

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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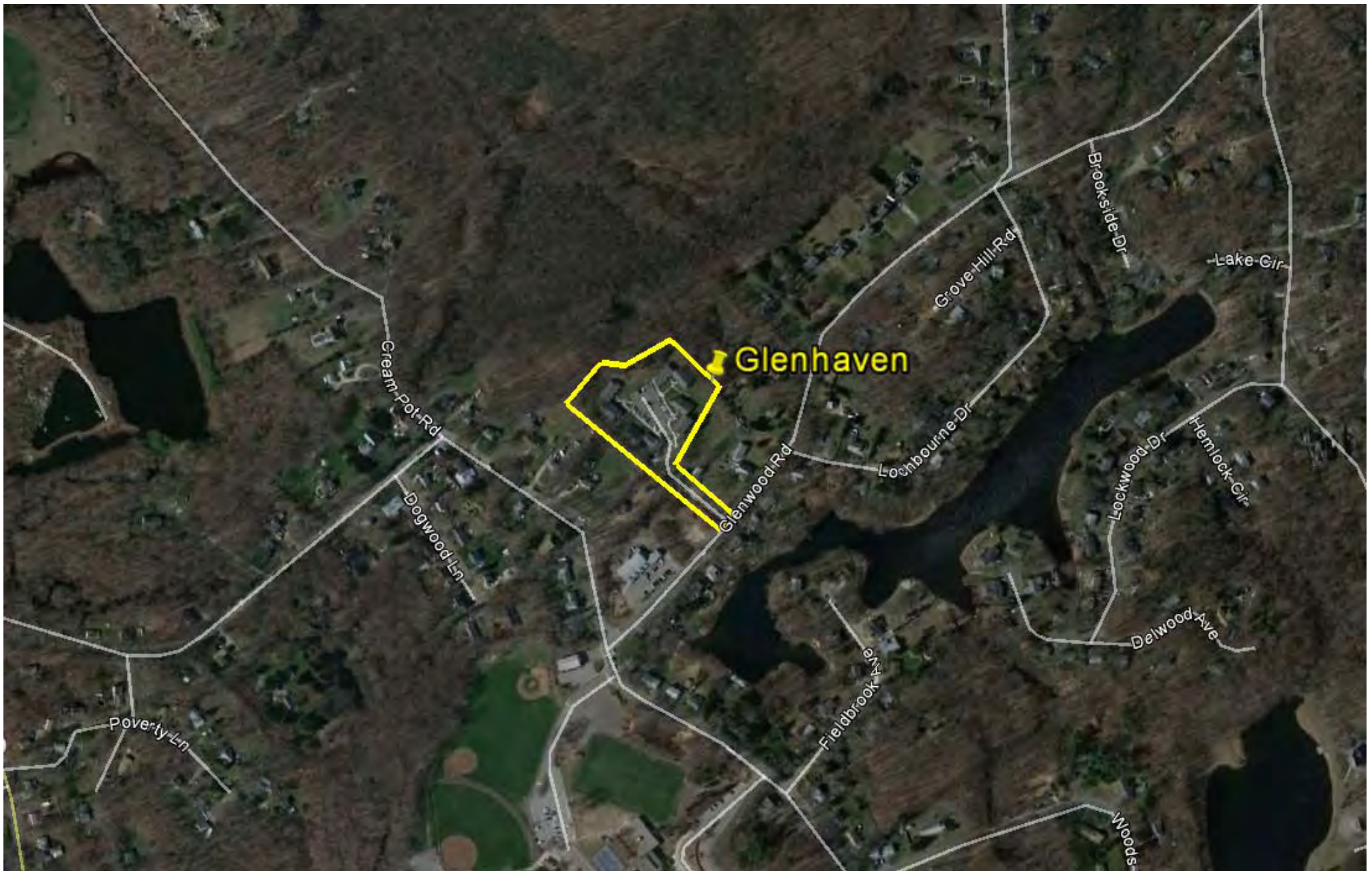
on-site-insight.com



