

# CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

**Connecticut Housing Finance Authority**

999 West Street  
Rocky Hill, CT 06067

and

**Recap Real Estate Advisors**

38 Chauncy Street, Suite 600  
Boston, MA 02111



38 Chauncy Street, Suite 600 | Boston, MA 02111  
T: 617.338.9484 | F: 617.338.9422

[on-site-insight.com](http://on-site-insight.com)



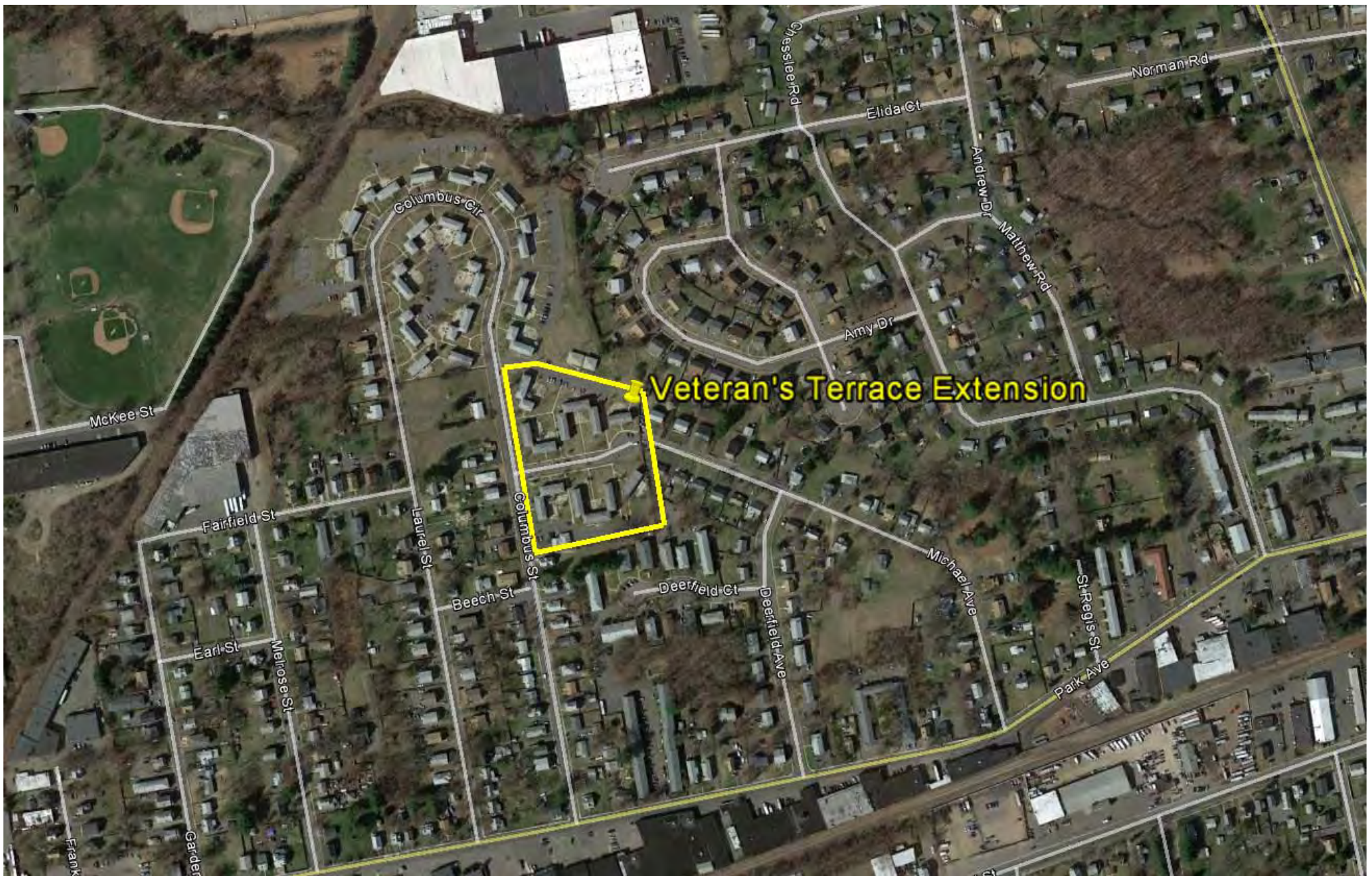
Veteran's Terrace Extension  
CHFA # 85036Z

