

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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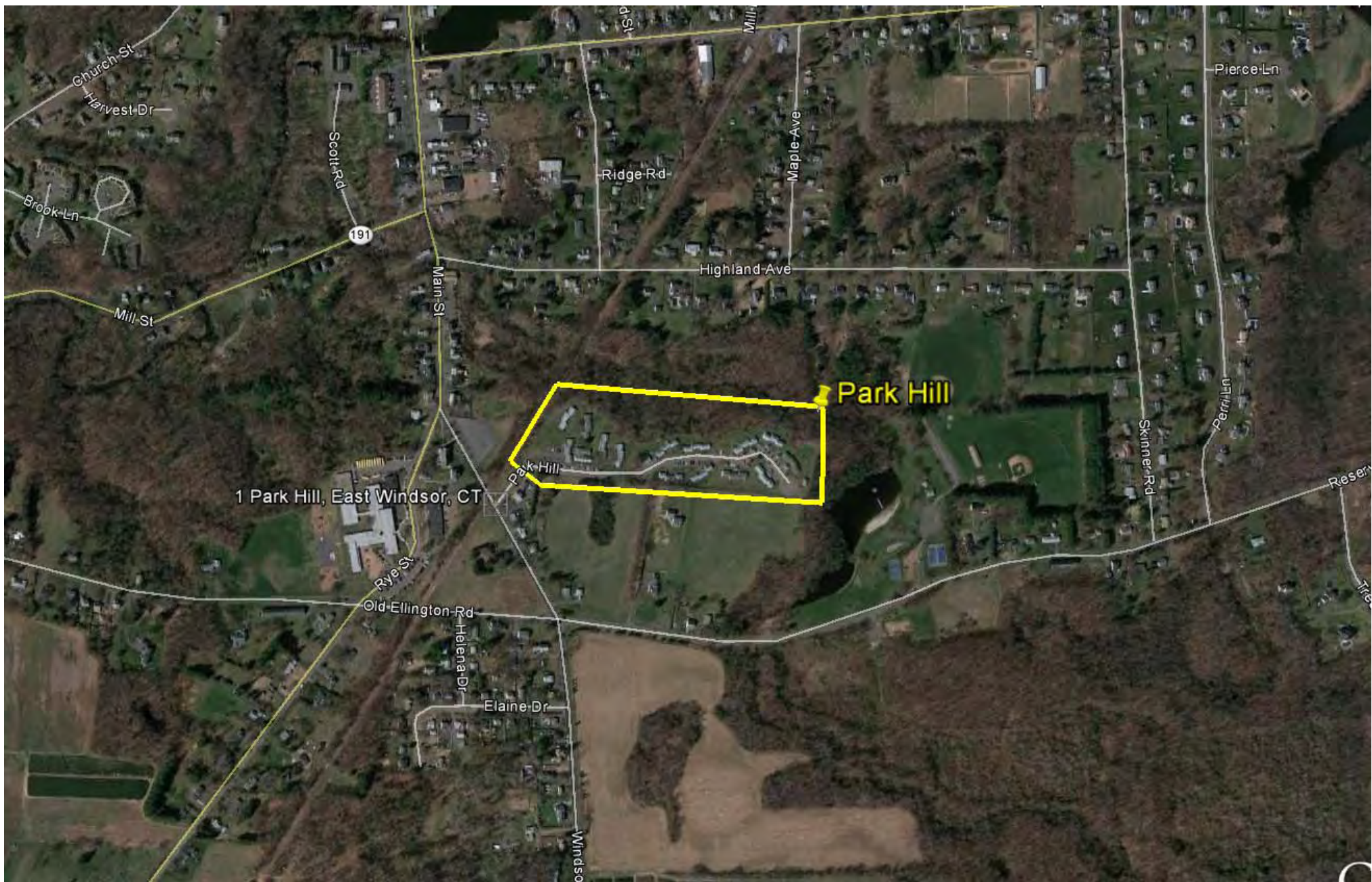


