

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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and

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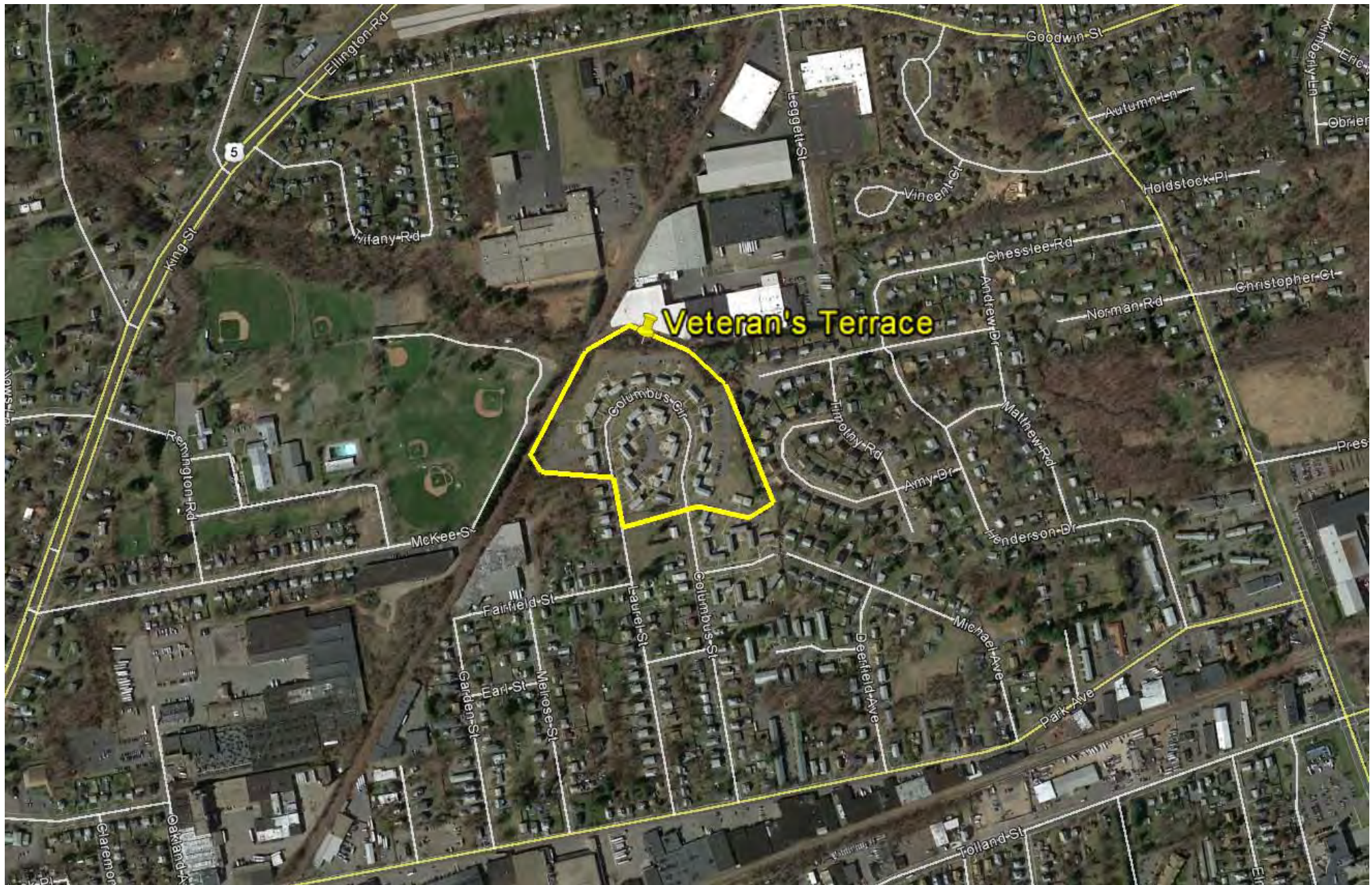
Veteran's Terrace

