

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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on-site-insight.com



King Court

CHFA # 85035D

East Hartford Housing Authority
East Hartford, CT

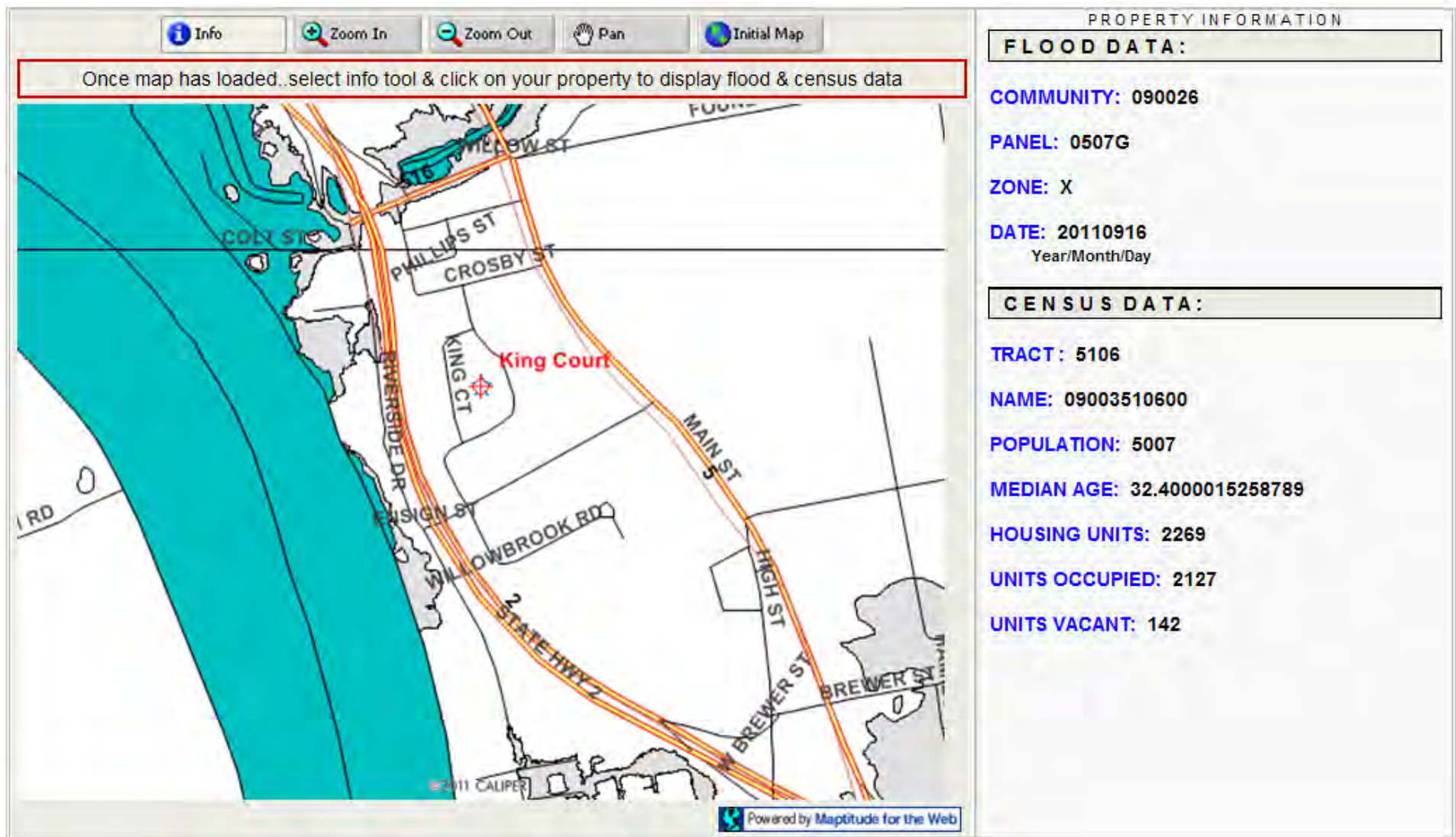
July 23, 2013

Final Report



King Court

5-81 King Court
East Hartford, CT 06118



King Court

5-81 King Court

East Hartford, CT 06118

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

Executive Summary

King Court

East Hartford, CT

King Court is a residential development comprised of 33 two-story residential buildings and a freestanding maintenance shop. The development consists of 54 two-bedroom units and 26 three-bedroom units. All residential units are two levels, with the exception of 28 flats. Original construction of the development dates to 1952 with various phases of renovation carried out thereafter.

