

# CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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and

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## Old Town Hall Houses

CHFA #88004D

Darien Housing Authority  
Darien, CT

April 30, 2013

*Final Report*

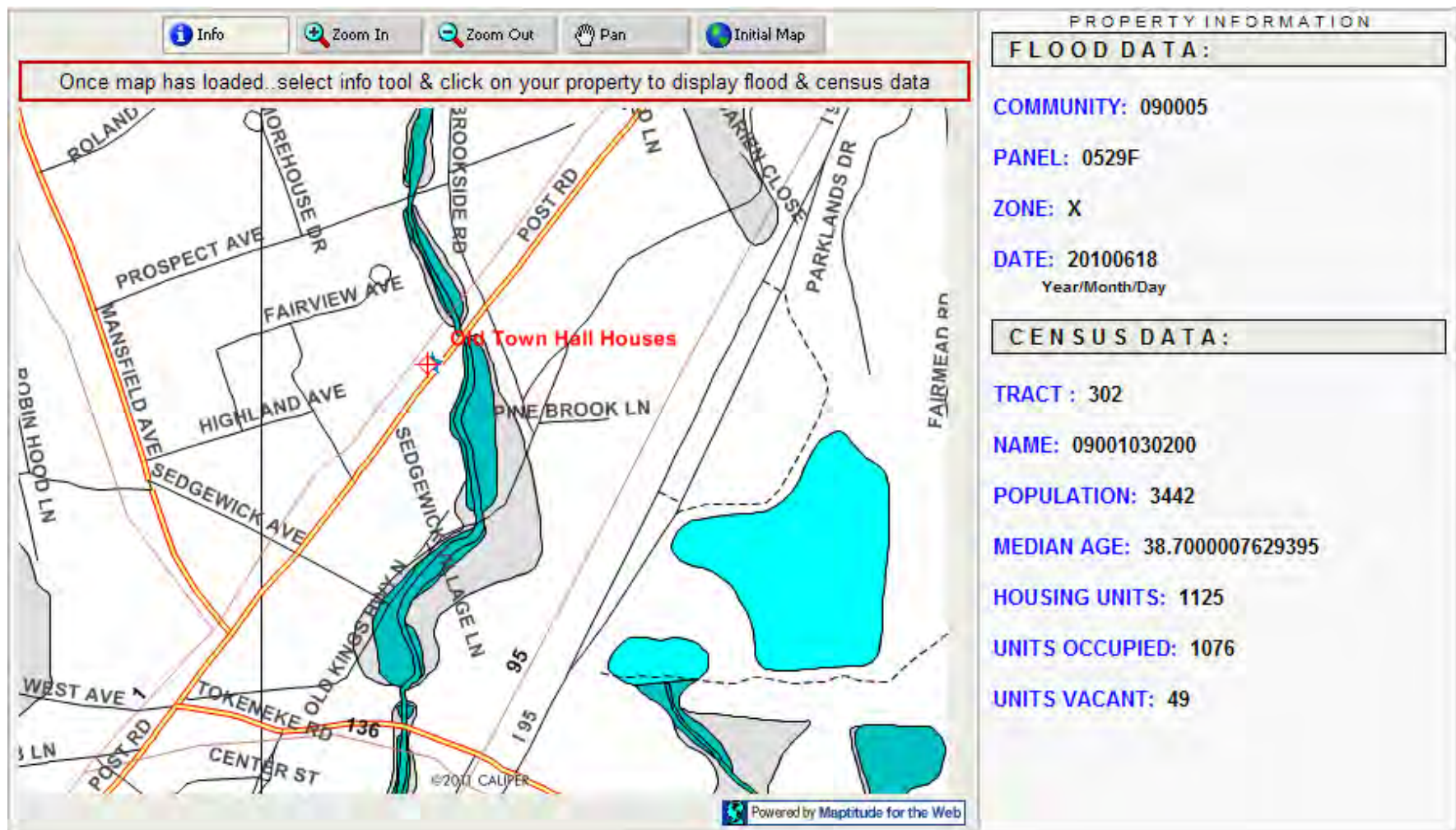




## Old Town Hall Houses

719 Boston Post Road  
Darien, CT 06820





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719 Boston Post Road  
Darien, CT 06820

