

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority

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and

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Orchard Hill Estates I

CHFA #85019D

Coventry Housing Authority
Coventry, CT

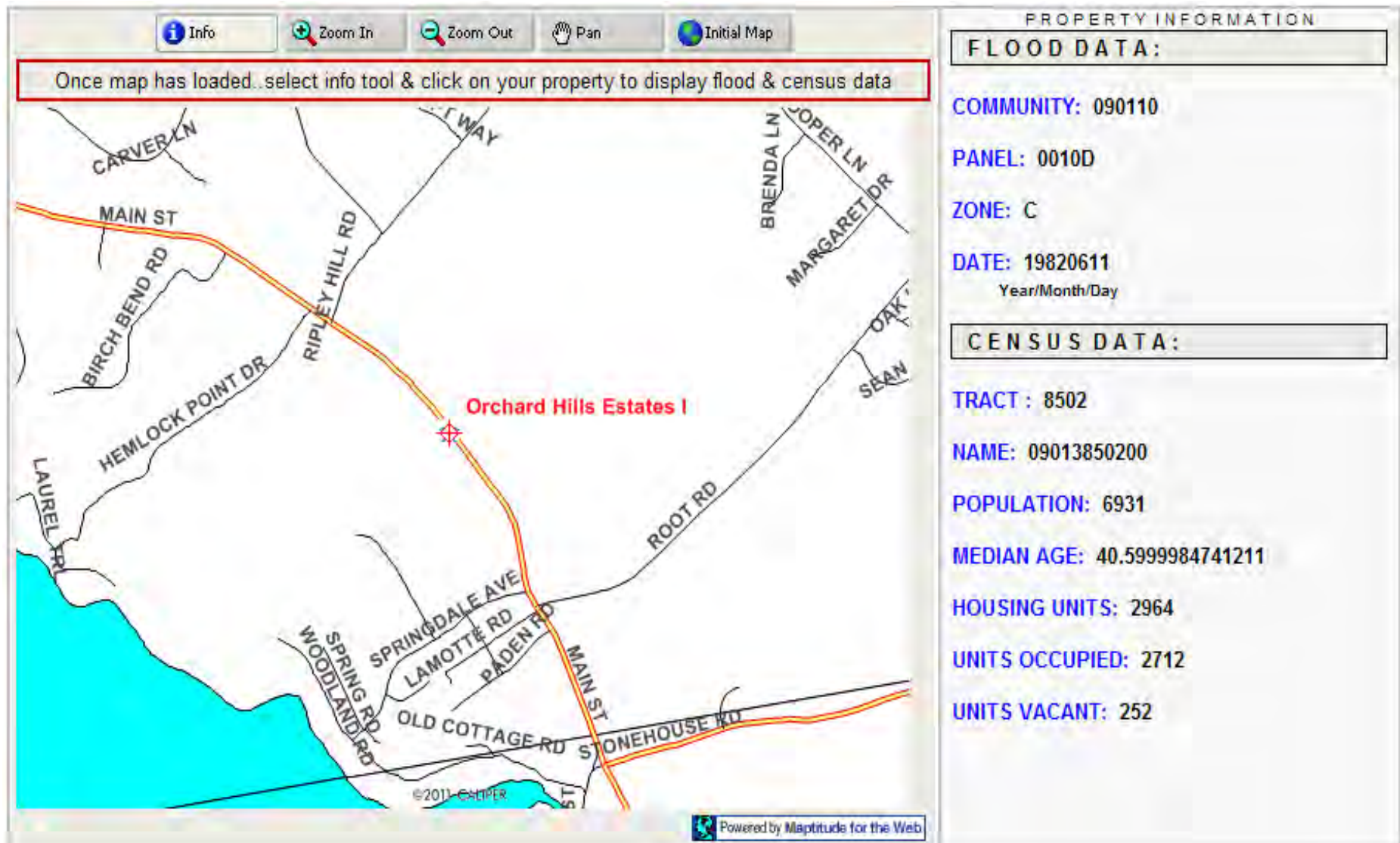
April 20, 2013

Final Report



Orchard Hill Estates I

1630 Main Street
Coventry, CT 06238



Orchard Hill Estates I

1630 Main Street
Coventry, CT 06238

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

Executive Summary

Orchard Hill Estates I

Coventry, CT

Orchard Hill Estates I is a residential development for the elderly that is comprised of four residential buildings and a freestanding community building. The development includes 40 one-bedroom units. Original construction of the development dates to 1976. During 2011, a significant scope of exterior building envelope improvements including new vinyl siding, windows, and storm doors was completed. New low-flow toilets, electric domestic hot water tanks, and unit-level heat pumps were also installed throughout the development during 2011.