Park Hill

CHFA #85038D/85039D/85040D
East Windsor Housing Authority
East Windsor, CT

March 15, 2013

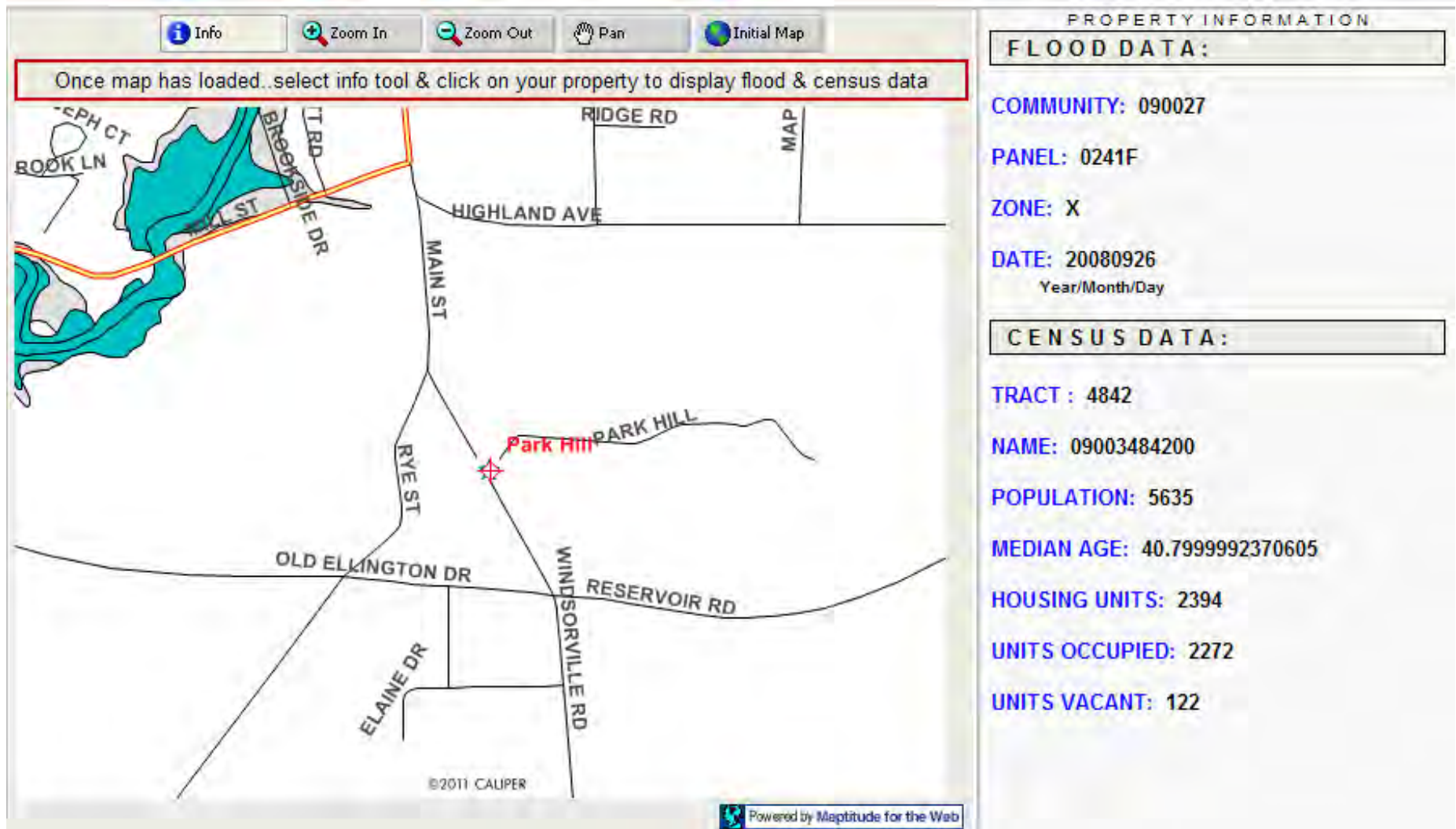
Final Report



Park Hill

1A Park Hill

East Windsor, CT 09016



Park Hill

1A Park Hill (Broad Brook)
East Windsor, CT 06016

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

Executive Summary

Park Hill

East Windsor, CT

Park Hill is a residential development for the elderly that is comprised of 84 units in 14 one story wood-framed, vinyl sided buildings. All of the buildings have pitched asphalt shingle roofs and share a Community Center on a sloping site. The development includes 28 one-bedroom and 56 efficiency flats with 73 parking spaces 4 of which are designated as handicapped accessible. Original construction of the property dates to 1968 for E-51, 1974 for E-89 and 1989 for E-175. The Community Center was renovated and expanded in 1984 and renovated again in 2005. The site was repaved in 2011 and building exteriors (windows, doors and roofs) were renovated in 2012. Unit interiors are refurbished at unit turnover. A program of converting 1-bedroom units into ADA accessible units is ongoing.

Overall the development is in good condition. As shown on the attached capital needs worksheets, the development faces significant capital needs in the near and mid-term and the latter years of the assessment period. 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 by this assessment of Park Hill include the following:

- Asphalt paving at drives and parking is shown with crack repair and sealcoat throughout the plan and replacement late in the plan.
- Asphalt sidewalks and drying yards are being repaired on an as-needed basis and are shown to be resurfaced early in the plan.
- Site light poles and bases are shown to be replaced early in the plan.

- Vinyl siding cleaning and repairs at the residential buildings is shown early in the plan and replacement is shown mid-plan.
- Vinyl siding replacement and new windows at the Community Center are shown early in the plan.
- New asphalt roofing at the Community Center is shown early in the plan.
- New finishes and appliances in the Community Building are shown over the plan.
- A new fire alarm control panel in the Community Building is shown early in the plan.
- New carpet and vinyl flooring in the living, bathroom and kitchens in the units are shown over the plan.
- Interior wood doors and bi-fold doors in the units are shown to be replaced as needed over the plan.