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

## Executive Summary

### Old Town Hall Houses

Darien, CT

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**Old Town Hall Houses** is a residential development for the elderly that is comprised of 30 units in 5 two story wood framed buildings on a generally flat site. The buildings frame an irregular courtyard and have continuous single loaded patios and walks to the unit entries and exits at the ground and second floor levels via stairs on both sides of each building. The residential building and the Community Center are predominately brick with ornamental wooden trellises screening the stairs, patios and porches and on the lower half of the brick gable faces. The pitched roofs have asphalt shingles.

The development includes 16 one-bedroom units, 10 efficiency units and 4 units designated as accessible. There are 32 on-site parking spaces plus 4 accessible spaces. Original occupancy of Old Town Hall was 1986. The roofs were replaced and an emergency generator installed in 2005, sidewalks and decks repaired in 2006 and select exterior painting completed in 2007. The Community Center fire alarm control panel was upgraded in 2009 and heat pumps were installed in 2011. Asphalt parking and drives were overlaid and restriped in 2012. The windows and doors are original. Since 2006 the unit kitchens, bathrooms and living areas are being renovated at a unit turnover rate of 2 per year. To date 14 units have been completed and 16 units are all original.

Overall the development is in good condition. As shown on the attached capital needs worksheets, the development faces significant capital needs throughout the assessment period. Based on the reported annual contributions, the development is seen as requiring an adjustment to current replacement reserve funding and/or an infusion of additional capital.

Key findings identified by this assessment of Old Town Hall include the following:

- Asphalt paving at the drive and parking is shown with crack repair and sealcoat periodically over the plan.
- Asphalt paving at drives and parking was overlaid in 2012 and is shown to be redone again late in the plan.
- Concrete walk joints are shown to be replaced in Year 1 and the walks replaced mid-plan.
- Concrete patios and site light poles are shown to be replaced mid-plan.
- Brick cleaning at the residential buildings and Community Center is shown early, mid and late in the plan.
- Exterior door and storm door replacement at the residential buildings and Community Center is shown early in the plan.
- Vinyl soffit replacement at the residential buildings and Community Center is shown mid-plan.
- New windows at the residential buildings and Community Center are shown mid-plan.
- New roofing is shown late in the plan based on EUL and condition.
- New finishes and appliances in the Community Center are shown to be replaced periodically over the plan.
- Repairs and painting of the steel stair pans, steel columns and steel plates, and painting of handrails and guardrails are shown in Year 1.
- Repairs to failing concrete and replacement of trellises are shown in Year 1.
- New exit signs at egress stairs are shown in Year 1.
- Upgrades to the residential building fire alarm systems are shown in Year 1 and a new FACP in the Community Center in Year 17.
- Unit wall and ceiling finishes are in good condition. Painting at unit turn-over is funded from operating accounts.
- Interior hung doors in the units and vinyl flooring in the living areas are shown to be replaced as needed over the plan.
- Bathroom vinyl flooring, fixtures, accessories, lights, and exhaust fans are shown to be replaced early and mid-plan.
- Kitchen appliances, cabinets, counters, sinks and vinyl flooring are shown to be replaced early and mid-plan.
- The electric domestic hot water heaters for the Community Center and each residential unit are shown to be replaced over the plan.
- The replacement of emergency call devices and smoke detectors is shown over the plan and the emergency generator is shown mid-plan.
- The split system heat pumps at the units are shown to be replaced later in the plan at fifteen years of service.
- An accessible route from parking to the accessible units and Community Center is generally present.

Additional Notes:

1. The Physical Assessment of the property was conducted on Tuesday, February 26<sup>th</sup>, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Brian Ameche, Principal of Clearstory LLC. We would like to thank site staff for their assistance.
2. Cost estimates used in this assessment are based on data from *RS Means Facilities and Construction Cost Data*. These cost estimates have been applied uniformly across the entire study portfolio to help ensure consistency of future projections. Actual owner and/or site pricing could vary significantly.
3. Unless required by fire, safety, or accessibility codes, items are typically shown being replaced in kind and do not include any planned upgrades or potential upgrade opportunities.
4. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.
5. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.





