

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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Green Valley Village

CHFA # 85042D

Enfield Housing Authority
Enfield, CT

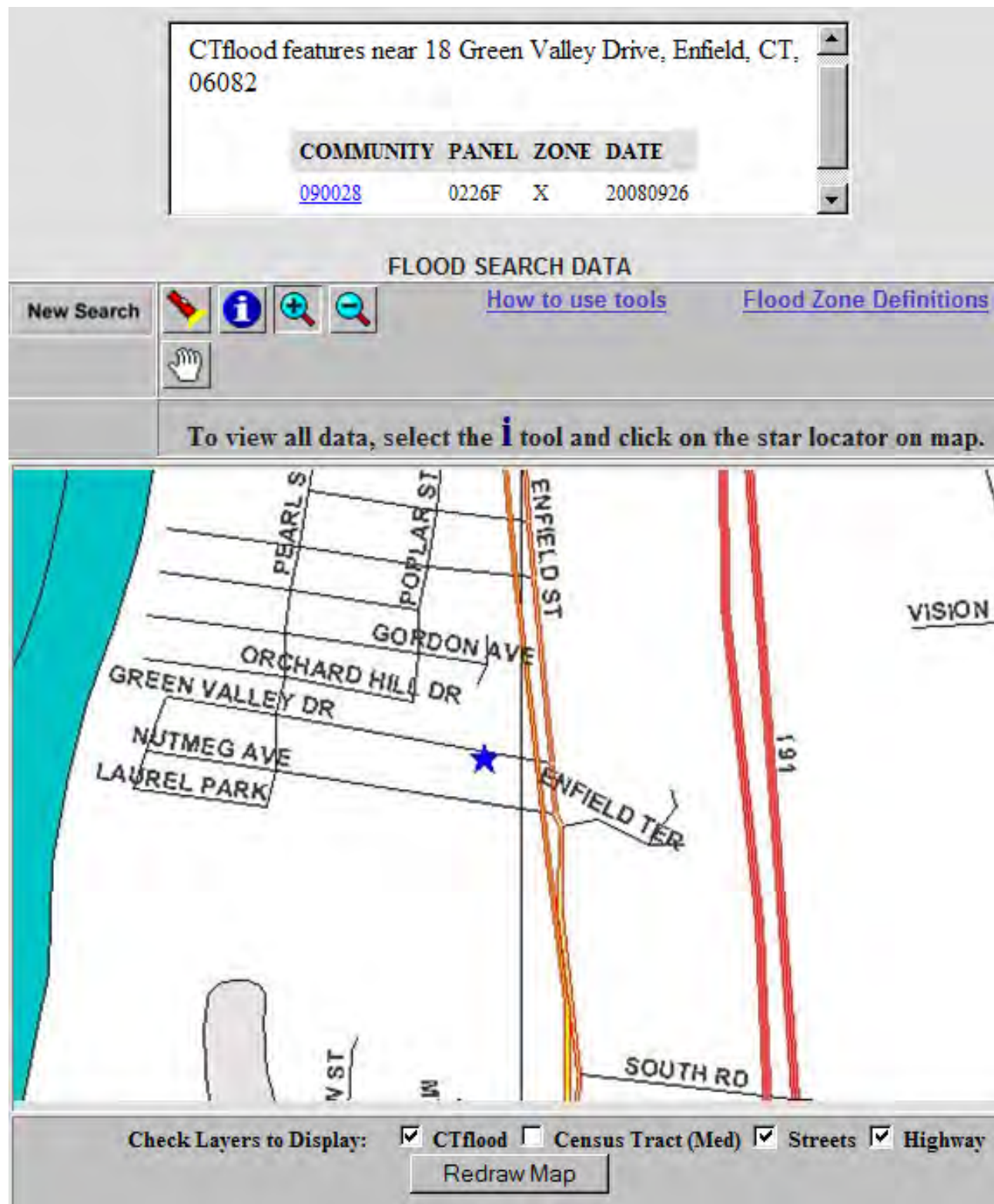
February 20, 2013

Final Report



Green Valley Village

18-102 Green Valley Drive
Enfield, CT 06082



Green Valley Village

18-102 Green Valley Drive
Enfield, CT 06082

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

Executive Summary

Green Valley Village

Enfield, CT

Green Valley Village is a residential development for the families that is comprised of forty-two, townhouse-style residential buildings. The development includes 62 two-bedroom, 21 three-bedroom, and 1 four-bedroom units. Original construction of the development dates to 1951, and the exterior building envelopes are understood to have been partially renovated (new siding and windows) in the 1980s.

Overall the development is in fair condition. As shown on the attached capital needs worksheets, the development faces significant capital needs in the near term. Based on these projections, the development is seen as requiring an adjustment to current replacement reserve funding and/or an infusion of additional capital.

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

- Asphalt-paved driveways, present at each building, vary in condition; allowances for resurfacing of all are shown in the near-term.
- Original asphalt-paved walkways lead to the units' rear entrances; the walkways are very narrow and most exhibit some level of age-related wear and/or deterioration – Installation of new walkways that are a minimum of three feet wide is shown in Years 1-5.
- Surface drainage for the site is from east to west and a swale is located along the rear of the even numbered buildings on Green Valley Road; drainage improvements are reportedly needed including work in conjunction with the railroad that runs along the westerly end of the neighborhood – An allowance for potential (no specific improvement plans were reviewed) improvements is shown in Year 1.
- Vinyl siding is the primary exterior wall finish on the buildings. The siding is in fair condition; future replacement is shown in Years 10-14.

- Replacement of windows, unit entry doors, storm doors, and surface preparation and painting of steel lintels is shown concurrent with the replacement of the siding. Sixteen buildings have common entry at the front elevation that is equipped with a steel door – surface rust and wear is typical on these doors; Replacement of the common entry doors is shown in Years 1 and 2.