- Unit wall and ceiling finishes are in good condition. Painting takes place at unit turn-over and is funded from operating accounts.
- The kitchen cabinets, counters, sinks and range hoods are shown to be replaced early in the plan.
- Kitchens include a 24" electric range and frost-free refrigerators. Appliance replacement is shown over the plan.
- Bathroom fixtures are 24 to 45 years old and are shown being replaced over the plan.
- Replacement of exhaust fans is shown mid-plan and wall heaters early in the plan.
- The unit level split system heat pumps are shown to be replaced when they reach 15 years of age later in the plan.
- No significant damage to the in-unit electric baseboard cover or components was observed. Replacement is over the plan.
- An accessible route from parking to the residential buildings and to and through the Community Center is generally present.
- The codes require 9 fully accessible apartments. Unit Living, Bathroom and Kitchen improvements are shown in year 1.

Additional Notes:

1. The Physical Assessment of the property was conducted on January 23rd, 2012. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Brian Ameche, AIA with Clearstory LLC. We would like to thank site staff for their assistance.
2. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate 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 drive and parking at the Community Center and site-wide was recently patched and resurface.



Sloped asphalt patch to improve an accessible route. Striping is scheduled for the spring.



Maintenance shed and outbuilding.



Typical front elevation of 14 residential buildings with 6 apartments in each building.



Typical rear elevation of 14 residential buildings with 6 apartments in each building.



Typical side, front and rear elevations have staining.



Typical damaged vinyl siding at numerous locations at each building.



Fascia behind gutter has staining and the soffit gasket is displaced at select locations.



Site-wide dumpster screening is recommended.



Community Recreation Room is adjacent to the Community Dining Room and kitchen.



Typical 112 SF sleeping area in efficiency apartments.



Typical partition between 112 SF sleeping area and 116 SF living area in efficiency apartments.



Typical 54 SF kitchen with original cabinets in efficiency apartments.



Typical 145 square foot bedroom and closet in the 1-bedroom apartments.



Typical kitchen with original cabinets in the 1-bedroom apartments.



Typical bathrooms in efficiency and 1-bedroom apartments are tight.