CHFA #85036D

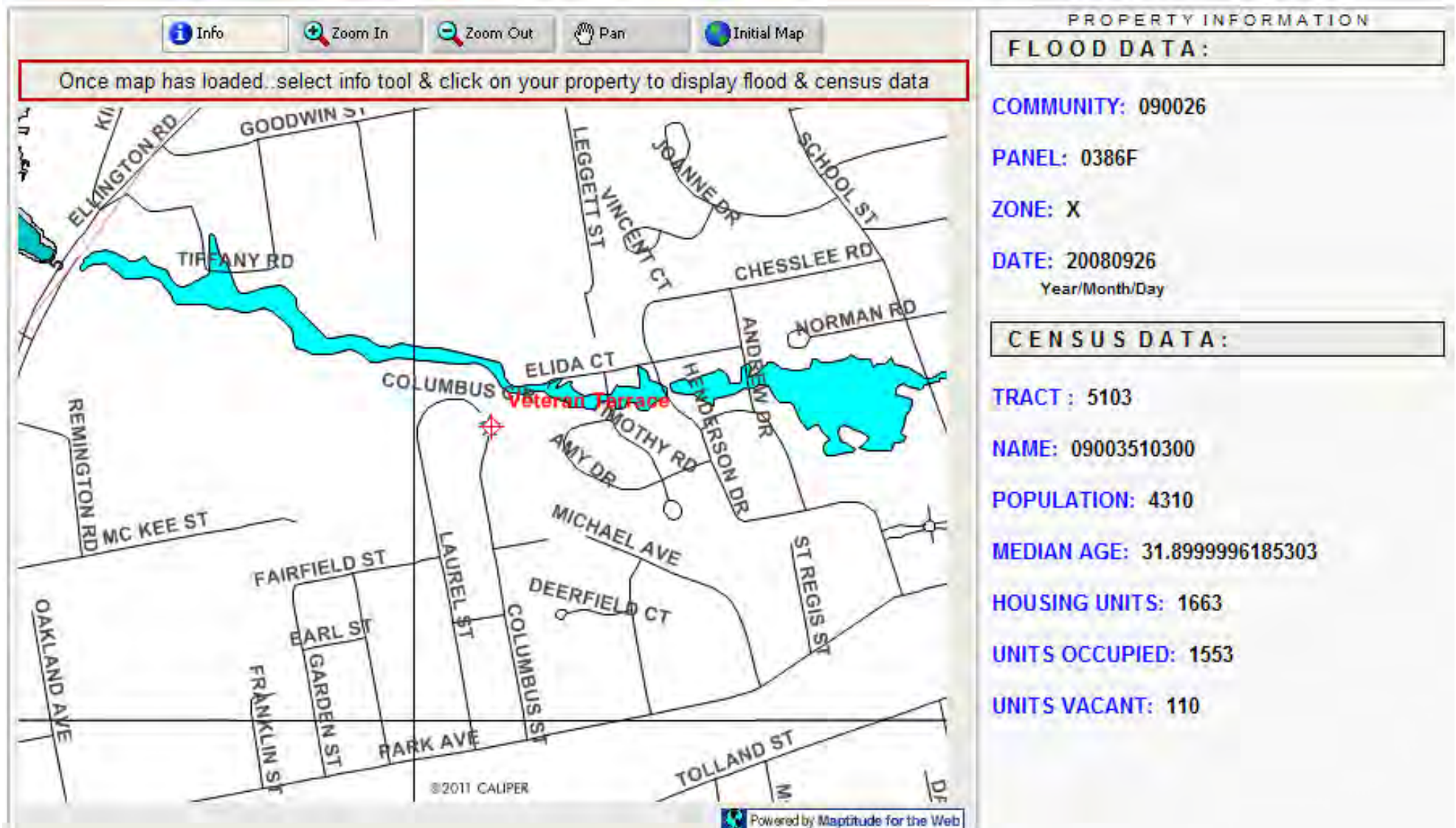
East Hartford Housing Authority
East Hartford, CT

July 17, 2013

Final Report



Veteran's Terrace
2 Columbus Circle
East Hartford, CT 06108



Veteran Terrace
2 Columbus Circle
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

East Hartford, CT

Veteran's Terrace is a residential development for /families that is comprised of nineteen residential buildings and a freestanding community building. The development includes 76 two-bedroom garden-style units and 26 three-bedroom townhouse-style units. Original construction of the residential buildings dates to 1952, and various upgrade scopes of work have been completed in subsequent years.

