

# CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

**Connecticut Housing Finance Authority**  
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and

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Enfield Manor and  
Enfield Manor Extension  
CHFA #85044D / #85045D  
Enfield Housing Authority  
Enfield, CT

February 20, 2013

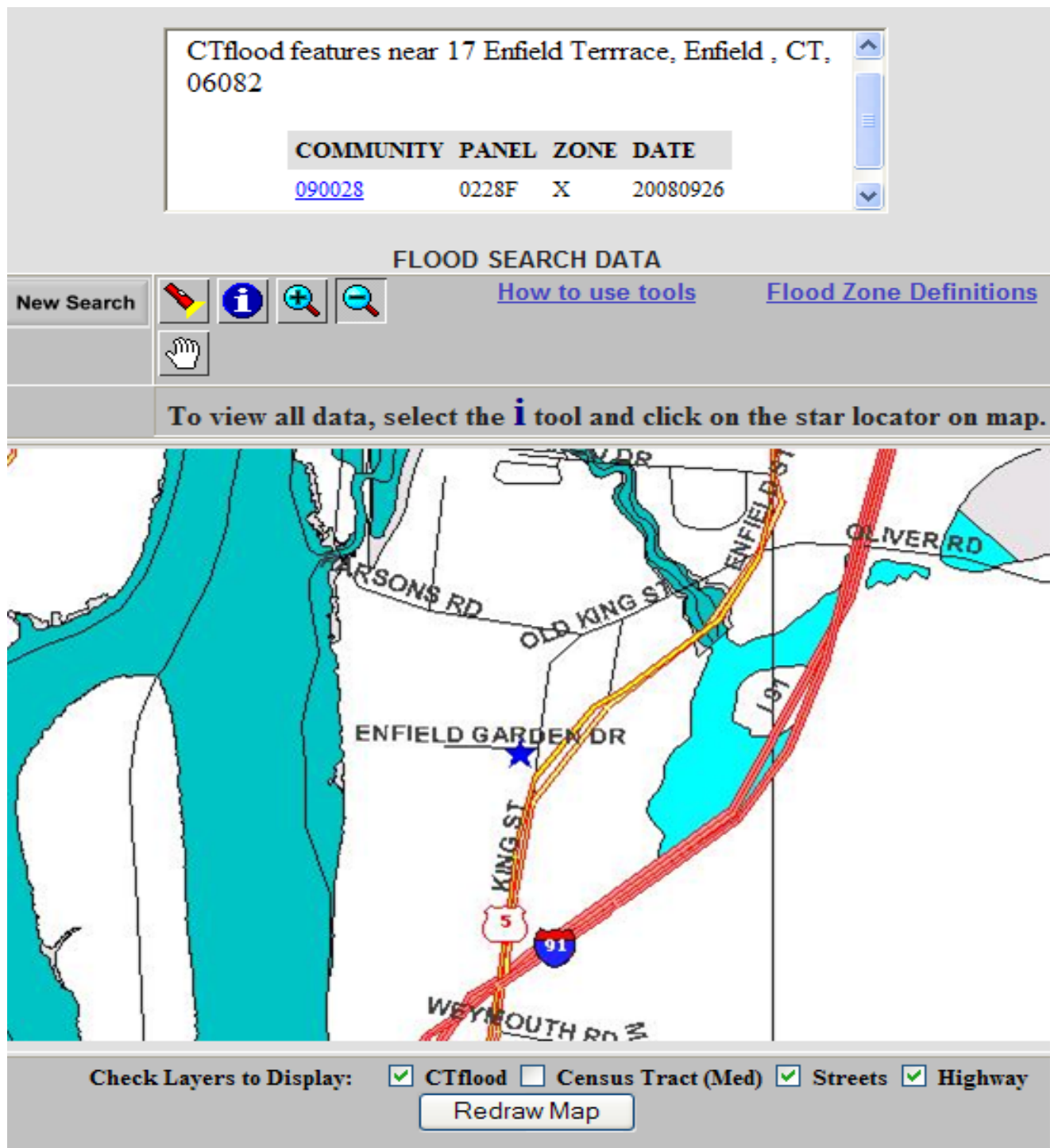
*Final Report*



## Enfield Manor

17 Enfield Terrace  
Enfield, CT 06082





## Enfield Manor

17 Enfield Terrace  
Enfield, CT 06082

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

## Executive Summary

### Enfield Manor & Enfield Manor Extension

Enfield, CT

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**Enfield Manor** is a two phase residential development for the elderly that is comprised of 17 one-story wood framed, masonry, vinyl and wood sided residential buildings with pitched asphalt shingle roofs plus a community center on a generally flat site. The development includes 46 efficiency and 34 one-bedroom flats and 49 parking spaces. Original construction of the development dates to 1964 and 1965 and the buildings were upgraded and renovated with new roofs in 1990.

Overall the development is in fair to poor 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 Enfield Manor include the following:

- Asphalt paving at drives and parking is scheduled for crack repair and sealcoat throughout the plan.
- Cracks, displacement, and potential trip hazards at asphalt paved walks are scheduled for general repairs throughout the plan..
- Development signage is scheduled for early in the plan.
- Repairs to the retaining wall at the Community Building are scheduled for early in the plan.
- Exterior unit doors and storm doors are scheduled for replacement later in the plan.

- Vinyl siding and window repairs and replacement will be needed due to age and condition early in the plan.
- Service doors at the mechanical rooms are worn and are scheduled for painting early and late in the plan.
- Caulking is in poor condition at doors and windows with steel lintels and is scheduled for replacement early/late in the plan.
- The building masonry veneer is in good condition. The brick chimneys have open joints and require tuck pointing.
- The roofing shingles have organic growth/surface decay at select locations and are scheduled for replacement early in the plan.
- Steel lintels at brick openings are rusted and scheduled to be scraped, painted and re-caulked early and late in the plan.
