

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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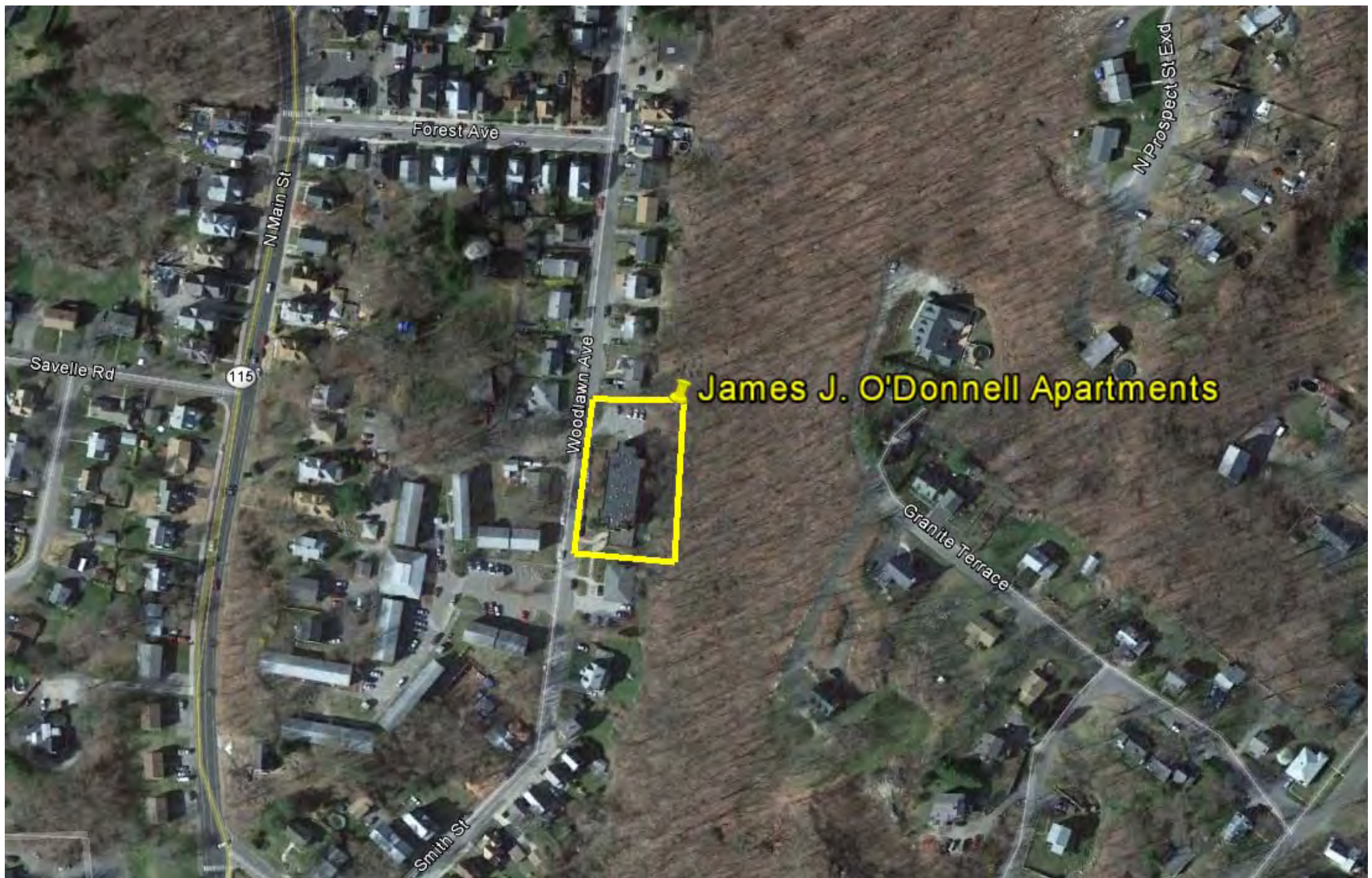
James J. O'Donnell
Apartments

