

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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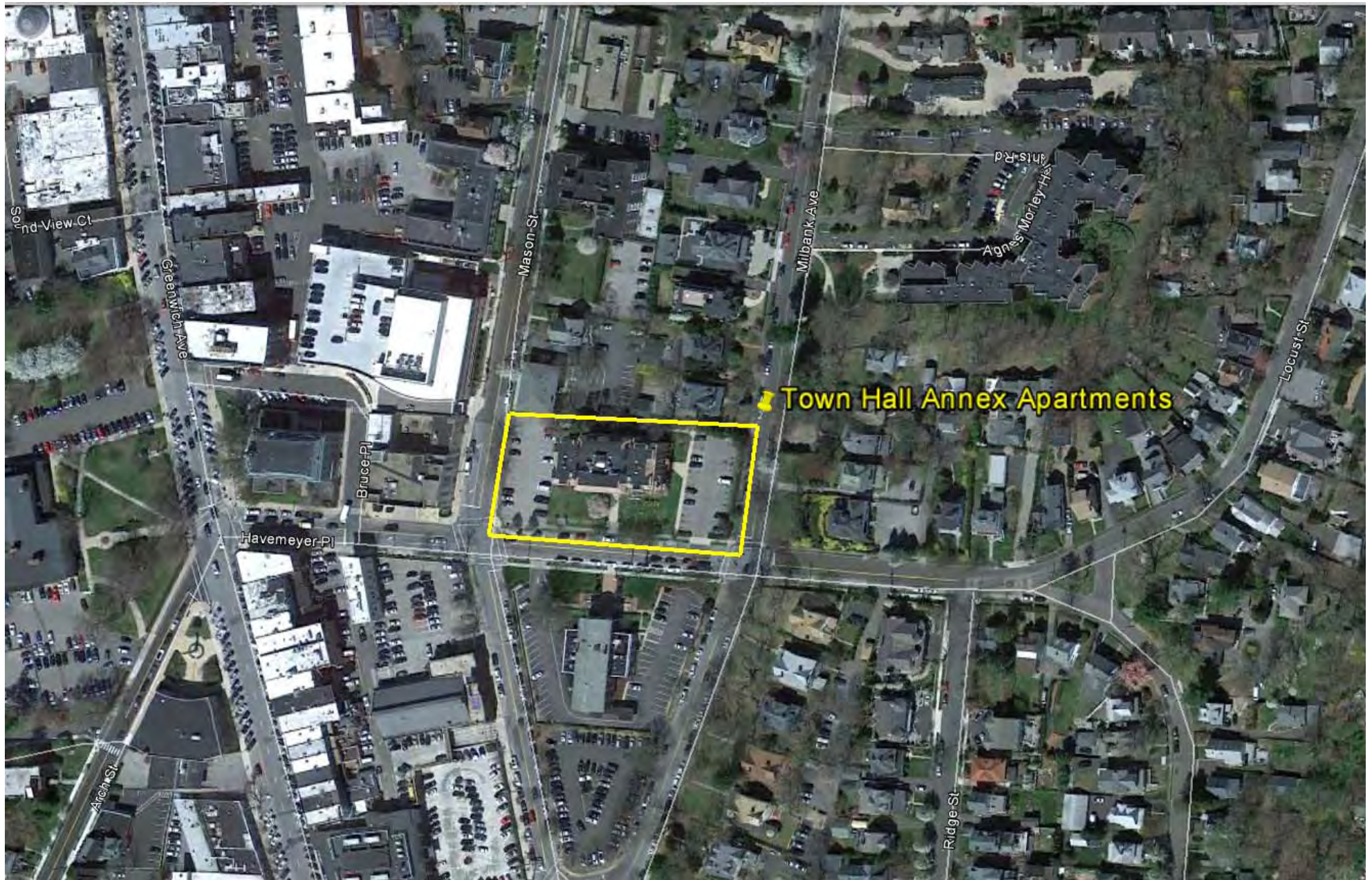
Town Hall Annex