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:

- Asphalt-paved parking area surfaces are in good overall condition; no significant capital needs are anticipated in the near-term.
- Concrete walkways provide pedestrian access throughout the site – sectional replacement work was being completed at the sidewalks along the public roadways during the assessment; costs for this work are shown in Year 1.
- An allowance for selective repair/re-pointing of exterior brick veneer wall surfaces is shown in Year 2.
- Replacement of windows, unit entry and storm doors, and vinyl siding at residential buildings is shown in Year 2.
- Existing roof coverings exhibit wear and/or damage at various locations; replacement of all roof coverings is shown in Year 2.

- Finishes within the community building are in good overall condition at the present time; no near-term needs are anticipated.
- Painted surfaces (walls, ceilings, floors) at the residential building stairways vary in condition; annual allowances for painting as needed are shown from Year 1 forward.
- No near-term needs related to the domestic hot water tank, heat pump, or smoke/fire detection equipment at the community building are anticipated.
- Unit floor surfaces are finished with a mix of original wood strip flooring and vinyl composition tile (VCT); annual allowances for wood refinishing and VCT replacement needs are shown from Year 1 forward.
- Allowances for upgrades to unit bathrooms (toilets, bathtubs/surrounds, anti-scald mixing valves, and sinks) are shown in Years 2-5.
- Cabinetry in unit kitchens is older and in fair condition for its age; replacement is shown in Years 2-5. Kitchen appliances are owned and maintained by residents; no capital costs are included in the assessment.
- Individual natural gas-fired boilers provide hydronic heat for each unit; replacement allowances for the boilers, based on current equipment age and expected useful service life, are shown in Years 1-4. Annual allowances for replacement of domestic hot water tanks (one per pair of units) are shown from Year 1 forward.
- No problems related to common area handicap accessibility were noted during the assessment. At present, the development's unit mix includes 6 two-bedroom units that have been modified for handicap accessibility. Additional modifications needed in these units include the installation of kitchen cabinetry set at compliant heights and inclusive of a thirty-inch wide work surface and the relocation of circuit breaker panels to be within reach range limits. In order to meet a threshold level of 10% of the units being handicap accessible, an allowance is shown in Year 1 for modifications in four additional units. Among the modifications needed in these units include replacement of an existing window with a door and installation of ramp to the door, re-framing of interior doors to meet width requirements, expansion of bathrooms to meet floor area requirements, installation of compliant bathroom fixtures and kitchen cabinetry, relocation of circuit breaker panels, and installation of visual (horn/strobe) warning alarms.

Additional Notes:

1. The Physical Assessment of the property was conducted on June 18th, 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 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*.



Asphalt-paved parking area surfaces are in good overall condition



Sectional replacement of concrete sidewalks along public roadways ongoing at time of assessment



Typical 'drying yard', benches, and trash enclosures at rear of buildings



Building architecture as seen at a six-unit building – 2 three-bedroom townhouse-style units (at left) and two-bedroom garden-style units (at right)



Building architecture as seen at rear elevation of a six-unit building



Building architecture as seen at community building



Brick veneer exhibits areas of wear/mortar loss at various locations – Building 3 exhibits most severe conditions



6 two-bedroom garden-style units have been modified for handicap accessibility and include direct entries from the exterior



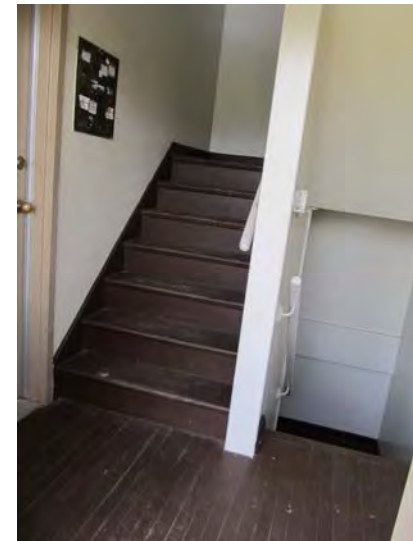
Rust damage noted on some exterior unit entry doors at handicap accessible units