Concrete walks at the Community Center and site-wide are in good condition except for the joints.



Typical failed joint in concrete walks site-wide.



Typical front elevation with roofs over open egress stairs, second floor porches and ground floor patios. Asphalt paving and striping is new site-wide.



Typical rear elevation with egress stair towers and second floor porches and ground floor patios.





Typical rusted steel pans at stairs.



Typical failing concrete at rusting steel reinforcing and connections.



Typical rusting at steel tube column bases.



Typical rotted wood trellis site-wide.





Sky lit community room and kitchen.



Typical bedroom in 1-bedroom apartments.



Typical renovated kitchen in 1-bedroom apartments.



Typical living and dining areas in 1-bedroom apartments.



Typical living and dining areas in efficiency apartments.



Typical sleeping area in efficiency apartments.



Typical renovated galley kitchen in efficiency apartments.



Typical renovated bathroom in efficiency and 1-bedroom apartments.



Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Darien Housing Authority
Project Name:	Old Town Hall Houses
Project City / Town:	Darien

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	30
Total Square Feet:	15,896
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$161,553
Annual Replacement Reserve Contribution:	\$30,426
Additional Misc. Contribution:	\$0

	Component	Total Planned Expenditures by Year																						
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization
				2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Site Improvements	0	0	19,170	0	0	0	0	10,509	21,481	0	86,438	0	20,085	0	0	0	0	14,123	0	0	0	95,373	0
2	Building Exterior	0	0	15,415	0	0	33,512	30,122	32,765	0	0	16,825	35,486	19,866	0	0	0	0	2,337	0	0	23,689	0	0
3	Roofing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	46,458	47,852	49,288	0
4	Lobby - Mail Area	0	0	0	0	0	0	0	195	0	0	0	0	323	0	0	0	0	263	0	0	0	0	0
5	Community Room	0	0	0	0	0	0	0	2,354	0	0	0	0	4,502	0	0	0	0	1,005	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	72,694	0	0	0	0	0	0	0	0	0	74,579	0	0	0	0	4,973	0	0	0	0	0
8	Common Laundry	0	0	0	0	0	0	0	339	0	0	0	0	806	0	0	0	0	456	0	0	0	0	0
9	Common Area Restrooms	0	0	0	0	326	0	0	0	0	492	0	0	0	0	438	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	1,451	0	0	0	0	0	0	7,783	0	0	0	0	2,068	0	0
12	Building Electrical	0	0	45,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19,256	49,585	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	2,136	2,200	2,266	2,334	2,404	2,476	2,550	2,627	2,706	2,787	2,871	2,957	3,045	3,137	3,231	3,328	3,428	3,530	3,636	3,745	0
16	Unit Kitchens	0	0	0	0	8,458	8,711	8,973	9,242	9,519	9,805	10,099	10,402	0	0	0	0	0	0	0	0	0	0	0
17	Unit Bathrooms	0	0	0	0	10,169	10,475	10,789	11,112	11,446	11,789	12,143	12,507	0	0	0	0	0	0	0	0	0	0	0
18	Unit Electrical	0	0	1,740	1,792	1,846	1,901	1,958	2,017	2,078	2,140	2,204	2,270	2,338	2,409	2,481	2,555	2,632	2,711	2,792	2,876	2,962	3,051	0
19	Unit Mechanical	0	0	2,125	2,189	2,254	2,322	2,392	2,463	2,537	2,613	2,692	2,773	2,856	2,941	78,595	80,953	83,382	3,311	3,410	3,512	3,618	3,726	0
20	Annual Planned Expenditures	0	0	158,280	6,181	25,320	59,255	56,638	73,474	51,062	29,466	133,107	66,225	128,226	8,307	84,560	94,428	89,244	32,506	28,886	105,962	83,826	155,184	0
21	Annual Provision (indexed at 3%)			30,426	31,339	32,279	33,247	34,245	35,272	36,330	37,420	38,543	39,699	40,890	42,117	43,380	44,682	46,022	47,403	48,825	50,290	51,798	53,352	
22	Outside Capital			725,000																				
23	Cumulative Reserve Balance	161,553	161,553	758,699	783,857	790,816	764,808	742,415	704,213	689,481	697,435	602,871	576,345	489,009	522,819	481,639	431,893	388,670	403,568	423,506	367,833	335,805	233,974	