- Amenities and finishes in the community building are worn and will require updating early and throughout the plan.
- The gas fired space heaters in the boiler rooms are scheduled for replacement early in the plan.
- The unit level gas-fired hydronic boilers are scheduled for replacement early and mid-plan.
- Unit walls and ceilings are painted at unit turnover. Vinyl floor tile replacement is shown throughout the plan.
- Interior doors are generally worn and are scheduled for replacement throughout the plan.
- The kitchen cabinets, counters and sinks are a mix of 1965 and newer and are all to be replaced over the first half of the plan.
- Replacement of bathroom flooring and exhaust fans are scheduled throughout the plan.
- The upgrade of the emergency call devices is scheduled mid-plan when they are 30 years of age.
- Smoke detectors and thermostats are scheduled for replacement throughout the plan.
- An accessible route from parking to an accessible unit or public community space is not present at this property.
- No designated accessible units are available at this property.

Additional Notes:

1. The Physical Assessment of the property was conducted on November 30, 2012. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Bruce Hutchinson, and Brian Ameche, AIA with Clearstory LLC. 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*.



1. Typical 4 unit building at this site. Asphalt paving at walks and parking is on site. The drive is a public street.



2. Typical 4 unit building with pitched roofs added in 1990.



3. Typical 4 unit building in Phase 2.



4. Walkway at Typical 4 unit building in Phase 2.





5. Community center needs new exterior doors, windows and paint.



6. Typical deteriorated window at Phase 1 and Phase 2 buildings.



7. Typical failing paint on vertical wood siding and CMU.



8. Typical failing paint on wood panels and CMU and typical rusting door at Mechanical Room.





9. Typical open joints at boiler room chimneys.



10. Typical asphalt shingles with organic growth and warped shingles.



11. Typical failed seals at insulated glass site-wide.



12. Typical 1 bedroom unit is tight.



13. Typical kitchen in 1 bedroom unit has old cabinets and is comfortable size.



14. Typical bathroom in 1 bedroom unit is in good condition.



15. Typical kitchen in efficiency unit is tight.



16. Typical efficiency living/sleeping room is tight.

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Enfield Manor
Project City / Town:	Enfield