- Step/stoop landings at various locations throughout the development exceed a height of fifteen inches above the ground; an allowance to add railings at these step/stoop locations is shown in Year 1.
- No problems related to the composite asphalt roof shingles were observed or reported and no near-term needs are anticipated; an allowance to replace gutters and downspouts is shown concurrent with the replacement of the exterior siding.
- Allowances for refinishing of in-unit hardwood flooring and replacement of vinyl floor coverings are shown in all years of the plan.
- Allowances to replace older, high-flow, toilets with contemporary industry-standard low-flow models are shown in Years 1 and 2; replacement allowances for other bathroom fixtures and accessories are shown based on observed conditions and estimated age.
- Approximately 60% of the units feature original solid wood cabinetry that is in fair to good condition for its age; Replacement allowances for these cabinet sets are shown in Years 1-7. No near-term needs are anticipated for the remaining cabinet sets.
- The Housing Authority does not provide or maintain kitchen appliances at family units; No costs have been included in the plan.
- Several buildings/units feature an electrical load center configuration where the main electrical shut-off for one unit is located in the basement of the adjacent unit, thus leaving it hard to access if an emergency might occur and/or vulnerable to ‘tampering’ by neighbors; An allowance to relocate these shut-offs to the corresponding unit basements is seen as a near-term need.
- Unit space heating needs are met via individual natural gas-fired warm air furnaces – no problems related to the furnaces were observed or reported but they are at or near the end of their expected useful service lives; Replacement allowances are shown in Years 1-5.
- Individual natural gas-fired tanks provide domestic hot water in each unit – the tanks are of varying ages and brands of manufacture; Annual replacement allowances based on observed conditions, estimated ages, and expected useful life are included in the plan.
- There are no common areas at the development that require handicap accessibility improvements/modifications. The development also does not include any handicap accessible units – the townhouse-style of the units, with all bedrooms and bathrooms at the second floor level, is prohibitive to modifications/improvements; No costs have been shown.