## Site Improvements

Number of Units:	30
Total Square Feet:	15,896
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	Asphalt Parking / Roadways					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Crack Fill / Sealant					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Concrete Sidewalks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Bituminous Sidewalks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Fencing					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Landscaping					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Dumpster Enclosures					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Storm Water System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Site Lighting					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Fencing - Chain Link					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Retaining Walls					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	Development Signage	2,500		27	25	2013				2,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Crackfill & Sealcoat Asphalt Drive & Parking	9,065		1	5	2018				0	0	0	0	0	10,509	0	0	0	0	12,183	0	0	0	0	14,123	0	0	0	0						
18	Asphalt Overlay Drive & Parking	54,390		1	20	2032				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	95,373							
19	Replace Concrete Walk Pavement Joints Site Wide	16,670		27	20	2013				16,670	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	Replace Concrete Walk	29,173		27	35	2021				0	0	0	0	0	0	0	36,955	0	0	0	0	0	0	0	0	0	0	0							
21	Replace Ground Floor Concrete Patios	39,063		27	35	2021				0	0	0	0	0	0	0	49,483	0	0	0	0	0	0	0	0	0	0	0							
22	Replace Vinyl Fence Along the East Property Line	5,880		5	15	2023				0	0	0	0	0	0	0	0	7,902	0	0	0	0	0	0	0	0	0	0							
23	Replace Site Light Poles	17,990		27	30	2019				0	0	0	0	0	0	21,481	0	0	0	0	0	0	0	0	0	0	0	0							
24										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
25										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
26											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
27	Annual Planned Expenditures						0	0	19,170	0	0	0	0	10,509	21,481	0	86,438	0	20,085	0	0	0	0	14,123	0	0	0	95,373	0						
28	Cumulative Reserve Balance						161,553	161,553	758,699	783,857	790,816	764,808	742,415	704,213	689,481	697,435	602,871	576,345	489,009	522,819	481,639	431,893	388,670	403,568	423,506	367,833	335,805	233,974							



## Building Exterior

Number of Units:	30
Total Square Feet:	15,896
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Exterior Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Glass Doors (Sliders)					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Exterior Walls - Masonry					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Exterior Walls - EIFS					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Ext. Walls - Vinyl Siding					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Ext. Walls - Wood Siding					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Windows					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Exterior Soffits and Fascia					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Caulking					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Unit Balconies / Decks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Railings					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	Paint Community Building Cupola and Skylight	1,500		6	5	2013				1,500	0	0	0	0	0	1,739	0	0	0	0	2,016	0	0	0	0	0	2,337	0	0	0	0				
17	Clean Brick and Miscellaneous Brick Repairs	13,915		27	50	2013				13,915	0	0	0	0	0	0	0	0	0	18,156	0	0	0	0	0	0	0	0	23,689	0					
18	New Windows at Community Center	3,905		27	30	2016				0	0	0	4,267	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
19	New Windows at Residential Buildings	41,890		27	30	2016				0	0	0	15,258	15,715	16,187	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
20	New Steel Exterior and Storm Doors at All Buildings	38,400		27	30	2016				0	0	0	13,987	14,407	14,839	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
21	New Vinyl Soffits at Eaves, Patios, Porches and Stairs	39,845		27	35	2021				0	0	0	0	0	0	0	0	16,825	17,330	17,850	0	0	0	0	0	0	0	0	0	0					
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	15,415	0	0	33,512	30,122	32,765	0	0	16,825	35,486	19,866	0	0	0	0	2,337	0	0	23,689	0	0						
28	Cumulative Reserve Balance						161,553	161,553	758,699	783,857	790,816	764,808	742,415	704,213	689,481	697,435	602,871	576,345	489,009	522,819	481,639	431,893	388,670	403,568	423,506	367,833	335,805	233,974							

