

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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

and

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Tiffany Place

CHFA #77004D

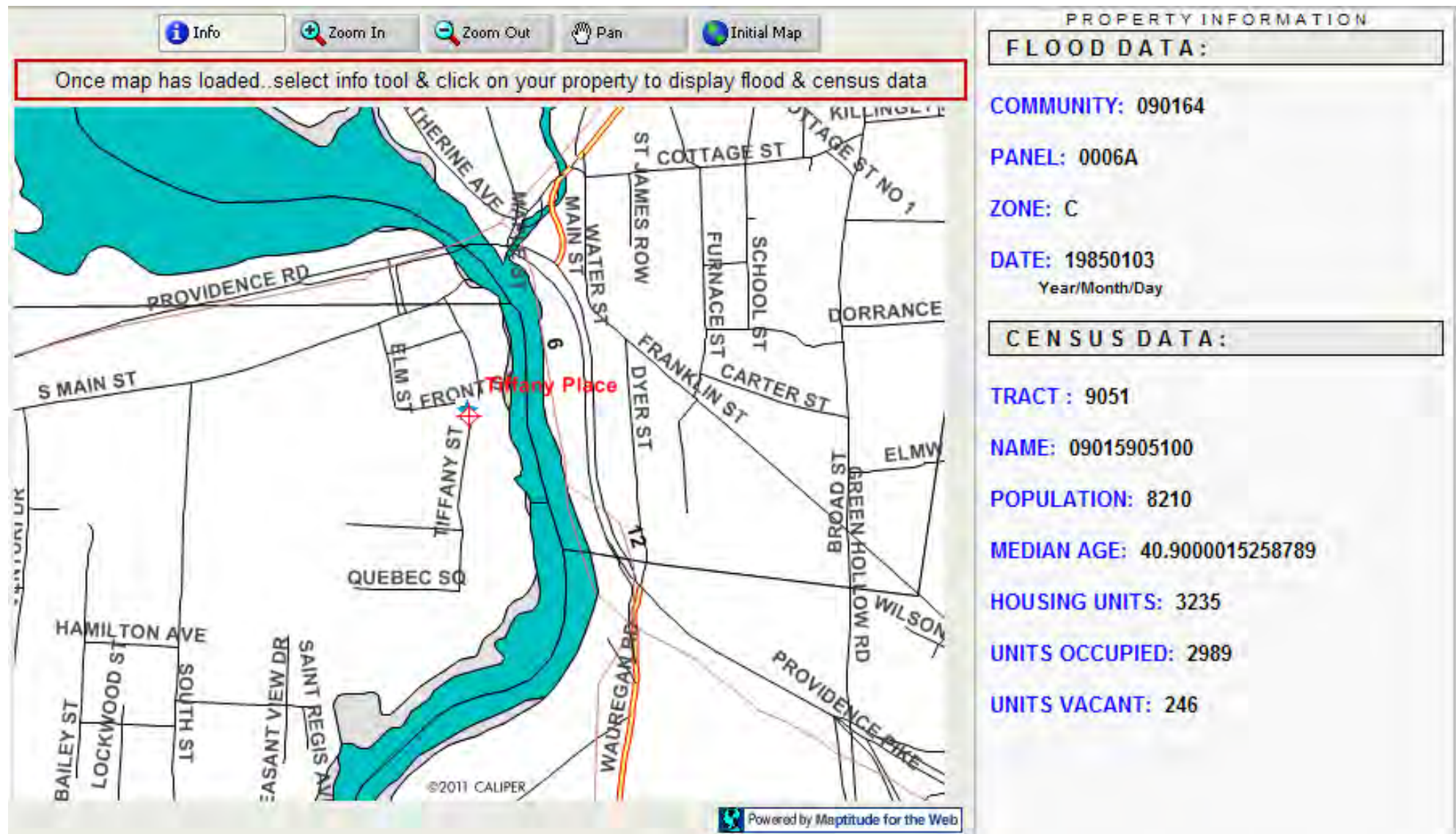
Putman Housing Authority
Putman, CT

June 27, 2013

Final Report



Tiffany Place
31 Tiffany Street
Brooklyn, CT 06234



Tiffany Place

31 Tiffany Street
Brooklyn, CT 06234

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

Executive Summary

Tiffany Place

Brooklyn, CT

Tiffany Place is a two building development originally constructed by a mill owner in the 1880's for their mill workers. The 15 unit brick masonry row house building along Front Street was condemned and evacuated in December 2006 when a system of wall buttresses was installed. The 12 unit brick masonry row house building along Tiffany Place was also evacuated as a precaution at that time but does not exhibit similar structural distress and has never been reinforced or condemned. The absence of adequate lateral ties holding the Front Street building together front to back have caused the front and back brick walls of the this building to visibly bow out. The removal of interior bearing walls during the 1988 major renovation has also caused floor deflections and the roof to visibly warp where it crosses the bearing walls between units.

The buildings have asphalt shingle roofing on steeply pitch roofs, granite door headers, granite window headers and sills, and dormers that run the length of both sides of each roof. The Front Street building with 15 units is split level with 5 two-bedroom flats at the basement level entered from the parking lot and 10 two-story 2-bedroom units entered off of Front Street. The Tiffany Place building with 12 units is 3 stories with 6 one-bedroom flats entered through front and rear common stair hallways and 2 two-bedroom units and 4 three-bedroom units on the second and third floors also entered via the common stair hallways. The Tiffany Place building also has a full basement that is currently empty. All of the 54 on-site parking spaces are in two parking lots behind the respective buildings with 3 designated accessible spaces. There is a community center on the adjacent property but there are no public facilities currently associated with this site.