Overall the development is in fair to good condition. As shown on the attached capital needs worksheets, 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.

Key findings identified as part of this assessment include the following:

- Asphalt-paved surfaces exhibit varying levels of wear/deterioration; resurfacing costs are shown in Year 1.
- The existing site lighting fixtures were updated in recent years and should be monitored and maintained going forward.
- No problems related to the new vinyl siding or windows was noted; no significant costs are anticipated.
- Allowances for future replacement of the common and unit entry doors are shown in Years 3-14.
- No problems related to the architectural-style roof shingles were noted; future replacement is shown in Year 15.

- All interior common areas are contained within the community building; an initial cycle of painting and floor covering replacement is shown in Year 1.
- The domestic hot water tank and heat pump units serving the community building are newer and no near-term needs are anticipated.
- The site is served by a well water system that received various upgrades during 2011; allowances for future component upgrade and/or replacement needs are shown based on current age and expected useful service lives. Replacement of the underground storage tank is shown in Year 3.
- No problems related to the propane-fired emergency generator were noted; future replacement is shown in Year 11. The newer, addressable-type fire alarm control panel is in good condition, and no near-term needs are anticipated.
- Annual allowances for as needed of in-unit floor coverings are shown from Year 1 forward.
- Future allowances for replacement/upgrade of unit bathtubs, surrounds, and mixing valves are shown in Years 6-13.
- Unit kitchen cabinetry is original and in fair condition; future replacement is shown in Year 2-5.
- Allowances for as needed replacement of ranges and refrigerators are shown based on current age and expected useful service life.
- Future replacement of the unit-based heat pumps is shown starting in Year 14; allowances to replace domestic hot water tanks are shown from Year 8 forward.
- Among the common area elements requiring replacement and/or modification for handicap accessibility compliance are the doors and grab bars in the restrooms, cabinetry in the community kitchen, and lack of a front-loading washing machine in the laundry room (leased equipment – no costs included; contact vendor).
- Four (10%) of the units at the development are currently designated as handicap accessible. These units are partially compliant at the present time. Costs for modifications in these units plus two additional units (10% of the total unit count) are included in the assessment. Modifications needed for compliance include reframing of interior doors to provide a minimum clear width of thirty-two inches, installation of kitchen cabinetry that incorporates required knee clearance space under sinks and at a thirty-inch wide work surface, and lowering of circuit breaker panels so as to be within reach range limits.

Additional Notes:

1. The Physical Assessment of the property was conducted on February 7th, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Bruce Hutchinson. We would like to thank the staff of the Coventry Housing Authority 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 asphalt-paved parking area



Asphalt-paved pedestrian walkways vary in condition



Typical building architecture as seen at front elevation of a residential building



Typical building architecture as seen at a portion of rear elevation of a residential building – Note all vinyl siding, windows, and storm doors replaced in 2011



All buildings have architectural-style roof shingles that are in generally good condition



Interior view of community room



Electric, storage-type, domestic hot water tank serving common areas at community building



Typical exterior, air-cooled, condenser for recently installed heat pump systems serving community building



Nose section of original underground steel storage tank that serves the development's well water system



Well water system recently upgraded with new pumps that feature variable frequency drives



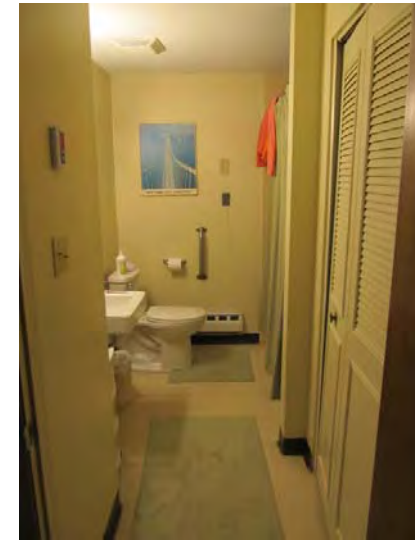
Propane-fired emergency generator serving community building and well water pumps