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	East Windsor Housing Authority
Project Name:	Park Hill E-51, E-89, E-175
Project City / Town:	East Windsor

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 28, 2013

Number of Units:	84
Total Square Feet:	34,160
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$197,112
Annual Replacement Reserve Contribution:	\$38,323
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	12,000	20,600	0	77,680	92,955	82,411	0	0	0	10,439	26,878	0	0	0	12,102	0	0	0	0	84,179	0
2	Building Exterior	0	0	21,090	0	51,021	0	0	0	0	0	86,995	89,605	92,293	0	0	0	0	0	0	0	0	0	0
3	Roofing	0	0	0	0	0	0	0	0	0	0	0	0	10,473	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	6,825	0	0	0	3,138	1,534	0	0	8,646	0	6,249	0	3,976	0	0	0	10,952	0	0	0	0
6	Common Hallways	0	0	3,086	0	0	0	0	0	0	3,795	0	0	0	0	0	0	0	4,808	0	0	0	0	0
7	Common Stairways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8	Common Laundry	0	0	2,214	0	0	0	0	0	0	0	2,804	0	0	0	0	0	0	0	3,552	0	0	0	0
9	Common Area Restrooms	0	0	966	0	0	0	0	0	0	0	1,223	0	0	0	0	0	0	0	1,549	0	0	0	0
10	Building Boilers	0	0	0	0	0	5,311	0	0	0	0	0	0	0	14,238	0	0	0	0	0	0	0	8,522	0
11	Building Mechanical	0	0	1,500	0	1,591	0	1,688	0	1,791	4,981	1,900	0	2,016	0	2,139	0	2,269	0	2,407	0	2,554	0	0
12	Building Electrical	0	0	42,000	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	0	27,726	6,928	7,136	7,350	7,570	7,797	8,031	8,272	8,520	8,776	9,039	9,310	9,590	9,877	10,174	10,479	10,793	11,117	11,451	11,794	0
16	Unit Kitchens	0	0	79,033	23,724	24,435	25,169	25,924	21,229	21,865	22,521	23,197	23,893	24,610	25,348	26,109	26,892	27,699	28,529	29,385	30,267	31,175	32,110	0
17	Unit Bathrooms	0	0	121,753	17,256	17,773	18,307	18,856	19,421	20,004	20,604	21,222	21,859	22,515	23,190	23,886	24,603	25,341	26,101	26,884	27,690	28,521	29,377	0
18	Unit Electrical	0	0	25,032	25,783	26,556	27,353	31,800	8,896	9,163	9,438	9,721	10,012	10,313	10,622	10,941	11,269	11,607	11,955	12,314	12,683	13,064	13,456	0
19	Unit Mechanical	0	0	0	0	0	0	0	0	0	0	0	0	0	61,992	63,852	65,768	67,741	69,773	0	0	0	0	0
20	Annual Planned Expenditures	0	0	343,224	94,290	128,513	161,169	181,931	141,288	60,855	69,612	164,229	164,585	204,386	144,701	140,491	138,408	156,932	151,645	97,837	81,758	86,764	179,438	0
21	Annual Provision (indexed at 3%)			38,323	39,473	40,657	41,877	43,133	44,427	45,760	47,132	48,546	50,003	51,503	53,048	54,639	56,279	57,967	59,706	61,497	63,342	65,242	67,200	
22	Outside Capital			950,000																				
23	Cumulative Reserve Balance	197,112	197,112	842,211	787,393	699,537	580,245	441,446	344,585	329,490	307,010	191,328	76,746	(76,137)	(167,790)	(253,642)	(335,772)	(434,737)	(526,676)	(563,017)	(581,432)	(602,954)	(715,192)	

Site Improvements

Number of Units:	84
Total Square Feet:	34,160
Default Inflation Rate:	3.0%

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Building Exterior

Number of Units:	84
Total Square Feet:	34,160
Default Inflation Rate:	3.0%

FinalSpreadsheet_2_7ParkHill 2/11/2013

Comprehensive Capital Needs Assessment Schedule

Roofing

Owner Sponsor Name:	East Windsor Housing Authority
Project Name:	Park Hill E-51, E-89, E-175
Project City / Town:	East Windsor