The development was constructed in the 1880's and gut rehabbed into modern apartments in 1988. The work from 1988 to the condemnation and closure in 2006 was on an as-needed basis. The kitchens, bathrooms, and finishes were refurbished on unit turn over. Design work for the comprehensive rehabilitation of these buildings is ongoing and reportedly includes all needed structural repairs. Review of progress design drawings for the proposed rehabilitation is beyond the scope of On-Site Insight's current assignment.

Overall the development is in poor 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 Tiffany Place include the following:

- Asphalt paving at the drives and parking is shown with crack repair and sealcoating periodically over the plan.
- Asphalt paving at the drives and parking is shown to be overlaid in Year 1.
- Concrete walks, curbs, stoops, and stairs are shown to be replaced early in the plan and all trip hazards eliminated in Year 1.
- Asphalt walks and drying yards are shown to be replaced early in the plan and the concrete dumpster pads with screening in Year 1.
- Asphalt shingle roofing is shown to be replaced in Year 1 based on EUL and condition.
- Windows, common stair hall entry, egress doors, exterior doors, and storm doors are shown to be replaced in Year 1.
- Repair and replacement of wood siding at dormers in Year 1 based on condition.
- Labeled fire-rated unit doors are shown to replace unlabeled doors in Year 1, and common stairway finishes refurbished early and late.
- New vinyl flooring, treads and risers, and painting at common stairs is shown in Year 1 and finishes again late in the plan.
- Upgrades to the building fire alarm systems are shown in Year 1 and late; the replacement of exterior door lights is shown early.

- Structural repairs are shown in Year 1.
- Unit and unit stair wall and ceiling finishes are shown in Year 1 although typically funded from operating accounts.
- New high-efficiency gas-fired boilers are shown in Year 1.
- Unit hung and bi-fold doors are shown to be replaced early and vinyl flooring is shown to be replaced early and late in the plan.
- Unit, bathroom, and kitchen accessibility improvements at designated accessible units are shown in Year 1.
- Bathroom vinyl flooring, paint, fixtures, accessories, lights, and exhaust fans are shown to be replaced early in the plan.
- Kitchen vinyl flooring, appliances, cabinets, counters, and sinks are shown to be replaced early in the plan and vinyl flooring again late.
- Emergency call devices are shown to be replaced early and late in the plan and smoke detectors early and mid-plan.
- Replacement of thermostats and domestic hot water heaters are shown early and late in the plan.
- New hot water baseboards are shown in Year 1.