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 18, 2012

Number of Units:	80
Total Square Feet:	30,882
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$184,214
Annual Replacement Reserve Contribution:	\$12,840
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	24,654	0	0	0	9,835	0	11,109	0	0	0	0	12,558	0	0	0	0	14,007	0	0	0	0	0
2	Building Exterior	0	8,500	46,052	0	0	198,301	0	39,617	9,438	9,721	23,702	24,334	49,573	14,683	15,014	3,791	0	39,193	0	0	14,205	0	0
3	Roofing	0	0	0	0	0	172,496	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	6,700	0	0	0	754	0	0	0	0	652	0	0	0	0	0	1,674	0	0	0	1,175	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	153	0	0	0	0	0	0	0	0	0	0	0	0	0	0	239	0	0	0	0	0
9	Common Area Restrooms	0	15,000	772	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,203	0	0	0	0	0
10	Building Boilers	0	5,800	4,860	5,006	7,696	7,913	8,131	9,039	11,470	11,761	12,053	12,344	12,636	12,928	13,219	13,511	6,901	15,457	7,193	7,339	14,969	15,260	0
11	Building Mechanical	0	0	1,595	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,361	0	0	0	0	0
12	Building Electrical	0	0	160,000	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	6,000	11,574	11,922	12,279	12,648	13,027	13,418	13,820	14,235	14,662	15,102	15,555	16,022	16,502	16,997	17,507	18,033	18,574	19,131	19,705	20,296	0
16	Unit Kitchens	0	0	41,030	42,261	43,529	44,835	46,180	47,565	48,992	50,462	9,222	9,499	9,784	10,077	10,380	10,691	11,012	11,342	11,682	12,033	12,394	12,766	0
17	Unit Bathrooms	0	40,000	15,244	16,067	16,527	16,990	3,429	3,532	3,638	3,747	3,859	3,975	4,094	4,217	4,344	4,474	4,608	4,747	4,889	5,036	5,187	5,342	0
18	Unit Electrical	0	0	3,600	3,708	3,819	3,934	4,052	4,173	4,299	4,428	4,560	4,697	4,838	4,983	5,133	5,287	5,445	5,609	5,777	5,950	6,129	6,313	0
19	Unit Mechanical	0	0	56,814	58,519	60,274	62,082	63,945	773	796	820	2,628	2,707	2,788	18,626	19,185	3,047	3,138	3,232	3,329	3,429	3,532	3,638	0
20	Annual Planned Expenditures	0	99,954	348,395	137,482	144,124	529,034	139,518	129,226	92,452	95,173	70,687	73,311	111,827	81,536	83,777	57,798	48,612	117,096	51,444	52,917	76,120	64,789	0
21	Annual Provision (indexed at 3%)			12,840	13,225	13,622	14,031	14,452	14,885	15,332	15,792	16,265	16,753	17,256	17,774	18,307	18,856	19,422	20,004	20,604	21,223	21,859	22,515	
22	Outside Capital			2,500,000																				
23	Cumulative Reserve Balance	184,214	84,260	2,248,705	2,124,448	1,993,946	1,478,942	1,353,876	1,239,535	1,162,414	1,083,032	1,028,610	972,053	877,482	813,719	748,249	709,307	680,116	583,025	552,185	520,491	466,230	423,956	



Comprehensive Capital Needs Assessment Schedule

Site Improvements

Owner Sponsor Name:	Enfield Housing Authority
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Project City / Town:	Enfield

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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	Asphalt Parking / Roadways					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Crack Fill / Sealant					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Concrete Sidewalks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Bituminous Sidewalks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Fencing					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Landscaping					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Dumpster Enclosures					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Storm Water System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Site Lighting					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Fencing - Chain Link					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Retaining Walls	9,000		47	50	2016				0	0	0	9,835	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	Crackfill & Sealcoat Asphalt Parking	9,660		47	5	2013		4	9,660	0	0	0	0	0	11,109	0	0	0	0	12,558	0	0	0	0	14,007	0	0	0	0						
18	Asphalt Sidewalk Repair	5,334		47	20	2013		4	5,334	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Development Signage	3,500		47	20	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Asphalt Overlay Parking	9,660		47	25	2017		4	9,660	0	0	0	0	0	0	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	24,654	0	0	0	9,835	0	11,109	0	0	0	0	12,558	0	0	0	0	14,007	0	0	0	0	0						
28	Cumulative Reserve Balance						184,214	84,260	2,248,705	2,124,448	1,993,946	1,478,942	1,353,876	1,239,535	1,162,414	1,083,032	1,028,610	972,053	877,482	813,719	748,249	709,307	680,116	583,025	552,185	520,491	466,230	423,956							