## Roofing

Owner Sponsor Name:	Darien Housing Authority
Project Name:	Old Town Hall Houses
Project City / Town:	Darien

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	30
Total Square Feet:	15,896
Default Inflation Rate:	3.0%

[illegible]



Comprehensive Capital Needs Assessment Schedule

Lobby / Mail Area

Owner Sponsor Name:	Darien Housing Authority
Project Name:	Old Town Hall Houses
Project City / Town:	Darien

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	30
Total Square Feet:	15,896
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
2	Ceilings					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
3	Floors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
4	Mail Facilities					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
5	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
6	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
7	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
8	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
9	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
10	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
11	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
12	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
13	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
14	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
15	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
16	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
17	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
18	New Flooring	240		5	15	2023					0	0	0	0	0	0	0	0	0	323	0	0	0	0	0	0	0	0	0	0					
19	Paint Walls	139		5	10	2018					0	0	0	0	0	161	0	0	0	0	0	0	0	0	0	216	0	0	0	0					
20	Paint Ceilings	30		5	10	2018					0	0	0	0	0	34	0	0	0	0	0	0	0	0	0	46	0	0	0	0					
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	195	0	0	0	0	323	0	0	0	0	263	0	0	0	0	0	0	0	0				
28	Cumulative Reserve Balance						161,553	161,553	758,699	783,857	790,816	764,808	742,415	704,213	689,481	697,435	602,871	576,345	489,009	522,819	481,639	431,893	388,670	403,568	423,506	367,833	335,805	233,974							

## Community Room

Owner Sponsor Name:	Darien Housing Authority
Project Name:	Old Town Hall Houses
Project City / Town:	Darien

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	30
Total Square Feet:	15,896
Default Inflation Rate:	3.0%

Old Town Hall Houses • Capital Needs Assessment • © On-Site Insights

## Common Hallways

Owner Sponsor Name:	Darien Housing Authority
Project Name:	Old Town Hall Houses
Project City / Town:	Darien

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	30
Total Square Feet:	15,896
Default Inflation Rate:	3.0%

[illegible]



Comprehensive Capital Needs Assessment Schedule

Common Stairways

Owner Sponsor Name:	Darien Housing Authority
Project Name:	Old Town Hall Houses
Project City / Town:	Darien

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	30
Total Square Feet:	15,896
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceilings					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Doors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Railings					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Paint Ceilings at Stairways	1,302		27	10	2013					1,302	0	0	0	0	0	0	0	0	0	1,750	0	0	0	0	0	0	0	0	0					
18	Repair/Paint Steel Stair Pans at Exterior Stairs	22,400		27	10	2013					22,400	0	0	0	0	0	0	0	0	0	30,104	0	0	0	0	0	0	0	0	0					
19	Repair/Paint Steel Columns and Plates at Stairs	16,800		27	10	2013					16,800	0	0	0	0	0	0	0	0	0	22,578	0	0	0	0	0	0	0	0	0					
20	Repairs to Spalling Concrete at Patios at Rusting Rebar	7,000		27	10	2013					7,000	0	0	0	0	0	0	0	0	0	9,407	0	0	0	0	0	0	0	0	0					
21	Replace Wood Trellis at Stairs, Patios, Porches, Gable Ends	19,200		27	25	2013					19,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
22	Paint Handrails at Stairs and Guardrails at Porches	3,192		27	10	2013					3,192	0	0	0	0	0	0	0	0	0	4,290	0	0	0	0	4,973	0	0	0	0					
23	New Exit Signs at Egress Stairs	3,500		27	25	2013					2,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
24	Paint Wood Trellis at Stairs, Patios, Porches, Gable Ends	4,800		1	10	2023					0	0	0	0	0	0	0	0	0	0	6,451	0	0	0	0	0	0	0	0	0					
25																																			
26																																			
27	Annual Planned Expenditures							0		0	72,694	0	0	0	0	0	0	0	0	0	74,579	0	0	0	0	4,973	0	0	0	0	0				
28	Cumulative Reserve Balance							161,553		161,553	758,699	783,857	790,816	764,808	742,415	704,213	689,481	697,435	602,871	576,345	489,009	522,819	481,639	431,893	388,670	403,568	423,506	367,833	335,805	233,974					