According to management, this property is currently under an asset disposition process and appears that it will possibly be completed by October 2013.

Overall 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.

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

- Cracking and depressions were noted within the asphalt paved surfaces. Several areas of cracking are the result of tree root growth. An allowance to carry out tree removal/cutting is shown in Year 1, concurrent with full resurfacing and repair of the asphalt pavements (including bituminous walkways).
- Spalled concrete as well as cracking was evident within the concrete sidewalks. Sections of the concrete sidewalks were uplifted as a result of tree root growth. An allowance to repair the concrete sidewalks is shown in Years 1 and 16.

- Spalled and cracked brickwork as well as deteriorated mortar joints were noted (particularly at chimneys). Repairs to the exterior brickwork of the buildings are shown in Year 1.
- The windows are double-glazed, double-hung window models. With the exception of isolated failed sealed glass units (condensation between glass panes), the exterior windows were noted to be in fair condition. Replacement of all windows is shown in Year 5.
- The asphalt shingles installed at the sloped roof areas were replaced in 1998. The shingles were observed to be in fair condition; no widespread missing or deteriorated shingles were noted. Replacement of the asphalt shingles is shown in Year 6.
- In-unit finishes exhibit age-related wear; an annual allowance for replacement of floor coverings is shown. Unit painting is assumed to be handled as part of routine building maintenance.
- Unit bathroom fixtures exhibit age-related wear; allowances for replacement and refurbishment of the unit bathroom fixtures are shown in Years 1–6.
- Unit kitchen cabinetry exhibits age-related wear (with the exception of replaced kitchen cabinetry); allowances for replacement of the cabinetry are shown in Years 1-6.
- Units are heated via unit-level boilers that provide hydronic heat. Overall, the boilers were noted to be in fair condition. Replacement of the boilers is shown in Years 1–5 based on current age and expected useful service life.
- Domestic hot water generation is accomplished via gas fired hot water heaters. The water heaters were in fair condition. Allowances for replacement of the water heaters are shown from Year 1 forward.
- The development is not compliant with handicap accessibility standards at the present time. There are no accessible units at the development; therefore eight units (10% of unit total) will require improvements/modifications. This work will include the installation of a barrier-free ramp at eight ground floor units located at the non two-level residential units as well as modifications/improvements to interior circulation and kitchen/bathroom spaces within these eight units. A lump sum cost has been included for these necessary improvements/modifications in Year 1.

Additional Notes:

1. The Physical Assessment of the property was conducted on July 11th, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Matthew Chown. We would like to thank the staff of the East Hartford Housing Authority for their assistance.
2. Cost estimates used in this assessment are based on data from *RS Means Facilities and Construction Cost Data*. These cost estimates have been applied uniformly across the entire study portfolio to help ensure consistency of future projections. Actual owner and/or site pricing could vary significantly.
3. Unless required by fire, safety, or accessibility codes, items are typically shown being replaced in kind and do not include any planned upgrades or potential upgrade opportunities.
4. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.
5. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.



View of depressions and water ponding within asphalt pavements.



View of cracking within asphalt pavements.



Areas of cracking and spalled concrete noted at the concrete sidewalks.



Areas of cracking and spalled concrete noted at the concrete stoops.



View of aged exterior doorway.



Cracked and spalled brickwork as well as deteriorated mortar joints noted at chimneys.



View of surface corrosion on steel lintel.