CHFA #85001D

Ansonia Housing Authority
Ansonia, CT

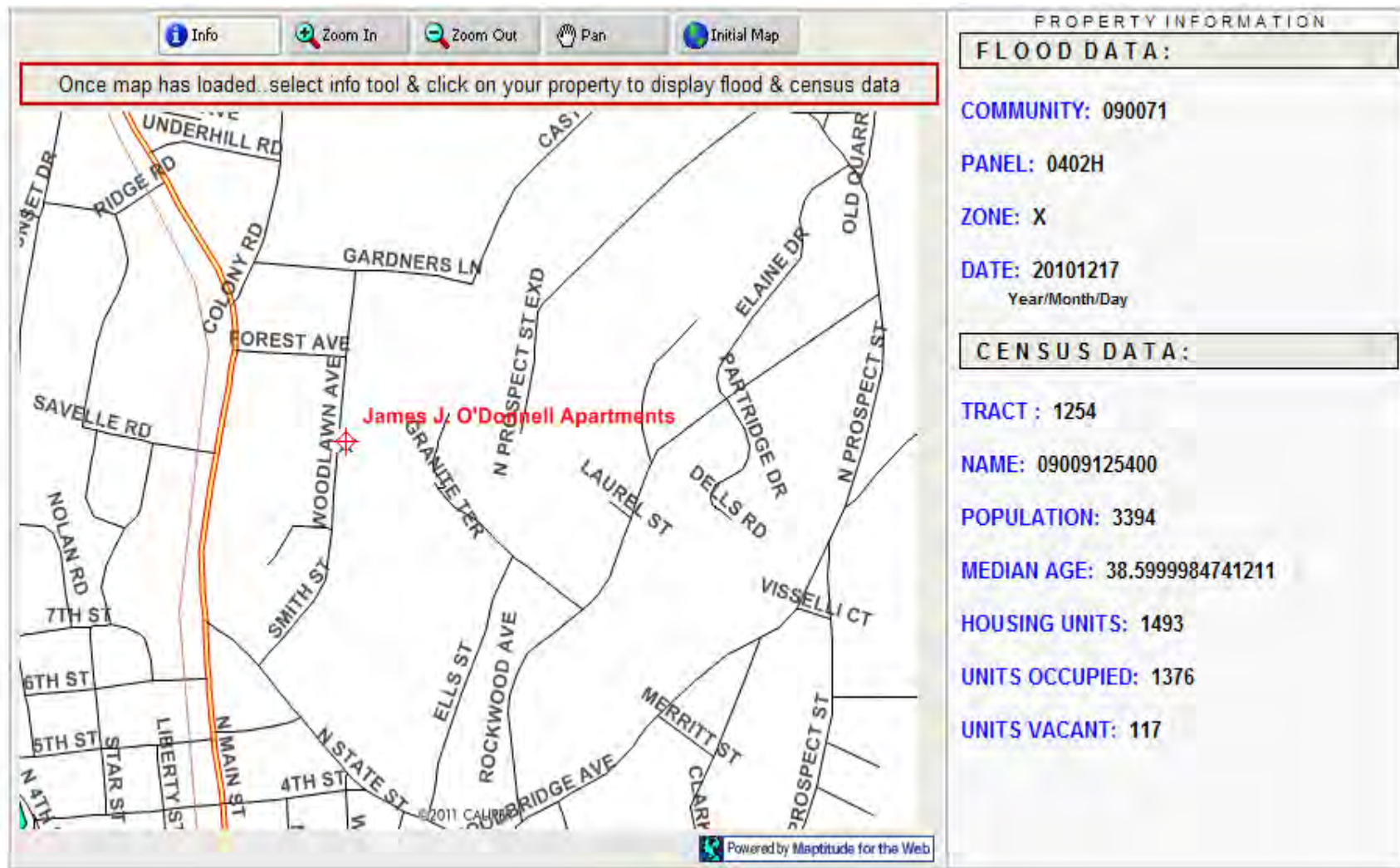
April 16, 2013

Revised Final Report



James J. O'Donnell Apartments

63 Woodlawn Avenue
Ansonia, CT 06401



James J. O'Donnell Apartments

63 Woodlawn Avenue
Ansonia, CT 06401

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

Executive Summary

JJ O'Donnell Apartments

Ansonia, CT

JJ O'Donnell Apartments is a mid-rise residential building for the elderly that is comprised of 40 units in a four story masonry bearing wall and concrete slab framed structure on a generally flat site with a steep hill behind. The building has a one story Community Room and adjacent four stop elevator near the main front building entrance at the south end. Each floor of apartments is accessed by a continuous straight double loaded corridor the length of each floor that connects fire-rated stairs at each end. The building is clad in brick and has a flat roof with a single ply membrane. The building includes 12 one-bedroom units for couples and 28 smaller one-bedroom units for single tenants. There are no units designated as accessible. There are 12 on-site parking spaces, including 2 accessible spaces, plus 10 on street spaces along Woodlawn Avenue, which the building fronts on. Original occupancy of JJ O'Donnell Apartments was 1974. In 1994 the following improvements took place: windows and exterior door were replaced, window A/C sleeves were installed, fire alarm system were upgraded, unit kitchen exhaust fans were installed, and the Men's and Women's toilet rooms in the Community Room were modified to be fully accessible. Sprinklers were installed in 1998 above new dropped acoustic panel ceilings in the corridors. A new roofing membrane was installed in 2002, an intercom system was installed in 2003, and roof fans for the unit kitchens and baths were installed in 2008 and 2010.

New VCT was installed in the first floor corridor and public spaces in 2011. The unit kitchens and bathrooms are generally original. Unit interiors are refurbished at unit turnover.

Overall the building is in good condition. As shown on the attached capital needs worksheets, the development does not require an adjustment to the current replacement reserve funding or an infusion of capital during the assessment period, based on the reported replacement reserve balance and annual contributions.