Comprehensive Capital Needs Assessment Schedule

Building Exterior

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Enfield Manor
Project City / Town:	Enfield

Current Year:	2013
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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	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	Windows - Community Building	9,780		47	25	2013					9,780	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	0				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Storm Doors	39,520		10	15	2018					0	0	0	0	0	9,163	9,438	9,721	10,013	10,313	0	0	0	0	0	0	0	0	0						
18	Mechanical Room Doors	8,755		47	20	2013					8,755	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Concrete Masonry Unit - Paint	9,224		10	6	2013					9,224	0	0	0	0	10,608	0	0	0	0	12,268	0	0	0	0	13,652	0	0	14,205	0					
20	Vinyl Siding	13,725		22	25	2016					0	0	0	14,960	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21	Exterior Unit Doors	55,200		22	30	2021					0	0	0	0	0	0	0	13,690	14,021	14,352	14,683	15,014	0	0	0	0	0	0	0						
22	Steel Lintels - Paint	2,670		47	10	2016					0	0	0	2,918	0	0	0	0	0	0	0	0	0	3,791	0	0	0	0	0						
23	Windows and Caulk	162,690		22	25	2016					0	0	0	180,423	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
24	Tuckpoint Brick Chimneys	8,500		47	35	2013			5	8,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
25	Wood Siding - Paint	17,258		22	10	2016					17,258	0	0	0	0	19,847	0	0	0	0	22,953	0	0	0	0	25,542	0	0	0	0					
26	Community Building Entrance Doors	1,035		47	30	2013					1,035																								
27	Annual Planned Expenditures							0		8,500	46,052	0	0	198,301	0	39,617	9,438	9,721	23,702	24,334	49,573	14,683	15,014	3,791	0	39,193	0	0	14,205	0	0				
28	Cumulative Reserve Balance							184,214		84,260	2,248,705	2,124,448	1,993,946	1,478,942	1,353,876	1,239,535	1,162,414	1,083,032	1,028,610	972,053	877,482	813,719	748,249	709,307	680,116	583,025	552,185	520,491	466,230	423,956					

Comprehensive Capital Needs Assessment Schedule

Roofing

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Project City / Town:	Enfield

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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	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	157,858		22	25	2016					0	0	0	172,496	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																																			
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21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	172,496	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							184,214		84,260	2,248,705	2,124,448	1,993,946	1,478,942	1,353,876	1,239,535	1,162,414	1,083,032	1,028,610	972,053	877,482	813,719	748,249	709,307	680,116	583,025	552,185	520,491	466,230	423,956					



## Lobby / Mail Area

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Enfield Manor
Project City / Town:	Enfield

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 18, 2012

Number of Units:	80
Total Square Feet:	30,882
Default Inflation Rate:	3.0%

Enfield Manor and Extension • Capital Needs Assessment • © On-Site Insight

Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Enfield Manor
Project City / Town:	Enfield

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 18, 2012

Number of Units:	80
Total Square Feet:	30,882
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Floor	3,600		22	20	2013					3,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Kitchen Cabinets / Sink	2,025		47	30	2013					2,025	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Kitchen Appliances					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Furnishings					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Refrigerator					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Range					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Painting - Walls	794		22	15	2013					794	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,236	0	0	0	0				
8	Range Hood	281		22	15	2013					281	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	438	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	Refrigerator	670		10	15	2017					0	0	0	0	0	754	0	0	0	0	0	0	0	0	0	0	0	0	0	1,175					
18	Range	500		10	20	2022					0	0	0	0	0	0	0	0	0	652	0	0	0	0	0	0	0	0	0	0					
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	6,700	0	0	0	0	754	0	0	0	0	652	0	0	0	0	0	1,674	0	0	0	1,175	0			
28	Cumulative Reserve Balance							184,214		84,260	2,248,705	2,124,448	1,993,946	1,478,942	1,353,876	1,239,535	1,162,414	1,083,032	1,028,610	972,053	877,482	813,719	748,249	709,307	680,116	583,025	552,185	520,491	466,230	423,956					

