

# *CHFA* Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

**Connecticut Housing Finance Authority**  
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and

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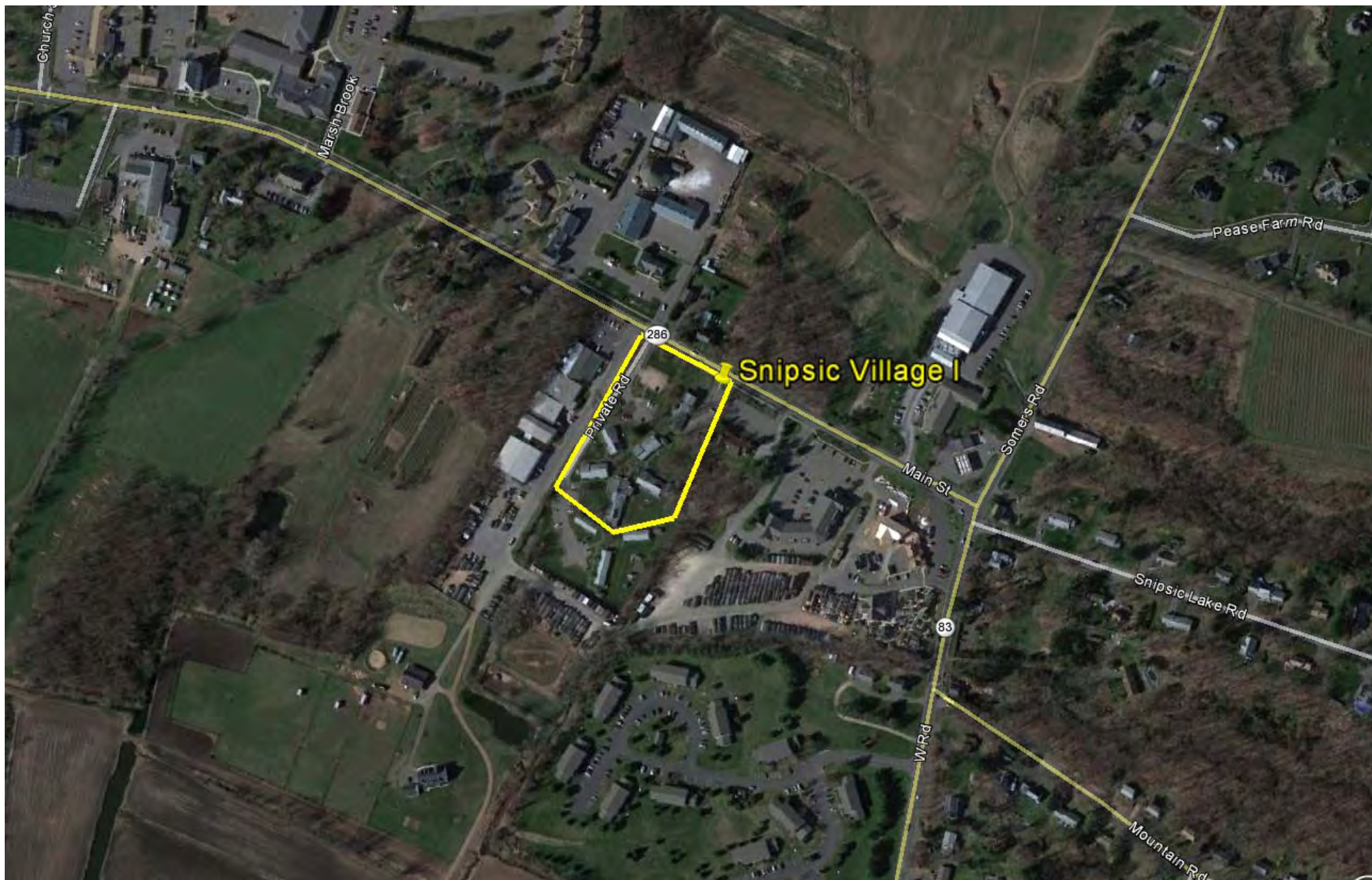
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Snipsic Village I  
CHFA # 85040D  
Ellington Housing Authority  
Ellington, CT