Additional Notes:

1. The Physical Assessment of the property was conducted on June 4th, 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 of asphalt paving at parking lots behind 29 Tiffany Place.



Typical cracking of asphalt paving at walks; trip hazard at first riser at concrete stoop is shown to be eliminated in Year 1.



Current damage to asphalt curb and historic settlement at catch basin.



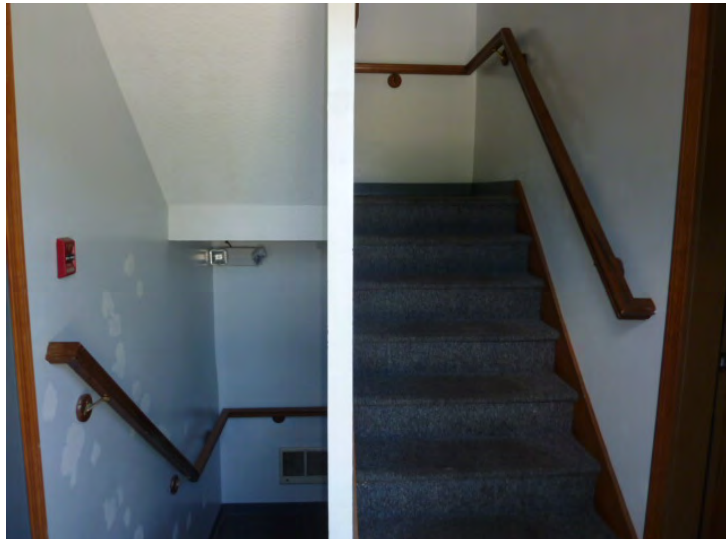
Trip hazard at concrete stoop and rusted handrails shown to be eliminated in Year 1.



Worn roofing at 5 Front Street to be replaced and dormers repaired and painted in Year 1.



Lifted and missing shingles at 29 Tiffany Place to be replaced in Year 1.



Common stair down to basement and up to second floor unit at 29 Tiffany Place.



Door to second floor unit on right and door to two-bedroom flat on left at 5 Front Street. Fire rated frames and doors are shown for Year 1.



Lateral bracing along 5 Front Street building installed to stabilize wall due to the wide spacing of original lateral ties that exceeds allowable spacing.



Roof framing and shingle roof is bowed on both sides of bearing wall between pair of yellow doors at 5 Front Street.



Warped roof at end bearing wall at 29 Tiffany Place.



Rear wall at 5 Front Street is bowed along lateral bearing line of lateral braces.



Typical living area in 1-bedroom flat at Tiffany Place.



Typical bedroom in 1-bedroom flat at Tiffany Place.



Typical kitchen at 1-bedroom flat at Tiffany Place.



Typical bathroom in 1-bedroom flat at Tiffany Place.



Typical bedroom in 2-bedroom designated accessible flat at Front Street.



Typical kitchen from living area at 2-bedroom designated accessible flat at Front Street. Accessibility improvements are shown in Year 1.



Typical bathroom in 2-bedroom designated accessible flat at Front Street. Accessibility improvements are shown in Year 1.



Typical living room in 3-bedroom apartment at Tiffany Place.



Typical first floor bedroom in 3-bedroom apartment at Tiffany Place.



Typical second floor bathroom at all two floor units at Tiffany Place and Front Street.



Typical stair from living room to second floor bedrooms at all two floor units at Tiffany Place and Front Street.



Typical gabled first and second bed rooms or second and third bedrooms at all two and three bedroom apartments at top floors at Tiffany Place and Front Street.