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Number of Units:	84
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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	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					2013					0	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						
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	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	New Roofing at Community Center	8,056		29	30	2015					0	0	0	0	0	0	0	0	0	0	10,473	0	0	0	0	0	0	0	0	0					
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	0	0	0	0	0	10,473	0	0	0	0	0	0	0	0	0	0	0				
28	Cumulative Reserve Balance							197,112		197,112	842,211	787,393	699,537	580,245	441,446	344,585	329,490	307,010	191,328	76,746	(76,137)	(167,790)	(253,642)	(335,772)	(434,737)	(526,676)	(563,017)	(581,432)	(602,954)	(715,192)					

Lobby / Mail Area

Owner Sponsor Name:	East Windsor Housing Authority
Project Name:	Park Hill E-51, E-89, E-175
Project City / Town:	East Windsor

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 28, 2013

Number of Units:	84
Total Square Feet:	34,160
Default Inflation Rate:	3.0%

[illegible]

Community Room

Number of Units:	84
Total Square Feet:	34,160
Default Inflation Rate:	3.0%

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Common Hallways

Owner Sponsor Name:	East Windsor Housing Authority
Project Name:	Park Hill E-51, E-89, E-175
Project City / Town:	East Windsor

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Number of Units:	84
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Default Inflation Rate:	3.0%

[illegible]

Common Stairways

Number of Units:	84
Total Square Feet:	34,160
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	East Windsor Housing Authority
Project Name:	Park Hill E-51, E-89, E-175
Project City / Town:	East Windsor

Current Year:	2013
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Number of Units:	84
Total Square Feet:	34,160
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	595		8	8	2013				595	0	0	0	0	0	0	0	754	0	0	0	0	0	0	0	955	0	0	0						
2	Ceilings	179		8	8	2013				179	0	0	0	0	0	0	0	226	0	0	0	0	0	0	0	287	0	0	0						
3	Floors	1,440		8	8	2013				1,440	0	0	0	0	0	0	0	1,824	0	0	0	0	0	0	0	2,311	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	2,214	0	0	0	0	0	0	2,804	0	0	0	0	0	0	0	3,552	0	0	0	0					
28	Cumulative Reserve Balance							197,112		197,112	842,211	787,393	699,537	580,245	441,446	344,585	329,490	307,010	191,328	76,746	(76,137)	(167,790)	(253,642)	(335,772)	(434,737)	(526,676)	(563,017)	(581,432)	(602,954)	(715,192)					

Common Area Restrooms

Number of Units:	84
Total Square Feet:	34,160
Default Inflation Rate:	3.0%

FinalSpreadsheet_2_7ParkHill 2/11/2013

Comprehensive Capital Needs Assessment Schedule

Building Boilers

Owner Sponsor Name:	East Windsor Housing Authority
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Project City / Town:	East Windsor

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Number of Units:	84
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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	Boilers / Warm Air Furnaces					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Boiler Operating Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Pneumatic Systems Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Condensate & Feed Water					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Fuel Oil Storage					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Fuel Oil Transfer System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Fuel Exhaust					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Combustion Air					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Common Laundry Hot Water Heaters	3,645		8	12	2014				0	0	0	3,983	0	0	0	0	0	0	0	5,046	0	0	0	0	0	0	0	6,392						
18	Community Center Hot Water Heater	1,215		8	12	2014				0	0	0	1,328	0	0	0	0	0	0	0	1,682	0	0	0	0	0	0	0	2,131						
19	Community Center Gas-fired Hot Air Furnace	5,426		8	20	2017				0	0	0	0	0	0	0	0	0	0	7,511	0	0	0	0	0	0	0	0	0						
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	5,311	0	0	0	0	0	0	0	14,238	0	0	0	0	0	0	8,522	0					
28	Cumulative Reserve Balance							197,112		197,112	842,211	787,393	699,537	580,245	441,446	344,585	329,490	307,010	191,328	76,746	(76,137)	(167,790)	(253,642)	(335,772)	(434,737)	(526,676)	(563,017)	(581,432)	(602,954)	(715,192)					

Building Mechanical

Number of Units:	84
Total Square Feet:	34,160
Default Inflation Rate:	3.0%

[illegible]