Wear and/or damage noted on roof surfaces at various locations throughout the development



Community room finishes are in generally good condition



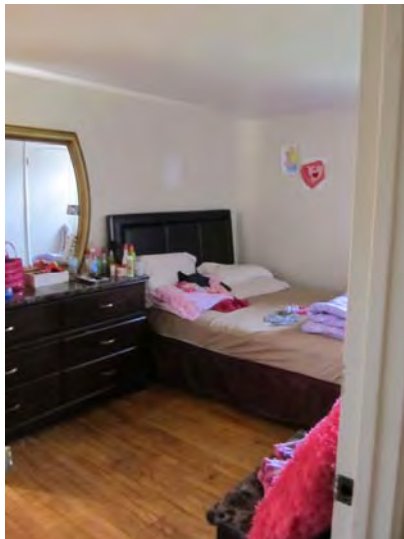
Finishes at common stairways serving residential buildings vary in condition



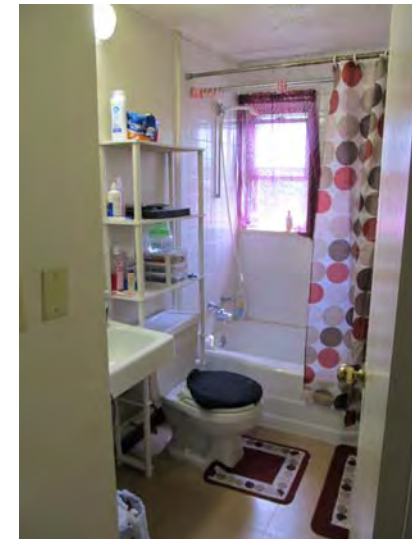
Exterior condensers for heat pump systems serving community building – No problems observed or reported



Fire alarm control panel at community building – No problems observed or reported



Typical finishes in unit living areas



Typical finishes and fixtures in unit bathrooms



Units that have been modified for handicap accessibility include roll-in showers



Typical finishes and cabinetry in unit kitchens –
Note kitchen appliances are supplied and maintained by residents



Units that have been modified for handicap accessibility include knee clearance space under the sink



Typical heating and domestic hot water generation equipment – 1 natural gas-fired boiler per unit and 1 natural gas-fired domestic hot water tank per pair of units