Recently upgraded fully addressable fire alarm control panel located at community building



Typical unit living room



Typical finishes and fixtures in
'standard' unit bathrooms



Handicap accessible unit bathrooms
feature roll-in showers



Typical finishes and equipment in unit kitchens



Typical exterior, air-cooled, condensers for heat pump systems recently installed in all units



Typical unit-level electric domestic hot water tank

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Coventry Housing Authority
Project Name:	Orchard Hill Estates I
Project City / Town:	Coventry

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 18, 2013

Number of Units:	40
Total Square Feet:	22,969
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$117,456
Annual Replacement Reserve Contribution:	\$6,104
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	96,065	0	1,857	0	0	14,079	0	0	0	0	16,322	0	0	0	0	18,922	150,785	0	0	0	0
2	Building Exterior	0	0	1,505	1,550	7,513	6,662	5,703	5,874	6,050	6,232	6,419	6,611	6,810	7,014	7,224	14,696	9,749	10,041	10,342	2,488	2,562	2,639	0
3	Roofing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	151,476	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	5,548	0	0	0	0	0	0	0	0	1,527	4,281	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	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	1,025	871	0	0	0	0	0	0	0	0	0	442	0	0	0	0	845	0	0	0	0	0
9	Common Area Restrooms	0	6,050	670	0	0	0	0	0	0	0	0	0	396	0	0	0	0	584	0	0	0	0	0
10	Building Boilers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11	Building Mechanical	0	0	4,250	19,055	0	0	0	0	0	0	0	2,459	0	0	0	0	24,996	0	0	0	0	18,999	0
12	Building Electrical	0	0	0	0	0	0	0	0	0	0	0	0	29,163	0	0	0	0	0	20,059	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	6,800	4,181	4,306	4,436	4,569	4,706	4,847	4,992	5,142	5,296	5,455	5,619	5,787	5,961	6,140	6,324	6,514	6,709	6,910	7,118	7,331	0
16	Unit Kitchens	0	9,000	3,320	26,592	27,390	28,212	29,058	3,848	3,964	4,083	4,205	4,331	11,665	12,015	12,375	12,746	13,129	5,172	5,327	5,487	5,652	5,821	0
17	Unit Bathrooms	0	0	2,126	2,190	2,255	2,323	2,393	14,173	14,598	15,036	15,487	15,952	16,430	16,923	17,431	3,122	3,216	3,312	3,411	3,514	3,619	3,728	0
18	Unit Electrical	0	4,900	600	618	637	656	675	2,458	2,531	2,607	2,686	2,766	2,849	2,935	3,023	3,113	3,207	3,303	3,402	3,504	3,609	3,717	0
19	Unit Mechanical	0	0	1,556	1,603	1,651	1,700	1,751	1,804	1,858	6,095	6,278	6,466	6,660	6,860	7,066	38,411	39,563	40,750	41,972	43,232	8,437	8,690	0
20	Annual Planned Expenditures	0	27,775	120,690	55,914	45,738	44,121	44,286	47,083	33,994	39,195	40,371	45,568	100,637	51,534	53,080	78,228	251,659	89,442	242,009	65,134	30,997	50,926	0
21	Annual Provision (indexed at 3%)			6,104	6,287	6,476	6,670	6,870	7,076	7,288	7,507	7,732	7,964	8,203	8,449	8,703	8,964	9,233	9,510	9,795	10,089	10,392	10,703	
22	Outside Capital			1,415,000																				
23	Cumulative Reserve Balance	117,456	89,681	1,390,095	1,340,468	1,301,206	1,263,754	1,226,339	1,186,332	1,159,626	1,127,938	1,095,299	1,057,696	965,262	922,177	877,800	808,536	566,110	486,178	253,965	198,919	178,314	138,092	

Site Improvements

Number of Units:	40
Total Square Feet:	22,969
Default Inflation Rate:	3.0%

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Building Exterior

Owner Sponsor Name:	Coventry Housing Authority
Project Name:	Orchard Hill Estates I
Project City / Town:	Coventry

Current Year:	2013
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Roofing

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

Current Year:	2013
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Report Date:	February 18, 2013

Number of Units:	40
Total Square Feet:	22,969
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[illegible]

Lobby / Mail Area

Owner Sponsor Name:	Coventry Housing Authority
Project Name:	Orchard Hill Estates I
Project City / Town:	Coventry