Additional Notes:

1. The Physical Assessment of the property was conducted on November 28th, 2012. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Bruce Hutchinson. We would like to thank Michael Chell of The Enfield Housing Authority for his assistance.
2. Cost estimates used in this assessment are based on data from *RS Means Facilities and Construction Cost Data*. These cost estimates have been applied uniformly across the entire study portfolio to help ensure consistency of future projections. Actual owner and/or site pricing could vary significantly.
3. Unless required by fire, safety, or accessibility codes, items are typically shown being replaced in kind and do not include any planned upgrades or potential upgrade opportunities.
4. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.
5. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.



Asphalt walkways leading to unit entries are narrow and exhibit high levels of wear/deterioration at various locations



Typical building architecture as seen at front elevation of building with direct unit entries



Typical building architecture as seen at front elevation of building with common entry



Some buildings feature brick veneer on the exterior walls at the first floor level



Dirt and organic growth typical on vinyl siding surfaces –
Age related wear and impact damage also noted
at some locations



Heat damaged vinyl siding – Some siding
Colors are no longer available which
prohibits cohesive repairs



Isolated step crack noted in brick veneer



Rust damage noted on several of the
common entry doors



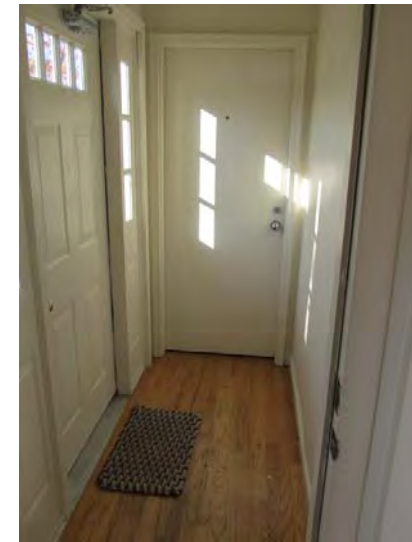
Typical unit entry and storm doors



Typical aluminum-framed windows with double glazing



Steel lintels over windows set in masonry openings are in need of surface preparation and painting



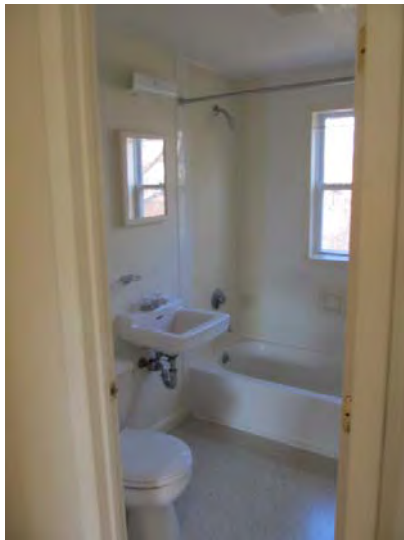
Typical entry hall area at buildings with common entries



Original wood strip flooring in unit living areas are in good overall condition



Typical newer cabinetry installed in several units in recent years – Note residents are responsible for providing their own ranges and refrigerators



Typical finishes and fixtures in unit bathrooms



Main electrical shut-off (breaker) for some units is located in the basement of the adjacent unit at some buildings

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Green Valley Village
Project City / Town:	Enfield

