

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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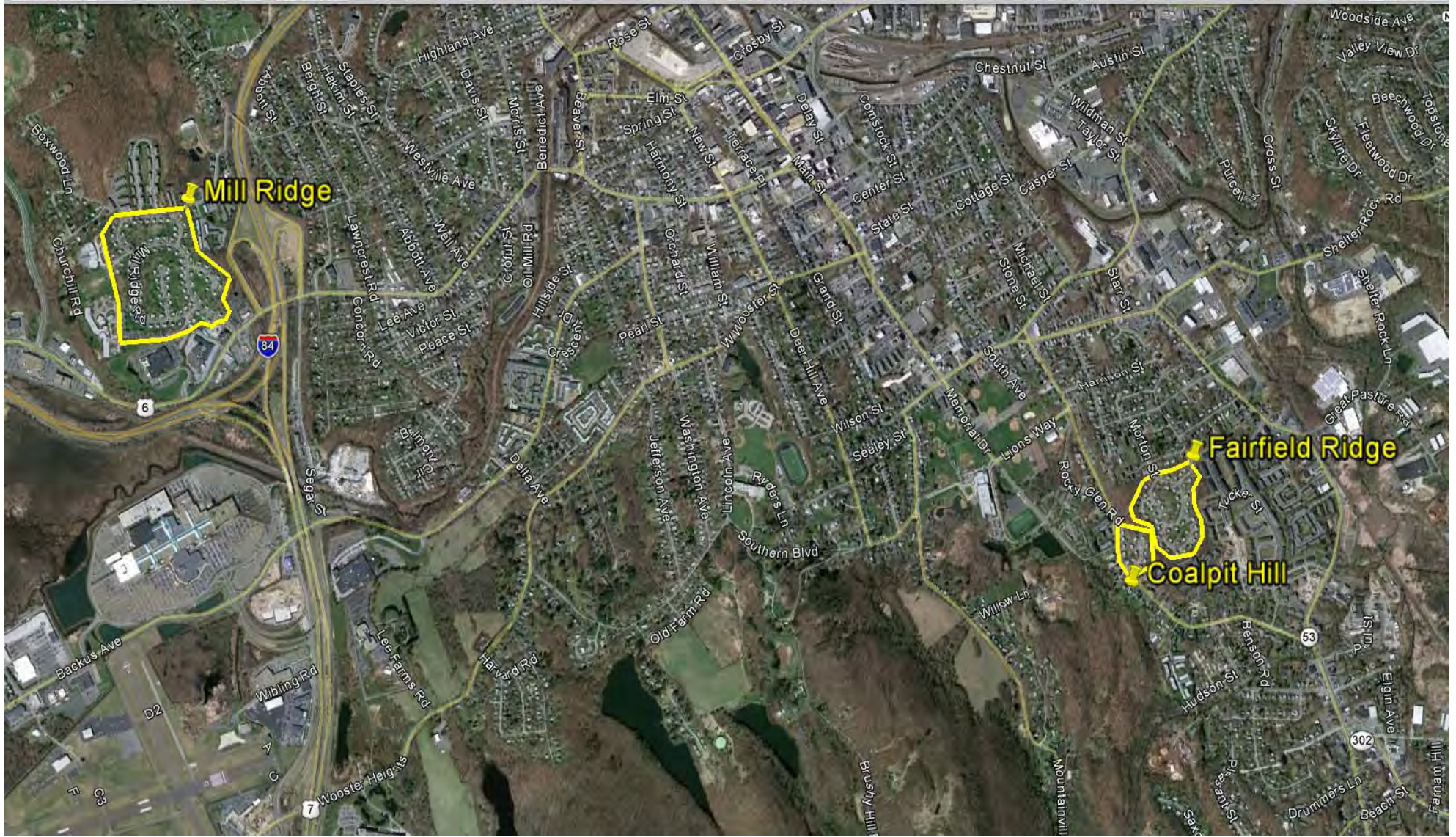
Coalpit Hill