Building Electrical

Number of Units:	84
Total Square Feet:	34,160
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Switch Gear					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Emergency Generator					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Smoke / Fire Detection					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Signaling / Communication					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Building Wiring					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	New Emergency Generator	30,000		39	35	2022			30,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	Upgrade Community Building Fire Alarm Control Panel	12,000		39	20	2013			12,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	42,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
28	Cumulative Reserve Balance						197,112	197,112	842,211	787,393	699,537	580,245	441,446	344,585	329,490	307,010	191,328	76,746	(76,137)	(167,790)	(253,642)	(335,772)	(434,737)	(526,676)	(563,017)	(581,432)	(602,954)	(715,192)							

Building Elevator

Owner Sponsor Name:	East Windsor Housing Authority
Project Name:	Park Hill E-51, E-89, E-175
Project City / Town:	East Windsor

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 28, 2013

Number of Units:	84
Total Square Feet:	34,160
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	East Windsor Housing Authority
Project Name:	Park Hill E-51, E-89, E-175
Project City / Town:	East Windsor

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 28, 2013

Number of Units:	84
Total Square Feet:	34,160
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Foundation / Floor Slab					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Framing & Columns					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Steel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Wood Framing					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Masonry Bearing Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																			
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						197,112	197,112	842,211	787,393	699,537	580,245	441,446	344,585	329,490	307,010	191,328	76,746	(76,137)	(167,790)	(253,642)	(335,772)	(434,737)	(526,676)	(563,017)	(581,432)	(602,954)	(715,192)							

Unit Living

Number of Units:	84
Total Square Feet:	34,160
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Unit Bathrooms

Owner Sponsor Name:	East Windsor Housing Authority
Project Name:	Park Hill E-51, E-89, E-175
Project City / Town:	East Windsor

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 28, 2013

Number of Units:	84
Total Square Feet:	34,160
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	542		1	1	2013				542	558	575	592	610	628	647	666	686	707	728	750	772	795	819	844	869	895	922	950						
2	Ceiling	104		1	1	2013				104	107	111	114	117	121	124	128	132	136	140	144	149	153	158	162	167	172	177	183						
3	Lavatory / Vanity					2013				0	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	0						
5	Tub / Surround					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Floor	840		1	1	2013				840	865	891	918	945	974	1,003	1,033	1,064	1,096	1,129	1,163	1,198	1,234	1,271	1,309	1,348	1,388	1,430	1,473						
7	Accessories	1,756		1	1	2013				1,756	1,808	1,863	1,918	1,976	2,035	2,096	2,159	2,224	2,291	2,359	2,430	2,503	2,578	2,656	2,735	2,817	2,902	2,989	3,078						
8	Lighting Features	504		1	1	2013				504	519	535	551	567	584	602	620	638	658	677	698	719	740	762	785	809	833	858	884						
9	Exhaust Fan	630		1	1	2013				630	649	668	688	709	730	752	775	798	822	847	872	898	925	953	982	1,011	1,041	1,073	1,105						
10	GFI Outlet					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	New toilet, vanity, sink and faucet	4,601		1	1	2013				4,601	4,739	4,881	5,027	5,178	5,334	5,494	5,658	5,828	6,003	6,183	6,369	6,560	6,756	6,959	7,168	7,383	7,604	7,832	8,067						
15	New tub, surround and mixing valve	7,777		1	1	2013				7,777	8,010	8,251	8,498	8,753	9,016	9,286	9,565	9,852	10,147	10,452	10,765	11,088	11,421	11,763	12,116	12,480	12,854	13,240	13,637						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Enlarge7bathrms-clearances, fixtures, accessories per ADA	105,000		24-45	20	2013				105,000	0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0						
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	121,753	17,256	17,773	18,307	18,856	19,421	20,004	20,604	21,222	21,859	22,515	23,190	23,886	24,603	25,341	26,101	26,884	27,690	28,521	29,377	0				
28	Cumulative Reserve Balance							197,112		197,112	842,211	787,393	699,537	580,245	441,446	344,585	329,490	307,010	191,328	76,746	(76,137)	(167,790)	(253,642)	(335,772)	(434,737)	(526,676)	(563,017)	(581,432)	(602,954)	(715,192)					

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	East Windsor Housing Authority
Project Name:	Park Hill E-51, E-89, E-175
Project City / Town:	East Windsor

