnishings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Refrigerator	2,010		10	15	2018				0	0	0	0	0	2,330	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Range	1,305		10	15	2018				0	0	0	0	0	1,513	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Painting - Walls	774		8	10	2015				0	0	821	0	0	0	0	0	0	0	0	1,103	0	0	0	0	0	0	0	0						
8	Range Hood	843		10	15	2018				0	0	0	0	0	977	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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	Community Room Carpet	924		2	15	2026				0	0	0	0	0	0	0	0	0	0	0	1,357	0	0	0	0	0	0	0	0						
19	Community Room Painting Walls and Ceiling	767		5	10	2018				0	0	0	0	0	889	0	0	0	0	0	0	0	0	1,195	0	0	0	0	0						
20	Dining Room Flooring	1,470		2	15	2026				0	0	0	0	0	0	0	0	0	0	0	2,159	0	0	0	0	0	0	0	0						
21	Dining Room Painting Walls and Ceiling	742		5	10	2018				0	0	0	0	0	861	0	0	0	0	0	0	0	0	1,156	0	0	0	0	0						
22	Basement Meeting/ Excersize/Library Flooring	2,484		5	15	2023				0	0	0	0	0	0	0	0	3,338	0	0	0	0	0	0	0	0	0	0	0						
23	Basement Meeting/ Excersize/ Library Painting Walls and Clg	1,825		5	10	2018				0	0	0	0	0	2,116	0	0	0	0	0	0	0	0	0	2,844	0	0	0	0						
24	Basement Meeting Room Toilet Room Finishes and Fixtures	5,000		22	25	2016				0	0	0	5,464	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
25																																			
26																																			
27	Annual Planned Expenditures						0	0	2,520	0	13,711	5,464	0	8,686	0	0	0	0	3,338	0	1,103	3,516	0	9,121	0	0	0	0	0	0					
28	Cumulative Reserve Balance						0	(55,992)	2,487,509	2,487,509	2,470,193	2,236,794	2,236,794	2,221,020	2,221,014	2,221,014	2,118,732	2,118,732	1,950,271	1,947,088	1,945,985	1,910,065	1,910,065	1,872,745	1,869,056	1,869,056	1,862,036	1,783,660							

Common Hallways

Number of Units:	13
Total Square Feet:	8,925
Default Inflation Rate:	3.0%

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Common Stairways

Number of Units:	13
Total Square Feet:	8,925
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	St. Vincent DePaul Mission
Project Name:	Elms Transitional Living
Project City / Town:	Bristol

Current Year:	2013
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							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls	188		22	10	2013				188	0	0	0	0	0	0	0	0	0	253	0	0	0	0	0	0	0	0	0	0					
2	Ceilings	50		22	10	2013				50	0	0	0	0	0	0	0	0	0	67	0	0	0	0	0	0	0	0	0	0					
3	Floors	390		22	15	2013				390	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	608	0	0	0	0					
4	Ventilation					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
5	Lighting Fixtures	400		22	15	2013				400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	623	0	0	0	0					
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
17																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	1,028	0	0	0	0	0	0	0	0	320	0	0	0	0	0	1,231	0	0	0	0	0				
28	Cumulative Reserve Balance							0		(55,992)	2,487,509	2,487,509	2,470,193	2,236,794	2,236,794	2,221,020	2,221,014	2,221,014	2,118,732	2,118,732	1,950,271	1,947,088	1,945,985	1,910,065	1,910,065	1,872,745	1,869,056	1,869,056	1,862,036	1,783,660					

Common Area Restrooms

Number of Units:	13
Total Square Feet:	8,925
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Building Boilers

Owner Sponsor Name:	St. Vincent DePaul Mission
Project Name:	Elms Transitional Living
Project City / Town:	Bristol