Glenhaven Complex
CHFA # 89005D
Clinton Housing Authority
Clinton, CT

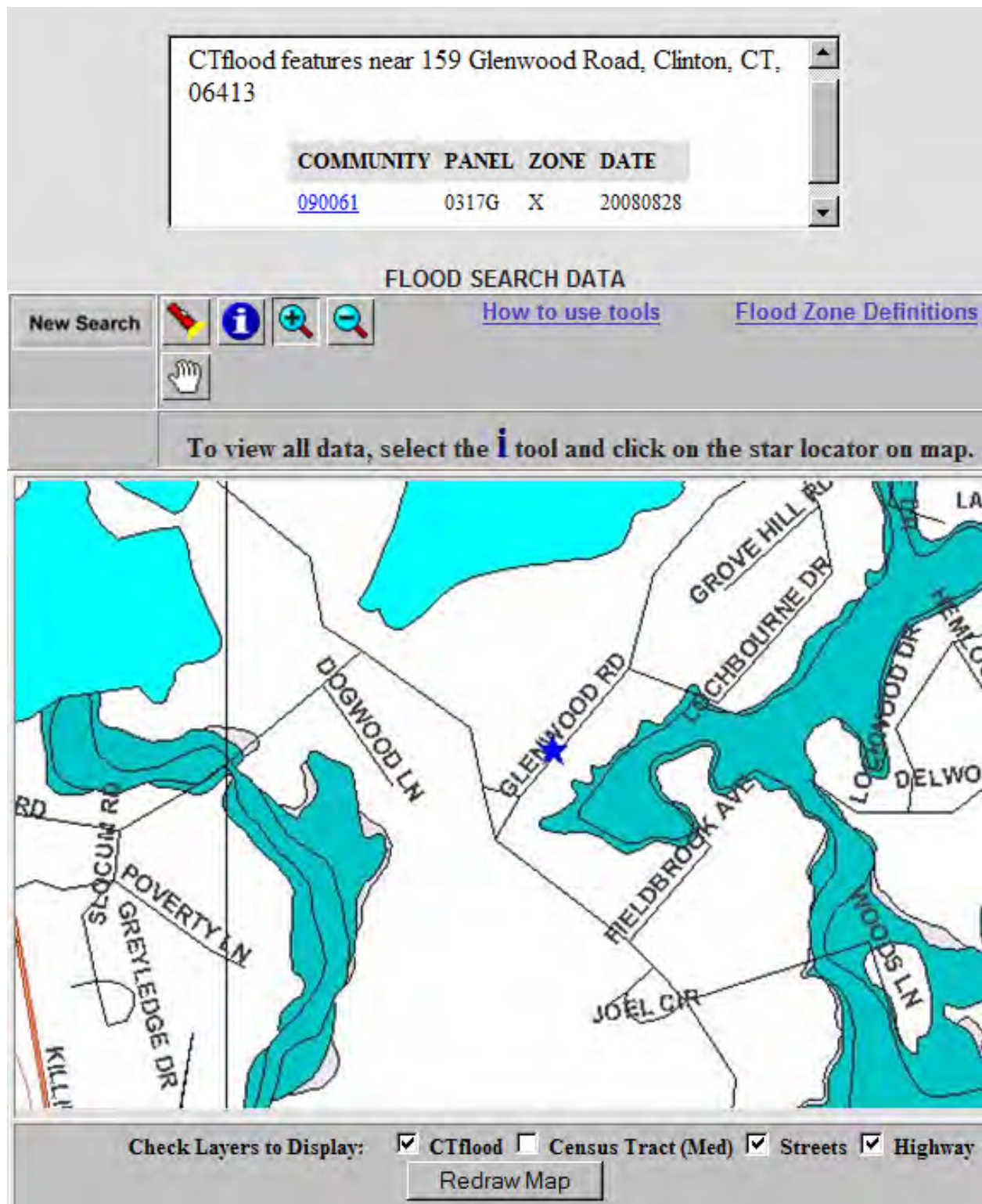
January 28, 2013

Final Report



Glenhaven Complex

159 Glenwood Road
Clinton, CT 06413



Glenhaven Complex

159 Glenwood Road
Clinton, CT 06413

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

Executive Summary

Glenhaven Complex

Clinton, CT

Glenhaven Complex provides housing for elderly residents. There are a total of 30 one-bedroom units (varying sizes including three accessible units) and four residential buildings. Built in 1987, the latest renovation (apartment upgrades of heat pumps, kitchen cabinets and countertops, interior common area repainting) was being completed at the time of the site visit.

Overall the development is in good condition. The current renovation addressed most of the near-term concerns. Based on these projections, the development is seen as requiring an adjustment to current replacement reserve funding and/or an infusion of additional capital. With the current reserve balance and annual contribution the reserve account would be able to fund capital costs through Year 13. An infusion of \$200,000 would fully fund this plan.