CHFA # 85061D

Greenwich Housing Authority
Greenwich, CT

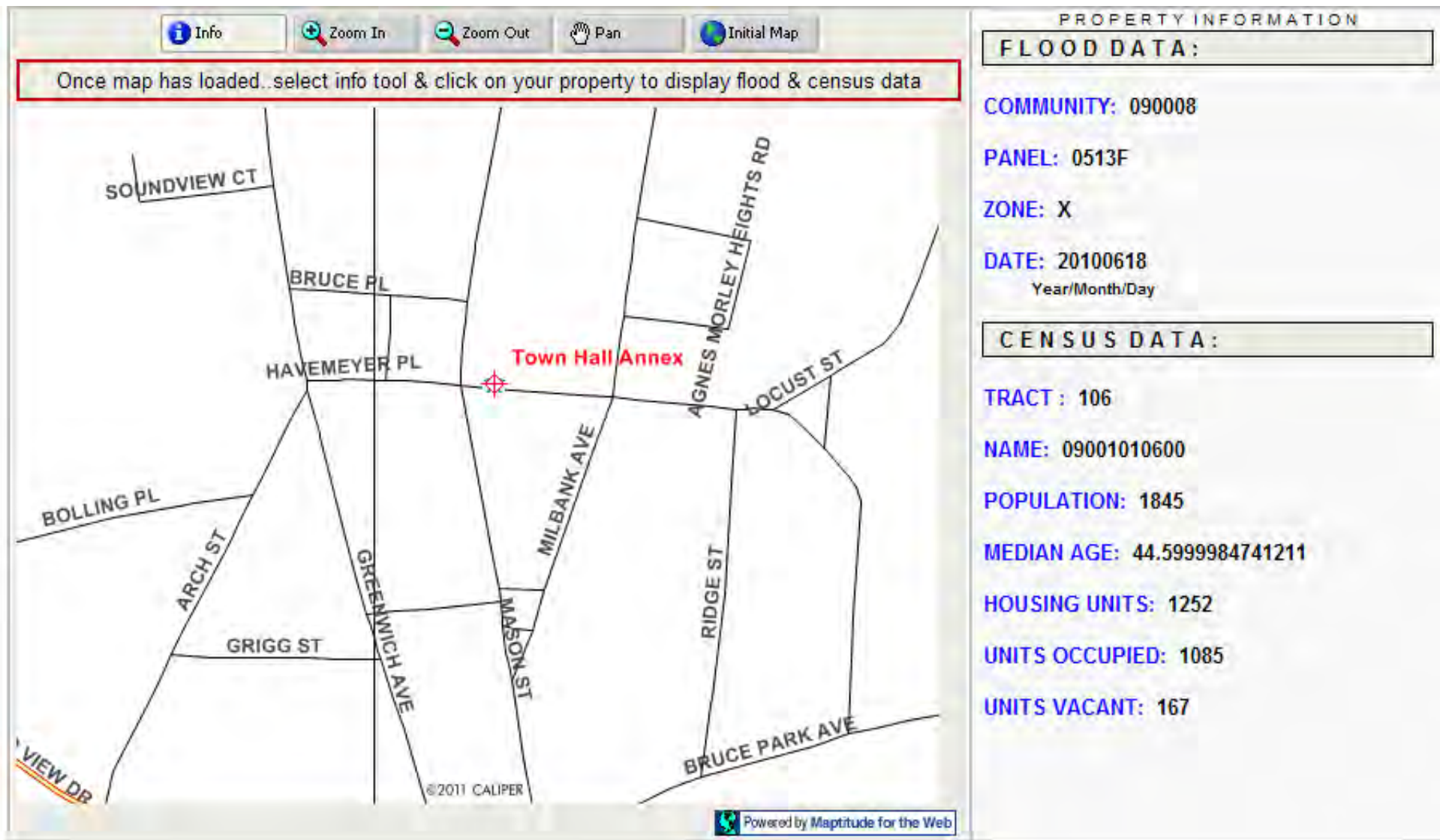
February 21, 2013

Final Report



Town Hall Annex Apartments

27 Havemeyer Place
Greenwich, CT 06878



Town Hall Annex Apartments

27 Havemeyer Place
Greenwich, CT 06878

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

Executive Summary

Town Hall Annex Apartments

Greenwich, CT

Town Hall Annex Apartments is a residential development for families that is comprised of one residential building. The development includes 6 one-bedroom, 21 two-bedroom, and 1 three-bedroom units. Original construction of the development dates to 1907 and it was renovated in 1984.