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Brooklyn Housing Authority
Project Name:	Tiffany Place
Project City / Town:	Brooklyn Housing Authority

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 4, 2013

Number of Units:	27
Total Square Feet:	32,094
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$0
Annual Replacement Reserve Contribution:	\$1,864
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	12,000	52,836	0	0	0	0	55,594	0	0	0	0	21,242	0	0	0	0	13,719	0	0	0	92,648	0
2	Building Exterior	0	0	322,920	0	0	0	0	0	0	0	0	0	0	0	0	0	0	93,478	0	0	0	0	0
3	Roofing	0	103,160	103,160	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	Lobby - Mail Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	Community Room	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	Common Hallways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7	Common Stairways	0	10,624	80,754	0	0	0	0	0	0	0	0	0	0	0	18,357	0	0	54,103	0	0	0	0	0
8	Common Laundry	0	0	5,516	0	0	0	0	0	0	0	5,974	0	0	0	0	0	0	1,246	7,568	0	0	0	0
9	Common Area Restrooms	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10	Building Boilers	0	80,000	80,000	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	Building Electrical	0	108,000	108,000	0	11,511	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	189,379	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	507,168	507,168	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	280,714	0	0	0	0	0	0	0	0	0	0	0	41,370	0	0	192,702	0	0	0	0	0
16	Unit Kitchens	0	0	195,036	0	0	0	0	0	0	0	0	0	0	0	0	0	0	48,749	0	0	0	113,978	0
17	Unit Bathrooms	0	0	208,621	0	0	0	0	0	0	0	0	0	8,885	0	0	0	0	13,399	0	0	0	0	0
18	Unit Electrical	0	0	32,670	0	0	0	0	0	0	0	0	0	27,577	0	0	0	0	18,929	0	0	0	0	0
19	Unit Mechanical	0	0	89,145	0	0	0	0	0	0	0	0	0	0	0	46,772	0	0	17,667	0	0	0	0	0
20	Annual Planned Expenditures	0	820,952	2,066,540	0	11,511	0	0	55,594	0	0	5,974	0	57,704	0	106,499	0	0	453,994	7,568	0	0	396,005	0
21	Annual Provision (indexed at 3%)			1,864	1,920	1,978	2,037	2,098	2,161	2,226	2,293	2,362	2,433	2,506	2,581	2,658	2,738	2,820	2,905	2,992	3,082	3,174	3,269	
22	Outside Capital			4,000,000																				
23	Cumulative Reserve Balance	0	(820,952)	1,114,372	1,116,292	1,106,759	1,108,797	1,110,895	1,057,462	1,059,688	1,061,981	1,058,369	1,060,802	1,005,604	1,008,184	904,343	907,081	909,901	458,813	454,237	457,318	460,492	67,756	

Site Improvements

Number of Units:	27
Total Square Feet:	32,094
Default Inflation Rate:	3.0%

13385 - Tiffany Place - FINAL SS 6/27/2013

Roofing

Owner Sponsor Name:	Brooklyn Housing Authority
Project Name:	Tiffany Place
Project City / Town:	Brooklyn Housing Authority

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 4, 2013

Number of Units:	27
Total Square Feet:	32,094
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Exterior

Owner Sponsor Name:	Brooklyn Housing Authority
Project Name:	Tiffany Place
Project City / Town:	Brooklyn Housing Authority

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 4, 2013

Number of Units:	27
Total Square Feet:	32,094
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	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	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	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	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	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	0						
7	Windows					2013				0	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	0						
9	Caulking					2013				0	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	0						
11	Railings					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	New Aluminum Windows	215,754		25	25	2013				215,754	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	New Steel Building Entry and Egress Doors at Stair Halls	14,256		25	25	2013				14,256	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	New Steel Exterior and Storm Doors	6,000		25	25	2013				6,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21	New Basement Windows	14,910		25	25	2013				14,910	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
22	Repair/Replace Wood Siding and Paint Dormers	72,000		25	25	2013				72,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
23	Brick Tuckpointing and Grout Repair at Granite Sills/Heads	60,000		25	40	2028				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	93,478	0	0	0	0					
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	322,920	0	0	0	0	0	0	0	0	0	0	0	0	0	0	93,478	0	0	0	0	0				
28	Cumulative Reserve Balance							0		(820,952)	1,114,372	1,116,292	1,106,759	1,108,797	1,110,895	1,057,462	1,059,688	1,061,981	1,058,369	1,060,802	1,005,604	1,008,184	904,343	907,081	909,901	458,813	454,237	457,318	460,492	67,756					