Key findings identified by this assessment of JJ O'Donnell Apartments include the following:

- Asphalt paving at the drive and parking lots is shown with crack repair and sealcoat periodically over the plan.
- Asphalt paving at drives and parking is shown with asphalt overlay mid-plan.
- Concrete walks, ramp and stair are shown to be replaced early in the plan.
- Site light poles and bollards are shown to be replaced in Year 1.
- Brick cleaning is shown mid-plan and repairing damage from leaks at window heads is shown in Year 1 and mid-plan.
- Exterior door, storefront, window replacement and new roofing are shown early in the plan.
- New finishes, appliances and the domestic hot water heater in the Community Center are shown to be replaced over the plan.
- New finishes in the Hallways are shown to be provided early and mid-plan and new electric wall heaters early in the plan.
- Handrail modifications at the egress stairs are shown in Year 1 and new fire rated stair doors are shown mid-plan.
- Update of the fire alarm control panel is shown mid-term and new emergency lighting devices are shown in Year 1.
- Controller/dispatcher upgrade, piston re-sleeving and finish upgrades are shown early in the plan. The elevator is generally accessible.
- Interior hung and bi-fold doors in the units and vinyl flooring in the living areas are shown to be replaced as needed over the plan.
- Bathroom vinyl flooring, fixtures, accessories, lights, and exhaust fans are shown to be replaced early in the plan.
- Kitchen appliances are shown replaced over the plan; vinyl flooring early and late, and cabinets, counters, and sinks early in the plan.
- Replacement of the trash compactor and trash chute doors on all floors is shown in Year 1.
- The domestic hot water heaters, window A/C units and smoke detectors for each unit are shown to be replaced periodically over the plan.
- The replacement of intercoms, electric baseboard heaters and thermostats is shown mid-plan and emergency call devices late in the plan.
- Conversion of 4 bathrooms and 4 kitchens to Type A accessible is shown as deferred.
- An accessible route from parking to the Community Center and units is generally present.