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 20, 2012

Number of Units:	84
Total Square Feet:	78,506
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$1,045,038
Annual Replacement Reserve Contribution:	\$103,489
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	55,161	18,191	18,737	19,299	19,878	1,958	2,016	2,077	2,139	2,203	2,270	2,338	2,408	2,480	2,554	2,631	2,710	2,791	2,875	2,961	0
2	Building Exterior	0	0	25,497	52,194	2,228	2,295	2,364	2,434	2,508	2,583	2,660	250,144	272,583	265,378	273,339	288,639	10,489	10,803	11,127	11,461	11,805	12,159	0
3	Roofing	0	0	1,464	1,508	1,553	1,600	1,648	1,697	1,748	1,801	1,855	53,966	55,585	57,253	58,970	60,739	2,215	2,281	2,350	2,420	2,493	2,567	0
4	Lobby - Mail Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	Community Room	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	Common Hallways	0	0	355	366	376	388	399	411	424	436	450	463	477	491	506	521	537	553	569	587	601	619	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9	Common Area Restrooms	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10	Building Boilers	0	0	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	Building Electrical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13	Building Elevator	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	Building Structural	0	0	12,000	12,360	12,731	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	Unit Living	0	0	5,730	5,901	6,078	6,261	6,449	6,642	6,841	7,047	7,258	7,476	7,700	7,931	8,169	8,414	8,666	8,926	9,194	9,470	9,754	10,047	0
16	Unit Kitchens	0	0	19,908	20,505	21,121	21,754	22,407	23,079	23,771	6,340	6,530	6,726	6,927	7,135	7,349	7,570	7,797	25,383	26,144	26,928	27,736	28,568	0
17	Unit Bathrooms	0	0	12,745	13,127	6,126	6,310	33,782	34,795	35,839	36,914	38,022	39,162	40,337	7,994	8,233	8,480	8,735	8,997	9,267	9,545	9,831	10,126	0
18	Unit Electrical	0	0	15,435	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19	Unit Mechanical	0	0	32,923	33,911	34,928	35,976	37,055	16,101	16,584	17,081	17,594	18,122	18,665	19,225	19,802	20,396	21,008	21,638	22,287	22,956	23,645	24,354	0
20	Annual Planned Expenditures	0	0	181,218	158,063	103,879	93,882	123,981	87,118	89,732	74,279	76,507	378,262	404,544	367,744	378,777	397,239	62,000	81,212	83,649	86,158	88,739	91,402	0
21	Annual Provision (indexed at 3%)			103,489	106,594	109,791	113,085	116,478	119,972	123,571	127,278	131,097	135,030	139,081	143,253	147,551	151,977	156,536	161,232	166,069	171,052	176,183	181,469	
22	Outside Capital			125,000																				
23	Cumulative Reserve Balance	1,045,038	1,045,038	1,092,309	1,040,839	1,046,752	1,065,955	1,058,452	1,091,306	1,125,145	1,178,145	1,232,734	989,502	724,039	499,547	268,321	23,059	117,595	197,615	280,036	364,930	452,373	542,440	

Site Improvements

Number of Units:	84
Total Square Feet:	78,506
Default Inflation Rate:	3.0%

12305 - Green Valley Village - FINAL SS 2/20/2013

Comprehensive Capital Needs Assessment Schedule

Building Exterior

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Green Valley Village
Project City / Town:	Enfield

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 20, 2012

Number of Units:	84
Total Square Feet:	78,506
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Exterior Doors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
2	Glass Doors (Sliders)					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
3	Exterior Walls - Masonry	5,897		61	10	2013					5,897	0	0	0	0	0	0	0	0	0	7,926	0	0	0	0	0	0	0	0	0	0				
4	Exterior Walls - EIFS					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
5	Ext. Walls - Vinyl Siding					2013					0	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	0					
7	Windows					2013					0	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	0					
9	Caulking					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
10	Unit Balconies / Decks					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
11	Railings	7,980		61	25	2013					7,980	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	Ext. Walls - Vinyl Siding	512,316		20	30	2022					0	0	0	0	0	0	0	0	0	133,691	137,702	141,833	146,088	150,471	0	0	0	0	0	0					
18	Exterior Common Doors	19,040		28	30	2013					9,520	9,806	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
19	Exterior Unit Doors	47,265		28	30+	2022					0	0	0	0	0	0	0	0	0	12,334	12,704	13,085	13,478	13,882	0	0	0	0	0	0					
20	Storm Doors	33,839		varies	12	2014					0	34,854	0	0	0	0	0	0	0	0	0	0	0	7,099	7,312	7,531	7,757	7,990	8,230	8,477					
21	Windows	388,493		20	30	2022					0	0	0	0	0	0	0	0	0	101,379	104,420	107,553	110,779	114,103	0	0	0	0	0	0					
22	Lintels	5,215		28	10	2014					0	5,371	0	0	0	0	0	0	0	0	7,009	0	0	0	0	0	0	0	0	0					
23	Steps/Stoops/Canopies	42,000		varies	30	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					
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	25,497	52,194	2,228	2,295	2,364	2,434	2,508	2,583	2,660	250,144	272,583	265,378	273,339	288,639	10,489	10,803	11,127	11,461	11,805	12,159	0				
28	Cumulative Reserve Balance							1,045,038		1,045,038	1,092,309	1,040,839	1,046,752	1,065,955	1,058,452	1,091,306	1,125,145	1,178,145	1,232,734	989,502	724,039	499,547	268,321	23,059	117,595	197,615	280,036	364,930	452,373	542,440					