February 20, 2013

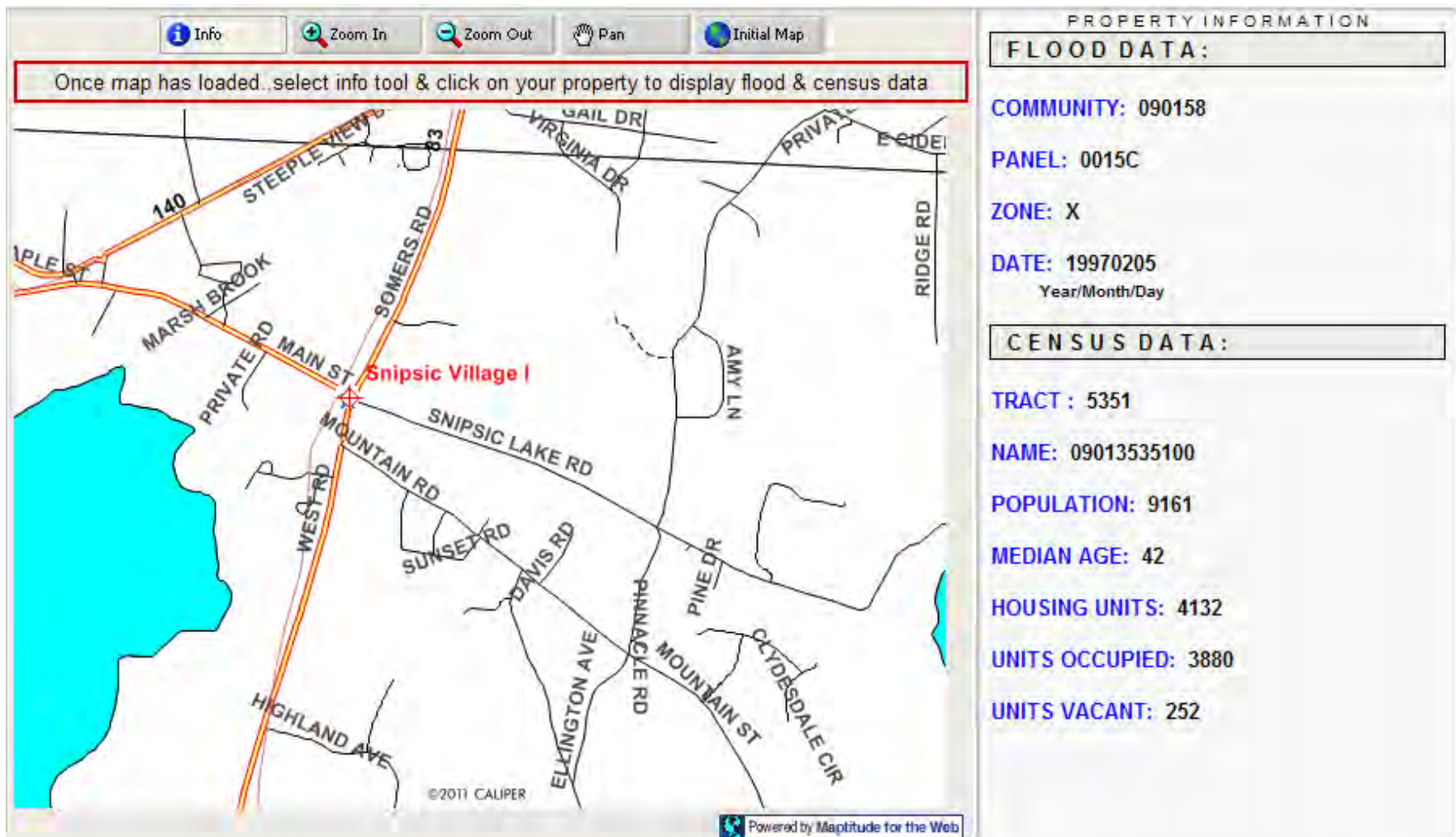
*Final Report*



## **Snipsic Village I**

20 Main Street  
Ellington, CT 06029





## Snipsic Village I

20 Main Street  
Ellington, CT 06029

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

## Executive Summary

### Snipsic Village I

Ellington, CT

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**Snipsic Village I** provides housing for elderly residents. There are a total of 30 one-bedroom units (including 20 single (efficiencies) 8 doubles (standard one-bedrooms) and a pair of recently established handicap accessible units). Built in 1968, this development has five residential buildings (Buildings 1 through 5). The community building is a wing on Building 1 and was extensively renovated in 2004. It contains the community spaces (site and maintenance offices, laundry, and community room, kitchen, resident services, and restrooms) that serve Snipsic Village I and the adjacent development Snipsic Village II. It is assumed that the associated capital costs for the community building are shared between the two developments based on size; this report will show 72% for the site and community building associated costs with the balance included in the Snipsic Village II report (presented under separate cover).