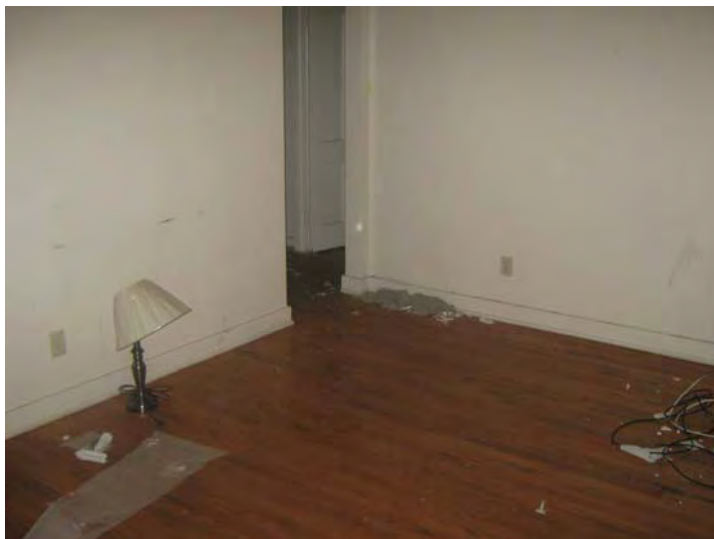
View of weathered/deteriorated roof covering at entrance canopy.



View of support column at entrance canopy exhibiting displacement.



View of aged and deteriorated wood flooring in common stairway.



Typical finishes in unit living areas.



Typical finishes in unit bedrooms.



Typical fixtures and finishes in unit bathrooms.



Typical kitchen area – Note kitchen appliances are supplied and maintained by residents.



View of gas fired hot water heaters – 1 natural gas-fired domestic hot water tank per unit.



Weil-McLain boilers for production of hydronic heat – 1 natural gas-fired boiler per unit.

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	East Hartford Housing Authority
Project Name:	King Court
Project City / Town:	East Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 17, 2013

Number of Units:	80
Total Square Feet:	38,322
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$0
Annual Replacement Reserve Contribution:	\$16,930
Additional Misc. Contribution:	

	Component	Total Planned Expenditures by Year																						Revitalization
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
				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	221,834	0	0	0	0	20,734	0	0	5,700	0	65,995	0	0	0	0	138,211	0	0	0	0	0
2	Building Exterior	0	0	125,999	0	0	0	131,605	0	0	0	12,668	0	26,155	0	0	0	0	0	16,047	0	0	2,630	0
3	Roofing	0	0	21,840	0	0	0	0	202,886	0	0	0	0	94,554	0	0	0	0	0	0	0	0	0	0
4	Lobby - Mail Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	Community Room	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	Common Hallways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7	Common Stairways	0	0	6,475	0	0	0	0	0	0	0	0	0	9,158	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	1,500	0	0	0	0	3,478	0	0	0	0	0	0	0	0	0	2,337	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	1,575	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	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	400,000	15,980	16,459	16,953	17,462	17,985	18,525	19,081	19,653	20,243	20,850	21,476	22,120	22,783	23,467	24,171	24,896	25,643	26,412	27,205	28,021	0
16	Unit Kitchens	0	0	22,894	23,581	24,288	25,017	25,768	26,541	2,262	2,330	2,399	2,471	2,546	2,622	2,701	2,782	2,865	2,951	3,040	3,131	3,225	3,321	0
17	Unit Bathrooms	0	0	29,544	30,430	31,343	32,283	33,252	34,249	3,754	3,866	3,982	4,102	4,225	4,352	4,482	4,617	4,755	4,898	5,045	5,196	5,352	5,512	0
18	Unit Electrical	0	0	2,533	2,609	2,688	2,768	2,851	2,937	3,025	3,116	3,209	3,305	3,405	3,507	3,612	3,720	3,832	3,947	4,065	4,187	4,313	4,442	0
19	Unit Mechanical	0	0	58,170	59,915	61,713	63,564	65,471	14,850	15,296	15,755	16,227	16,714	17,216	17,732	18,264	18,812	19,376	19,958	20,556	21,173	21,808	22,462	0
20	Annual Planned Expenditures	0	401,575	506,769	132,995	136,985	141,094	276,931	324,199	43,417	44,719	64,429	47,443	244,727	50,332	51,842	53,397	54,999	197,198	74,396	60,099	61,902	66,390	0
21	Annual Provision (indexed at 3%)			16,930	17,437	17,961	18,499	19,054	19,626	20,215	20,821	21,446	22,089	22,752	23,435	24,138	24,862	25,608	26,376	27,167	27,982	28,822	29,686	
22	Outside Capital			2,850,000																				
23	Cumulative Reserve Balance	0	(401,575)	1,958,585	1,843,028	1,724,004	1,601,410	1,343,533	1,038,959	1,015,757	991,859	948,876	923,522	701,547	674,649	646,944	618,409	589,017	418,195	370,966	338,849	305,768	269,065	