Comprehensive Capital Needs Assessment Schedule

Roofing

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Green Valley Village
Project City / Town:	Enfield

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 20, 2012

Number of Units:	84
Total Square Feet:	78,506
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	Roof - Asphalt Shingle	199,481		11	20+	2022					0	0	0	0	0	0	0	52,056	53,617	55,226	56,883	58,589	0	0	0	0	0	0	0						
18	Roof Drainage - Gutters	43,925		28	30	2014					1,464	1,508	1,553	1,600	1,648	1,697	1,748	1,801	1,855	1,910	1,968	2,027	2,088	2,150	2,215	2,281	2,350	2,420	2,493	2,567					
19																																			
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25																																			
26																																			
27	Annual Planned Expenditures							0		0	1,464	1,508	1,553	1,600	1,648	1,697	1,748	1,801	1,855	53,966	55,585	57,253	58,970	60,739	2,215	2,281	2,350	2,420	2,493	2,567	0				
28	Cumulative Reserve Balance							1,045,038		1,045,038	1,092,309	1,040,839	1,046,752	1,065,955	1,058,452	1,091,306	1,125,145	1,178,145	1,232,734	989,502	724,039	499,547	268,321	23,059	117,595	197,615	280,036	364,930	452,373	542,440					

Lobby / Mail Area

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Green Valley Village
Project City / Town:	Enfield

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Number of Units:	84
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Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Green Valley Village
Project City / Town:	Enfield

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							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Floor					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Kitchen Cabinets / Sink					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Kitchen Appliances					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Furnishings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						1,045,038	1,045,038	1,092,309	1,040,839	1,046,752	1,065,955	1,058,452	1,091,306	1,125,145	1,178,145	1,232,734	989,502	724,039	499,547	268,321	23,059	117,595	197,615	280,036	364,930	452,373	542,440							

Common Hallways

Number of Units:	84
Total Square Feet:	78,506
Default Inflation Rate:	3.0%

12305 - Green Valley Village - FINAL SS 2/20/2013

Common Stairways

Number of Units:	84
Total Square Feet:	78,506
Default Inflation Rate:	3.0%

12305 - Green Valley Village - FINAL SS 2/20/2013

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Green Valley Village
Project City / Town:	Enfield

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 20, 2012

Number of Units:	84
Total Square Feet:	78,506
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Ventilation					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Lighting Fixtures					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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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						1,045,038	1,045,038	1,092,309	1,040,839	1,046,752	1,065,955	1,058,452	1,091,306	1,125,145	1,178,145	1,232,734	989,502	724,039	499,547	268,321	23,059	117,595	197,615	280,036	364,930	452,373	542,440							

Common Area Restrooms

Number of Units:	84
Total Square Feet:	78,506
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Building Boilers

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Green Valley Village
Project City / Town:	Enfield