Key capital costs identified as part of this assessment include the following:

- Replace existing apartment smoke detectors and adding hardwired smoke detectors to each bedroom starting in Year 1.
- Establish an allowance for professional diagnostic services to determine if radon gas is a health concern at this development.
- Improve parking lot curbing.

- Replace the emergency generator at the community building in Year 2. The plan also includes adding emergency power services to each of the four residential buildings in Year 2, providing nominal power services (heat pump, refrigerators, and kitchen lighting) to provide basic services for residents (several hours of power, with longer term service still available at the community building).
- Add 30-inch work surfaces to each accessible kitchen including the community kitchen. The proposed work space must have adequate knee clearance, which should be achievable by installing a removable base cabinet to each kitchen.
- Replace remaining aluminum siding in Year 1. Also, power wash the vinyl siding sections on each building, starting in Year 1.
- The plan also includes annual allowances for anticipated window glazing, kitchen and bathroom exhaust fan replacements.
- Other building components, finishes, and systems are shown being replaced at the end of their respective useful life (i.e. DHW tanks, appliances, VCT flooring, etc.).

Additional Notes:

1. The Physical Assessment of the property was conducted on December 10, 2012. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by David Jackson. 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*.



A view of the property sign.



The central parking lot is asphalt paved.



A close-up view of a cracked asphalt section.



A chipped edge of a walkway section.



A front elevation view of one of the residential buildings.



An example of several lifting roof shingles.



This gutter guard helps to keep leaves and debris from accumulating in the gutters.



Peeling paint on an aluminum trim section.



This is the community room (being painted during the inspection).
Note the heat pump terminal unit (arrow).



This is the community kitchen. This space should be modified to include a 30-inch work surface that has adequate knee space (possibly by having a removable base cabinet –see arrow)



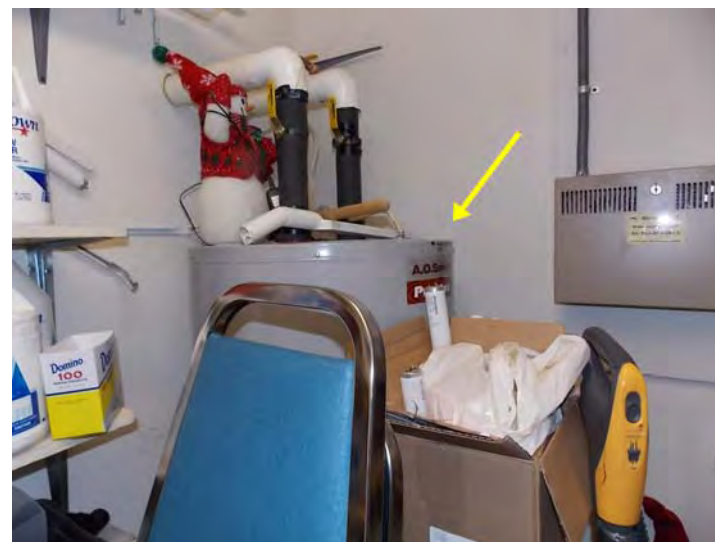
The public laundry, located in the community building has a pair of top loading washers.



One of the public restrooms, note the insulated drain line.



The central fire alarm control panel is located in the community building.



This electric heated DHW tank serves the community building.



This is one of the accessible apartment kitchens. Residents have added a table to provide adequate workspace (30 inch surface partially shown). Adding shelving could augment this space.



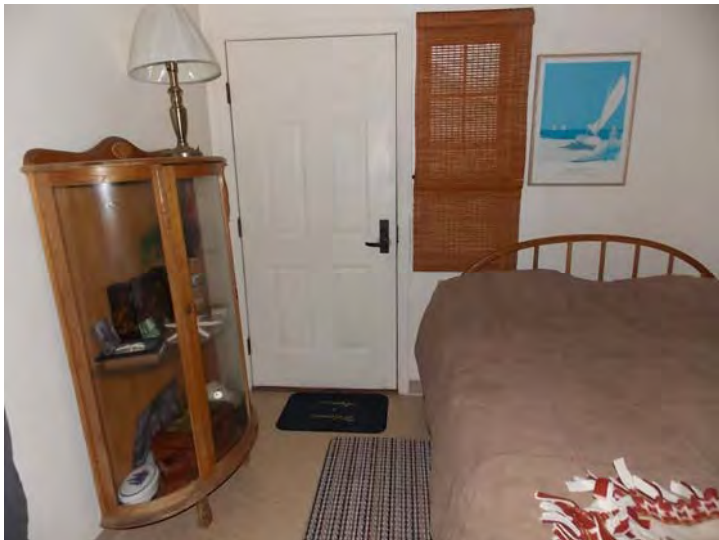
A typical kitchen ceiling exhaust fan.