Site Improvements

Owner Sponsor Name:	East Hartford Housing Authority
Project Name:	King Court
Project City / Town:	East Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 17, 2013

Number of Units:	80
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Default Inflation Rate:	3.0%

King Court • Capital Needs Assessment • © On-Site Insights

Comprehensive Capital Needs Assessment Schedule

Building Exterior

Owner Sponsor Name:	East Hartford Housing Authority
Project Name:	King Court
Project City / Town:	East Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 17, 2013

Number of Units:	80
Total Square Feet:	38,322
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Exterior Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Glass Doors (Sliders)					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Exterior Walls - Masonry	35,106		20	20	2013				35,106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Exterior Walls - EIFS					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Ext. Walls - Vinyl Siding	15,122		20	30	2023				0	0	0	0	0	0	0	0	0	20,322	0	0	0	0	0	0	0	0	0	0						
6	Ext. Walls - Wood Siding					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Windows					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Exterior Soffits and Fascia					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Caulking					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Unit Balconies / Decks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Exterior Doors	74,216		20	20	2013				74,216	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Exterior Doors - Common Entry Doors	8,652		21	25	2017				0	0	0	0	9,738	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Exterior Doors - Overhead Door	1,500		11	15	2017				0	0	0	0	1,688	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,630						
15	Lintels	4,340		10	10	2013				4,340	0	0	0	0	0	0	0	0	5,833	0	0	0	0	0	0	0	0	0	0						
16	Exterior Windows - Maintenance Shop	2,338		25	25	2013				2,338	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Exterior Windows	106,777		20+	25+	2017				0	0	0	0	120,178	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Exterior Painting	10,000		8	8	2013				10,000	0	0	0	0	0	0	12,668	0	0	0	0	0	0	0	0	16,047	0	0	0						
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	125,999	0	0	0	131,605	0	0	0	12,668	0	26,155	0	0	0	0	0	16,047	0	0	2,630	0				
28	Cumulative Reserve Balance							0		(401,575)	1,958,585	1,843,028	1,724,004	1,601,410	1,343,533	1,038,959	1,015,757	991,859	948,876	923,522	701,547	674,649	646,944	618,409	589,017	418,195	370,966	338,849	305,768	269,065					

Comprehensive Capital Needs Assessment Schedule

Roofing

Owner Sponsor Name:	East Hartford Housing Authority
Project Name:	King Court
Project City / Town:	East Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 17, 2013

Number of Units:	80
Total Square Feet:	38,322
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Chimney					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Hatches / Skylights					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Penthouse / Machine Rooms					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Roof Railings					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Roof - Asphalt Shingle	175,011		15	20	2018					0	0	0	0	0	202,886	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Roof - Built-up Tar and Gravel					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Roof - Single-ply Membrane					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Roof Drainage - Gutters/Downspouts	70,357		20	30	2023					0	0	0	0	0	0	0	0	0	94,554	0	0	0	0	0	0	0	0	0						
9	Canopies	21,840		20	20	2013					21,840	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																																			
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24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	21,840	0	0	0	0	0	202,886	0	0	0	0	94,554	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							0		(401,575)	1,958,585	1,843,028	1,724,004	1,601,410	1,343,533	1,038,959	1,015,757	991,859	948,876	923,522	701,547	674,649	646,944	618,409	589,017	418,195	370,966	338,849	305,768	269,065					