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 20, 2012

Number of Units:	84
Total Square Feet:	78,506
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						
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						
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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						1,045,038	1,045,038	1,092,309	1,040,839	1,046,752	1,065,955	1,058,452	1,091,306	1,125,145	1,178,145	1,232,734	989,502	724,039	499,547	268,321	23,059	117,595	197,615	280,036	364,930	452,373	542,440							

Building Mechanical

Number of Units:	84
Total Square Feet:	78,506
Default Inflation Rate:	3.0%

12305 - Green Valley Village - FINAL SS 2/20/2013

Comprehensive Capital Needs Assessment Schedule

Building Electrical

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Green Valley Village
Project City / Town:	Enfield

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 20, 2012

Number of Units:	84
Total Square Feet:	78,506
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						
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26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						1,045,038	1,045,038	1,092,309	1,040,839	1,046,752	1,065,955	1,058,452	1,091,306	1,125,145	1,178,145	1,232,734	989,502	724,039	499,547	268,321	23,059	117,595	197,615	280,036	364,930	452,373	542,440							

Building Elevator

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Green Valley Village
Project City / Town:	Enfield

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 20, 2012

Number of Units:	84
Total Square Feet:	78,506
Default Inflation Rate:	3.0%

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Building Structural

Number of Units:	84
Total Square Feet:	78,506
Default Inflation Rate:	3.0%

12305 - Green Valley Village - FINAL SS 2/20/2013

Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Green Valley Village
Project City / Town:	Enfield

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 20, 2012

Number of Units:	84
Total Square Feet:	78,506
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						
2	Walls					2013				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						
4	Interior Stairs					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Floors	5,730		1	1	2013				5,730	5,901	6,078	6,261	6,449	6,642	6,841	7,047	7,258	7,476	7,700	7,931	8,169	8,414	8,666	8,926	9,194	9,470	9,754	10,047						
6	AC Sleeve					2013				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						
8	Lighting Fixtures					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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27	Annual Planned Expenditures						0	0	5,730	5,901	6,078	6,261	6,449	6,642	6,841	7,047	7,258	7,476	7,700	7,931	8,169	8,414	8,666	8,926	9,194	9,470	9,754	10,047	0						
28	Cumulative Reserve Balance						1,045,038	1,045,038	1,092,309	1,040,839	1,046,752	1,065,955	1,058,452	1,091,306	1,125,145	1,178,145	1,232,734	989,502	724,039	499,547	268,321	23,059	117,595	197,615	280,036	364,930	452,373	542,440							

Comprehensive Capital Needs Assessment Schedule

Unit Bathrooms

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Green Valley Village
Project City / Town:	Enfield

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 20, 2012

Number of Units:	84
Total Square Feet:	78,506
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	Ceiling					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Lavatory / Vanity	1,190		1	1	2013				1,190	1,226	1,262	1,300	1,339	1,380	1,421	1,464	1,507	1,553	1,599	1,647	1,697	1,748	1,800	1,854	1,910	1,967	2,026	2,087						
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	1,482		1	1	2013				1,482	1,527	1,573	1,620	1,668	1,718	1,770	1,823	1,878	1,934	1,992	2,052	2,113	2,177	2,242	2,309	2,379	2,450	2,523	2,599						
7	Accessories	1,777		1	1	2013				1,777	1,830	1,885	1,941	1,999	2,059	2,121	2,185	2,250	2,318	2,387	2,459	2,533	2,609	2,687	2,768	2,851	2,936	3,024	3,115						
8	Lighting Features					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Exhaust Fan	1,326		1	1	2013				1,326	1,366	1,407	1,449	1,492	1,537	1,583	1,631	1,680	1,730	1,782	1,835	1,891	1,947	2,006	2,066	2,128	2,192	2,257	2,325						
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	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	Toilet	13,940		25+	25	2013				6,970	7,179	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Tub / Surround	169,680		25+	25+	2017				0	0	0	0	27,282	28,101	28,944	29,812	30,707	31,628	32,577	0	0	0	0	0	0	0	0	0						
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27	Annual Planned Expenditures							0		0	12,745	13,127	6,126	6,310	33,782	34,795	35,839	36,914	38,022	39,162	40,337	7,994	8,233	8,480	8,735	8,997	9,267	9,545	9,831	10,126	0				
28	Cumulative Reserve Balance							1,045,038		1,045,038	1,092,309	1,040,839	1,046,752	1,065,955	1,058,452	1,091,306	1,125,145	1,178,145	1,232,734	989,502	724,039	499,547	268,321	23,059	117,595	197,615	280,036	364,930	452,373	542,440					