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 28, 2013

Number of Units:	84
Total Square Feet:	34,160
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Cabinets					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Countertops					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Sink					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Kitchen Exhaust Fan					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	GFI Outlet					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Vent Hood					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Refrigerators					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Stove					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Range					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Dishwasher					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Disposal					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Floors	16,800		varies	15	2013				1,120	1,154	1,188	1,224	1,261	1,298	1,337	1,377	1,419	1,461	1,505	1,550	1,597	1,645	1,694	1,745	1,797	1,851	1,907	1,964						
18	Refrigerators	56,280		varies	15	2022				3,752	3,865	3,980	4,100	4,223	4,350	4,480	4,614	4,753	4,896	5,042	5,194	5,349	5,510	5,675	5,845	6,021	6,201	6,388	6,579						
19	Cabinets/Countertop/Sink	226,800		24-45	25	2013				11,340	11,680	12,031	12,392	12,763	13,146	13,541	13,947	14,365	14,796	15,240	15,697	16,168	16,653	17,153	17,667	18,197	18,743	19,306	19,885						
20	Range	42,000		varies	20	2013				2,100	2,163	2,228	2,295	2,364	2,434	2,508	2,583	2,660	2,740	2,822	2,907	2,994	3,084	3,176	3,272	3,370	3,471	3,575	3,682						
21	Rangehood	23,604		varies	20	2013				4,721	4,862	5,008	5,159	5,313	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
22	Accessible sink, appliances, cabinets, work area at 7units	56,000		1	1	2013				56,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	79,033	23,724	24,435	25,169	25,924	21,229	21,865	22,521	23,197	23,893	24,610	25,348	26,109	26,892	27,699	28,529	29,385	30,267	31,175	32,110	0				
28	Cumulative Reserve Balance							197,112		197,112	842,211	787,393	699,537	580,245	441,446	344,585	329,490	307,010	191,328	76,746	(76,137)	(167,790)	(253,642)	(335,772)	(434,737)	(526,676)	(563,017)	(581,432)	(602,954)	(715,192)					

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

Owner Sponsor Name:	East Windsor Housing Authority
Project Name:	Park Hill E-51, E-89, E-175
Project City / Town:	East Windsor

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 28, 2013

Number of Units:	84
Total Square Feet:	34,160
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	1,260		1	1	2013				1,260	1,298	1,337	1,377	1,418	1,461	1,505	1,550	1,596	1,644	1,693	1,744	1,796	1,850	1,906	1,963	2,022	2,083	2,145	2,209					
2	Electrical Panel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
3	Smoke Detectors	3,192		1	1	2013				3,192	3,288	3,386	3,488	3,593	3,700	3,811	3,926	4,044	4,165	4,290	4,418	4,551	4,688	4,828	4,973	5,122	5,276	5,434	5,597					
4	Intercom					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
17	Electrical Panel Replacement	102,900		24-45	30	2013				20,580	21,197	21,833	22,488	23,163	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
18	Electric Baseboard Replacement	108,780		24-45	50	2017				0	0	0	0	3,626	3,735	3,847	3,962	4,081	4,204	4,330	4,460	4,593	4,731	4,873	5,019	5,170	5,325	5,485	5,649					
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27	Annual Planned Expenditures							0		0	25,032	25,783	26,556	27,353	31,800	8,896	9,163	9,438	9,721	10,012	10,313	10,622	10,941	11,269	11,607	11,955	12,314	12,683	13,064	13,456	0			
28	Cumulative Reserve Balance							197,112		197,112	842,211	787,393	699,537	580,245	441,446	344,585	329,490	307,010	191,328	76,746	(76,137)	(167,790)	(253,642)	(335,772)	(434,737)	(526,676)	(563,017)	(581,432)	(602,954)	(715,192)				

Unit Mechanical

Owner Sponsor Name:	East Windsor Housing Authority
Project Name:	Park Hill E-51, E-89, E-175
Project City / Town:	East Windsor

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 28, 2013

Number of Units:	84
Total Square Feet:	34,160
Default Inflation Rate:	3.0%

FinalSpreadsheet_2_7ParkHill 2/11/2013

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.