CHFA # 85020D

Danbury Housing Authority
Danbury, CT

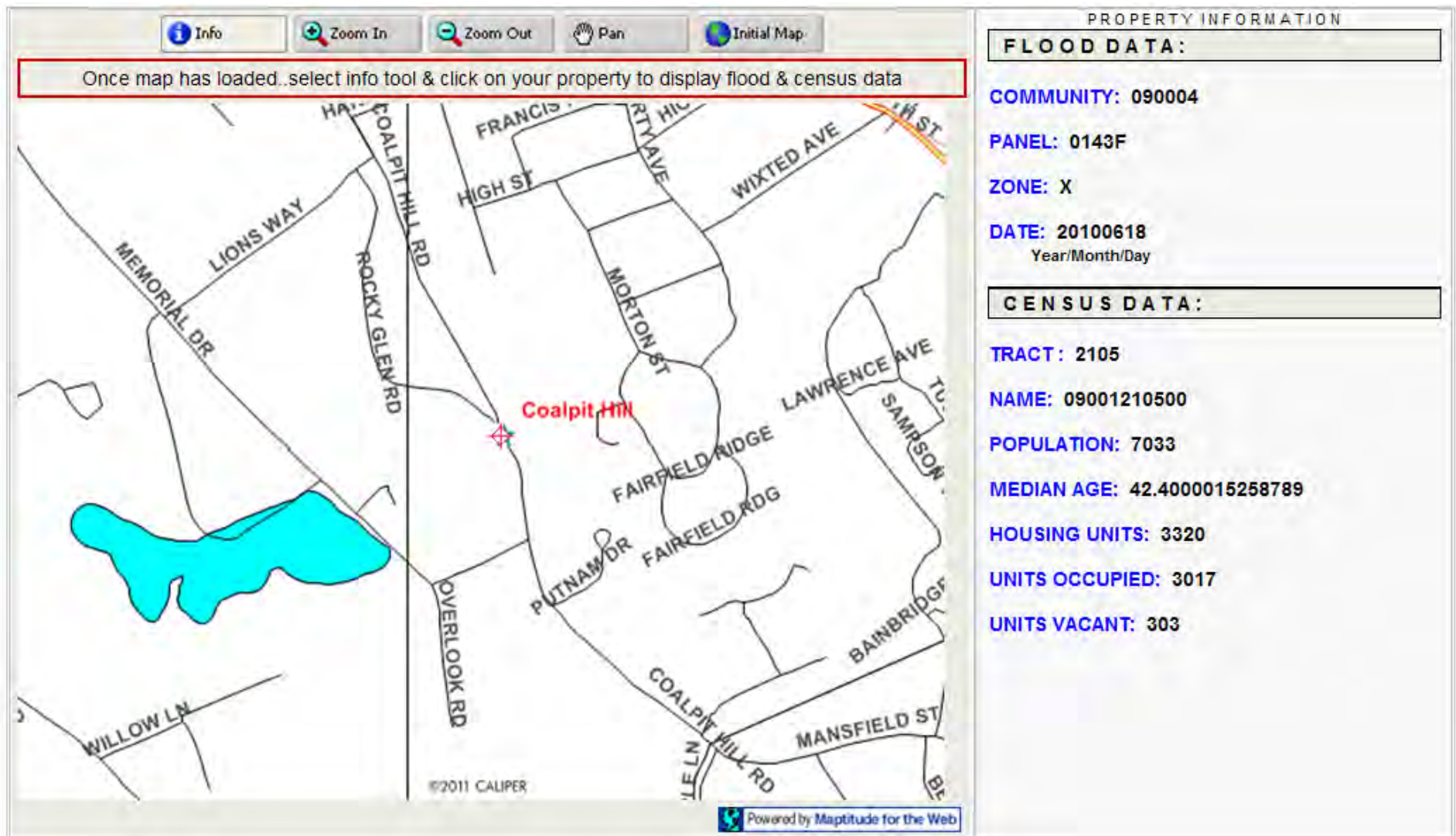
July 9, 2013

Final Report



**Mill Ridge, Mill Ridge Extension, Mill Ridge/Fairfield Ridge
Fairfield Ridge, Fairfield Ridge Rehab, Coalpit Hill**

Danbury, CT 06810



Coalpit Hill

86 Coalpit Hill Road
Danbury, CT 06810

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

Executive Summary

Coalpit Hill

Danbury, CT

Coalpit Hill is a residential development for families that is comprised of fifty-seven single-family and duplex residential buildings. The development includes 85 two-bedroom duplex units, and 29 three-bedroom duplex units, totaling 114-dwelling units. Several of the duplex buildings are divided between Mod Rental developments (See appendix A for a detailed breakdown). Original construction of the development dates to approximately 1950.