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Green Valley Village
Project City / Town:	Enfield

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 20, 2012

Number of Units:	84
Total Square Feet:	78,506
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	3,659		1	1	2013			3,659	3,769	3,882	3,999	4,119	4,242	4,369	4,500	4,635	4,774	4,918	5,065	5,217	5,374	5,535	5,701	5,872	6,048	6,230	6,417							
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	Cabinets	103,275		61	20+	2013			14,754	15,196	15,652	16,122	16,605	17,103	17,617	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	Cabinets	66,825		0-6	20+	2028			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17,352	17,872	18,409	18,961	19,530							
19	Countertops	29,907		varies	10	2013			1,495	1,540	1,586	1,634	1,683	1,734	1,786	1,839	1,894	1,951	2,010	2,070	2,132	2,196	2,262	2,330	2,400	2,472	2,546	2,622							
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	19,908	20,505	21,121	21,754	22,407	23,079	23,771	6,340	6,530	6,726	6,927	7,135	7,349	7,570	7,797	25,383	26,144	26,928	27,736	28,568	0						
28	Cumulative Reserve Balance						1,045,038	1,045,038	1,092,309	1,040,839	1,046,752	1,065,955	1,058,452	1,091,306	1,125,145	1,178,145	1,232,734	989,502	724,039	499,547	268,321	23,059	117,595	197,615	280,036	364,930	452,373	542,440							

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Green Valley Village
Project City / Town:	Enfield

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 20, 2012

Number of Units:	84
Total Square Feet:	78,506
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Emergency Call System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Electrical Panel	15,435		61	30	2013				15,435	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Smoke Detectors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Intercom					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																			
18																																			
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22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	15,435	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						1,045,038	1,045,038	1,092,309	1,040,839	1,046,752	1,065,955	1,058,452	1,091,306	1,125,145	1,178,145	1,232,734	989,502	724,039	499,547	268,321	23,059	117,595	197,615	280,036	364,930	452,373	542,440							

Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

Owner Sponsor Name:	Enfield Housing Authority
Project Name:	Green Valley Village
Project City / Town:	Enfield

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 20, 2012

Number of Units:	84
Total Square Feet:	78,506
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					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
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	Unit Warm Air Furnace	95,172		15+	20	2013					19,034	19,605	20,194	20,799	21,423	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
18	Unit Temperature Controls	16,968		varies	15	2013					1,131	1,165	1,200	1,236	1,273	1,311	1,351	1,391	1,433	1,476	1,520	1,566	1,613	1,661	1,711	1,762	1,815	1,870	1,926	1,984					
19	Unit DHW Generation	102,060		varies	8	2013					12,758	13,140	13,534	13,940	14,359	14,789	15,233	15,690	16,161	16,646	17,145	17,659	18,189	18,735	19,297	19,876	20,472	21,086	21,719	22,370					
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	32,923	33,911	34,928	35,976	37,055	16,101	16,584	17,081	17,594	18,122	18,665	19,225	19,802	20,396	21,008	21,638	22,287	22,956	23,645	24,354	0				
28	Cumulative Reserve Balance							1,045,038		1,045,038	1,092,309	1,040,839	1,046,752	1,065,955	1,058,452	1,091,306	1,125,145	1,178,145	1,232,734	989,502	724,039	499,547	268,321	23,059	117,595	197,615	280,036	364,930	452,373	542,440					

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.