Bathtubs are being upgraded with tub cuts.



This is one of the accessible bathrooms; a grab bar behind the toilet and drain line insulation (arrow) should be added.



Each apartment has a second egress; this one is off of the bedroom.



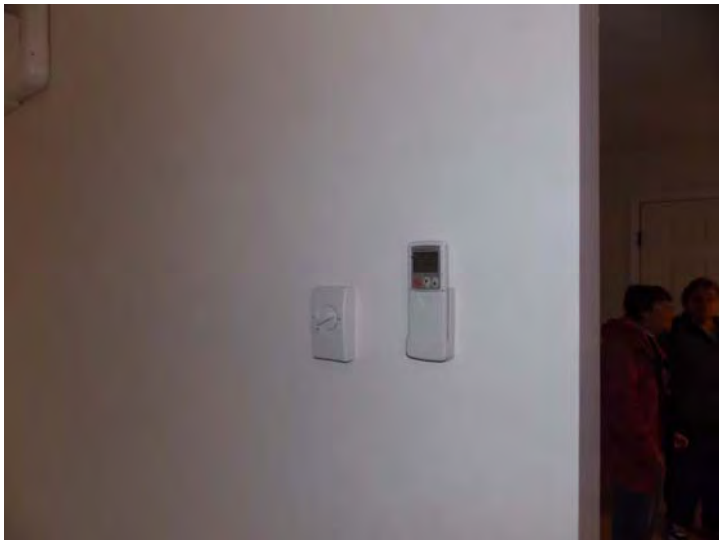
This is one of the heat pump terminal (fan coil) units.



One of the air-cooled heat pumps.



Electric baseboard heat augments the heat pump output.



The controls for the baseboard heat (left) and the heat pump (right).



Each apartment has its own electric-heated DHW tank.

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Clinton Housing Authority
Project Name:	Glenhaven Complex
Project City / Town:	Clinton, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 14, 2012

Number of Units:	30
Total Square Feet:	15,975
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$103,423
Annual Replacement Reserve Contribution:	\$19,434
Additional Misc. Contribution:	

	Component	Total Planned Expenditures by Year																						
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization
				2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Site Improvements	0	0	3,500	17,665	0	0	0	0	13,911	0	0	0	0	19,276	0	0	0	0	112,174	0	0	0	0
2	Building Exterior	0	0	26,906	453	467	481	495	510	525	541	557	574	4,567	2,660	2,740	2,823	2,907	2,994	3,084	3,177	3,272	3,370	0
3	Roofing	0	0	0	0	0	0	0	0	0	0	0	30,309	31,218	32,154	33,119	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	563	0	0	0	0	0	0	0	0	2,226	0	0	12,319	0	987	0	0	0	0	5,499	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8	Common Laundry	0	0	0	0	0	0	0	0	0	0	0	288	0	0	539	0	0	0	0	0	0	387	0
9	Common Area Restrooms	0	0	0	0	0	0	0	0	0	0	0	250	0	0	552	0	0	0	0	0	0	336	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	0	0	0	0	0	0	0	0	0	0	0	1,592	0	0	4,008	0	0	0	0	0	0
12	Building Electrical	0	0	0	43,775	0	0	0	1,130	0	0	0	0	4,905	0	0	0	0	1,519	0	0	0	0	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	3,891	4,007	4,127	4,251	4,379	4,510	4,645	4,785	4,928	5,076	5,229	5,385	5,547	5,713	5,885	0
16	Unit Kitchens	0	0	2,150	1,133	1,167	0	0	709	731	2,401	2,473	2,547	3,819	3,934	4,052	4,174	4,299	4,428	4,561	4,697	4,838	4,983	0
17	Unit Bathrooms	0	0	1,300	1,339	1,379	0	0	488	503	518	533	549	566	583	600	618	637	656	676	696	717	738	0
18	Unit Electrical	0	0	4,850	4,996	5,145	0	0	0	0	0	0	0	5,107	5,260	5,418	0	0	0	0	0	0	0	0
19	Unit Mechanical	0	0	0	0	0	0	9,567	9,854	10,149	0	0	0	0	0	0	38,916	40,084	41,286	13,640	14,049	14,471	0	0
20	Annual Planned Expenditures	0	0	39,269	69,361	8,158	481	10,062	16,582	29,827	7,587	7,815	41,122	54,692	70,105	64,124	51,459	57,998	56,112	139,520	28,166	29,011	21,199	0
21	Annual Provision (indexed at 3%)			19,434	20,017	20,618	21,236	21,873	22,529	23,205	23,901	24,618	25,357	26,118	26,901	27,708	28,539	29,396	30,278	31,186	32,121	33,085	34,078	
22	Outside Capital			200,000																				
23	Cumulative Reserve Balance	103,423	103,423	283,589	234,245	246,704	267,459	279,270	285,217	278,596	294,910	311,714	295,949	267,374	224,170	187,754	164,835	136,232	110,398	2,064	6,019	10,093	22,972	