Coalpit Hill is one of six combined developments operated by the Danbury Housing Authority and funded in parts by the Connecticut Housing and Finance Authority (CHFA) and The U. S. Department of Housing and Urban Development (HUD). The developments, for the most part, overlap each other. They are Coalpit Hill, Mill Ridge, Mill Ridge Extension, and Fairfield Ridge, which are funded through the CHFA Moderate Rental Programs. Fairfield Ridge Rehab, and Mill Ridge/Fairfield Ridge are funded through the HUD project based Section 8 Program.

The Coalpit Hill addresses include: Coalpit Hill Road numbers 86A & B, 88A & B, 90A & B, 92A & B; Putnum Drive numbers 1 – 21 and 23; Mill Ridge Road numbers 88, 90, 92, 94, 96, 98 – 111, 113, 115, 117, 119, 121, 123, 125, 127, and 129; Middlefield Road numbers 1 – 22; High Ridge Road numbers 1 – 12, 14, 16, 18, 20, 22, 24, 26, 28, 30 – 41, 43, and 45, totaling 114 units in 58 duplex buildings.

Due to its age the development is in fair 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.

There are no handicap accessible units at this development. Management addresses resident requests as reasonable accommodations. Several of the three-bedroom units (one bedroom on the first floor) may lend themselves to partial conversion.

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

Site:

- Costs to replace/resurface the asphalt paved unit driveways are shown in Years 1-5
- Annual allowances are shown for as needed concrete repairs to unit walkways and sidewalks
- Management reported failures of supply lines from municipal and utility supplied service mains. Annual allowances for as needed repairs are shown throughout the report.

Building Exteriors:

- Annual allowances for as needed replacements of exterior unit doors are shown throughout the report.
- Costs to replace the common metal basement bulkhead doors, which are rusting badly, are shown in Years 1-5.
- Unit cellar doors, from the bulkheads entries are water damaged. Replacement costs are shown in Years 1-5.
- Storm door replacement costs are shown on an as needed basis throughout the report.
- The buildings are clad in vinyl siding that is approaching the end of its service life. Many sections of damaged siding were observed. Replacement costs are shown in Years 1-10.
- Windows are vinyl framed, double hung models with double glazing. Replacement costs are shown in Years 13-17.
- Cellar windows are original metal framed hopper type. Most were observed to be inoperative, broken, or stuck open. Costs to replace the cellar windows with glass block windows are shown in Years 1-5.

- Annual allowances to replace entry lighting and repairs to the entry porches and concrete stoops are shown on an as needed basis throughout the report.
- Costs to replace the asphalt shingle roof covering systems are shown in Years 15-19. Annual allowances to repair/replace sections of the aluminum gutters and downspouts as needed are shown throughout the report.

Building Structural:

- Most basements experience some level of water infiltration. Several units have sump pumps. Allowances are shown in Years 1-5 to install basement trench drains where needed to alleviate this problem as much as possible. Sump pumps are maintained and replaced from operating accounts.

Dwelling Units:

- Interior passage doors and closet doors are a mix of solid wood and hollow-core types. Annual allowances are shown throughout the report for as needed repairs.
- Living area flooring is bright finished hardwood (HW) or commercial vinyl composite tile (VCT). Costs for refinishing the HW flooring are shown on fifteen year cycles throughout the report. Replacement costs for the VCT flooring are shown on ten year cycles throughout the report.
- Bathroom and kitchen flooring in VCT. Replacement costs for the VCT flooring are shown on ten year cycles throughout the report.
- The original tubs are enameled steel and have ceramic tile surrounds with double handle water control valves. Management has been replacing tubs and surrounds with fiberglass models and single handle controls. Costs to complete this upgrade cycle are shown in Years 1-10.
- Most units have their original enameled steel wall hung sinks with two handle water control faucets. Costs to replace these sinks and faucets are shown in Years 1-10.