Comprehensive Capital Needs Assessment Schedule

Lobby / Mail Area

Owner Sponsor Name:	Brooklyn Housing Authority
Project Name:	Tiffany Place
Project City / Town:	Brooklyn Housing Authority

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 4, 2013

Number of Units:	27
Total Square Feet:	32,094
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	Mail Facilities					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19																																			
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	(820,952)	1,114,372	1,116,292	1,106,759	1,108,797	1,110,895	1,057,462	1,059,688	1,061,981	1,058,369	1,060,802	1,005,604	1,008,184	904,343	907,081	909,901	458,813	454,237	457,318	460,492	67,756							

Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	Brooklyn Housing Authority
Project Name:	Tiffany Place
Project City / Town:	Brooklyn Housing Authority

Current Year:	2013
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Report Date:	June 4, 2013

Number of Units:	27
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Default Inflation Rate:	3.0%

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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	Floor					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Kitchen Cabinets / Sink					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Range					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Painting - Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Range Hood					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																																			
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					
28	Cumulative Reserve Balance							0		(820,952)	1,114,372	1,116,292	1,106,759	1,108,797	1,110,895	1,057,462	1,059,688	1,061,981	1,058,369	1,060,802	1,005,604	1,008,184	904,343	907,081	909,901	458,813	454,237	457,318	460,492	67,756					

Common Hallways

Number of Units:	27
Total Square Feet:	32,094
Default Inflation Rate:	3.0%

13385 - Tiffany Place - FINAL SS 6/27/2013

Comprehensive Capital Needs Assessment Schedule

Common Stairways

Owner Sponsor Name:	Brooklyn Housing Authority
Project Name:	Tiffany Place
Project City / Town:	Brooklyn Housing Authority

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 4, 2013

Number of Units:	27
Total Square Feet:	32,094
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	Ceilings					2013					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						
4	Doors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Railings					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	New Fire-rated Unit Doors at Front and Rear Common Stairs	10,624		1	1	2013			5	10,624	10,624	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	New Vinyl Flooring at Stair Halls and Landings	20,220		28	15	2013					20,220	0	0	0	0	0	0	0	0	0	0	0	0	0	0	31,502	0	0	0	0					
20	New Vinyl Treads and Risers	14,507		28	15	2013					14,507	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22,601	0	0	0	0					
21	Paint Walls and Ceiling	12,875		varies	12	2013					12,875	0	0	0	0	0	0	0	0	0	0	0	18,357	0	0	0	0	0	0	0					
22	Replace Handrails	22,528		1	1	2013					22,528	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		10,624	80,754	0	0	0	0	0	0	0	0	0	0	0	18,357	0	0	54,103	0	0	0	0	0					
28	Cumulative Reserve Balance						0		(820,952)	1,114,372	1,116,292	1,106,759	1,108,797	1,110,895	1,057,462	1,059,688	1,061,981	1,058,369	1,060,802	1,005,604	1,008,184	904,343	907,081	909,901	458,813	454,237	457,318	460,492	67,756						

Common Laundry

Number of Units:	27
Total Square Feet:	32,094
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Common Area Restrooms

Owner Sponsor Name:	Brooklyn Housing Authority
Project Name:	Tiffany Place
Project City / Town:	Brooklyn Housing Authority

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 4, 2013

Number of Units:	27
Total Square Feet:	32,094
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	Sinks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Toilets					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Partitions					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Accessories					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Floor					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	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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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	(820,952)	1,114,372	1,116,292	1,106,759	1,108,797	1,110,895	1,057,462	1,059,688	1,061,981	1,058,369	1,060,802	1,005,604	1,008,184	904,343	907,081	909,901	458,813	454,237	457,318	460,492	67,756							