Site Improvements

Owner Sponsor Name:	Clinton Housing Authority
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Project City / Town:	Clinton, CT

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Report Date:	December 14, 2012

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Glenhaven Complex • Capital Needs Assessment • © On-Site Insights

Building Exterior

Owner Sponsor Name:	Clinton Housing Authority
Project Name:	Glenhaven Complex
Project City / Town:	Clinton, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 14, 2012

Number of Units:	30
Total Square Feet:	15,975
Default Inflation Rate:	3.0%

12372 - Glenhaven Complex - Final SS 1/28/2013

Comprehensive Capital Needs Assessment Schedule

Roofing

Owner Sponsor Name:	Clinton Housing Authority
Project Name:	Glenhaven Complex
Project City / Town:	Clinton, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 14, 2012

Number of Units:	30
Total Square Feet:	15,975
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	Chimney					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Hatches / Skylights					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Penthouse / Machine Rooms					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Roof Railings					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Roof - Asphalt Shingle					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Roof - Built-up Tar and Gravel					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Roof - Single-ply Membrane					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	Roof - Asphalt Shingle	92,916		10	20	2022					0	0	0	0	0	0	0	0	0	30,309	31,218	32,154	33,119	0	0	0	0	0	0						
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26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	0	0	0	0	0	30,309	31,218	32,154	33,119	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							103,423		103,423	283,589	234,245	246,704	267,459	279,270	285,217	278,596	294,910	311,714	295,949	267,374	224,170	187,754	164,835	136,232	110,398	2,064	6,019	10,093	22,972					

Comprehensive Capital Needs Assessment Schedule

Lobby / Mail Area

Owner Sponsor Name:	Clinton Housing Authority
Project Name:	Glenhaven Complex
Project City / Town:	Clinton, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 14, 2012

Number of Units:	30
Total Square Feet:	15,975
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						
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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						103,423	103,423	283,589	234,245	246,704	267,459	279,270	285,217	278,596	294,910	311,714	295,949	267,374	224,170	187,754	164,835	136,232	110,398	2,064	6,019	10,093	22,972							

Community Room

Owner Sponsor Name:	Clinton Housing Authority
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Project City / Town:	Clinton, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 14, 2012

Number of Units:	30
Total Square Feet:	15,975
Default Inflation Rate:	3.0%

[illegible]

Common Hallways

Number of Units:	30
Total Square Feet:	15,975
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Common Stairways

Owner Sponsor Name:	Clinton Housing Authority
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Number of Units:	30
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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	Doors					2013				0	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	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						
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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						103,423	103,423	283,589	234,245	246,704	267,459	279,270	285,217	278,596	294,910	311,714	295,949	267,374	224,170	187,754	164,835	136,232	110,398	2,064	6,019	10,093	22,972							