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:

- The asphalt paved parking area exhibits cracking and age related wear. Costs to resurface the parking areas are shown in Year 1 of the plan. Future allowances are shown for crack-filling and re-striping. Costs to repair/replace damaged sections of the concrete walkway are shown every four years. Other site work in Year 1 includes; Site lighting replacement, scrape/painting all steel handrails, and chain link fence replacement.
- During the assessment site staff indicated a problem with the sewer main. It is believed that a portion of the line has collapsed (due to tree root damage). Costs are shown in Year 1 to address the problem. Costs are pending a complete scope of work and engineering.
- During the resurfacing work three accessible aisles should be striped with 60-inch access lanes. Cost to add compliant signage are shown in Year 1.

- The double leaf wood entry doors were observed to be in poor condition. Costs to replace the doors are shown in Year 2 of the plan.
- The rubber roof surface is shown for replacement in Year 1 of the plan.
- Costs to reposition the mailboxes and to install a unit call box on an accessible route are shown in Year 1.
- Costs to refinish all the hardwood flooring are shown in Year 1 of the plan.
- Each unit has a stand alone boiler and indirect domestic hot water tank. In addition there is one boiler and large DHW tank serving the laundry room, and two boilers heating common areas. Future replacement costs are shown starting in Year 12 of the plan.
- The rooftop unit (RTU) is not functional and has been abandoned in place. Costs to replace the RTU, rooftop exhaust fans, and smoke exhaust fan are shown in Year 1 of the plan.
- The Fire Alarm Control Panel (FACP) and annunciator are shown in Year 1 of the plan.
- The elevator controls and hoist motor are believed to predate the 1984 rehab. Costs to replace the elevator controls and machinery are shown in Year 1 of the plan.
- Flooring in all units is shown for replacement throughout the plan based on observed conditions and expected useful lives.
- Cabinets are shown for replacement in the first six years of the plan.
- All appliances were replaced in 2002. Future replacement costs for the electric ranges start in Year 7 of the plan. Costs to replace refrigerators are shown in the first four years of the plan.
- Kitchen in accessible units lack adequate floor clearance and countertops/cabinets exceed height limits. Costs to redesign the kitchen layout are shown in Year 1. Cabinet replacement costs are included with the cabinet replacement costs for the whole development.
- Each unit features fiberglass tubs. Accessible units feature roll-in shower stalls. Costs to begin replacement of the fiberglass tubs are shown in Year 1.
- Costs to replace vanities are shown starting in Year 1 of the plan.

Additional Notes:

1. The Physical Assessment of the property was conducted on *December 18th 2012*. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Daniel Iles. 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*.