Building Boilers

Owner Sponsor Name:	Brooklyn Housing Authority
Project Name:	Tiffany Place
Project City / Town:	Brooklyn Housing Authority

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 4, 2013

Number of Units:	27
Total Square Feet:	32,094
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Mechanical

Owner Sponsor Name:	Brooklyn Housing Authority
Project Name:	Tiffany Place
Project City / Town:	Brooklyn Housing Authority

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 4, 2013

Number of Units:	27
Total Square Feet:	32,094
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Building Fire Suppression					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Building Heating Distribution					2013					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						
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						
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						
6	Ventilation & Exhaust					2013					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						
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	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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					
28	Cumulative Reserve Balance							0		(820,952)	1,114,372	1,116,292	1,106,759	1,108,797	1,110,895	1,057,462	1,059,688	1,061,981	1,058,369	1,060,802	1,005,604	1,008,184	904,343	907,081	909,901	458,813	454,237	457,318	460,492	67,756					

Comprehensive Capital Needs Assessment Schedule

Building Electrical

Owner Sponsor Name:	Brooklyn Housing Authority
Project Name:	Tiffany Place
Project City / Town:	Brooklyn Housing Authority

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 4, 2013

Number of Units:	27
Total Square Feet:	32,094
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Switch Gear					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Emergency Generator					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Smoke / Fire Detection					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Signaling / Communication					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Building Wiring					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Provide Building Fire Alarm Systems	108,000		1	20	2013		5	108,000	108,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	189,379						
19	Provide New Light Fixtures at Exterior Front and Rear Doors	10,850		28	30	2015				0	0	11,511	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	108,000	108,000	0	11,511	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	189,379	0						
28	Cumulative Reserve Balance						0	(820,952)	1,114,372	1,116,292	1,106,759	1,108,797	1,110,895	1,057,462	1,059,688	1,061,981	1,058,369	1,060,802	1,005,604	1,008,184	904,343	907,081	909,901	458,813	454,237	457,318	460,492	67,756							

Comprehensive Capital Needs Assessment Schedule

Building Elevator

Owner Sponsor Name:	Brooklyn Housing Authority
Project Name:	Tiffany Place
Project City / Town:	Brooklyn Housing Authority

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 4, 2013

Number of Units:	27
Total Square Feet:	32,094
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	Shafts and Doorways					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Cabs					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Other					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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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	(820,952)	1,114,372	1,116,292	1,106,759	1,108,797	1,110,895	1,057,462	1,059,688	1,061,981	1,058,369	1,060,802	1,005,604	1,008,184	904,343	907,081	909,901	458,813	454,237	457,318	460,492	67,756							

Building Structural

Number of Units:	27
Total Square Feet:	32,094
Default Inflation Rate:	3.0%

13385 - Tiffany Place - FINAL SS 6/27/2013

Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	Brooklyn Housing Authority
Project Name:	Tiffany Place
Project City / Town:	Brooklyn Housing Authority

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 4, 2013

Number of Units:	27
Total Square Feet:	32,094
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Interior Doors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
2	Walls					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
3	Ceilings					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
4	Interior Stairs					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
5	Floors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
6	AC Sleeve					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
7	Electrical Outlets					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
8	Lighting Fixtures					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 Carpet	22,694		varies	15	2013					22,694	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35,357	0	0	0	0					
18	New Interior Hung Doors	28,820		25	25	2020					28,820	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
19	New Interior Bi-fold Doors	64,222		25	25	2020					64,222	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
20	Accessibility Improvements at 3 Designated Accessible Units	15,000		1	1	2013					15,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
21	New Vinyl Treads and Risers at Unit Stairs	17,144		25	15	2013					17,144	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26,710	0	0	0	0					
22	Paint Walls and Ceiling at Unit and Unit Stairs	29,016		varies	12	2013					29,016	0	0	0	0	0	0	0	0	0	0	41,370	0	0	0	0	0	0	0	0					
23	Replace Handrails at Unit Stairs	19,968		1	1	2013					19,968	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
24	Refinish Wood Sills and Trim at Doors and Windows at All Units	83,850		25	15	2013					83,850	0	0	0	0	0	0	0	0	0	0	0	0	0	0	130,636	0	0	0	0					
25																																			
26																																			
27	Annual Planned Expenditures							0		0	280,714	0	0	0	0	0	0	0	0	0	0	0	41,370	0	0	192,702	0	0	0	0	0				
28	Cumulative Reserve Balance							0		(820,952)	1,114,372	1,116,292	1,106,759	1,108,797	1,110,895	1,057,462	1,059,688	1,061,981	1,058,369	1,060,802	1,005,604	1,008,184	904,343	907,081	909,901	458,813	454,237	457,318	460,492	67,756					