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

Number of Units:	13
Total Square Feet:	8,925
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Boilers / Warm Air Furnaces					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Boiler Operating Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Pneumatic Systems Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Condensate & Feed Water					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Fuel Oil Storage					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Fuel Oil Transfer System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Fuel Exhaust					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Combustion Air					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	New Heating Hot Water Boiler	3,794		22	30	2021				0	0	0	0	0	0	0	0	4,806	0	0	0	0	0	0	0	0	0	0	0						
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	0	0	0	4,806	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							0		(55,992)	2,487,509	2,487,509	2,470,193	2,236,794	2,236,794	2,221,020	2,221,014	2,221,014	2,118,732	2,118,732	1,950,271	1,947,088	1,945,985	1,910,065	1,910,065	1,872,745	1,869,056	1,869,056	1,862,036	1,783,660					

Building Mechanical

Number of Units:	13
Total Square Feet:	8,925
Default Inflation Rate:	3.0%

[illegible]

Building Electrical

Owner Sponsor Name:	St. Vincent DePaul Mission
Project Name:	Elms Transitional Living
Project City / Town:	Bristol

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

Number of Units:	13
Total Square Feet:	8,925
Default Inflation Rate:	3.0%

[illegible]

Building Elevator

Owner Sponsor Name:	St. Vincent DePaul Mission
Project Name:	Elms Transitional Living
Project City / Town:	Bristol

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

Number of Units:	13
Total Square Feet:	8,925
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	St. Vincent DePaul Mission
Project Name:	Elms Transitional Living
Project City / Town:	Bristol

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

Number of Units:	13
Total Square Feet:	8,925
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Foundation / Floor Slab					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Framing & Columns					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Steel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Wood Framing					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Masonry Bearing Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18																																			
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20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							0		(55,992)	2,487,509	2,487,509	2,470,193	2,236,794	2,236,794	2,221,020	2,221,014	2,221,014	2,118,732	2,118,732	1,950,271	1,947,088	1,945,985	1,910,065	1,910,065	1,872,745	1,869,056	1,869,056	1,862,036	1,783,660					

Unit Living

Number of Units:	13
Total Square Feet:	8,925
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Unit Bathrooms

Owner Sponsor Name:	St. Vincent DePaul Mission
Project Name:	Elms Transitional Living
Project City / Town:	Bristol

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

Number of Units:	13
Total Square Feet:	8,925
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceiling					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Lavatory / Vanity					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Toilet					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Tub / Surround					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Floor					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Accessories					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Lighting Features					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Exhaust Fan					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	GFI Outlet					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	New Type A Accessible Bathroom	15,000		1	1	2013		4	15,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18																																			
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21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	15,000	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	(55,992)	2,487,509	2,487,509	2,470,193	2,236,794	2,236,794	2,221,020	2,221,014	2,221,014	2,118,732	2,118,732	1,950,271	1,947,088	1,945,985	1,910,065	1,910,065	1,872,745	1,869,056	1,869,056	1,862,036	1,783,660							

Unit Kitchens

Owner Sponsor Name:	St. Vincent DePaul Mission
Project Name:	Elms Transitional Living
Project City / Town:	Bristol

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

Number of Units:	13
Total Square Feet:	8,925
Default Inflation Rate:	3.0%

[illegible]

Unit Electrical

Number of Units:	13
Total Square Feet:	8,925
Default Inflation Rate:	3.0%

SpreadsheetElms_5_13Preliminary 5/13/2013

Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

Owner Sponsor Name:	St. Vincent DePaul Mission
Project Name:	Elms Transitional Living
Project City / Town:	Bristol

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

Number of Units:	13
Total Square Feet:	8,925
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	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																																			
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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	(55,992)	2,487,509	2,487,509	2,470,193	2,236,794	2,236,794	2,221,020	2,221,014	2,221,014	2,118,732	2,118,732	1,950,271	1,947,088	1,945,985	1,910,065	1,910,065	1,872,745	1,869,056	1,869,056	1,862,036	1,783,660							

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.