- The toilets are older high water flow (3-GPF or greater) models. Costs to replace these toilets with lower flow 1.6-GPF models are shown in Years 1-10.
- Most of the recessed metal medicine cabinets are original. Replacement costs are shown in Years 1-10.
- Each bathroom has a window and therefore no mechanical ventilation. Most of the bathrooms observed during the assessment shown some signs of mildew growth. To alleviate this condition allowances are shown in Years 1-10 to add bathroom exhaust fans.
- Most kitchen cabinets are old and have been repaired and painted many times (no exact age was available). When replaced management is using the HUD heavy-use cabinet specification. Countertops are plastic laminate on particleboard, and sinks are single basin stainless steel types. Costs to replace the remaining older cabinets, countertops, and sinks are shown in Years 1-5. Future replacement costs for the newer cabinets, countertops, and sinks are shown in Year 15.
- An interim cycle of countertop replacements are shown in years 10-14.
- Dwelling units are individually metered for electricity. Exterior meter boxes and interior circuit breaker panels are, in most cases, original. Costs to replace these devices are shown in Years 1-5.
- Units have smoke detectors in first floor living areas and second floor hallways. Annual allowances to maintain these life safety devices are shown throughout the report.
- The National Fire Protection Association (NFPA) has upgraded its suggestion for smoke detector coverage in multifamily housing to include adding smoke detectors to each bedroom. The report carries costs to achieve this upgrade in Year 1.
- Units are heated with oil-fired hydronic boilers. Fuel for these boilers is stored in typical residential grade 270-gallon basement mounted tanks. Future replacement costs for these tanks are shown starting in Year 20.
- Management reported that due to the developments age, failures of the in-unit distribution systems (hot/cold water and sanitary waste) have been frequent. Annual allowances for as needed repairs to these systems are shown throughout the report.

- Units are heated by small oil-fired hydronic boilers that include built-in domestic hot water generating heat exchangers. Several of the hydronic boilers have been replaced. Costs to complete this replacement cycle are shown in Years 1-5. Future costs for the previously replaced boilers are shown in Year 14.
- Unit temperature controlling programmable thermostats were recently replaced. A future replacement cycle is shown in Years 10-19.
- Allowances to replace the fractional horsepower hydronic heat circulation pumps, as needed, are shown throughout the report.
- Units currently are heated by original radiator convector units. Costs to replace the convectors with hydronic baseboard strips are shown in Years 1-5.

Additional Notes:

1. The Physical Assessment of the property was conducted on May 3rd, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Bob Labadini. 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*.

DANBURY HOUSING MODERATE RENTAL PROGRAMS

MR-22 CHFA 85025D FAIRFIELD RIDGE		\$35,626.43
7 SINGLE HOUSES	FFR	1,18,20,48,66,72,87.
21 DUPLEX HOUSES	FFR	2,4,6,8,10,12,14,16,17,19,21,22,23,24,25,26,27,28,29,30,31,32,33,34,35,36,37,38,39,40,41,43,45,47,49,51,58,60,62,64,68,70.
		SUB TOTAL UNITS 49

MR-22A CHFA 85025Z MILL RIDGE		\$5,831.74
1 SINGLE HOUSE	FFR	42.
4 DUPLEX HOUSES	FFR	53,55,57,59,61,63,65,67.
9 DUPLEX HOUSES	MRD	1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,18,20.
44 DUPLEX HOUSES	MRR	1,3,5,6,7,8,9,10,11,12,13,14,15,16,17,19,20,21,22,23,24,25,26,27,28,29,30,30,31,32,33,34,35,36,37,38,39,40,42,43,44,45,46,47,48,49,50,51,52,53,54,55,56,57,58,59,60,61,62,63,65,68,70,71,72,73,74,75,76,77,78,79,80,81,82,83,84,85,86,87,89,91,93,95,97,112,114,116,118.
TOTAL 57 DUPLEX 1 SINGLE		
		*ADMINISATRATION BUILDING
		SUB TOTAL UNITS 115

MR-41A CHFA 85020D COALPIT HILL		\$24,757.23
4 DUPLEX HOUSES	CPH	86A,86B,88A,88B,90A,90B,92A,92B.
11 DUPLEX HOUSES	PD	1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,23.
14 DUDPLEX HOUSES	MRR	88,90,92,94,96,98,99,100,101,102,103,104,105,106,107,108,109,110,111,113,115,117,119,121,123,125,127,129.
11 DUPLEX HOUSES	MFR	1.2.3.4.5.6.7.8,9,10,11,12,13,14,15,16,17,18,19,20,21,22.
17 DULEX HOUSES	HHR	1,2,3,4,5,6,7,8,9,10,11,12,14,16,18,20,22,24,26,28,30,31,32,33,34,35,36,37,38,38,39,40,41,43,45.
TOTAL 57 DUPLEX		MAINTENANCE GARGE
		SUB TOTAL UNITS 114

MR-57 CHFA 85021D MILL RIDGE EXT.		\$2,606.04
3 DUPLEX HOUSES	HHR	47,49,51,53,55,57
3 DUPLEX HOUSES	MRR	64,66,131,133,135,137
TOTAL 6 DUPLEX		ALL 4 BEDROOM UNITS
		SUB TOTAL UNITS 12