Additional Notes:

1. The Physical Assessment of the property was conducted on Wednesday, February 13 and Thursday, February 14, 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*.



Concrete walk to the main entrance at the one story Community Center at the north end of the building.



Typical concrete walk and rail are in poor condition.



Parking lot for 6 spaces at the south end of the building with an accessible route into the building.



Typical rusted lintel at window head indicating a flashing failure building wide.



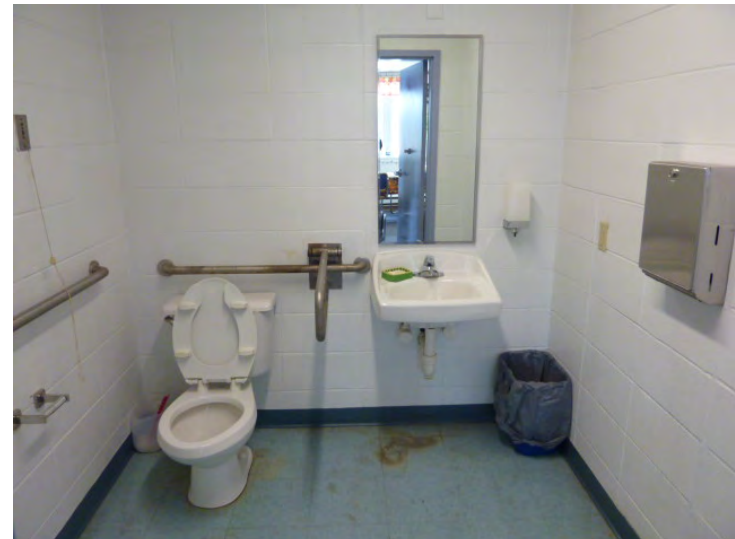
Typical open joints at window sills.



EPDM roofing membrane installed in 2002.



Community Center and kitchen at the south end of the ground floor.



The toilet rooms in the Community Center are generally Type A accessible.



Typical corridor with ceiling and wall mounted call for aid lights, sprinkler heads, emergency lights, fire extinguishers, smoke detectors, fire alarms and exit signage.



The accessible elevator cab is the proper dimensions and the control panel is at the proper height.



Typical electric heater at each end of corridor is shown to be replaced in Year 1.



Intercom and mailboxes at main entrance into building adjacent to the Community Center.



Typical living/dining area at kitchen in large 1-bedroom apartments.



Typical bedroom in large 1-bedroom apartments.



Typical kitchen in all 1-bedroom apartments.



Typical tight bathroom in all 1-bedroom apartments.

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Ansonia Housing Authority
Project Name:	JJ O'Donnell Apartments
Project City / Town:	Ansonia

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 10, 2013

Number of Units:	40
Total Square Feet:	26,064
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$849,333
Annual Replacement Reserve Contribution:	\$39,780
Additional Misc. Contribution:	\$0