Comprehensive Capital Needs Assessment Schedule

Common Hallways

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Enfield Manor
Project City / Town:	Enfield

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 18, 2012

Number of Units:	80
Total Square Feet:	30,882
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
2	Walls 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
3	Walls 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
4	Ceiling 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
5	Ceiling 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
6	Ceiling 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
7	Floors 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
8	Floors 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
9	Floors 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
10	Unit Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
11	Hand Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
12	Interior Lighting 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
13	Interior Lighting 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
14	Interior Lighting 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
15	Common Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	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						184,214	84,260	2,248,705	2,124,448	1,993,946	1,478,942	1,353,876	1,239,535	1,162,414	1,083,032	1,028,610	972,053	877,482	813,719	748,249	709,307	680,116	583,025	552,185	520,491	466,230	423,956							



Comprehensive Capital Needs Assessment Schedule

Common Stairways

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Enfield Manor
Project City / Town:	Enfield

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 18, 2012

Number of Units:	80
Total Square Feet:	30,882
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	Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Railings					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						184,214	84,260	2,248,705	2,124,448	1,993,946	1,478,942	1,353,876	1,239,535	1,162,414	1,083,032	1,028,610	972,053	877,482	813,719	748,249	709,307	680,116	583,025	552,185	520,491	466,230	423,956							

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Enfield Manor
Project City / Town:	Enfield

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 18, 2012

Number of Units:	80
Total Square Feet:	30,882
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	114		22	15	2013					114	0	0	0	0	0	0	0	0	0	0	0	0	0	0	178	0	0	0	0					
2	Ceilings	39		22	15	2013					39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	61	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					
17																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	153	0	0	0	0	0	0	0	0	0	0	0	0	0	0	239	0	0	0	0	0				
28	Cumulative Reserve Balance							184,214		84,260	2,248,705	2,124,448	1,993,946	1,478,942	1,353,876	1,239,535	1,162,414	1,083,032	1,028,610	972,053	877,482	813,719	748,249	709,307	680,116	583,025	552,185	520,491	466,230	423,956					

Comprehensive Capital Needs Assessment Schedule

Common Area Restrooms

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Enfield Manor
Project City / Town:	Enfield

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 18, 2012

Number of Units:	80
Total Square Feet:	30,882
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	357		22	15	2013					357	0	0	0	0	0	0	0	0	0	0	0	0	0	0	556	0	0	0	0					
2	Ceilings	65		22	15	2013					65	0	0	0	0	0	0	0	0	0	0	0	0	0	0	101	0	0	0	0					
3	Sinks					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
4	Toilets					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
5	Partitions					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
6	Accessories					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
7	Floor	350		22	15	2013					350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	545	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	Painting Walls					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	Accessibility Improvements	15,000		1	1	2013			4	15,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		15,000	772	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,203	0	0	0	0	0				
28	Cumulative Reserve Balance							184,214		84,260	2,248,705	2,124,448	1,993,946	1,478,942	1,353,876	1,239,535	1,162,414	1,083,032	1,028,610	972,053	877,482	813,719	748,249	709,307	680,116	583,025	552,185	520,491	466,230	423,956					



Comprehensive Capital Needs Assessment Schedule

Building Boilers

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Enfield Manor
Project City / Town:	Enfield