East Hartford Housing Authority  
East Hartford, CT

July 17, 2013

*Final Report*

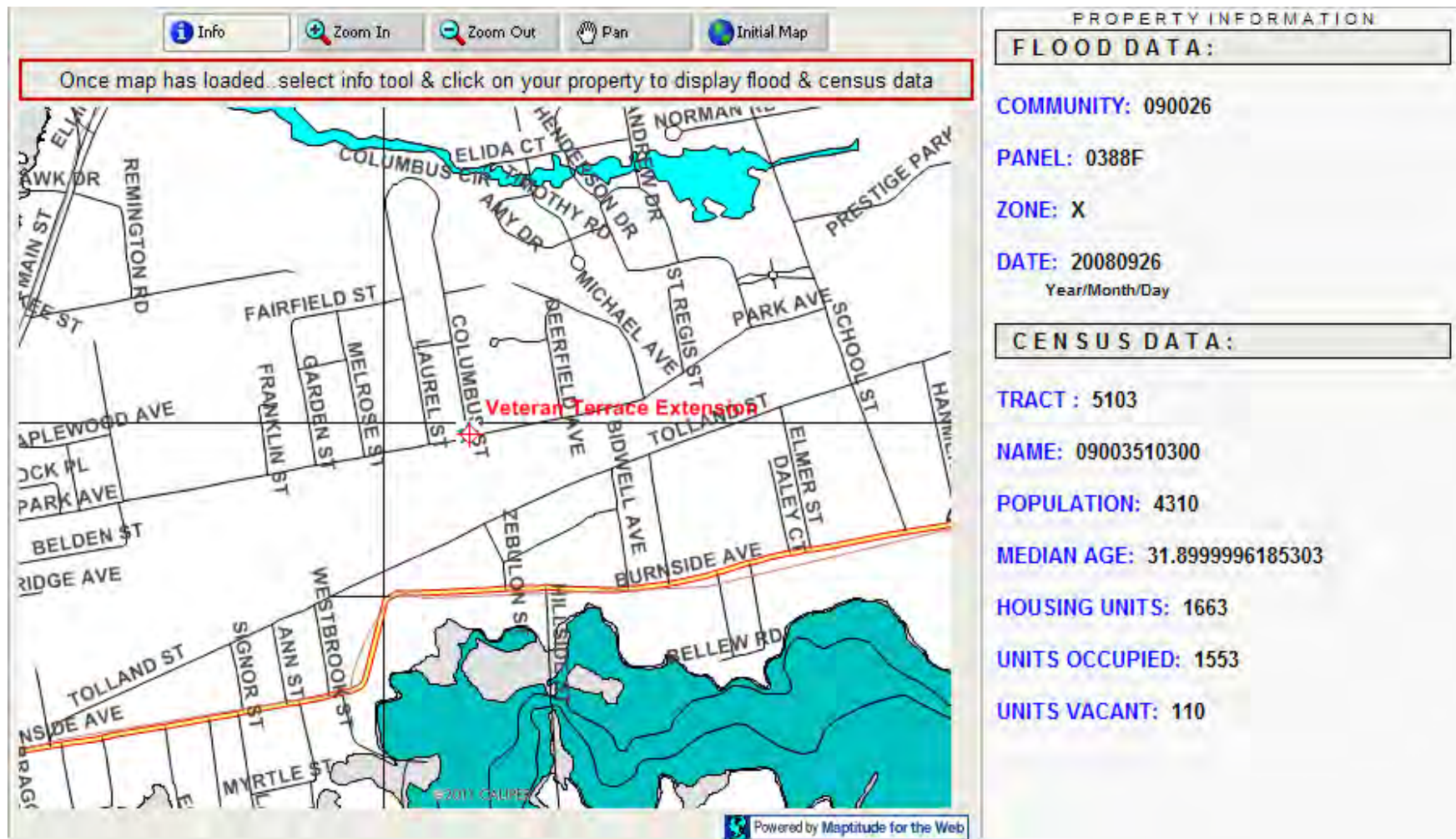




## **Veteran's Terrace Extension**

2-70 Columbus Street  
East Hartford, CT 06108





## Veteran's Terrace Extension

2-70 Columbus Street  
East Hartford, CT 06108

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

## Executive Summary

### Veteran's Terrace Extension

East Hartford, CT

---

**Veteran's Terrace Extension** is a residential development comprised of 6 two-story residential buildings and a freestanding maintenance shop. The development consists of 20 two-bedroom units and 28 three-bedroom units (all bedroom units are flats). Original construction of the development dates to 1958, and it was renovated in the mid 1990's.