	Component	Total Planned Expenditures by Year																						Revitalization
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
				2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Site Improvements	0	0	9,977	18,898	0	0	0	12,258	4,179	0	0	0	2,368	0	0	0	0	2,746	0	0	0	0	0
2	Building Exterior	0	0	74,400	0	40,088	32,068	38,613	0	0	0	0	0	0	109,434	0	0	0	0	0	0	0	0	0
3	Roofing	0	0	0	0	0	0	0	0	0	0	0	83,678	0	0	0	0	0	0	0	0	0	0	0
4	Lobby - Mail Area	0	0	0	0	0	0	0	0	0	0	0	0	0	2,685	0	0	0	0	0	0	0	0	0
5	Community Room	0	0	0	0	0	0	0	4,374	0	0	0	0	2,419	0	0	0	0	1,070	0	0	0	0	0
6	Common Hallways	0	0	1,000	0	0	0	0	27,631	0	0	0	0	0	23,388	0	5,419	0	8,114	0	0	0	0	0
7	Common Stairways	0	0	4,096	0	0	0	0	0	1,372	0	0	0	0	5,537	0	0	0	0	0	0	0	0	0
8	Common Laundry	0	0	0	0	0	0	0	255	0	0	0	0	504	0	0	0	0	343	0	0	0	0	0
9	Common Area Restrooms	0	0	852	0	0	0	0	0	0	0	0	0	464	0	0	0	0	789	0	0	0	0	0
10	Building Boilers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11	Building Mechanical	0	0	43,000	0	0	0	0	0	2,179	0	0	0	0	0	0	0	0	0	0	0	3,107	0	0
12	Building Electrical	0	0	3,000	0	0	0	0	0	21,493	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13	Building Elevator	0	0	80,000	0	0	0	16,883	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	3,037	3,128	3,222	3,319	3,418	3,521	3,626	3,735	3,847	3,963	4,081	4,204	4,330	4,460	4,594	4,732	4,873	5,020	5,170	5,325	0
16	Unit Kitchens	0	48,000	28,709	29,570	30,457	3,660	3,769	3,882	3,999	4,119	4,242	4,370	4,501	4,636	4,775	4,918	5,066	5,218	5,374	11,750	12,103	12,466	0
17	Unit Bathrooms	0	80,000	0	0	0	59,556	61,342	63,183	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18	Unit Electrical	0	0	16,353	4,484	4,618	4,757	4,899	5,046	5,198	5,354	5,514	5,680	19,289	57,727	6,206	6,393	6,584	25,477	6,985	7,195	7,411	7,633	0
19	Unit Mechanical	0	0	2,128	2,192	2,258	2,325	2,395	2,467	2,541	2,617	2,696	2,777	2,860	2,946	3,034	3,125	3,219	3,315	3,415	3,517	3,623	3,731	0
20	Annual Planned Expenditures	0	128,000	266,552	58,272	80,643	105,684	131,320	122,617	44,587	15,825	16,300	100,467	36,487	210,556	18,345	24,315	19,462	51,803	20,648	27,482	31,413	29,156	0
21	Annual Provision (indexed at 3%)			39,780	40,973	42,203	43,469	44,773	46,116	47,499	48,924	50,392	51,904	53,461	55,065	56,717	58,418	60,171	61,976	63,835	65,750	67,723	69,754	
22	Outside Capital			0																				
23	Cumulative Reserve Balance	849,333	721,333	494,561	477,263	438,822	376,607	290,059	213,558	216,471	249,570	283,663	235,100	252,074	96,583	134,954	169,058	209,766	219,939	263,126	301,395	337,704	378,303	

Site Improvements

Number of Units:	40
Total Square Feet:	26,064
Default Inflation Rate:	3.0%

[illegible]

Building Exterior

Owner Sponsor Name:	Ansonia Housing Authority
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Project City / Town:	Ansonia

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Roofing

Number of Units:	40
Total Square Feet:	26,064
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[illegible]

Lobby / Mail Area

Owner Sponsor Name:	Ansonia Housing Authority
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Community Room

Owner Sponsor Name:	Ansonia Housing Authority
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Project City / Town:	Ansonia

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Report Date:	March 10, 2013

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Total Square Feet:	26,064
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Common Hallways

Owner Sponsor Name:	Ansonia Housing Authority
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Project City / Town:	Ansonia

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Common Stairways

Number of Units:	40
Total Square Feet:	26,064
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FinalSpreadsheet_4_16_JJODonnell 4/16/2013