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 18, 2012

Number of Units:	80
Total Square Feet:	30,882
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Boilers / Warm Air Furnaces					2013				0	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	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	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	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	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	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	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	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	Gas Fired Boilers	5,800		28	15	0		5	5,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,410	0	0	0	0					
18	Gas Fired Hot Water Heaters at 1-6 Years Old	38,880		6	12	6				0	0	0	0	0	0	5,735	5,881	6,026	6,172	6,318	6,464	6,610	6,755	0	0	0	0	7,484	7,630						
19	Gas Fired Hot Water Heaters at 6-12 Years Old	58,320		12	12	0				4,860	5,006	5,152	5,297	5,443	5,589	5,735	5,881	6,026	6,172	6,318	6,464	6,610	6,755	6,901	7,047	7,193	7,339	7,484	7,630						
20	Gas Fired Space Heaters	10,200		22	20	2				0	0	2,544	2,616	2,688	3,450	0	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		5,800	4,860	5,006	7,696	7,913	8,131	9,039	11,470	11,761	12,053	12,344	12,636	12,928	13,219	13,511	6,901	15,457	7,193	7,339	14,969	15,260	0				
28	Cumulative Reserve Balance							184,214		84,260	2,248,705	2,124,448	1,993,946	1,478,942	1,353,876	1,239,535	1,162,414	1,083,032	1,028,610	972,053	877,482	813,719	748,249	709,307	680,116	583,025	552,185	520,491	466,230	423,956					

Comprehensive Capital Needs Assessment Schedule

Building Mechanical

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Enfield Manor
Project City / Town:	Enfield

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 18, 2012

Number of Units:	80
Total Square Feet:	30,882
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					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Air Handling Units					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	Thru-Wall A/C Units Community Building	1,595		22	15	2013				1,595	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,361	0	0	0	0						
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	1,595	0	0	0	0	0	0	0	0	0	0	0	0	0	2,361	0	0	0	0	0					
28	Cumulative Reserve Balance							184,214		84,260	2,248,705	2,124,448	1,993,946	1,478,942	1,353,876	1,239,535	1,162,414	1,083,032	1,028,610	972,053	877,482	813,719	748,249	709,307	680,116	583,025	552,185	520,491	466,230	423,956					

Comprehensive Capital Needs Assessment Schedule

Building Electrical

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Enfield Manor
Project City / Town:	Enfield

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 18, 2012

Number of Units:	80
Total Square Feet:	30,882
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Switch Gear					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Emergency Generator					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Smoke / Fire Detection					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Signaling / Communication					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Building Wiring					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Breaker Panels	160,000		22	50	2013					160,000	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	160,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							184,214		84,260	2,248,705	2,124,448	1,993,946	1,478,942	1,353,876	1,239,535	1,162,414	1,083,032	1,028,610	972,053	877,482	813,719	748,249	709,307	680,116	583,025	552,185	520,491	466,230	423,956					

Comprehensive Capital Needs Assessment Schedule

Building Elevator

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Enfield Manor
Project City / Town:	Enfield

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 18, 2012

Number of Units:	80
Total Square Feet:	30,882
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Shafts and Doorways					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Cabs					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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						184,214	84,260	2,248,705	2,124,448	1,993,946	1,478,942	1,353,876	1,239,535	1,162,414	1,083,032	1,028,610	972,053	877,482	813,719	748,249	709,307	680,116	583,025	552,185	520,491	466,230	423,956							

## Building Structural

Number of Units:	80
Total Square Feet:	30,882
Default Inflation Rate:	3.0%

12309 - Enfield Manor and Extension - FINAL SS 2/20/2013



Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Enfield Manor
Project City / Town:	Enfield

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 18, 2012

Number of Units:	80
Total Square Feet:	30,882
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																											
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization			
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032				
1	Interior Doors	1,280		1	1	2013				1,280	1,319	1,358	1,399	1,441	1,484	1,529	1,575	1,622	1,671	1,721	1,772	1,826	1,880	1,937	1,995	2,055	2,116	2,180	2,245					
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	0			
5	Floors	10,294		1	1	2013				10,294	10,603	10,921	11,249	11,586	11,934	12,292	12,660	13,040	13,431	13,834	14,249	14,677	15,117	15,571	16,038	16,519	17,014	17,525	18,051					
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	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	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	0			
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
17	Accessibility Improvements	6,000		0	25	2013			4	6,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
18																																		
19																																		
20																																		
21																																		
22																																		
23																																		
24																																		
25																																		
26																																		
27	Annual Planned Expenditures							0		6,000	11,574	11,922	12,279	12,648	13,027	13,418	13,820	14,235	14,662	15,102	15,555	16,022	16,502	16,997	17,507	18,033	18,574	19,131	19,705	20,296	0			
28	Cumulative Reserve Balance							184,214		84,260	2,248,705	2,124,448	1,993,946	1,478,942	1,353,876	1,239,535	1,162,414	1,083,032	1,028,610	972,053	877,482	813,719	748,249	709,307	680,116	583,025	552,185	520,491	466,230	423,956				