FAIRFIELD RIDGE REHAB CHFA 85026D CT26H037038 Property ID # 800003358		\$0.00
3 SINGLE HOUSES	FFR	7, 78, 81
11 DUPLEX HOUSES	FFR	3,5,9,11,13,15,44,46,50,52,54,56,69,71,73,74,75,76,77,79,83,85.
		TOTAL UNITS 25

SECTION 8 30 UNITS CHFA 85028D PROPERTY ID # 800003359		\$6,498.48
2 DUPLEX HOUSES	MFR	1A,1B,2A,2B
2 DUPLEX HOUSES	HRR	2A,2B,42,44
6 DUPLEX HOUSES	SRR	21,23,25,27,29,31,33,35,37,39,41,43
5 DUPLEX HOUSES	FFR	7A,7B,7C,7D,7E,7F,7G,7H,7J,7K
TOTAL 15 DUPLEX		
		TOTAL UNITS 30



Typical asphalt driveway and concrete walk



Typical walkway



Typical front entry door, porch, and stoop



Example of porch deterioration



Typical bulkhead deterioration



Typical cellar door



Typical example of concrete age related deterioration



Typical duplex front elevation



Typical duplex rear elevation



A view of Putnam Drive



Front/side entry duplex on High Ridge Road



Example of common vinyl siding damage



Typical window set



Typical basement window



Typical roof section



Typical roof structure



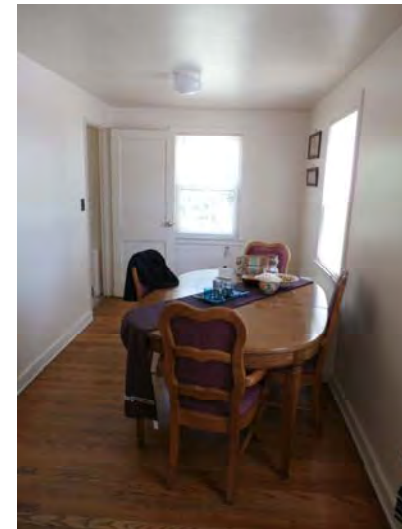
Typical basement area. Note water stain along wall



Typical example of basement water infiltration



Typical Living room area



Typical separate dining area



Typical kitchen



Typical kitchen dining area



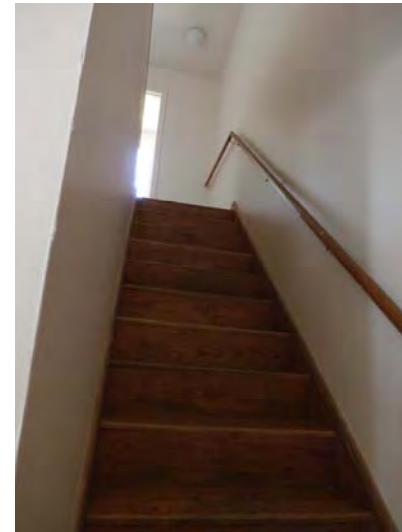
Close-up of older cabinets and countertop



Typical bathroom sink and toilet area



Typical original tub and shower surround



Typical two story duplex stair way



Typical small bedroom



Typical large bedroom



Typical hardwood living room flooring



Typical living room with VCT flooring



Typical exterior meter box



Typical circuit breaker panel



Typical older boiler
(arrow indicates DHW heat exchanger)



Typical fuel oil storage tank



Typical new boiler system



Example of rust on old boiler due to water infiltration

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Danbury Housing Authority
Project Name:	Coalpit Hill
Project City / Town:	Danbury