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:

- The asphalt paved surfaces were found to be in good condition at this time (no widespread cracking or deterioration noted). A future allowance to repair and fully resurface the asphalt paving is shown in Year 10.
- Areas of spalled and delaminated concrete were noted within the concrete stoops present at the buildings. An allowance to carry out immediate repairs to the concrete stoops is shown in Year 1.
- Deteriorated mortar joints, isolated missing/displaced brick masonry units, as well as spalled and deteriorated brick masonry units (particularly at chimneys) were noted. Repairs to the exterior brick masonry wall areas are shown in Year 1.

- Surface corrosion was noted on some steel lintels installed above window openings. Repairs to corroded steel lintels are shown in Year 1, concurrent with repairs to the exterior brick masonry walls.
- The windows are single-glazed, metal framed, single-hung window models with an exterior storm layer. Replacement of all windows is shown in Year 5.
- The common entry steel doors in steel frames were found to be aged and weathered. Replacement of the steel doors is shown in Year 5.
- Missing and deteriorated composite asphalt shingles were noted at the sloped roof areas of the buildings, including the entrance canopies. Replacement of the asphalt shingles is shown in Year 1.
- 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 4–9.
- Unit kitchen cabinetry exhibits age-related wear; allowances for replacement of the cabinetry are shown in Years 1-5.
- 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 1–4 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 five units (10% of unit total) will require improvements/modifications. This work will include the installation of a barrier-free ramp at five ground floor units as well as modifications/improvements to kitchen and bathroom spaces within these five 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 June 19<sup>th</sup>, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Bruce Hutchinson and Matthew Chown. 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*.





View of crack seal repairs to the asphalt paved surfaces.



Areas of cracking and surface scaling noted at the concrete sidewalks.



Areas of spalled concrete noted at the concrete stoops.



View of typical exterior doors and window assemblies.



Spalled brick noted at chimney –  
Maintenance building shown here.



Missing brick masonry unit noted  
at rowlock window sill.



View of surface corrosion on steel lintel.

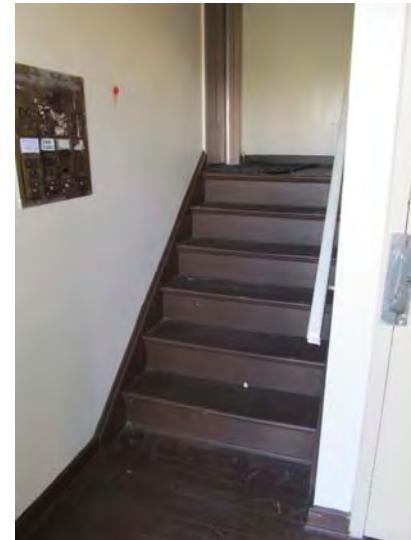


View of metal overhead door exhibiting impact  
damage at maintenance building.





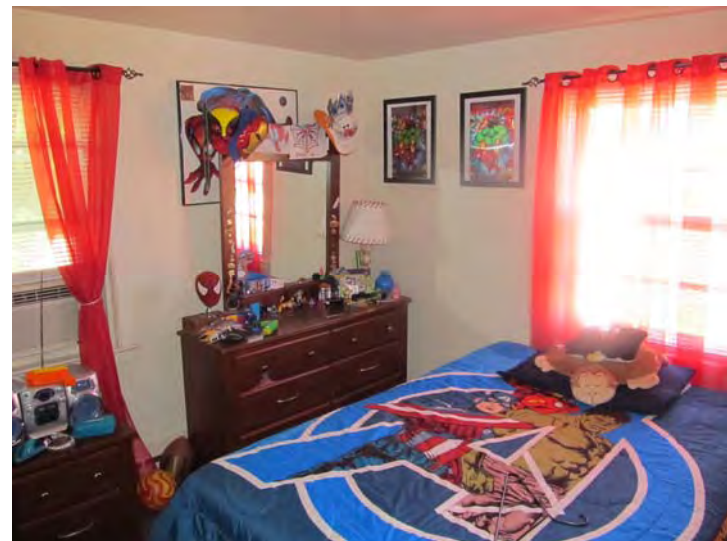
View of missing and deteriorated composite asphalt shingles.