## Unit Bathrooms

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Enfield Manor
Project City / Town:	Enfield

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 18, 2012

Number of Units:	80
Total Square Feet:	30,882
Default Inflation Rate:	3.0%

12309 - Enfield Manor and Extension - FINAL SS 2/20/2013

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Enfield Manor
Project City / Town:	Enfield

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 18, 2012

Number of Units:	80
Total Square Feet:	30,882
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	1,707		1	1	2013				1,707	1,758	1,811	1,865	1,921	1,978	2,038	2,099	2,162	2,227	2,294	2,362	2,433	2,506	2,581	2,659	2,739	2,821	2,905	2,993					
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	3,573		1	1	2013				3,573	3,681	3,791	3,905	4,022	4,142	4,267	4,395	4,527	4,662	4,802	4,946	5,095	5,248	5,405	5,567	5,734	5,906	6,083	6,266					
11	Stove	2,000		1	1	2013				2,000	2,060	2,122	2,185	2,251	2,319	2,388	2,460	2,534	2,610	2,688	2,768	2,852	2,937	3,025	3,116	3,209	3,306	3,405	3,507					
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	Kitchen Cabinets/ Countertop/ Sink	270,000		47	20	2013				33,750	34,763	35,805	36,880	37,986	39,126	40,299	41,508	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	41,030	42,261	43,529	44,835	46,180	47,565	48,992	50,462	9,222	9,499	9,784	10,077	10,380	10,691	11,012	11,342	11,682	12,033	12,394	12,766	0			
28	Cumulative Reserve Balance							184,214		84,260	2,248,705	2,124,448	1,993,946	1,478,942	1,353,876	1,239,535	1,162,414	1,083,032	1,028,610	972,053	877,482	813,719	748,249	709,307	680,116	583,025	552,185	520,491	466,230	423,956				

## Unit Electrical

Number of Units:	80
Total Square Feet:	30,882
Default Inflation Rate:	3.0%

12309 - Enfield Manor and Extension - FINAL SS 2/20/2013

Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Enfield Manor
Project City / Town:	Enfield

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 18, 2012

Number of Units:	80
Total Square Feet:	30,882
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Radiators					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Unit Temperature Controls	667		1	1	2013				667	687	707	728	750	773	796	820	845	870	896	923	951	979	1,008	1,039	1,070	1,102	1,135	1,169						
3	Air Conditioning Unit / Sleeve					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	HW Baseboards	70,400		22	30	2021				0	0	0	0	0	0	0	0	1,784	1,837	1,892	1,949	2,007	2,068	2,130	2,194	2,259	2,327	2,397	2,469						
18	Old Gas Fired Boilers	280,738		28	15	2013				56,148	57,832	59,567	61,354	63,195	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	New Gas Fired Boilers	22,763		2	15	2024				0	0	0	0	0	0	0	0	0	0	0	15,754	16,227	0	0	0	0	0	0	0						
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	56,814	58,519	60,274	62,082	63,945	773	796	820	2,628	2,707	2,788	18,626	19,185	3,047	3,138	3,232	3,329	3,429	3,532	3,638	0				
28	Cumulative Reserve Balance							184,214		84,260	2,248,705	2,124,448	1,993,946	1,478,942	1,353,876	1,239,535	1,162,414	1,083,032	1,028,610	972,053	877,482	813,719	748,249	709,307	680,116	583,025	552,185	520,491	466,230	423,956					



## **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.