Lobby / Mail Area

Owner Sponsor Name:	East Hartford Housing Authority
Project Name:	King Court
Project City / Town:	East Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 17, 2013

Number of Units:	80
Total Square Feet:	38,322
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	East Hartford Housing Authority
Project Name:	King Court
Project City / Town:	East Hartford

Current Year:	2013
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Number of Units:	80
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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	Floor					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Kitchen Cabinets / Sink					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Kitchen Appliances					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Furnishings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																			
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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	(401,575)	1,958,585	1,843,028	1,724,004	1,601,410	1,343,533	1,038,959	1,015,757	991,859	948,876	923,522	701,547	674,649	646,944	618,409	589,017	418,195	370,966	338,849	305,768	269,065							

Comprehensive Capital Needs Assessment Schedule

Common Hallways

Owner Sponsor Name:	East Hartford Housing Authority
Project Name:	King Court
Project City / Town:	East Hartford

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Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls 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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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	(401,575)	1,958,585	1,843,028	1,724,004	1,601,410	1,343,533	1,038,959	1,015,757	991,859	948,876	923,522	701,547	674,649	646,944	618,409	589,017	418,195	370,966	338,849	305,768	269,065							

Common Stairways

Number of Units:	80
Total Square Feet:	38,322
Default Inflation Rate:	3.0%

13455 - King Court - FINAL SS 7/23/2013

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	East Hartford Housing Authority
Project Name:	King Court
Project City / Town:	East Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 17, 2013

Number of Units:	80
Total Square Feet:	38,322
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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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	(401,575)	1,958,585	1,843,028	1,724,004	1,601,410	1,343,533	1,038,959	1,015,757	991,859	948,876	923,522	701,547	674,649	646,944	618,409	589,017	418,195	370,966	338,849	305,768	269,065							

Comprehensive Capital Needs Assessment Schedule

Common Area Restrooms

Owner Sponsor Name:	East Hartford Housing Authority
Project Name:	King Court
Project City / Town:	East Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 17, 2013

Number of Units:	80
Total Square Feet:	38,322
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	Sinks					2013					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						
5	Partitions					2013					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						
7	Floor					2013					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						
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						
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26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						0	(401,575)	1,958,585	1,843,028	1,724,004	1,601,410	1,343,533	1,038,959	1,015,757	991,859	948,876	923,522	701,547	674,649	646,944	618,409	589,017	418,195	370,966	338,849	305,768	269,065							

Building Boilers

Owner Sponsor Name:	East Hartford Housing Authority
Project Name:	King Court
Project City / Town:	East Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 17, 2013

Number of Units:	80
Total Square Feet:	38,322
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Mechanical

Owner Sponsor Name:	East Hartford Housing Authority
Project Name:	King Court
Project City / Town:	East Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 17, 2013

Number of Units:	80
Total Square Feet:	38,322
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						
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22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							0		(401,575)	1,958,585	1,843,028	1,724,004	1,601,410	1,343,533	1,038,959	1,015,757	991,859	948,876	923,522	701,547	674,649	646,944	618,409	589,017	418,195	370,966	338,849	305,768	269,065					

Comprehensive Capital Needs Assessment Schedule

Building Electrical

Owner Sponsor Name:	East Hartford Housing Authority
Project Name:	King Court
Project City / Town:	East Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 17, 2013

Number of Units:	80
Total Square Feet:	38,322
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	Accessibility Improvements	1,575		ADD	20	2013		4	1,575	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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26																																			
27	Annual Planned Expenditures						0	1,575	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	(401,575)	1,958,585	1,843,028	1,724,004	1,601,410	1,343,533	1,038,959	1,015,757	991,859	948,876	923,522	701,547	674,649	646,944	618,409	589,017	418,195	370,966	338,849	305,768	269,065							

Comprehensive Capital Needs Assessment Schedule

Building Elevator

Owner Sponsor Name:	East Hartford Housing Authority
Project Name:	King Court
Project City / Town:	East Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 17, 2013