View of typical common hallway finishes.



Typical finishes in unit living areas.



Typical finishes in unit bedrooms.



Typical fixtures and finishes  
in unit bathrooms.



Typical kitchen area.



State Select gas fired hot water heater.



HB Smith boilers for production of hydronic heat.

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	East Hartford Housing Authority
Project Name:	Veteran's Terrace Extension
Project City / Town:	East Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 3, 2013

Number of Units:	48
Total Square Feet:	23,205
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$73,360
Annual Replacement Reserve Contribution:	\$19,953
Additional Misc. Contribution:	

	Component	Total Planned Expenditures by Year																						
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization
				2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Site Improvements	0	0	35,948	0	0	0	6,263	4,637	0	0	0	43,566	13,815	0	0	0	11,937	56,005	0	0	0	0	0
2	Building Exterior	0	0	19,291	0	0	0	230,822	0	0	0	0	0	12,240	0	0	0	0	0	0	23,484	0	4,384	0
3	Roofing	0	0	177,557	0	0	0	0	0	0	0	0	0	0	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	1,912	1,370	1,411	1,453	1,497	1,542	1,588	1,636	1,685	1,735	1,787	1,841	1,896	1,953	2,012	2,072	2,134	2,198	2,264	2,332	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	3,500	0	0	0	0	0	0	0	0	0	2,016	0	0	0	0	0	0	0	0	0	0
11	Building Mechanical	0	0	0	0	0	0	0	0	0	981	0	0	0	0	0	0	0	0	0	0	0	0	0
12	Building Electrical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13	Building Elevator	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	Building Structural	0	0	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	250,000	11,558	11,905	12,262	12,630	13,009	13,399	13,801	14,215	14,642	15,081	15,534	16,000	16,480	16,974	17,483	18,008	18,548	19,104	19,677	20,268	0
16	Unit Kitchens	0	0	19,142	19,716	20,308	20,917	21,544	2,158	2,223	2,290	2,359	2,429	2,502	2,577	2,655	2,734	2,816	2,901	2,988	3,077	3,170	3,265	0
17	Unit Bathrooms	0	0	1,572	1,619	1,667	19,026	19,597	20,185	20,790	21,414	22,056	2,050	2,112	2,175	2,241	2,308	2,377	2,448	2,522	2,598	2,675	2,756	0
18	Unit Electrical	0	0	912	939	968	997	1,026	1,057	1,089	1,122	1,155	1,190	1,226	1,262	1,300	1,339	1,379	1,421	1,463	1,507	1,553	1,599	0
19	Unit Mechanical	0	0	51,900	53,457	55,061	56,713	3,714	3,826	3,940	4,059	4,180	4,306	4,435	4,568	4,705	4,846	4,992	5,141	5,296	5,454	5,618	5,787	0
20	Annual Planned Expenditures	0	250,000	323,292	89,006	91,676	111,735	297,473	46,804	43,432	45,716	46,077	70,358	55,667	28,424	29,276	30,155	42,997	87,996	32,951	57,423	34,957	40,390	0
21	Annual Provision (indexed at 3%)			19,953	20,552	21,169	21,804	22,458	23,132	23,825	24,540	25,276	26,035	26,816	27,620	28,449	29,302	30,181	31,087	32,019	32,980	33,969	34,989	
22	Outside Capital			1,760,000																				
23	Cumulative Reserve Balance	73,360	(176,640)	1,280,022	1,211,568	1,141,060	1,051,128	776,113	752,440	732,833	711,658	690,857	646,533	617,682	616,879	616,051	615,199	602,384	545,475	544,544	520,101	519,113	513,712	