Residential buildings have asphalt roof shingles, are clad with vinyl siding and have vinyl framed double glazed windows. The community building wing has architectural shingles, wood siding, and wood framed windows. Apartments have been upgraded with electric air-to-air heat pumps (for space heating and cooling). There is also an electric-heated domestic hot water (DHW) tank for every 2 units. Bathrooms use a humidistat-controlled exhaust fan for improved ventilation. Also, vinyl plank flooring, and wood cabinets have been installed in several apartments. This development has recently resurfaced the asphalt-paved walkways, parking areas, and access road (the main visitors' parking lot has a stone-dust surface). The walkway effort was not properly resurfaced, resulting in premature deterioration and trip hazards. That aside, the majority of this development is in good condition. Based on

these projections, the development is seen as requiring an adjustment to current replacement reserve funding and/or an infusion of additional capital. The current reserve balance and annual contribution the reserve account does not keep pace with the projected capital cost in any year in this 20-year period. An infusion of \$700,000 would fully fund this plan.

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

- Resurface the existing asphalt-paved walkways. The walkways have numerous cracks and trip hazards and continue to require repairs, the result of a low quality resurfacing project in 2005.
- Replace the suspected vinyl asbestos tile (VAT) within the apartments. The suspected VAT is currently intact; removing it and replacing it with vinyl plank flooring, alleviates a potential health hazard within the apartments.
- Roof covering for most of the buildings (the exception being the newer roof covering over the community building wing at Building 1) are to be replaced in Year 2.
- Continue replacing the older kitchen cabinets and countertops starting in Year 1.
- Replace the deteriorating garage door at the maintenance area at Building 1.

Additional Notes:

1. The Physical Assessment of the property was conducted on February 5, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by David Jackson. 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*.



This asphalt-paved roadway provides access to the development.



The mail station is located near the entrance to the development.



The walkways were recently resurfaced but numerous cracks exist.



Residential buildings have vinyl-framed windows, direct entry doors, and pitched roofs covered with asphalt shingles.

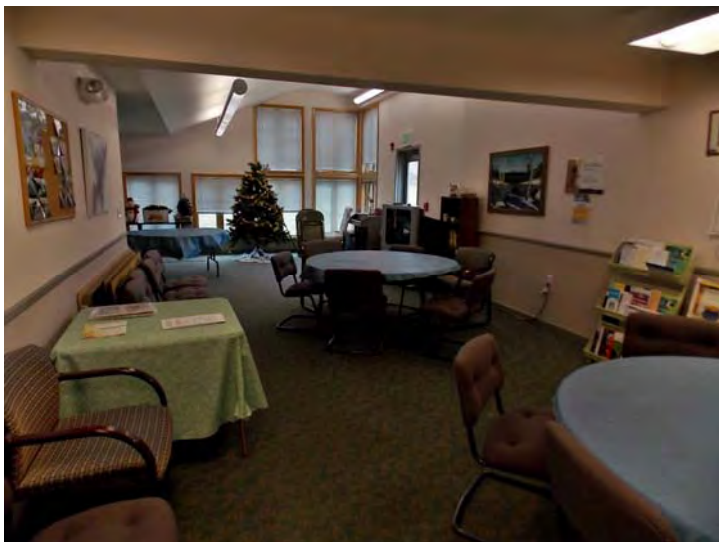




One of the residential buildings with a storage shed on the right.



A view of the community building (center).



A view of the community room.



The community room also features this propane fireplace.





The public laundry room is also located in the community building.



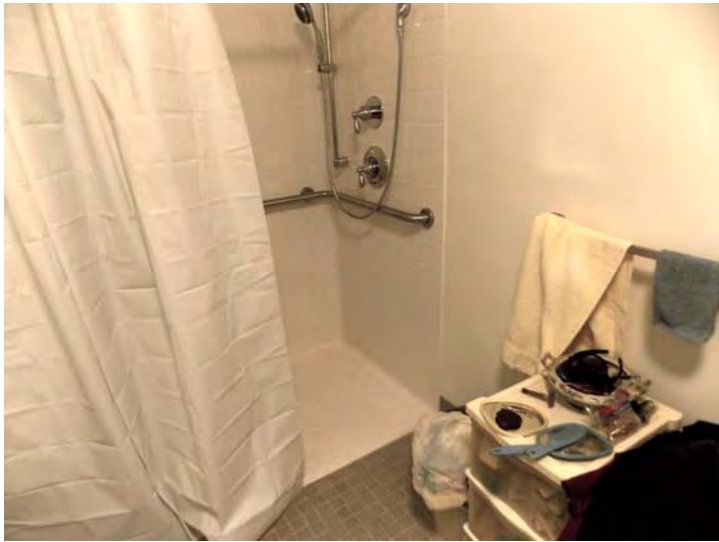
The community kitchen includes wood cabinets, faux granite countertops, and an electric range.