Common Laundry

Number of Units:	40
Total Square Feet:	26,064
Default Inflation Rate:	3.0%

FinalSpreadsheet_4_16_JJODonnell 4/16/2013

Common Area Restrooms

Number of Units:	40
Total Square Feet:	26,064
Default Inflation Rate:	3.0%

FinalSpreadsheet_4_16_JJODonnell 4/16/2013

Building Boilers

Owner Sponsor Name:	Ansonia Housing Authority
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Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Mechanical

Owner Sponsor Name:	Ansonia Housing Authority
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Project City / Town:	Ansonia

Current Year:	2013
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Number of Units:	40
Total Square Feet:	26,064
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	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																													
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization					
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032						
1	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	Ventilation & 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	Community Center Electric Domestic Hot Water Heater	1,825		6	12	2019				0	0	0	0	0	0	2,179	0	0	0	0	0	0	0	0	0	0	0	3,107	0							
19	Replace Trash Compactor and Chute Doors on Each Floor	43,000		28	25	2013				43,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20																																				
21																																				
22																																				
23																																				
24																																				
25																																				
26																																				
27	Annual Planned Expenditures							0		0	43,000	0	0	0	0	0	2,179	0	0	0	0	0	0	0	0	0	0	3,107	0	0						
28	Cumulative Reserve Balance							849,333		721,333	494,561	477,263	438,822	376,607	290,059	213,558	216,471	249,570	283,663	235,100	252,074	96,583	134,954	169,058	209,766	219,939	263,126	301,395	337,704	378,303						

Building Electrical

Owner Sponsor Name:	Ansonia Housing Authority
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[illegible]

Building Elevator

Owner Sponsor Name:	Ansonia Housing Authority
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Building Structural

Number of Units:	40
Total Square Feet:	26,064
Default Inflation Rate:	3.0%

FinalSpreadsheet_4_16_JJODonnell 4/16/2013

Unit Living

Number of Units:	40
Total Square Feet:	26,064
Default Inflation Rate:	3.0%

[illegible]

Unit Bathrooms

Number of Units:	40
Total Square Feet:	26,064
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Ceiling					2013				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							
4	Toilet					2013				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							
6	Floor					2013				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							
8	Lighting Features					2013				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							
10	GFI Outlet					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	New Toilet, Sink and Mixing Valve	47,800		39	35	2016				0	0	0	17,410	17,933	18,471	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	New Tub, Surround and Mixing Valve	80,800		39	35	2016				0	0	0	29,430	30,313	31,223	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	New Accessories	16,720		39	35	2016				0	0	0	6,090	6,272	6,461	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	New Light	4,800		39	35	2016				0	0	0	1,748	1,801	1,855	0	0	0	0	0	0	0	0	0	0	0	0	0							
21	New Vinyl Floor	7,500		varies	15	2016				0	0	0	2,732	2,814	2,898	0	0	0	0	0	0	0	0	0	0	0	0	0							
22	Paint Walls	4,960		varies	10	2016				0	0	0	1,806	1,860	1,916	0	0	0	0	0	0	0	0	0	0	0	0	0							
23	Paint Ceilings	930		varies	10	2016				0	0	0	339	349	359	0	0	0	0	0	0	0	0	0	0	0	0	0							
24	Enlarge 4 Bathrooms, Fixtures and Accessories per ADA	80,000		1	1	2013			4	80,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
25																																			
26																																			
27	Annual Planned Expenditures							0		80,000	0	0	0	59,556	61,342	63,183	0	0	0	0	0	0	0	0	0	0	0	0	0						
28	Cumulative Reserve Balance							849,333		721,333	494,561	477,263	438,822	376,607	290,059	213,558	216,471	249,570	283,663	235,100	252,074	96,583	134,954	169,058	209,766	219,939	263,126	301,395	337,704	378,303					

Unit Kitchens

Owner Sponsor Name:	Ansonia Housing Authority
Project Name:	JJ O'Donnell Apartments
Project City / Town:	Ansonia