## Common Laundry

Number of Units:	30
Total Square Feet:	15,896
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Common Area Restrooms

Owner Sponsor Name:	Darien Housing Authority
Project Name:	Old Town Hall Houses
Project City / Town:	Darien

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	30
Total Square Feet:	15,896
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	258		8	10	2015				0	0	274	0	0	0	0	0	0	0	0	0	368	0	0	0	0	0	0	0						
2	Ceilings	50		8	10	2015				0	0	53	0	0	0	0	0	0	0	0	71	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	400		8	15	2020				0	0	0	0	0	0	0	492	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																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	326	0	0	0	0	492	0	0	0	0	438	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						161,553	161,553	758,699	783,857	790,816	764,808	742,415	704,213	689,481	697,435	602,871	576,345	489,009	522,819	481,639	431,893	388,670	403,568	423,506	367,833	335,805	233,974							



Comprehensive Capital Needs Assessment Schedule

Building Boilers

Owner Sponsor Name:	Darien Housing Authority
Project Name:	Old Town Hall Houses
Project City / Town:	Darien

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	30
Total Square Feet:	15,896
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						
17																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						161,553	161,553	758,699	783,857	790,816	764,808	742,415	704,213	689,481	697,435	602,871	576,345	489,009	522,819	481,639	431,893	388,670	403,568	423,506	367,833	335,805	233,974							

Comprehensive Capital Needs Assessment Schedule

Building Mechanical

Owner Sponsor Name:	Darien Housing Authority
Project Name:	Old Town Hall Houses
Project City / Town:	Darien

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	30
Total Square Feet:	15,896
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Building Fire Suppression					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Building Heating Distribution					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Domestic Hot / Cold Water Dist.					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Building Sanitary Waste & Vent.					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Make-Up Air Unit					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Ventilation & Exhaust					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Air Handling Units					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Community Center Domestic Hot Water Heater	1,215		6	12	2019					0	0	0	0	0	0	1,451	0	0	0	0	0	0	0	0	0	0	0	2,068	0					
19	New Split System Heat Pumps in the Commnity Center	5,300		2	15	2013					0	0	0	0	0	0	0	0	0	0	0	0	0	7,783	0	0	0	0	0	0					
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	0	1,451	0	0	0	0	0	0	7,783	0	0	0	0	2,068	0	0					
28	Cumulative Reserve Balance							161,553		161,553	758,699	783,857	790,816	764,808	742,415	704,213	689,481	697,435	602,871	576,345	489,009	522,819	481,639	431,893	388,670	403,568	423,506	367,833	335,805	233,974					

Comprehensive Capital Needs Assessment Schedule

Building Electrical

Owner Sponsor Name:	Darien Housing Authority
Project Name:	Old Town Hall Houses
Project City / Town:	Darien

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	30
Total Square Feet:	15,896
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						
2	Emergency Generator					2013					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						
4	Signaling / Communication					2013					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						
6	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Upgrade Community Building Fire Alarm Control Panel	12,000		4	20	2029					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19,256	0	0	0						
19	Upgrade Residential Building Fire Alarm Systems	45,000		27	20	2013					45,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Replace Emergency Generator	30,000		8	25	2030					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	49,585	0	0						
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	45,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19,256	49,585	0	0	0					
28	Cumulative Reserve Balance							161,553		161,553	758,699	783,857	790,816	764,808	742,415	704,213	689,481	697,435	602,871	576,345	489,009	522,819	481,639	431,893	388,670	403,568	423,506	367,833	335,805	233,974					