## Site Improvements

Number of Units:	48
Total Square Feet:	23,205
Default Inflation Rate:	3.0%

Veterans Terrace Extension - SS 7/3/2013

## Building Exterior

Owner Sponsor Name:	East Hartford Housing Authority
Project Name:	Veteran's Terrace Extension
Project City / Town:	East Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 3, 2013

Number of Units:	48
Total Square Feet:	23,205
Default Inflation Rate:	3.0%

[illegible]

## Roofing

Number of Units:	48
Total Square Feet:	23,205
Default Inflation Rate:	3.0%

Veterans Terrace Extension - SS 7/3/2013



Comprehensive Capital Needs Assessment Schedule

Lobby / Mail Area

Owner Sponsor Name:	East Hartford Housing Authority
Project Name:	Veteran's Terrace Extension
Project City / Town:	East Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 3, 2013

Number of Units:	48
Total Square Feet:	23,205
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																																			
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						73,360	(176,640)	1,280,022	1,211,568	1,141,060	1,051,128	776,113	752,440	732,833	711,658	690,857	646,533	617,682	616,879	616,051	615,199	602,384	545,475	544,544	520,101	519,113	513,712							

Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	East Hartford Housing Authority
Project Name:	Veteran's Terrace Extension
Project City / Town:	East Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 3, 2013

Number of Units:	48
Total Square Feet:	23,205
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	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																																			
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						73,360	(176,640)	1,280,022	1,211,568	1,141,060	1,051,128	776,113	752,440	732,833	711,658	690,857	646,533	617,682	616,879	616,051	615,199	602,384	545,475	544,544	520,101	519,113	513,712							

Comprehensive Capital Needs Assessment Schedule

Common Hallways

Owner Sponsor Name:	East Hartford Housing Authority
Project Name:	Veteran's Terrace Extension
Project City / Town:	East Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 3, 2013

Number of Units:	48
Total Square Feet:	23,205
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						
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					
28	Cumulative Reserve Balance							73,360		(176,640)	1,280,022	1,211,568	1,141,060	1,051,128	776,113	752,440	732,833	711,658	690,857	646,533	617,682	616,879	616,051	615,199	602,384	545,475	544,544	520,101	519,113	513,712					



## Common Stairways

Number of Units:	48
Total Square Feet:	23,205
Default Inflation Rate:	3.0%

Veterans Terrace Extension - SS 7/3/2013

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	East Hartford Housing Authority
Project Name:	Veteran's Terrace Extension
Project City / Town:	East Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 3, 2013

Number of Units:	48
Total Square Feet:	23,205
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	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	0				
3	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
4	Ventilation					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
5	Lighting Fixtures					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
17																																			
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	0		
28	Cumulative Reserve Balance							73,360		(176,640)	1,280,022	1,211,568	1,141,060	1,051,128	776,113	752,440	732,833	711,658	690,857	646,533	617,682	616,879	616,051	615,199	602,384	545,475	544,544	520,101	519,113	513,712					

## Common Area Restrooms

Number of Units:	48
Total Square Feet:	23,205
Default Inflation Rate:	3.0%

Veteran's Terrace Extension • Capital Needs Assessment • © On-Site Insight

Comprehensive Capital Needs Assessment Schedule

Building Boilers

Owner Sponsor Name:	East Hartford Housing Authority
Project Name:	Veteran's Terrace Extension
Project City / Town:	East Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 3, 2013

Number of Units:	48
Total Square Feet:	23,205
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	3,500		55	30	2013					3,500	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						
3	Pneumatic Systems Controls					2013					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						
5	Fuel Oil Storage					2013					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						
7	Fuel Exhaust					2013					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						
9	DHW Generation	1,500		5	15	2023					0	0	0	0	0	0	0	0	0	2,016	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																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	3,500	0	0	0	0	0	0	0	0	2,016	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							73,360		(176,640)	1,280,022	1,211,568	1,141,060	1,051,128	776,113	752,440	732,833	711,658	690,857	646,533	617,682	616,879	616,051	615,199	602,384	545,475	544,544	520,101	519,113	513,712					



## Building Mechanical

Number of Units:	48
Total Square Feet:	23,205
Default Inflation Rate:	3.0%

Veterans Terrace Extension - SS 7/3/2013

## Building Electrical

Owner Sponsor Name:	East Hartford Housing Authority
Project Name:	Veteran's Terrace Extension
Project City / Town:	East Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 3, 2013