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 6, 2013

Number of Units:	114
Total Square Feet:	55,972
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	
Annual Replacement Reserve Contribution:	\$51,339
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	43,676	44,986	46,336	47,726	49,157	24,878	25,624	26,393	27,185	28,000	28,840	29,706	30,597	31,515	32,460	33,434	34,437	35,470	36,534	37,630	0
2	Building Exterior	0	0	104,681	107,821	111,056	114,388	117,819	96,773	99,676	102,666	105,746	108,919	26,212	26,998	149,080	153,553	158,159	162,904	167,791	32,237	33,204	34,200	0
3	Roofing	0	0	4,720	4,862	5,007	5,158	5,312	5,472	5,636	5,805	5,979	6,159	6,343	6,534	6,730	6,931	85,706	88,278	90,926	93,654	96,463	8,277	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	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	0	0	0	0	0	0	0	0	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	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	0	0	0	0	0	0	0	0	0	0
12	Building Electrical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	40,000	41,200	42,436	43,709	45,020	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	Unit Living	0	0	18,273	18,821	19,386	19,967	20,566	21,183	21,819	22,473	23,148	23,842	24,557	25,294	26,053	26,835	27,640	28,469	29,323	30,202	31,109	32,042	0
16	Unit Kitchens	0	0	67,303	69,322	71,402	73,544	75,750	9,788	10,081	10,384	10,695	25,139	25,893	26,670	27,470	28,294	33,191	13,154	13,549	13,955	14,374	14,805	0
17	Unit Bathrooms	0	0	47,414	48,836	50,302	51,811	53,365	54,966	56,615	58,313	60,063	61,865	1,915	1,973	2,032	2,093	2,155	2,220	2,287	2,355	2,426	2,499	0
18	Unit Electrical	0	0	119,477	44,972	46,321	47,711	49,142	5,022	5,173	5,328	5,488	5,652	5,822	5,997	6,176	6,362	6,553	6,749	6,952	7,160	7,375	18,791	0
19	Unit Mechanical	0	0	104,912	108,059	111,301	114,640	118,079	12,088	12,450	12,824	13,209	16,610	9,045	9,316	9,595	36,317	10,180	10,485	10,800	11,124	11,457	7,763	0
20	Annual Planned Expenditures	0	0	550,456	488,880	503,547	518,653	534,212	230,169	237,074	244,187	251,512	276,185	128,628	132,486	257,733	291,899	356,044	345,693	356,063	226,157	232,942	156,006	0
21	Annual Provision (indexed at 3%)			51,339	52,880	54,466	56,100	57,783	59,516	61,302	63,141	65,035	66,986	68,996	71,066	73,198	75,394	77,655	79,985	82,385	84,856	87,402	90,024	
22	Outside Capital			5,055,000																				
23	Cumulative Reserve Balance	0	0	4,555,883	4,119,883	3,670,802	3,208,249	2,731,820	2,561,167	2,385,395	2,204,349	2,017,872	1,808,673	1,749,042	1,687,621	1,503,085	1,286,580	1,008,191	742,484	468,805	327,504	181,963	115,981	

Site Improvements

Number of Units:	114
Total Square Feet:	55,972
Default Inflation Rate:	3.0%

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Building Exterior

Owner Sponsor Name:	Danbury Housing Authority
Project Name:	Coalpit Hill
Project City / Town:	Danbury

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 6, 2013

Number of Units:	114
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Coalpit Hill • Capital Needs Assessment • © On-Site Insight

Comprehensive Capital Needs Assessment Schedule

Roofing

Owner Sponsor Name:	Danbury Housing Authority
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[illegible]

Comprehensive Capital Needs Assessment Schedule

Lobby / Mail Area

Owner Sponsor Name:	Danbury Housing Authority
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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	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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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	0	4,555,883	4,119,883	3,670,802	3,208,249	2,731,820	2,561,167	2,385,395	2,204,349	2,017,872	1,808,673	1,749,042	1,687,621	1,503,085	1,286,580	1,008,191	742,484	468,805	327,504	181,963	115,981							

Community Room

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Comprehensive Capital Needs Assessment Schedule

Common Hallways

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											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Walls 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Walls 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Ceiling 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Ceiling 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Ceiling 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Floors 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Floors 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Floors 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Unit Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Hand Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Interior Lighting 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Interior Lighting 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Interior Lighting 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Common Doors					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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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	0	4,555,883	4,119,883	3,670,802	3,208,249	2,731,820	2,561,167	2,385,395	2,204,349	2,017,872	1,808,673	1,749,042	1,687,621	1,503,085	1,286,580	1,008,191	742,484	468,805	327,504	181,963	115,981							

Comprehensive Capital Needs Assessment Schedule

Common Stairways

Owner Sponsor Name:	Danbury Housing Authority
Project Name:	Coalpit Hill
Project City / Town:	Danbury

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 6, 2013

Number of Units:	114
Total Square Feet:	55,972
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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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		0	4,555,883	4,119,883	3,670,802	3,208,249	2,731,820	2,561,167	2,385,395	2,204,349	2,017,872	1,808,673	1,749,042	1,687,621	1,503,085	1,286,580	1,008,191	742,484	468,805	327,504	181,963	115,981					

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Danbury Housing Authority
Project Name:	Coalpit Hill
Project City / Town:	Danbury