## Building Elevator

Owner Sponsor Name:	Darien Housing Authority
Project Name:	Old Town Hall Houses
Project City / Town:	Darien

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	30
Total Square Feet:	15,896
Default Inflation Rate:	3.0%

Old Town Hall Houses • Capital Needs Assessment • © On-Site Insights

Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	Darien Housing Authority
Project Name:	Old Town Hall Houses
Project City / Town:	Darien

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	30
Total Square Feet:	15,896
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	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							161,553		161,553	758,699	783,857	790,816	764,808	742,415	704,213	689,481	697,435	602,871	576,345	489,009	522,819	481,639	431,893	388,670	403,568	423,506	367,833	335,805	233,974					

Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	Darien Housing Authority
Project Name:	Old Town Hall Houses
Project City / Town:	Darien

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	30
Total Square Feet:	15,896
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Interior Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Interior Stairs					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	AC Sleeve					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Electrical Outlets					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Lighting Fixtures					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	New Vinyl Floors	23,570		varies	15	2013				1,571	1,618	1,667	1,717	1,768	1,821	1,876	1,932	1,990	2,050	2,111	2,175	2,240	2,307	2,376	2,448	2,521	2,597	2,675	2,755						
18	New Unit Interior Hung Doors	16,940		varies	30	2013				565	582	599	617	636	655	675	695	716	737	759	782	806	830	855	880	907	934	962	991						
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	2,136	2,200	2,266	2,334	2,404	2,476	2,550	2,627	2,706	2,787	2,871	2,957	3,045	3,137	3,231	3,328	3,428	3,530	3,636	3,745	0				
28	Cumulative Reserve Balance							161,553		161,553	758,699	783,857	790,816	764,808	742,415	704,213	689,481	697,435	602,871	576,345	489,009	522,819	481,639	431,893	388,670	403,568	423,506	367,833	335,805	233,974					



## Unit Bathrooms

Owner Sponsor Name:	Darien Housing Authority
Project Name:	Old Town Hall Houses
Project City / Town:	Darien

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	30
Total Square Feet:	15,896
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							
2	Ceiling					2013					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							
4	Toilet					2013					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							
6	Floor					2013					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							
8	Lighting Features					2013					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							
10	GFI Outlet					2013					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							
12	Other					2013					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							
14	Other					2013					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							
16	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	New Toilet, Vanity, Sink and Mixing Valve	23,920		27	25	2015					0	0	3,172	3,267	3,365	3,466	3,570	3,677	3,788	3,901	0	0	0	0	0	0	0	0							
18	New Tub, Surround and Mixing Valve	32,320		27	25	2015					0	0	4,286	4,415	4,547	4,683	4,824	4,969	5,118	5,271	0	0	0	0	0	0	0	0							
19	New Accessories	6,688		27	25	2015					0	0	912	940	968	997	1,027	1,058	1,089	1,122	0	0	0	0	0	0	0	0							
20	New Exhaust Fans	2,400		27	25	2015					0	0	597	615	634	653	672	692	713	735	0	0	0	0	0	0	0	0							
21	New Light	1,920		27	25	2015					0	0	255	262	270	278	287	295	304	313	0	0	0	0	0	0	0	0							
22	New Vinyl Floor	3,650		varies	15	2015					0	0	470	484	498	513	529	544	561	578	0	0	0	0	0	0	0	0							
23	Paint Walls	2,301		varies	10	2015					0	0	306	315	324	334	344	354	365	376	0	0	0	0	0	0	0	0							
24	Paint Ceilings	973		varies	10	2015					0	0	172	177	182	188	193	199	205	211	0	0	0	0	0	0	0	0							
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	10,169	10,475	10,789	11,112	11,446	11,789	12,143	12,507	0	0	0	0	0	0	0	0	0	0	0						
28	Cumulative Reserve Balance						161,553	161,553	758,699	783,857	790,816	764,808	742,415	704,213	689,481	697,435	602,871	576,345	489,009	522,819	481,639	431,893	388,670	403,568	423,506	367,833	335,805	233,974							