Comprehensive Capital Needs Assessment Schedule

Summary

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

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

Number of Units:	102
Total Square Feet:	90,346
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$155,891
Annual Replacement Reserve Contribution:	\$42,401
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	27,144	2,080	10,035	2,207	35,577	2,341	2,411	11,633	2,558	2,635	293,864	2,795	13,486	2,965	3,054	49,247	3,240	15,634	3,438	3,541	0
2	Building Exterior	0	0	0	581,103	0	0	0	0	0	0	0	0	45,502	0	0	0	0	0	23,833	0	0	0	0
3	Roofing	0	0	0	233,890	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	6,070	0	0	0	0	12,867	0	0	0	0	4,186	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	4,496	4,631	4,770	4,913	5,060	5,212	5,368	5,529	5,695	5,866	6,042	6,223	6,410	6,602	6,800	7,004	7,215	7,431	7,654	7,884	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	296	0	0	0	0	533	0	0	0	0	398	0	0	0	0
10	Building Boilers	0	0	0	0	0	0	0	0	1,451	0	0	0	0	0	0	0	0	0	1,950	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	15,606	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	7,221	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	200,000	17,763	31,447	32,390	33,362	34,363	35,394	21,210	21,846	22,501	23,176	23,872	24,588	25,326	26,085	26,868	27,674	28,504	29,359	30,240	31,147	0
16	Unit Kitchens	0	16,646	6,166	72,073	74,235	76,462	78,756	7,148	7,363	7,583	7,811	8,045	8,287	15,422	15,885	16,361	16,852	17,358	17,879	18,415	18,967	19,536	0
17	Unit Bathrooms	0	0	2,313	88,635	91,294	94,033	96,854	2,681	2,761	2,844	2,929	3,017	3,108	3,201	3,297	3,396	3,498	3,603	3,711	3,822	3,937	4,055	0
18	Unit Electrical	0	7,350	4,370	4,501	4,636	4,775	4,918	5,066	5,218	5,375	5,536	5,702	5,873	6,049	6,231	6,417	6,610	6,808	7,013	7,223	7,440	7,663	0
19	Unit Mechanical	0	0	104,486	107,621	110,849	114,175	8,718	8,979	9,249	9,526	9,812	10,106	10,409	10,722	11,043	11,375	11,716	12,067	12,429	12,802	13,186	13,582	0
20	Annual Planned Expenditures	0	223,996	166,738	1,125,980	328,209	329,927	264,246	66,821	61,397	64,337	56,843	58,548	396,957	82,400	81,677	73,203	75,399	123,762	133,184	94,686	84,862	87,408	0
21	Annual Provision (indexed at 3%)			42,401	43,673	44,983	46,333	47,723	49,155	50,629	52,148	53,712	55,324	56,984	58,693	60,454	62,267	64,136	66,060	68,041	70,083	72,185	74,351	
22	Outside Capital			3,000,000																				
23	Cumulative Reserve Balance	155,891	(68,105)	2,807,559	1,725,252	1,442,026	1,158,432	941,909	924,242	913,475	901,286	898,156	894,932	554,958	531,251	510,027	499,092	487,829	430,127	364,984	340,380	327,703	314,646	

Site Improvements

Number of Units:	102
Total Square Feet:	90,346
Default Inflation Rate:	3.0%

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

Comprehensive Capital Needs Assessment Schedule

Building Exterior

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

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

Number of Units:	102
Total Square Feet:	90,346
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	53,563		19	20	2014				0	55,169	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	26,208		29	30	2014				0	26,994	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	0						
7	Windows	451,605		29	30	2014				0	465,153	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	Service Doors - Cmnty Bldg	2,060		4	20	2029				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,306	0	0	0						
13	Exterior Unit Doors	20,010		29	30	2014				0	20,610	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Storm Doors	12,792		14	15	2014				0	13,176	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20,527	0	0	0						
15	Exterior Common Doors	33,858		10	20	2023				0	0	0	0	0	0	0	0	0	45,502	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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27	Annual Planned Expenditures							0		0	0	581,103	0	0	0	0	0	0	0	45,502	0	0	0	0	0	23,833	0	0	0	0					
28	Cumulative Reserve Balance							155,891		(68,105)	2,807,559	1,725,252	1,442,026	1,158,432	941,909	924,242	913,475	901,286	898,156	894,932	554,958	531,251	510,027	499,092	487,829	430,127	364,984	340,380	327,703	314,646					

Comprehensive Capital Needs Assessment Schedule

Roofing

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

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

Number of Units:	102
Total Square Feet:	90,346
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	0						
2	Hatches / Skylights					2013				0	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	0						
4	Roof Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Roof - Asphalt Shingle	225,378		19	20	2014				0	232,139	0	0	0	0	0	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	0						
7	Roof - Single-ply Membrane	1,699		19	20	2014				0	1,750	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	233,890	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						155,891	(68,105)	2,807,559	1,725,252	1,442,026	1,158,432	941,909	924,242	913,475	901,286	898,156	894,932	554,958	531,251	510,027	499,092	487,829	430,127	364,984	340,380	327,703	314,646							

Comprehensive Capital Needs Assessment Schedule

Lobby / Mail Area

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

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											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032						
1	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Mail Facilities					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
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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						155,891	(68,105)	2,807,559	1,725,252	1,442,026	1,158,432	941,909	924,242	913,475	901,286	898,156	894,932	554,958	531,251	510,027	499,092	487,829	430,127	364,984	340,380	327,703	314,646								

Community Room

Number of Units:	102
Total Square Feet:	90,346
Default Inflation Rate:	3.0%

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

Common Hallways

Number of Units:	102
Total Square Feet:	90,346
Default Inflation Rate:	3.0%

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Common Stairways

Number of Units:	102
Total Square Feet:	90,346
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Common Laundry