Number of Units:	48
Total Square Feet:	23,205
Default Inflation Rate:	3.0%

[illegible]

## Building Elevator

Owner Sponsor Name:	East Hartford Housing Authority
Project Name:	Veteran's Terrace Extension
Project City / Town:	East Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 3, 2013

Number of Units:	48
Total Square Feet:	23,205
Default Inflation Rate:	3.0%

[illegible]

## Building Structural

Number of Units:	48
Total Square Feet:	23,205
Default Inflation Rate:	3.0%

Veterans Terrace Extension - SS 7/3/2013



Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	East Hartford Housing Authority
Project Name:	Veteran's Terrace Extension
Project City / Town:	East Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 3, 2013

Number of Units:	48
Total Square Feet:	23,205
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	1,405		1	1	2013				1,405	1,447	1,490	1,535	1,581	1,628	1,677	1,727	1,779	1,833	1,888	1,944	2,003	2,063	2,125	2,188	2,254	2,322	2,391	2,463						
2	Walls					2013				0	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	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	0					
5	Floors	10,154		1	1	2013				10,154	10,458	10,772	11,095	11,428	11,771	12,124	12,488	12,863	13,248	13,646	14,055	14,477	14,911	15,359	15,819	16,294	16,783	17,286	17,805						
6	AC Sleeve					2013				0	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	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	0					
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
17	Accessibility Improvements	250,000		add	20	2013		4	250,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		250,000	11,558	11,905	12,262	12,630	13,009	13,399	13,801	14,215	14,642	15,081	15,534	16,000	16,480	16,974	17,483	18,008	18,548	19,104	19,677	20,268	0				
28	Cumulative Reserve Balance							73,360		(176,640)	1,280,022	1,211,568	1,141,060	1,051,128	776,113	752,440	732,833	711,658	690,857	646,533	617,682	616,879	616,051	615,199	602,384	545,475	544,544	520,101	519,113	513,712					

## Unit Bathrooms

Owner Sponsor Name:	East Hartford Housing Authority
Project Name:	Veteran's Terrace Extension
Project City / Town:	East Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 3, 2013

Number of Units:	48
Total Square Feet:	23,205
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	East Hartford Housing Authority
Project Name:	Veteran's Terrace Extension
Project City / Town:	East Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 3, 2013

Number of Units:	48
Total Square Feet:	23,205
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	1,862		1	1	2013			1,862	1,918	1,975	2,034	2,096	2,158	2,223	2,290	2,359	2,429	2,502	2,577	2,655	2,734	2,816	2,901	2,988	3,077	3,170	3,265							
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	86,400		25+	25+	2013			17,280	17,798	18,332	18,882	19,449	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	19,142	19,716	20,308	20,917	21,544	2,158	2,223	2,290	2,359	2,429	2,502	2,577	2,655	2,734	2,816	2,901	2,988	3,077	3,170	3,265	0						
28	Cumulative Reserve Balance						73,360	(176,640)	1,280,022	1,211,568	1,141,060	1,051,128	776,113	752,440	732,833	711,658	690,857	646,533	617,682	616,879	616,051	615,199	602,384	545,475	544,544	520,101	519,113	513,712							

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

Owner Sponsor Name:	East Hartford Housing Authority
Project Name:	Veteran's Terrace Extension
Project City / Town:	East Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 3, 2013

Number of Units:	48
Total Square Feet:	23,205
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	912		1	1	2013				912	939	968	997	1,026	1,057	1,089	1,122	1,155	1,190	1,226	1,262	1,300	1,339	1,379	1,421	1,463	1,507	1,553	1,599						
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																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	912	939	968	997	1,026	1,057	1,089	1,122	1,155	1,190	1,226	1,262	1,300	1,339	1,379	1,421	1,463	1,507	1,553	1,599	0						
28	Cumulative Reserve Balance						73,360	(176,640)	1,280,022	1,211,568	1,141,060	1,051,128	776,113	752,440	732,833	711,658	690,857	646,533	617,682	616,879	616,051	615,199	602,384	545,475	544,544	520,101	519,113	513,712							



## Unit Mechanical

Number of Units:	48
Total Square Feet:	23,205
Default Inflation Rate:	3.0%

Veterans Terrace Extension - SS 7/3/2013

## **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.