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 6, 2013

Number of Units:	114
Total Square Feet:	55,972
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	Ventilation					2013				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						
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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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		0	4,555,883	4,119,883	3,670,802	3,208,249	2,731,820	2,561,167	2,385,395	2,204,349	2,017,872	1,808,673	1,749,042	1,687,621	1,503,085	1,286,580	1,008,191	742,484	468,805	327,504	181,963	115,981					

Common Area Restrooms

Owner Sponsor Name:	Danbury Housing Authority
Project Name:	Coalpit Hill
Project City / Town:	Danbury

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 6, 2013

Number of Units:	114
Total Square Feet:	55,972
Default Inflation Rate:	3.0%

13412-Coalpit Hill_SS 6/13/2013

Comprehensive Capital Needs Assessment Schedule

Building Boilers

Owner Sponsor Name:	Danbury Housing Authority
Project Name:	Coalpit Hill
Project City / Town:	Danbury

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 6, 2013

Number of Units:	114
Total Square Feet:	55,972
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Boilers / Warm Air Furnaces					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Boiler Operating Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Pneumatic Systems Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Condensate & Feed Water					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Fuel Oil Storage					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Fuel Oil Transfer System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Fuel Exhaust					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Combustion Air					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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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		0	4,555,883	4,119,883	3,670,802	3,208,249	2,731,820	2,561,167	2,385,395	2,204,349	2,017,872	1,808,673	1,749,042	1,687,621	1,503,085	1,286,580	1,008,191	742,484	468,805	327,504	181,963	115,981					

Building Mechanical

Number of Units:	114
Total Square Feet:	55,972
Default Inflation Rate:	3.0%

13412-Coalpit Hill_SS 6/13/2013

Comprehensive Capital Needs Assessment Schedule

Building Electrical

Owner Sponsor Name:	Danbury Housing Authority
Project Name:	Coalpit Hill
Project City / Town:	Danbury

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 6, 2013

Number of Units:	114
Total Square Feet:	55,972
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						
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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		0	4,555,883	4,119,883	3,670,802	3,208,249	2,731,820	2,561,167	2,385,395	2,204,349	2,017,872	1,808,673	1,749,042	1,687,621	1,503,085	1,286,580	1,008,191	742,484	468,805	327,504	181,963	115,981					

Building Elevator

Owner Sponsor Name:	Danbury Housing Authority
Project Name:	Coalpit Hill
Project City / Town:	Danbury

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 6, 2013

Number of Units:	114
Total Square Feet:	55,972
Default Inflation Rate:	3.0%

[illegible]

Building Structural

Owner Sponsor Name:	Danbury Housing Authority
Project Name:	Coalpit Hill
Project City / Town:	Danbury

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 6, 2013

Number of Units:	114
Total Square Feet:	55,972
Default Inflation Rate:	3.0%

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Unit Living

Owner Sponsor Name:	Danbury Housing Authority
Project Name:	Coalpit Hill
Project City / Town:	Danbury

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 6, 2013

Number of Units:	114
Total Square Feet:	55,972
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							
2	Walls					2013				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							
4	Interior Stairs					2013				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							
6	AC Sleeve					2013				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							
8	Lighting Fixtures					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	Interior Passage Doors	40,810		varies	30	2013				1,360	1,401	1,443	1,486	1,531	1,577	1,624	1,673	1,723	1,774	1,828	1,883	1,939	1,997	2,057	2,119	2,182	2,248	2,315	2,385						
18	Interior Closet Doors	65,890		varies	30	2013				2,196	2,262	2,330	2,400	2,472	2,546	2,622	2,701	2,782	2,865	2,951	3,040	3,131	3,225	3,322	3,421	3,524	3,630	3,739	3,851						
19	Living Area Flooring Hardwood Refinishing	168,839		varies	15	2013				11,256	11,594	11,941	12,300	12,669	13,049	13,440	13,843	14,259	14,687	15,127	15,581	16,048	16,530	17,026	17,536	18,063	18,604	19,163	19,737						
20	Living Area Flooring Comercial Vinyl Composite Tile (VCT)	34,613		varies	10	2013				3,461	3,565	3,672	3,782	3,895	4,012	4,133	4,257	4,384	4,516	4,651	4,791	4,935	5,083	5,235	5,392	5,554	5,721	5,892	6,069						
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	18,273	18,821	19,386	19,967	20,566	21,183	21,819	22,473	23,148	23,842	24,557	25,294	26,053	26,835	27,640	28,469	29,323	30,202	31,109	32,042	0				
28	Cumulative Reserve Balance							0		0	4,555,883	4,119,883	3,670,802	3,208,249	2,731,820	2,561,167	2,385,395	2,204,349	2,017,872	1,808,673	1,749,042	1,687,621	1,503,085	1,286,580	1,008,191	742,484	468,805	327,504	181,963	115,981					