Bathrooms include vanities and vinyl floor covering. Note the missing tile.



Bathrooms have also been recently upgraded with exhaust fans that respond to humidity levels.



This accessible bathroom includes a roll-in shower.



A unit with new wood cabinets and vinyl plank flooring.



These control buttons are used to automatically adjust the cabinet heights within this accessible unit. Also, the base cabinet is removable.



Each apartment has its own electric-heated DHW tank.





One of the heat pump terminal units.



Each unit has an air-cooled pad-mounted heat pump condenser.



A view of an apartment's circuit breaker panel.



The central fire alarm control panel (FACP) is located in the community building.





This propane-powered generator provides emergency power to the community building.



These are the two air handlers (each includes split DX air conditioner coils) that serve the community building.



These are air conditioner condensers for a pair of split DX air conditioners that serve the community building.



This is the electric-DHW tank that serves the community building (laundry, community kitchen and restrooms).

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Ellington Housing Authority
Project Name:	Snipsic Village I
Project City / Town:	Ellington, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 14, 2013

Number of Units:	30
Total Square Feet:	16,400
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$31,843
Annual Replacement Reserve Contribution:	\$5,776
Additional Misc. Contribution:	

	Component	Total Planned Expenditures by Year																						Revitalization
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
				2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Site Improvements	0	0	20,072	0	0	0	0	10,588	0	0	0	0	17,596	0	0	0	0	14,229	0	0	0	63,541	0
2	Building Exterior	0	0	1,620	0	0	0	0	0	0	5,964	0	0	0	1,368	1,638	1,687	1,738	1,790	1,844	9,914	1,956	2,015	0
3	Roofing	0	0	0	71,812	0	0	0	0	0	0	0	0	0	11,906	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	9,624	0	0	0	0	11,221	0	0	0	0	9,744	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	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	0	0	0	0	0	0	0	317	0	3,917	0	0	0	0	0	0	0	1,404	0	0	0
9	Common Area Restrooms	0	0	0	0	0	0	0	0	0	312	0	0	0	0	0	0	0	0	0	420	0	0	0
10	Building Boilers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11	Building Mechanical	0	0	0	0	0	0	0	0	731	0	0	0	0	0	13,448	0	0	0	0	0	1,042	0	0
12	Building Electrical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12,011	0	0	18,509	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	8,276	8,524	8,780	9,043	0	0	3,294	3,393	3,495	3,600	3,708	3,819	3,934	4,052	4,173	4,298	4,427	4,560	4,697	4,838	0
16	Unit Kitchens	0	0	18,115	18,658	19,218	19,795	2,071	2,133	3,033	4,603	4,742	4,884	5,030	5,181	5,337	5,497	5,662	5,831	6,006	6,187	6,372	6,563	0
17	Unit Bathrooms	0	0	2,150	2,215	2,281	2,349	957	985	1,532	1,578	1,625	1,674	2,430	2,503	2,578	2,655	2,735	3,074	3,166	3,261	3,359	3,460	0
18	Unit Electrical	0	0	0	0	0	0	0	0	0	9,347	0	0	0	0	0	0	0	0	0	12,562	0	0	0
19	Unit Mechanical	0	0	1,283	1,321	1,361	2,795	2,879	2,965	3,054	19,442	20,025	20,626	19,733	20,325	20,934	232	239	2,233	2,300	2,369	2,440	2,513	0
20	Annual Planned Expenditures	0	0	51,516	102,530	31,640	33,983	5,907	16,672	11,644	54,580	29,887	34,701	48,497	45,101	71,100	14,123	14,547	49,964	17,743	50,420	19,866	82,930	0
21	Annual Provision (indexed at 3%)			5,776	5,949	6,128	6,312	6,501	6,696	6,897	7,104	7,317	7,537	7,763	7,996	8,235	8,482	8,737	8,999	9,269	9,547	9,833	10,128	
22	Outside Capital			700,000																				
23	Cumulative Reserve Balance	31,843	31,843	686,103	589,522	564,010	536,339	536,933	526,958	522,211	474,735	452,165	425,001	384,267	347,161	284,296	278,656	272,846	231,881	223,407	182,534	172,502	99,700	