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[illegible]

Community Room

Number of Units:	40
Total Square Feet:	22,969
Default Inflation Rate:	3.0%

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Common Hallways

Number of Units:	40
Total Square Feet:	22,969
Default Inflation Rate:	3.0%

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Common Stairways

Number of Units:	40
Total Square Feet:	22,969
Default Inflation Rate:	3.0%

Orchard Hill Estates I - FINAL SS 4/20/2013

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Coventry Housing Authority
Project Name:	Orchard Hill Estates I
Project City / Town:	Coventry

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 18, 2013

Number of Units:	40
Total Square Feet:	22,969
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	262		10	10	2013				262	0	0	0	0	0	0	0	0	0	352	0	0	0	0	0	0	0	0	0	0						
2	Ceilings	67		10	10	2013				67	0	0	0	0	0	0	0	0	0	90	0	0	0	0	0	0	0	0	0	0						
3	Floors	542		34	15	2013				542	0	0	0	0	0	0	0	0	0	0	0	0	0	0	845	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						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Accessibility Improvements	1,025		ADD	20	2013		4	1,025	0	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	1,025	871	0	0	0	0	0	0	0	0	0	442	0	0	0	0	845	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						117,456	89,681	1,390,095	1,340,468	1,301,206	1,263,754	1,226,339	1,186,332	1,159,626	1,127,938	1,095,299	1,057,696	965,262	922,177	877,800	808,536	566,110	486,178	253,965	198,919	178,314	138,092								

Common Area Restrooms

Number of Units:	40
Total Square Feet:	22,969
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	248		10	10	2013				248	0	0	0	0	0	0	0	0	0	333	0	0	0	0	0	0	0	0	0						
2	Ceilings	47		10	10	2013				47	0	0	0	0	0	0	0	0	0	62	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	375		34	15	2013				375	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	Accessibility Improvements	6,050		ADD	20	2013		4	6,050	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	6,050	670	0	0	0	0	0	0	0	0	0	396	0	0	0	0	584	0	0	0	0	0						
28	Cumulative Reserve Balance						117,456	89,681	1,390,095	1,340,468	1,301,206	1,263,754	1,226,339	1,186,332	1,159,626	1,127,938	1,095,299	1,057,696	965,262	922,177	877,800	808,536	566,110	486,178	253,965	198,919	178,314	138,092							

Building Boilers

Owner Sponsor Name:	Coventry Housing Authority
Project Name:	Orchard Hill Estates I
Project City / Town:	Coventry

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 18, 2013

Number of Units:	40
Total Square Feet:	22,969
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Mechanical

Owner Sponsor Name:	Coventry Housing Authority
Project Name:	Orchard Hill Estates I
Project City / Town:	Coventry

Current Year:	2013
Budget Effective Date:	January 1, 2013
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Number of Units:	40
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	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Building Fire Suppression					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Building Heating Distribution					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Domestic Hot / Cold Water Dist.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Building Sanitary Waste & Vent.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Make-Up Air Unit					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Ventalation & 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	DHW Generation	1,885		1	10	2022				0	0	0	0	0	0	0	0	2,459	0	0	0	0	0	0	0	0	0	0	3,305						
9	Heat Pumps	5,300		1	15	2027				0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,017	0	0	0	0	0						
10	Well Water Submersible Pump	1,950		1	20	2032				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,419							
11	Well Water Pressure Pumps	7,000		1	20	2032				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12,275							
12	Variable Frequency Drives	7,850		1	15	2027				0	0	0	0	0	0	0	0	0	0	0	0	0	11,874	0	0	0	0	0							
13	Well Water Pump Controls	4,250		34	25	2013				4,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Well Water Expansion Tank	2,050		1	15	2027				0	0	0	0	0	0	0	0	0	0	0	0	0	3,101	0	0	0	0	0							
15	Well Water Storage Tank	18,500		34	35	2014				0	19,055	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Maintenance Office Heat Pump	1,325		1	15	2027				0	0	0	0	0	0	0	0	0	0	0	0	2,004	0	0	0	0	0								
17																																			
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26																																			
27	Annual Planned Expenditures						0	0	4,250	19,055	0	0	0	0	0	0	2,459	0	0	0	0	24,996	0	0	0	0	18,999	0							
28	Cumulative Reserve Balance						117,456	89,681	1,390,095	1,340,468	1,301,206	1,263,754	1,226,339	1,186,332	1,159,626	1,127,938	1,095,299	1,057,696	965,262	922,177	877,800	808,536	566,110	486,178	253,965	198,919	178,314	138,092							