View of the property sign and front lawn area



View of an asphalt paved parking area



View of the site and building exterior



View of the chain linked fence



Typical boiler room view



Each unit is served by a boiler providing heat and domestic hot water



Open/close contact elevators controls



View of the hoist assembly



Roof-top unit. Abandoned in place



View of roof top exhaust fans



View of the fire alarm control panel



Fire alarm annunciator in the front vestibule



Front entrance



Typical building architecture



Side entrance



Example of age related wear to one of the wood entry doors



Aluminum/Glass door at the rear of the building is used for wheelchair access



Minor mortar loss and evidence of past masonry repairs



View of a dome type skylight



View of a panel type skylight



Typical hallway view



View of the new VCT in the basement hallway



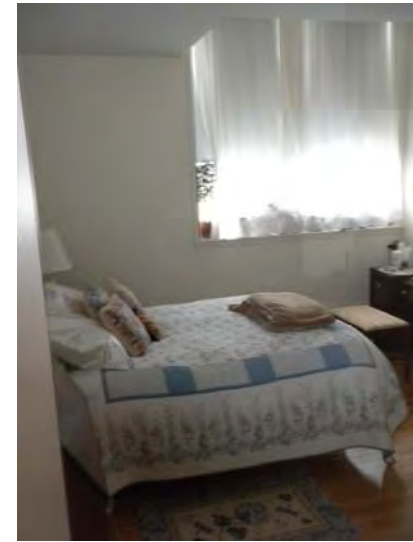
Typical stairwell view



The laundry room



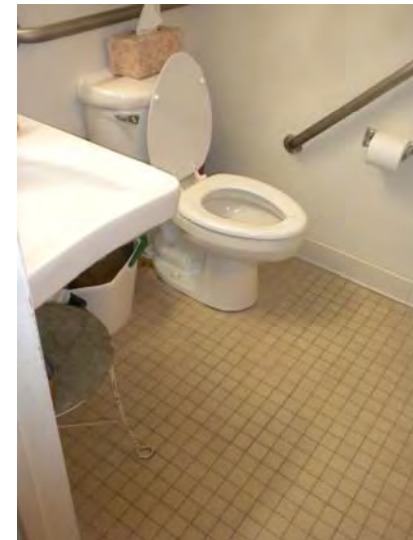
Typical living area



Typical bedroom area



Typical kitchen area



View of the bathroom fixtures

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Greenwich Housing Authority
Project Name:	Town Hall Annex Apartments
Project City / Town:	Greenwich

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 2, 2013

Number of Units:	28
Total Square Feet:	37,968
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$766,163
Annual Replacement Reserve Contribution:	\$70,478
Additional Misc. Contribution:	

	Component	Total Planned Expenditures by Year																						Revitalization
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
				2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Site Improvements	0	0	71,801	0	0	0	8,086	0	0	0	1,520	7,809	1,693	0	1,711	0	9,052	0	1,926	0	0	12,160	0
2	Building Exterior	0	0	0	4,357	0	0	0	0	53,057	0	0	1,640	160,246	0	0	0	0	0	0	0	0	2,204	0
3	Roofing	0	0	54,315	0	0	0	0	0	23,395	0	0	3,505	25,954	0	0	0	0	0	0	0	0	4,710	0
4	Lobby - Mail Area	0	0	8,858	0	0	0	851	0	0	0	0	0	0	1,046	855	0	0	0	0	0	1,287	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	9,531	0	0	0	0	0	0	9,975	0	0	0	0	0	0	8,349	14,849	0	13,405	0	0	0
7	Common Stairways	0	0	0	0	0	0	0	0	0	3,131	0	0	0	0	0	0	0	0	0	4,208	0	0	0
8	Common Laundry	0	0	1,052	0	0	0	0	0	0	199	0	0	1,196	0	0	0	245	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	63,433	65,335	67,296	73,247	0	0	0	0	0	0
11	Building Mechanical	0	0	21,250	0	0	0	0	0	8,955	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	Building Electrical	0	0	22,500	0	0	0	0	0	1,791	0	0	0	0	0	0	2,203	11,344	0	0	0	0	0	0
13	Building Elevator	0	0	110,000	0	0	0	0	0	0	0	0	0	0	0	0	0	11,344	0	0	0	0	0	0
14	Building Structural	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	Unit Living	0	0	8,480	7,189	7,405	7,627	7,856	8,092	8,334	8,585	8,842	9,107	1,896	1,953	2,012	2,072	2,134	9,195	9,471	9,755	10,048	10,349	0
16	Unit Kitchens	0	0	30,659	20,413	21,025	21,656	14,813	15,257	3,636	3,745	3,857	5,960	2,047	2,108	8,858	9,124	9,398	12,190	5,029	2,663	2,743	2,825	0
17	Unit Bathrooms	0	0	8,712	8,225	8,471	8,725	6,243	10,013	6,623	6,822	7,027	7,238	763	786	810	834	859	885	911	939	967	996	0
18	Unit Electrical	0	0	0	0	0	0	0	0	0	0	0	0	4,610	4,748	4,890	5,037	5,188	5,344	5,504	5,669	5,839	6,015	0
19	Unit Mechanical	0	0	1,348	1,388	1,430	1,473	1,517	1,563	1,610	1,658	1,708	1,759	1,812	1,866	1,922	2,843	2,928	3,016	3,107	3,200	2,295	2,364	0
20	Annual Planned Expenditures	0	0	348,505	41,572	38,331	39,481	39,367	34,924	107,402	34,114	22,954	37,017	200,216	75,940	86,394	89,409	134,090	45,479	25,948	39,839	23,179	41,622	0
21	Annual Provision (indexed at 3%)			70,478	72,592	74,770	77,013	79,324	81,703	84,154	86,679	89,279	91,958	94,717	97,558	100,485	103,499	106,604	109,802	113,097	116,489	119,984	123,584	
22	Outside Capital																							
23	Cumulative Reserve Balance	766,163	766,163	488,136	519,156	555,595	593,127	633,084	679,863	656,616	709,181	775,506	830,447	724,947	746,564	760,655	774,746	747,260	811,583	898,732	975,382	1,072,188	1,154,149	