## Site Improvements

Owner Sponsor Name:	Ellington Housing Authority
Project Name:	Snipsic Village I
Project City / Town:	Ellington, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 14, 2013

Number of Units:	30
Total Square Feet:	16,400
Default Inflation Rate:	3.0%

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## Building Exterior

Number of Units:	30
Total Square Feet:	16,400
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Exterior Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Glass Doors (Sliders)					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Exterior Walls - Masonry					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Exterior Walls - EIFS					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Ext. Walls - Vinyl Siding					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Ext. Walls - Wood Siding					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Windows					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Exterior Soffits and Fascia					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Caulking					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Unit Balconies / Decks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Garage Door	1,620		35	35	2013				1,620	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	Vinyl Siding: Power wash	3,123		4	40	2020				0	0	0	0	0	0	3,841	0	0	0	0	0	0	0	0	0	5,162	0	0							
18	Wood Siding: Repaint	1,726		9	40	2020				\$0	\$0	\$0	\$0	\$0	\$0	\$2,123	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,853	\$0	\$0							
19	Storm Doors: Replace	14,820		Varies	15	2024				0	0	0	0	0	0	0	0	0	1,368	1,409	1,451	1,494	1,539	1,585	1,633	1,682	1,732								
20	Windows: Replace Glazing	3,220		3	35	2025				0	0	0	0	0	0	0	0	0	0	230	236	244	251	258	266	274	282								
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	1,620	0	0	0	0	0	0	5,964	0	0	0	1,368	1,638	1,687	1,738	1,790	1,844	9,914	1,956	2,015	0						
28	Cumulative Reserve Balance						31,843	31,843	686,103	589,522	564,010	536,339	536,933	526,958	522,211	474,735	452,165	425,001	384,267	347,161	284,296	278,656	272,846	231,881	223,407	182,534	172,502	99,700							

Comprehensive Capital Needs Assessment Schedule

Roofing

Owner Sponsor Name:	Ellington Housing Authority
Project Name:	Snipsic Village I
Project City / Town:	Ellington, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 14, 2013

Number of Units:	30
Total Square Feet:	16,400
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	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	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	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	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	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	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	0	0						
8	Community Building Wing Roofing	8,601		9	20	2024				0	0	0	0	0	0	0	0	0	0	11,906	0	0	0	0	0	0	0	0	0	0						
9	Residential Building Roofing	69,720		19	20	2014				0	71,812	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																				
18																																				
19																																				
20																																				
21																																				
22																																				
23																																				
24																																				
25																																				
26																																				
27	Annual Planned Expenditures							0		0	0	71,812	0	0	0	0	0	0	0	11,906	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							31,843		31,843	686,103	589,522	564,010	536,339	536,933	526,958	522,211	474,735	452,165	425,001	384,267	347,161	284,296	278,656	272,846	231,881	223,407	182,534	172,502	99,700						

## Lobby / Mail Area

Owner Sponsor Name:	Ellington Housing Authority
Project Name:	Snipsic Village I
Project City / Town:	Ellington, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 14, 2013

Number of Units:	30
Total Square Feet:	16,400
Default Inflation Rate:	3.0%

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## Community Room

Number of Units:	30
Total Square Feet:	16,400
Default Inflation Rate:	3.0%

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## Common Hallways

Number of Units:	30
Total Square Feet:	16,400
Default Inflation Rate:	3.0%

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## Common Stairways

Number of Units:	30
Total Square Feet:	16,400
Default Inflation Rate:	3.0%

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## Common Laundry

Number of Units:	30
Total Square Feet:	16,400
Default Inflation Rate:	3.0%

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## Common Area Restrooms

Owner Sponsor Name:	Ellington Housing Authority
Project Name:	Snipsic Village I
Project City / Town:	Ellington, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 14, 2013

Number of Units:	30
Total Square Feet:	16,400
Default Inflation Rate:	3.0%

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## Building Boilers

Owner Sponsor Name:	Ellington Housing Authority
Project Name:	Snipsic Village I
Project City / Town:	Ellington, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 14, 2013

Number of Units:	30
Total Square Feet:	16,400
Default Inflation Rate:	3.0%

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## Building Mechanical

Number of Units:	30
Total Square Feet:	16,400
Default Inflation Rate:	3.0%

13082 - Snipsic Village I - FINAL SS 2/20/2013



## Building Electrical

Owner Sponsor Name:	Ellington Housing Authority
Project Name:	Snipsic Village I
Project City / Town:	Ellington, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 14, 2013