Building Electrical

Number of Units:	40
Total Square Feet:	22,969
Default Inflation Rate:	3.0%

Orchard Hill Estates I - FINAL SS 4/20/2013

Comprehensive Capital Needs Assessment Schedule

Building Elevator

Owner Sponsor Name:	Coventry Housing Authority
Project Name:	Orchard Hill Estates I
Project City / Town:	Coventry

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 18, 2013

Number of Units:	40
Total Square Feet:	22,969
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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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						117,456	89,681	1,390,095	1,340,468	1,301,206	1,263,754	1,226,339	1,186,332	1,159,626	1,127,938	1,095,299	1,057,696	965,262	922,177	877,800	808,536	566,110	486,178	253,965	198,919	178,314	138,092							

Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	Coventry Housing Authority
Project Name:	Orchard Hill Estates I
Project City / Town:	Coventry

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 18, 2013

Number of Units:	40
Total Square Feet:	22,969
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																													
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization					
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032						
1	Foundation / Floor Slab					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Framing & Columns					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Steel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Wood Framing					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Masonry Bearing Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17																																				
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21																																				
22																																				
23																																				
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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						
28	Cumulative Reserve Balance							117,456		89,681	1,390,095	1,340,468	1,301,206	1,263,754	1,226,339	1,186,332	1,159,626	1,127,938	1,095,299	1,057,696	965,262	922,177	877,800	808,536	566,110	486,178	253,965	198,919	178,314	138,092						

Unit Living

Number of Units:	40
Total Square Feet:	22,969
Default Inflation Rate:	3.0%

Orchard Hill Estates I - FINAL SS 4/20/2013

Unit Bathrooms

Owner Sponsor Name:	Coventry Housing Authority
Project Name:	Orchard Hill Estates I
Project City / Town:	Coventry

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 18, 2013

Number of Units:	40
Total Square Feet:	22,969
Default Inflation Rate:	3.0%

[illegible]

Unit Kitchens

Owner Sponsor Name:	Coventry Housing Authority
Project Name:	Orchard Hill Estates I
Project City / Town:	Coventry

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 18, 2013

Number of Units:	40
Total Square Feet:	22,969
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	2,320		1	1	2013			2,320	2,389	2,461	2,535	2,611	2,689	2,770	2,853	2,938	3,027	3,117	3,211	3,307	3,407	3,509	3,614	3,722	3,834	3,949	4,068							
4	Cabinets					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Countertops					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Sink					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Kitchen Exhaust Fan					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	GFI Outlet					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Vent Hood					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Refrigerators					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Stove					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Range	1,000		1	1	2013			1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305	1,344	1,384	1,426	1,469	1,513	1,558	1,605	1,653	1,702	1,754							
13	Dishwasher					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Disposal					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Cabinets	81,000		34	20+	2014			0	20,858	21,483	22,128	22,792	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	Refrigerators	26,800		3	15	2023			0	0	0	0	0	0	0	0	0	0	7,203	7,419	7,642	7,871	8,107	0	0	0	0	0							
19	Kitchen Exhaust Fan	11,240		34	20+	2014			0	2,315	2,385	2,456	2,530	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	Accessibility Improvements	9,000		ADD	20	2013		4	9,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	9,000	3,320	26,592	27,390	28,212	29,058	3,848	3,964	4,083	4,205	4,331	11,665	12,015	12,375	12,746	13,129	5,172	5,327	5,487	5,652	5,821	0						
28	Cumulative Reserve Balance						117,456	89,681	1,390,095	1,340,468	1,301,206	1,263,754	1,226,339	1,186,332	1,159,626	1,127,938	1,095,299	1,057,696	965,262	922,177	877,800	808,536	566,110	486,178	253,965	198,919	178,314	138,092							

Unit Electrical

Number of Units:	40
Total Square Feet:	22,969
Default Inflation Rate:	3.0%

Orchard Hill Estates I - FINAL SS 4/20/2013

Unit Mechanical

Number of Units:	40
Total Square Feet:	22,969
Default Inflation Rate:	3.0%

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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.