Number of Units:	80
Total Square Feet:	38,322
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Shafts and Doorways					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Cabs					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						0	(401,575)	1,958,585	1,843,028	1,724,004	1,601,410	1,343,533	1,038,959	1,015,757	991,859	948,876	923,522	701,547	674,649	646,944	618,409	589,017	418,195	370,966	338,849	305,768	269,065							

Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	East Hartford Housing Authority
Project Name:	King Court
Project City / Town:	East Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 17, 2013

Number of Units:	80
Total Square Feet:	38,322
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	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	0					
3	Steel					2013				0	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	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	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																																			
18																																			
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24																																			
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26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
28	Cumulative Reserve Balance						0	(401,575)	1,958,585	1,843,028	1,724,004	1,601,410	1,343,533	1,038,959	1,015,757	991,859	948,876	923,522	701,547	674,649	646,944	618,409	589,017	418,195	370,966	338,849	305,768	269,065							

Unit Living

Number of Units:	80
Total Square Feet:	38,322
Default Inflation Rate:	3.0%

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Unit Bathrooms

Owner Sponsor Name:	East Hartford Housing Authority
Project Name:	King Court
Project City / Town:	East Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 17, 2013

Number of Units:	80
Total Square Feet:	38,322
Default Inflation Rate:	3.0%

King Court • Capital Needs Assessment • © On-Site Insight

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	East Hartford Housing Authority
Project Name:	King Court
Project City / Town:	East Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 17, 2013

Number of Units:	80
Total Square Feet:	38,322
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceilings					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors	1,894		1	1	2013			1,894	1,951	2,010	2,070	2,132	2,196	2,262	2,330	2,399	2,471	2,546	2,622	2,701	2,782	2,865	2,951	3,040	3,131	3,225	3,321							
4	Cabinets					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Countertops					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Sink					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Kitchen Exhaust Fan					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	GFI Outlet					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Vent Hood					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Refrigerators					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Stove					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Range					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Dishwasher					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Disposal					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Cabinets	126,000		Varies	25+	2013			21,000	21,630	22,279	22,947	23,636	24,345	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18																																			
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21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	22,894	23,581	24,288	25,017	25,768	26,541	2,262	2,330	2,399	2,471	2,546	2,622	2,701	2,782	2,865	2,951	3,040	3,131	3,225	3,321	0						
28	Cumulative Reserve Balance						0	(401,575)	1,958,585	1,843,028	1,724,004	1,601,410	1,343,533	1,038,959	1,015,757	991,859	948,876	923,522	701,547	674,649	646,944	618,409	589,017	418,195	370,966	338,849	305,768	269,065							

Unit Electrical

Number of Units:	80
Total Square Feet:	38,322
Default Inflation Rate:	3.0%

13455 - King Court - FINAL SS 7/23/2013

Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

Owner Sponsor Name:	East Hartford Housing Authority
Project Name:	King Court
Project City / Town:	East Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 17, 2013

Number of Units:	80
Total Square Feet:	38,322
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	660		1	1	2013				660	680	700	721	743	765	788	812	836	861	887	914	941	969	998	1,028	1,059	1,091	1,124	1,157						
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	Heating Boilers	226,800		20	20	2017				45,360	46,721	48,122	49,566	51,053	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	DHW Generation	12,150		Varies	8	2013				12,150	12,515	12,890	13,277	13,675	14,085	14,508	14,943	15,391	15,853	16,329	16,818	17,323	17,843	18,378	18,929	19,497	20,082	20,685	21,305						
19																																			
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24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	58,170	59,915	61,713	63,564	65,471	14,850	15,296	15,755	16,227	16,714	17,216	17,732	18,264	18,812	19,376	19,958	20,556	21,173	21,808	22,462	0				
28	Cumulative Reserve Balance							0		(401,575)	1,958,585	1,843,028	1,724,004	1,601,410	1,343,533	1,038,959	1,015,757	991,859	948,876	923,522	701,547	674,649	646,944	618,409	589,017	418,195	370,966	338,849	305,768	269,065					

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.