Site Improvements

Number of Units:	28
Total Square Feet:	37,968
Default Inflation Rate:	3.0%

12375 - Town Hall Annex - Prelim SS 1/2/2013

Comprehensive Capital Needs Assessment Schedule

Building Exterior

Owner Sponsor Name:	Greenwich Housing Authority
Project Name:	Town Hall Annex Apartments
Project City / Town:	Greenwich

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 2, 2013

Number of Units:	28
Total Square Feet:	37,968
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	4,230		29	30	2014				0	4,357	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	119,238		106	116	2023				0	0	0	0	0	0	0	0	0	160,246	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	41,826		29	35	2019				0	0	0	0	0	0	49,942	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Exterior Soffits and Fascia	1,257		1	10	2022				0	0	0	0	0	0	0	0	1,640	0	0	0	0	0	0	0	0	0	0	2,204						
9	Caulking					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Unit Balconies / Decks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Exterior Doors	2,608		29	35	2019				0	0	0	0	0	0	3,114	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Lintels					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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25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	4,357	0	0	0	0	53,057	0	0	1,640	160,246	0	0	0	0	0	0	0	2,204	0					
28	Cumulative Reserve Balance							766,163		766,163	488,136	519,156	555,595	593,127	633,084	679,863	656,616	709,181	775,506	830,447	724,947	746,564	760,655	774,746	747,260	811,583	898,732	975,382	1,072,188	1,154,149					

Roofing

Owner Sponsor Name:	Greenwich Housing Authority
Project Name:	Town Hall Annex Apartments
Project City / Town:	Greenwich

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 2, 2013

Number of Units:	28
Total Square Feet:	37,968
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	4,550		106	116	2023					0	0	0	0	0	0	0	0	0	6,115	0	0	0	0	0	0	0	0	0						
2	Hatches / Skylights	19,593		29	35	2019					0	0	0	0	0	0	23,395	0	0	0	0	0	0	0	0	0	0	0	0						
3	Penthouse / Machine Rooms	12,600		106	116	2023					0	0	0	0	0	0	0	0	0	16,933	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	54,315		29	20	2013					54,315	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Drainage	2,162		29	39	2023					0	0	0	0	0	0	0	0	0	2,906	0	0	0	0	0	0	0	0	0						
9	Metal Roofing - Paint	2,686		1	10	2022					0	0	0	0	0	0	0	0	3,505	0	0	0	0	0	0	0	0	0	4,710						
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						
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27	Annual Planned Expenditures						0	0	54,315	0	0	0	0	0	23,395	0	0	3,505	25,954	0	0	0	0	0	0	0	0	0	4,710	0					
28	Cumulative Reserve Balance						766,163	766,163	488,136	519,156	555,595	593,127	633,084	679,863	656,616	709,181	775,506	830,447	724,947	746,564	760,655	774,746	747,260	811,583	898,732	975,382	1,072,188	1,154,149							

Lobby / Mail Area

Owner Sponsor Name:	Greenwich Housing Authority
Project Name:	Town Hall Annex Apartments
Project City / Town:	Greenwich

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 2, 2013

Number of Units:	28
Total Square Feet:	37,968
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	Greenwich Housing Authority
Project Name:	Town Hall Annex Apartments
Project City / Town:	Greenwich

Current Year:	2013
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Report Date:	January 2, 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	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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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						766,163	766,163	488,136	519,156	555,595	593,127	633,084	679,863	656,616	709,181	775,506	830,447	724,947	746,564	760,655	774,746	747,260	811,583	898,732	975,382	1,072,188	1,154,149							