Comprehensive Capital Needs Assessment Schedule

Common Laundry

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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	174		1	10	2022				0	0	0	0	0	0	0	0	0	227	0	0	0	0	0	0	0	0	0	0	304					
2	Ceilings	47		1	10	2022				0	0	0	0	0	0	0	0	0	61	0	0	0	0	0	0	0	0	0	0	82					
3	Floors	378		8	20	2025				0	0	0	0	0	0	0	0	0	0	0	0	539	0	0	0	0	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					2013				0	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	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	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	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	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	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	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	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	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	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	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	0				
17																																			
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23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	0	0	0	0	288	0	0	539	0	0	0	0	0	0	0	387	0				
28	Cumulative Reserve Balance							103,423		103,423	283,589	234,245	246,704	267,459	279,270	285,217	278,596	294,910	311,714	295,949	267,374	224,170	187,754	164,835	136,232	110,398	2,064	6,019	10,093	22,972					

Common Area Restrooms

Owner Sponsor Name:	Clinton Housing Authority
Project Name:	Glenhaven Complex
Project City / Town:	Clinton, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 14, 2012

Number of Units:	30
Total Square Feet:	15,975
Default Inflation Rate:	3.0%

12372 - Glenhaven Complex - Final SS 1/28/2013

Building Boilers

Number of Units:	30
Total Square Feet:	15,975
Default Inflation Rate:	3.0%

12372 - Glenhaven Complex - Final SS 1/28/2013

Comprehensive Capital Needs Assessment Schedule

Building Mechanical

Owner Sponsor Name:	Clinton Housing Authority
Project Name:	Glenhaven Complex
Project City / Town:	Clinton, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 14, 2012

Number of Units:	30
Total Square Feet:	15,975
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Building Fire Suppression					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Building Heating Distribution					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Domestic Hot / Cold Water Dist.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Building Sanitary Waste & Vent.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Make-Up Air Unit					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	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	Community Bldg Heat Pump	2,650		1	15	2027				0	0	0	0	0	0	0	0	0	0	0	0	0	4,008	0	0	0	0	0	0						
9	Community Bldg DHW Tank	1,150		1	12	2024				0	0	0	0	0	0	0	0	0	1,592	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						
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24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	1,592	0	0	4,008	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						103,423	103,423	283,589	234,245	246,704	267,459	279,270	285,217	278,596	294,910	311,714	295,949	267,374	224,170	187,754	164,835	136,232	110,398	2,064	6,019	10,093	22,972							

Comprehensive Capital Needs Assessment Schedule

Building Electrical

Owner Sponsor Name:	Clinton Housing Authority
Project Name:	Glenhaven Complex
Project City / Town:	Clinton, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 14, 2012

Number of Units:	30
Total Square Feet:	15,975
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	3,650		10	20	2023				0	0	0	0	0	0	0	0	0	4,905	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	Emergency Lights - Battery Powered	975		5	10	2018				0	0	0	0	0	1,130	0	0	0	0	0	0	0	0	0	1,519	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 Generator	32,500		25	30	2014				0	33,475	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Emergency Power for Residential Bldgs	10,000		ADD	20	2014				0	10,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19																																			
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21																																			
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23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	43,775	0	0	0	1,130	0	0	0	0	4,905	0	0	0	0	1,519	0	0	0	0	0				
28	Cumulative Reserve Balance							103,423		103,423	283,589	234,245	246,704	267,459	279,270	285,217	278,596	294,910	311,714	295,949	267,374	224,170	187,754	164,835	136,232	110,398	2,064	6,019	10,093	22,972					

Comprehensive Capital Needs Assessment Schedule

Building Elevator

Owner Sponsor Name:	Clinton Housing Authority
Project Name:	Glenhaven Complex
Project City / Town:	Clinton, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 14, 2012

Number of Units:	30
Total Square Feet:	15,975
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						
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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						103,423	103,423	283,589	234,245	246,704	267,459	279,270	285,217	278,596	294,910	311,714	295,949	267,374	224,170	187,754	164,835	136,232	110,398	2,064	6,019	10,093	22,972							

Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	Clinton Housing Authority
Project Name:	Glenhaven Complex
Project City / Town:	Clinton, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 14, 2012

Number of Units:	30
Total Square Feet:	15,975
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						
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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							103,423		103,423	283,589	234,245	246,704	267,459	279,270	285,217	278,596	294,910	311,714	295,949	267,374	224,170	187,754	164,835	136,232	110,398	2,064	6,019	10,093	22,972					

Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	Clinton Housing Authority
Project Name:	Glenhaven Complex
Project City / Town:	Clinton, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 14, 2012