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 10, 2013

Number of Units:	40
Total Square Feet:	26,064
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	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Cabinets					2013				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						
6	Sink					2013				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						
8	GFI Outlet					2013				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						
10	Refrigerators					2013				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						
12	Range					2013				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						
14	Disposal					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 Vinyl Floors	11,280		varies	15	2013				3,760	3,873	3,989	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,215	6,401	6,593						
18	Refrigerators	26,800		varies	15	2013				1,787	1,841	1,896	1,953	2,011	2,072	2,134	2,198	2,264	2,332	2,402	2,474	2,548	2,624	2,703	2,784	2,868	2,954	3,042	3,134						
19	Cabinets/Countertop/Sink	64,800		varies	25	2013				21,600	22,248	22,915	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Range	20,000		varies	20	2013				1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305	1,344	1,384	1,426	1,469	1,513	1,558	1,605	1,653	1,702	1,754						
21	Rangehood	11,240		varies	20	2013				562	579	596	614	633	652	671	691	712	733	755	778	801	825	850	876	902	929	957	985						
22	Modify 4 Kitchens - Appliances, Counter, Cabinets per ADA	48,000		1	1	2013		4	48,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0		48,000	28,709	29,570	30,457	3,660	3,769	3,882	3,999	4,119	4,242	4,370	4,501	4,636	4,775	4,918	5,066	5,218	5,374	11,750	12,103	12,466	0					
28	Cumulative Reserve Balance						849,333		721,333	494,561	477,263	438,822	376,607	290,059	213,558	216,471	249,570	283,663	235,100	252,074	96,583	134,954	169,058	209,766	219,939	263,126	301,395	337,704	378,303						

Unit Electrical

Number of Units:	40
Total Square Feet:	26,064
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	Emergency Call System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Electrical Panel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Smoke Detectors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Intercom					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	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	Unit Electric Domestic Hot Water Heaters	34,000		varies	12	2013				2,833	2,918	3,006	3,096	3,189	3,284	3,383	3,484	3,589	3,696	3,807	3,922	4,039	4,160	4,285	4,414	4,546	4,683	4,823	4,968						
19	Emergency Call System	12,000		39	15	2013				12,000	0	0	0	0	0	0	0	0	0	0	0	0	0	18,696	0	0	0	0							
20	Smoke Detectors	15,200		varies	10	2013				1,520	1,566	1,613	1,661	1,711	1,762	1,815	1,869	1,925	1,983	2,043	2,104	2,167	2,232	2,299	2,368	2,439	2,512	2,588	2,665						
21	Intercom	10,000		10	20	2023				0	0	0	0	0	0	0	0	0	0	13,439	0	0	0	0	0	0	0	0	0						
22	Replace Electric Baseboard Heaters	24,750		39	50	2024				0	0	0	0	0	0	0	0	0	0	0	34,260	0	0	0	0	0	0	0	0						
23	Replace Thermostats	12,600		39	50	2024				0	0	0	0	0	0	0	0	0	0	17,441	0	0	0	0	0	0	0	0	0						
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	16,353	4,484	4,618	4,757	4,899	5,046	5,198	5,354	5,514	5,680	19,289	57,727	6,206	6,393	6,584	25,477	6,985	7,195	7,411	7,633	0						
28	Cumulative Reserve Balance						849,333	721,333	494,561	477,263	438,822	376,607	290,059	213,558	216,471	249,570	283,663	235,100	252,074	96,583	134,954	169,058	209,766	219,939	263,126	301,395	337,704	378,303							

Unit Mechanical

Owner Sponsor Name:	Ansonia Housing Authority
Project Name:	JJ O'Donnell Apartments
Project City / Town:	Ansonia

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 10, 2013

Number of Units:	40
Total Square Feet:	26,064
Default Inflation Rate:	3.0%

FinalSpreadsheet_4_16_JJODonnell 4/16/2013

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.