Comprehensive Capital Needs Assessment Schedule

Common Hallways

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Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls 1	5,245		3	10	2020				0	0	0	0	0	0	0	6,451	0	0	0	0	0	0	0	0	0	8,670	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						
3	Walls 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Ceiling 1	2,865		3	10	2020				0	0	0	0	0	0	0	3,524	0	0	0	0	0	0	0	0	0	4,735	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						
6	Ceiling 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Floors 1	9,531		15	15	2013				9,531	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14,849	0	0	0	0					
8	Floors 2	5,520		1	15	2027				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,349	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																																			
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20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	9,531	0	0	0	0	0	0	9,975	0	0	0	0	0	0	8,349	14,849	0	13,405	0	0	0						
28	Cumulative Reserve Balance						766,163	766,163	488,136	519,156	555,595	593,127	633,084	679,863	656,616	709,181	775,506	830,447	724,947	746,564	760,655	774,746	747,260	811,583	898,732	975,382	1,072,188	1,154,149							

Common Stairways

Number of Units:	28
Total Square Feet:	37,968
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Greenwich Housing Authority
Project Name:	Town Hall Annex Apartments
Project City / Town:	Greenwich

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 2, 2013

Number of Units:	28
Total Square Feet:	37,968
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	728		15	10	2013				728	0	0	0	0	0	0	0	0	0	978	0	0	0	0	0	0	0	0	0						
2	Ceilings	162		15	10	2013				162	0	0	0	0	0	0	0	0	0	217	0	0	0	0	0	0	0	0	0						
3	Floors	162		15	7	2013				162	0	0	0	0	0	0	199	0	0	0	0	0	0	245	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	0					
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
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23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	1,052	0	0	0	0	0	0	199	0	0	1,196	0	0	0	245	0	0	0	0	0	0	0	0				
28	Cumulative Reserve Balance						766,163	766,163	488,136	519,156	555,595	593,127	633,084	679,863	656,616	709,181	775,506	830,447	724,947	746,564	760,655	774,746	747,260	811,583	898,732	975,382	1,072,188	1,154,149							

Common Area Restrooms

Number of Units:	28
Total Square Feet:	37,968
Default Inflation Rate:	3.0%

12375 - Town Hall Annex - Prelim SS 1/2/2013

Building Boilers

Owner Sponsor Name:	Greenwich Housing Authority
Project Name:	Town Hall Annex Apartments
Project City / Town:	Greenwich

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 2, 2013

Number of Units:	28
Total Square Feet:	37,968
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Mechanical

Owner Sponsor Name:	Greenwich Housing Authority
Project Name:	Town Hall Annex Apartments
Project City / Town:	Greenwich

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 2, 2013

Number of Units:	28
Total Square Feet:	37,968
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	7,500		29	35	2019				0	0	0	0	0	0	8,955	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	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	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	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	0					
6	Ventalation & Exhaust					2013				0	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	0					
8	Roof-top Unit	13,500		29	25	2013				13,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
9	Exhaust Fans	5,250		29	25	2013				5,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
10	Smoke Exhaust	2,500		29	25	2013				2,500	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					
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22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	21,250	0	0	0	0	0	8,955	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
28	Cumulative Reserve Balance							766,163		766,163	488,136	519,156	555,595	593,127	633,084	679,863	656,616	709,181	775,506	830,447	724,947	746,564	760,655	774,746	747,260	811,583	898,732	975,382	1,072,188	1,154,149					

Building Electrical

Number of Units:	28
Total Square Feet:	37,968
Default Inflation Rate:	3.0%

12375 - Town Hall Annex - Prelim SS 1/2/2013

Comprehensive Capital Needs Assessment Schedule

Building Elevator

Owner Sponsor Name:	Greenwich Housing Authority
Project Name:	Town Hall Annex Apartments
Project City / Town:	Greenwich

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 2, 2013

Number of Units:	28
Total Square Feet:	37,968
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	7,500		1	15	2027				0	0	0	0	0	0	0	0	0	0	0	0	0	0	11,344	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	Elevator Upgrade	110,000		35	30	2013				110,000	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						
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23																																			
24																																			
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26																																			
27	Annual Planned Expenditures						0	0	110,000	0	0	0	0	0	0	0	0	0	0	0	0	0	11,344	0	0	0	0	0	0						
28	Cumulative Reserve Balance						766,163	766,163	488,136	519,156	555,595	593,127	633,084	679,863	656,616	709,181	775,506	830,447	724,947	746,564	760,655	774,746	747,260	811,583	898,732	975,382	1,072,188	1,154,149							

Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	Greenwich Housing Authority
Project Name:	Town Hall Annex Apartments
Project City / Town:	Greenwich

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 2, 2013

Number of Units:	28
Total Square Feet:	37,968
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Foundation / Floor Slab					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Framing & Columns					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Steel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Wood Framing					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Masonry Bearing Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						766,163	766,163	488,136	519,156	555,595	593,127	633,084	679,863	656,616	709,181	775,506	830,447	724,947	746,564	760,655	774,746	747,260	811,583	898,732	975,382	1,072,188	1,154,149							

Comprehensive Capital Needs Assessment Schedule

Unit Bathrooms

Owner Sponsor Name:	Greenwich Housing Authority
Project Name:	Town Hall Annex Apartments
Project City / Town:	Greenwich

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 2, 2013

Number of Units:	28
Total Square Feet:	37,968
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceiling					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Lavatory / Vanity					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Toilet					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Tub / Surround					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Floor					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Accessories					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Lighting Features					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Exhaust Fan					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	GFI Outlet					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Lavatory / Vanity	8,521		varies	15	2013					568	585	603	621	639	658	678	699	720	741	763	786	810	834	859	885	911	939	967	996					
18	Accessible Showers	1,425		29	25	2018					0	0	0	0	0	1,652	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
19	Tubs	43,000		29	25	2013					4,300	4,429	4,562	4,699	4,840	4,985	5,134	5,288	5,447	5,611	0	0	0	0	0	0	0	0	0	0					
20	Vanities	9,750		29	20	2013					2,438	2,511	2,586	2,664	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
21	Sinks	1,665		29	35	2018					0	0	0	0	0	1,930	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
22	Medicine Cabinets	6,786		29	30	2013					679	699	720	742	764	787	811	835	860	886	0	0	0	0	0	0	0	0	0	0					
23	UFAS Upgrades	727		ADD	20	2013					727	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	8,712	8,225	8,471	8,725	6,243	10,013	6,623	6,822	7,027	7,238	763	786	810	834	859	885	911	939	967	996	0				
28	Cumulative Reserve Balance							766,163		766,163	488,136	519,156	555,595	593,127	633,084	679,863	656,616	709,181	775,506	830,447	724,947	746,564	760,655	774,746	747,260	811,583	898,732	975,382	1,072,188	1,154,149					

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Greenwich Housing Authority
Project Name:	Town Hall Annex Apartments
Project City / Town:	Greenwich

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 2, 2013

Number of Units:	28
Total Square Feet:	37,968
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Cabinets					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Countertops					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Sink					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Kitchen Exhaust Fan					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	GFI Outlet					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Vent Hood					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Refrigerators					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Stove					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Range					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Dishwasher					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Disposal					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Floors	9,668		>10	15	2013				1,611	1,659	1,709	1,760	1,813	1,868	0	0	0	0	0	0	0	0	0	2,510	2,585	2,663	2,743	2,825						
18	Cabinets	69,300		29	25	2013				11,550	11,897	12,253	12,621	13,000	13,390	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Countertops	12,184		1	10	2022				0	0	0	0	0	0	0	0	1,987	2,047	2,108	2,171	2,237	2,304	2,373	2,444	0	0	0							
20	Range	12,180		11	20	2019				0	0	0	0	0	0	3,636	3,745	3,857	3,973	0	0	0	0	0	0	0	0	0	0						
21	Refrigerator	18,760		11	15	2013				4,690	4,831	4,976	5,125	0	0	0	0	0	0	0	0	6,687	6,887	7,094	7,307	0	0	0	0						
22	Rangehoods	7,868		varies	20	2013				1,967	2,026	2,087	2,149	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
23	UFAS Upgrades	10,841		ADD	20	2013				10,841	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	30,659	20,413	21,025	21,656	14,813	15,257	3,636	3,745	3,857	5,960	2,047	2,108	8,858	9,124	9,398	12,190	5,029	2,663	2,743	2,825	0				
28	Cumulative Reserve Balance							766,163		766,163	488,136	519,156	555,595	593,127	633,084	679,863	656,616	709,181	775,506	830,447	724,947	746,564	760,655	774,746	747,260	811,583	898,732	975,382	1,072,188	1,154,149					