Number of Units:	30
Total Square Feet:	16,400
Default Inflation Rate:	3.0%

[illegible]

## Building Elevator

Owner Sponsor Name:	Ellington Housing Authority
Project Name:	Snipsic Village I
Project City / Town:	Ellington, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 14, 2013

Number of Units:	30
Total Square Feet:	16,400
Default Inflation Rate:	3.0%

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## Building Structural

Number of Units:	30
Total Square Feet:	16,400
Default Inflation Rate:	3.0%

13082 - Snipsic Village I - FINAL SS 2/20/2013

Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	Ellington Housing Authority
Project Name:	Snipsic Village I
Project City / Town:	Ellington, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 14, 2013

Number of Units:	30
Total Square Feet:	16,400
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Interior Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
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					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
6	AC Sleeve					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	Floors-Reported VAT- Removal	33,104		35	25	2013				8,276	8,524	8,780	9,043	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
18	Floors-Vinyl (VCT and Vinyl Plank)	41,380		Varies	15	2019				0	0	0	0	0	0	3,294	3,393	3,495	3,600	3,708	3,819	3,934	4,052	4,173	4,298	4,427	4,560	4,697	4,838						
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	8,276	8,524	8,780	9,043	0	0	3,294	3,393	3,495	3,600	3,708	3,819	3,934	4,052	4,173	4,298	4,427	4,560	4,697	4,838	0				
28	Cumulative Reserve Balance							31,843		31,843	686,103	589,522	564,010	536,339	536,933	526,958	522,211	474,735	452,165	425,001	384,267	347,161	284,296	278,656	272,846	231,881	223,407	182,534	172,502	99,700					



## Unit Bathrooms

Owner Sponsor Name:	Ellington Housing Authority
Project Name:	Snipsic Village I
Project City / Town:	Ellington, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 14, 2013

Number of Units:	30
Total Square Feet:	16,400
Default Inflation Rate:	3.0%

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## Unit Kitchens

Owner Sponsor Name:	Ellington Housing Authority
Project Name:	Snipsic Village I
Project City / Town:	Ellington, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 14, 2013

Number of Units:	30
Total Square Feet:	16,400
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 - Reported VAT: Removal	8,400		35	25	2013				2,100	2,163	2,228	2,295	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	Floors-VCT Replacement	10,500		Varies	15	2019				0	0	0	0	0	0	836	861	887	913	941	969	998	1,028	1,059	1,091	1,123	1,157	1,192	1,227							
19	Cabinets/Countertops	56,700		Varies	25	2013				14,175	14,600	15,038	15,489	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	Countertops - Future Replacement	12,461		Varies	12	2020				0	0	0	0	0	0	1,277	1,315	1,354	1,395	1,437	1,480	1,524	1,570	1,617	1,666	1,716	1,767	1,820								
21	Refrigerators	20,100		Varies	15	2013				1,340	1,380	1,422	1,464	1,508	1,553	1,600	1,648	1,697	1,748	1,801	1,855	1,911	1,968	2,027	2,088	2,150	2,215	2,281	2,350							
22	Range	15,000		Varies	25	2013				500	515	530	546	563	580	597	615	633	652	672	692	713	734	756	779	802	826	851	877							
23	Kitchen Exhaust Fan	3,300		Varies	20	2020				0	0	0	0	0	0	0	203	209	215	222	228	235	242	250	257	265	273	281	289							
24																																				
25																																				
26																																				
27	Annual Planned Expenditures							0	0	18,115	18,658	19,218	19,795	2,071	2,133	3,033	4,603	4,742	4,884	5,030	5,181	5,337	5,497	5,662	5,831	6,006	6,187	6,372	6,563	0						
28	Cumulative Reserve Balance							31,843	31,843	686,103	589,522	564,010	536,339	536,933	526,958	522,211	474,735	452,165	425,001	384,267	347,161	284,296	278,656	272,846	231,881	223,407	182,534	172,502	99,700							

## Unit Electrical

Number of Units:	30
Total Square Feet:	16,400
Default Inflation Rate:	3.0%

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## Unit Mechanical

Owner Sponsor Name:	Ellington Housing Authority
Project Name:	Snipsic Village I
Project City / Town:	Ellington, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 14, 2013

Number of Units:	30
Total Square Feet:	16,400
Default Inflation Rate:	3.0%

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## **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.