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

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

Number of Units:	102
Total Square Feet:	90,346
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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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						155,891	(68,105)	2,807,559	1,725,252	1,442,026	1,158,432	941,909	924,242	913,475	901,286	898,156	894,932	554,958	531,251	510,027	499,092	487,829	430,127	364,984	340,380	327,703	314,646							

Common Area Restrooms

Number of Units:	102
Total Square Feet:	90,346
Default Inflation Rate:	3.0%

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Building Boilers

Number of Units:	102
Total Square Feet:	90,346
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Building Mechanical

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

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

Number of Units:	102
Total Square Feet:	90,346
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	0						
2	Building Heating Distribution					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Domestic Hot / Cold Water Dist.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Building Sanitary Waste & Vent.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Make-Up Air Unit					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Ventilation & Exhaust	2,550		4	20	2029				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,092	0	0	0						
7	Air Handling Units					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Heat Pump- Cmnty Bldg	2,650		4	20	2029				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,252	0	0	0						
9	AC Condenser - Cmnty Bldg	4,525		4	20	2029				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,261	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	15,606	0	0	0	0						
28	Cumulative Reserve Balance						155,891	(68,105)	2,807,559	1,725,252	1,442,026	1,158,432	941,909	924,242	913,475	901,286	898,156	894,932	554,958	531,251	510,027	499,092	487,829	430,127	364,984	340,380	327,703	314,646							

Building Electrical

Number of Units:	102
Total Square Feet:	90,346
Default Inflation Rate:	3.0%

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Building Elevator

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

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

Number of Units:	102
Total Square Feet:	90,346
Default Inflation Rate:	3.0%

[illegible]

Building Structural

Number of Units:	102
Total Square Feet:	90,346
Default Inflation Rate:	3.0%

13386 - Veteran's Terrace - PRELIM SS 7/3/2013

Unit Living

Number of Units:	102
Total Square Feet:	90,346
Default Inflation Rate:	3.0%

13386 - Veteran's Terrace - PRELIM SS 7/3/2013

Comprehensive Capital Needs Assessment Schedule

Unit Bathrooms

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

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

Number of Units:	102
Total Square Feet:	90,346
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	Ceiling					2013					0	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	0						
4	Toilet					2013					0	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	0						
6	Floor	2,313		1	1	2013					2,313	2,382	2,453	2,527	2,603	2,681	2,761	2,844	2,929	3,017	3,108	3,201	3,297	3,396	3,498	3,603	3,711	3,822	3,937	4,055					
7	Accessories					2013					0	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	0						
9	Exhaust Fan					2013					0	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	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	Toilet	40,180		25+	25	2014					0	10,346	10,657	10,976	11,306	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Tub / Surround	212,660		25+	25	2014					0	54,760	56,403	58,095	59,838	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Lavatory / Vanity	41,160		25+	25	2014					0	10,599	10,917	11,244	11,581	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Accessories	40,964		25+	25	2014					0	10,548	10,865	11,191	11,526	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	2,313	88,635	91,294	94,033	96,854	2,681	2,761	2,844	2,929	3,017	3,108	3,201	3,297	3,396	3,498	3,603	3,711	3,822	3,937	4,055	0				
28	Cumulative Reserve Balance							155,891		(68,105)	2,807,559	1,725,252	1,442,026	1,158,432	941,909	924,242	913,475	901,286	898,156	894,932	554,958	531,251	510,027	499,092	487,829	430,127	364,984	340,380	327,703	314,646					

Unit Kitchens

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

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

Number of Units:	102
Total Square Feet:	90,346
Default Inflation Rate:	3.0%

[illegible]

Unit Electrical

Number of Units:	102
Total Square Feet:	90,346
Default Inflation Rate:	3.0%

13386 - Veteran's Terrace - PRELIM SS 7/3/2013

Unit Mechanical

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

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

Number of Units:	102
Total Square Feet:	90,346
Default Inflation Rate:	3.0%

[illegible]

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.