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

Owner Sponsor Name:	Greenwich Housing Authority
Project Name:	Town Hall Annex Apartments
Project City / Town:	Greenwich

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 2, 2013

Number of Units:	28
Total Square Feet:	37,968
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					2013				0	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	Electrical Panel	34,300		40	29	2023				0	0	0	0	0	0	0	0	0	4,610	4,748	4,890	5,037	5,188	5,344	5,504	5,669	5,839	6,015							
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	0	0	0	0	4,610	4,748	4,890	5,037	5,188	5,344	5,504	5,669	5,839	6,015	0						
28	Cumulative Reserve Balance							766,163		766,163	488,136	519,156	555,595	593,127	633,084	679,863	656,616	709,181	775,506	830,447	724,947	746,564	760,655	774,746	747,260	811,583	898,732	975,382	1,072,188	1,154,149					

Unit Mechanical

Owner Sponsor Name:	Greenwich Housing Authority
Project Name:	Town Hall Annex Apartments
Project City / Town:	Greenwich

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 2, 2013

Number of Units:	28
Total Square Feet:	37,968
Default Inflation Rate:	3.0%

12375 - Town Hall Annex - Prelim SS 1/2/2013

Appendix A: Statement of Delivery

Our Capital Needs Assessment (the "CNA" or the "Report") on the subject property is delivered subject to the following terms and conditions:

1. This report and analysis are based upon observations for the visible and apparent condition of the building and its major components on the date of the fieldwork. Although care has been taken in the performance of this assessment, ON-SITE INSIGHT, Inc. (and/or its representatives) makes no representations regarding latent or concealed defects that may exist and no warranty or guarantee is expressed or implied. This report is made only in the best exercise of our ability and judgment.
2. We have undertaken no formal evaluation of environmental concerns, including but not limited to asbestos containing materials (ACMs), lead-based paint, chlorofluorocarbons (CFCs), polychlorinated biphenyls (PCBs), and mildew/mold.
3. Conclusions in this report are based on estimates of the age and normal working life of various items of equipment and/or statistical comparisons. Actual conditions can alter the useful life of any item. When an item needs immediate replacement depends on many factors, including previous use/misuse, irregularity of servicing, faulty manufacture, unfavorable conditions, Acts of God and unforeseen circumstances. Certain components that may be working when we made our inspection might deteriorate or break in the future without notice.
4. To prepare this report, we used historic data on capital activities and costs, blueprints (when available), and current prices for capital actions. We have not independently verified this information, have assumed that it is reliable, but assume no responsibility for its accuracy.
5. Unless otherwise noted in the report, we assume that all building components meet code requirements in force when the property was built.
6. If accessibility issues are referenced in the report, the site elements, common areas, and dwelling units at the development were examined for compliance with the requirements of the Uniform Federal Accessibility Standards (UFAS), and for Massachusetts properties, the Massachusetts Architectural Accessibility Board (AAB). The methodology employed in undertaking this examination is adapted from a Technical Assistance Guide (TAG-88-11) titled "Supplemental Information About the Section 504 Transition Plan Requirements" published by the Coordination and Review section of the U.S. Department of Justice Civil Rights Division, and the AAB Rules and Regulations, 521 CMR effective July 10, 1987. The Guide also incorporates the requirements of UFAS, published April 1, 1988 by the General Services Administration, the Department of Defense, the Department of Housing and Urban Development, and the U.S. Postal Service. Changes in legislation and/or regulations may make some observations moot.
7. Response Actions and estimated costs of responses were developed by ON-SITE INSIGHT, Inc. If additional structural work is necessary, costs for some Response Actions may exceed estimates. Whenever the Response Action is to remove, reposition, or modify walls, a competent structural engineer should be retained before any work is done, because such investigation may disclose that a Response Action is either more costly than estimated, or is not possible.
8. Conclusions reached in this report assume current and continuing responsible ownership and competent property management.
9. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.