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Darien Housing Authority
Project Name:	Old Town Hall Houses
Project City / Town:	Darien

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	30
Total Square Feet:	15,896
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Cabinets					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Countertops					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Sink					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Kitchen Exhaust Fan					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	GFI Outlet					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Vent Hood					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Refrigerators					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Stove					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Range					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Dishwasher					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Disposal					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	New Vinyl Floors	4,400		varies	15	2015				0	0	583	601	619	638	657	676	697	718	0	0	0	0	0	0	0	0	0	0						
18	Refrigerators	10,720		varies	15	2015				0	0	567	583	601	619	638	657	676	697	0	0	0	0	0	0	0	0	0	0						
19	Cabinets/Countertop/Sink	43,200		27	25	2015				0	0	5,729	5,901	6,078	6,260	6,448	6,641	6,841	7,046	0	0	0	0	0	0	0	0	0	0						
20	Range	8,000		varies	20	2015				0	0	1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	0	0	0	0	0	0	0	0	0	0						
21	Rangehood	4,496		varies	20	2015				0	0	579	596	614	633	652	671	691	712	0	0	0	0	0	0	0	0	0	0						
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	8,458	8,711	8,973	9,242	9,519	9,805	10,099	10,402	0	0	0	0	0	0	0	0	0	0	0				
28	Cumulative Reserve Balance							161,553		161,553	758,699	783,857	790,816	764,808	742,415	704,213	689,481	697,435	602,871	576,345	489,009	522,819	481,639	431,893	388,670	403,568	423,506	367,833	335,805	233,974					

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

Owner Sponsor Name:	Darien Housing Authority
Project Name:	Old Town Hall Houses
Project City / Town:	Darien

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	30
Total Square Feet:	15,896
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Emergency Call System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Electrical Panel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Smoke Detectors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Intercom					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Emergency Call System	9,000		27	15	2013				600	618	637	656	675	696	716	738	760	783	806	831	855	881	908	935	963	992	1,021	1,052						
18	Smoke Detectors	11,400		varies	10	2013				1,140	1,174	1,209	1,246	1,283	1,322	1,361	1,402	1,444	1,487	1,532	1,578	1,625	1,674	1,724	1,776	1,829	1,884	1,941	1,999						
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	1,740	1,792	1,846	1,901	1,958	2,017	2,078	2,140	2,204	2,270	2,338	2,409	2,481	2,555	2,632	2,711	2,792	2,876	2,962	3,051	0				
28	Cumulative Reserve Balance							161,553		161,553	758,699	783,857	790,816	764,808	742,415	704,213	689,481	697,435	602,871	576,345	489,009	522,819	481,639	431,893	388,670	403,568	423,506	367,833	335,805	233,974					

Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

Owner Sponsor Name:	Darien Housing Authority
Project Name:	Old Town Hall Houses
Project City / Town:	Darien

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	30
Total Square Feet:	15,896
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	Radiators					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Unit Temperature Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Air Conditioning Unit / Sleeve					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Split System Unit Heat Pump Replacement	159,000		2	15	2025				0	0	0	0	0	0	0	0	0	0	0	75,565	77,832	80,167	0	0	0	0	0	0						
18	Unit Domestic Hot Water Heaters	25,500		varies	12	2013				2,125	2,189	2,254	2,322	2,392	2,463	2,537	2,613	2,692	2,773	2,856	2,941	3,030	3,121	3,214	3,311	3,410	3,512	3,618	3,726						
19																																			
20																																			
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22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	2,125	2,189	2,254	2,322	2,392	2,463	2,537	2,613	2,692	2,773	2,856	2,941	78,595	80,953	83,382	3,311	3,410	3,512	3,618	3,726	0				
28	Cumulative Reserve Balance							161,553		161,553	758,699	783,857	790,816	764,808	742,415	704,213	689,481	697,435	602,871	576,345	489,009	522,819	481,639	431,893	388,670	403,568	423,506	367,833	335,805	233,974					

## **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.