Unit Bathrooms

Owner Sponsor Name:	Danbury Housing Authority
Project Name:	Coalpit Hill
Project City / Town:	Danbury

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 6, 2013

Number of Units:	114
Total Square Feet:	55,972
Default Inflation Rate:	3.0%

13412-Coalpit Hill_SS 6/13/2013

Unit Kitchens

Owner Sponsor Name:	Danbury Housing Authority
Project Name:	Coalpit Hill
Project City / Town:	Danbury

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 6, 2013

Number of Units:	114
Total Square Feet:	55,972
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																													
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization					
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032						
1	Walls					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
2	Ceilings					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
3	Floors					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
4	Cabinets					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
5	Countertops					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
6	Sink					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
7	Kitchen Exhaust Fan					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
8	GFI Outlet					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
9	Vent Hood					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
10	Refrigerators					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
11	Stove					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
12	Range					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
13	Dishwasher					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
14	Disposal					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
15	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
16	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
17	Flooring VCT	84,430		varies	10	2013			8,443	8,696	8,957	9,226	9,503	9,788	10,081	10,384	10,695	11,016	11,347	11,687	12,038	12,399	12,771	13,154	13,549	13,955	14,374	14,805								
18	Kitchen Cabinets, Countertops, and Sinks - Old	294,300		30+	20	2013			58,860	60,626	62,445	64,318	66,247	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
19	Kitchen Cabinets, Countertops, and Sinks - New	13,500		5	20	2027			0	0	0	0	0	0	0	0	0	0	0	0	0	20,420	0	0	0	0	0	0								
20	Interim Countertop Replacements	54,118		0	10	2022			0	0	0	0	0	0	0	0	14,123	14,547	14,983	15,432	15,895	0	0	0	0	0	0	0								
21																																				
22																																				
23																																				
24																																				
25																																				
26																																				
27	Annual Planned Expenditures						0	0	67,303	69,322	71,402	73,544	75,750	9,788	10,081	10,384	10,695	25,139	25,893	26,670	27,470	28,294	33,191	13,154	13,549	13,955	14,374	14,805	0							
28	Cumulative Reserve Balance						0	0	4,555,883	4,119,883	3,670,802	3,208,249	2,731,820	2,561,167	2,385,395	2,204,349	2,017,872	1,808,673	1,749,042	1,687,621	1,503,085	1,286,580	1,008,191	742,484	468,805	327,504	181,963	115,981								

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

Owner Sponsor Name:	Danbury Housing Authority
Project Name:	Coalpit Hill
Project City / Town:	Danbury

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 6, 2013

Number of Units:	114
Total Square Feet:	55,972
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	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	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	0					
4	Intercom					2013				0	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	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	Exterior Meter Boxes and Interior Circuit Breaker Panels	196,650		63	60	2013				39,330	40,510	41,725	42,977	44,266	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
18	Smoke Detectors Repair/Replace	43,320		varies	10	2013				4,332	4,462	4,596	4,734	4,876	5,022	5,173	5,328	5,488	5,652	5,822	5,997	6,176	6,362	6,553	6,749	6,952	7,160	7,375	7,596						
19	Smoke Detectors Add to each Bedroom	75,815		Add	20	2013				75,815	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
20	Fuel Oil Storage	31,920		15	35	2032				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11,194						
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	119,477	44,972	46,321	47,711	49,142	5,022	5,173	5,328	5,488	5,652	5,822	5,997	6,176	6,362	6,553	6,749	6,952	7,160	7,375	18,791	0				
28	Cumulative Reserve Balance							0		0	4,555,883	4,119,883	3,670,802	3,208,249	2,731,820	2,561,167	2,385,395	2,204,349	2,017,872	1,808,673	1,749,042	1,687,621	1,503,085	1,286,580	1,008,191	742,484	468,805	327,504	181,963	115,981					

Unit Mechanical

Owner Sponsor Name:	Danbury Housing Authority
Project Name:	Coalpit Hill
Project City / Town:	Danbury

Current Year:	2013
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Total Square Feet:	55,972
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.