Number of Units:	30
Total Square Feet:	15,975
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	Floors -VCT	50,341		Varies	15	2018				0	0	0	0	0	3,891	4,007	4,127	4,251	4,379	4,510	4,645	4,785	4,928	5,076	5,229	5,385	5,547	5,713	5,885						
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27	Annual Planned Expenditures							0		0	0	0	0	0	3,891	4,007	4,127	4,251	4,379	4,510	4,645	4,785	4,928	5,076	5,229	5,385	5,547	5,713	5,885	0					
28	Cumulative Reserve Balance							103,423		103,423	283,589	234,245	246,704	267,459	279,270	285,217	278,596	294,910	311,714	295,949	267,374	224,170	187,754	164,835	136,232	110,398	2,064	6,019	10,093	22,972					

Unit Bathrooms

Owner Sponsor Name:	Clinton Housing Authority
Project Name:	Glenhaven Complex
Project City / Town:	Clinton, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 14, 2012

Number of Units:	30
Total Square Feet:	15,975
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	Floor - VCT	6,308		Varies	15	2018			0	0	0	0	0	488	503	518	533	549	566	583	600	618	637	656	676	696	717	738						
18	Ceiling Exhaust Fans	3,900		Varies	20	2013			1,300	1,339	1,379	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	1,300	1,339	1,379	0	0	488	503	518	533	549	566	583	600	618	637	656	676	696	717	738	0					
28	Cumulative Reserve Balance						103,423	103,423	283,589	234,245	246,704	267,459	279,270	285,217	278,596	294,910	311,714	295,949	267,374	224,170	187,754	164,835	136,232	110,398	2,064	6,019	10,093	22,972						

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Clinton Housing Authority
Project Name:	Glenhaven Complex
Project City / Town:	Clinton, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 14, 2012

Number of Units:	30
Total Square Feet:	15,975
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceilings					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Cabinets					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Countertops					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Sink					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Kitchen Exhaust Fan					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	GFI Outlet					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Vent Hood					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Refrigerators					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Stove					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Range					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Dishwasher					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Disposal					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Floors - VCT	9,185		Varies	15	2018			0	0	0	0	0	709	731	753	775	799	822	847	873	899	926	953	982	1,012	1,042	1,073							
18	Countertops	10,681		1	12	2023			0	0	0	0	0	0	0	0	0	1,196	1,232	1,269	1,307	1,346	1,387	1,428	1,471	1,515	1,561								
19	Refrigerators	20,100		Varies	15	2020			0	0	0	0	0	0	0	1,648	1,697	1,748	1,801	1,855	1,911	1,968	2,027	2,088	2,150	2,215	2,281	2,350							
20	Kitchen Exhaust Fan	3,300		Varies	20	2013			1,100	1,133	1,167	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
21	Add shelf above resident's work surface to accessible apts.	1,050		Varies	25	2013			1,050	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	2,150	1,133	1,167	0	0	709	731	2,401	2,473	2,547	3,819	3,934	4,052	4,174	4,299	4,428	4,561	4,697	4,838	4,983	0						
28	Cumulative Reserve Balance						103,423	103,423	283,589	234,245	246,704	267,459	279,270	285,217	278,596	294,910	311,714	295,949	267,374	224,170	187,754	164,835	136,232	110,398	2,064	6,019	10,093	22,972							

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

Owner Sponsor Name:	Clinton Housing Authority
Project Name:	Glenhaven Complex
Project City / Town:	Clinton, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 14, 2012

Number of Units:	30
Total Square Feet:	15,975
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	Smoke Detectors - Replace existing, add bdrm smokes	14,550		Varies	10	2013				4,850	4,996	5,145	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Smoke Detectors - Replace all	11,400		Varies	10	2023				0	0	0	0	0	0	0	0	0	0	5,107	5,260	5,418	0	0	0	0	0	0	0						
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	4,850	4,996	5,145	0	0	0	0	0	0	5,107	5,260	5,418	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							103,423		103,423	283,589	234,245	246,704	267,459	279,270	285,217	278,596	294,910	311,714	295,949	267,374	224,170	187,754	164,835	136,232	110,398	2,064	6,019	10,093	22,972					

Unit Mechanical

Owner Sponsor Name:	Clinton Housing Authority
Project Name:	Glenhaven Complex
Project City / Town:	Clinton, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 14, 2012

Number of Units:	30
Total Square Feet:	15,975
Default Inflation Rate:	3.0%

[illegible]

Appendix A: Statement of Delivery

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

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