Unit Bathrooms

Owner Sponsor Name:	Brooklyn Housing Authority
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Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

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Project City / Town:	Brooklyn Housing Authority

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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					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	New Vinyl Floors	13,200		varies	15	2013			13,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20,565	0	0	0	0						
18	Refrigerators	18,090		varies	15	2013			18,090	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28,184	0	0	0	0							
19	Cabinets/Countertop/Sink	97,200		25	25	2013			97,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Range	33,000		varies	20	2013			33,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	57,866						
21	Rangehood	18,546		varies	20	2013			18,546	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	56,113						
22	Accessibility Improvements at 3 Designated Accessible Units	15,000		1	1	2013			15,000	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	0	195,036	0	0	0	0	0	0	0	0	0	0	0	0	0	0	48,749	0	0	0	113,978	0						
28	Cumulative Reserve Balance						0	(820,952)	1,114,372	1,116,292	1,106,759	1,108,797	1,110,895	1,057,462	1,059,688	1,061,981	1,058,369	1,060,802	1,005,604	1,008,184	904,343	907,081	909,901	458,813	454,237	457,318	460,492	67,756							

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

Owner Sponsor Name:	Brooklyn Housing Authority
Project Name:	Tiffany Place
Project City / Town:	Brooklyn Housing Authority

Current Year:	2013
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Report Date:	June 4, 2013

Number of Units:	27
Total Square Feet:	32,094
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	0						
2	Electrical Panel					2013				0	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	0						
4	Intercom					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	Emergency Call For Aid System	12,150		25	15	2013				12,150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18,929	0	0	0	0						
18	Smoke Detectors	20,520		varies	10	2013				20,520	0	0	0	0	0	0	0	0	0	27,577	0	0	0	0	0	0	0	0	0						
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	32,670	0	0	0	0	0	0	0	0	0	27,577	0	0	0	0	18,929	0	0	0	0	0				
28	Cumulative Reserve Balance							0		(820,952)	1,114,372	1,116,292	1,106,759	1,108,797	1,110,895	1,057,462	1,059,688	1,061,981	1,058,369	1,060,802	1,005,604	1,008,184	904,343	907,081	909,901	458,813	454,237	457,318	460,492	67,756					

Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

Owner Sponsor Name:	Brooklyn Housing Authority
Project Name:	Tiffany Place
Project City / Town:	Brooklyn Housing Authority

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							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Radiators					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Unit Temperature Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Air Conditioning Unit / Sleeve					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	New Thermostats	11,340		varies	15	2013				11,340	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17,667	0	0	0	0						
18	Domestic Hot Water Heaters	32,805		varies	12	2013				32,805	0	0	0	0	0	0	0	0	0	0	46,772	0	0	0	0	0	0	0	0						
19	New Hot Water Baseboards	45,000		1	1	2013				45,000	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	89,145	0	0	0	0	0	0	0	0	0	0	0	46,772	0	0	17,667	0	0	0	0	0						
28	Cumulative Reserve Balance						0	(820,952)	1,114,372	1,116,292	1,106,759	1,108,797	1,110,895	1,057,462	1,059,688	1,061,981	1,058,369	1,060,802	1,005,604	1,008,184	904,343	907,081	909,901	458,813	454,237	457,318	460,492	67,756							

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.