

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority

999 West Street
Rocky Hill, CT 06067

and

Recap Real Estate Advisors

38 Chauncy Street, Suite 600
Boston, MA 02111



38 Chauncy Street, Suite 600 | Boston, MA 02111
T: 617.338.9484 | F: 617.338.9422

on-site-insight.com



Maple Courts

CHFA # 85085D

Killingly Housing Authority
Danielson, CT

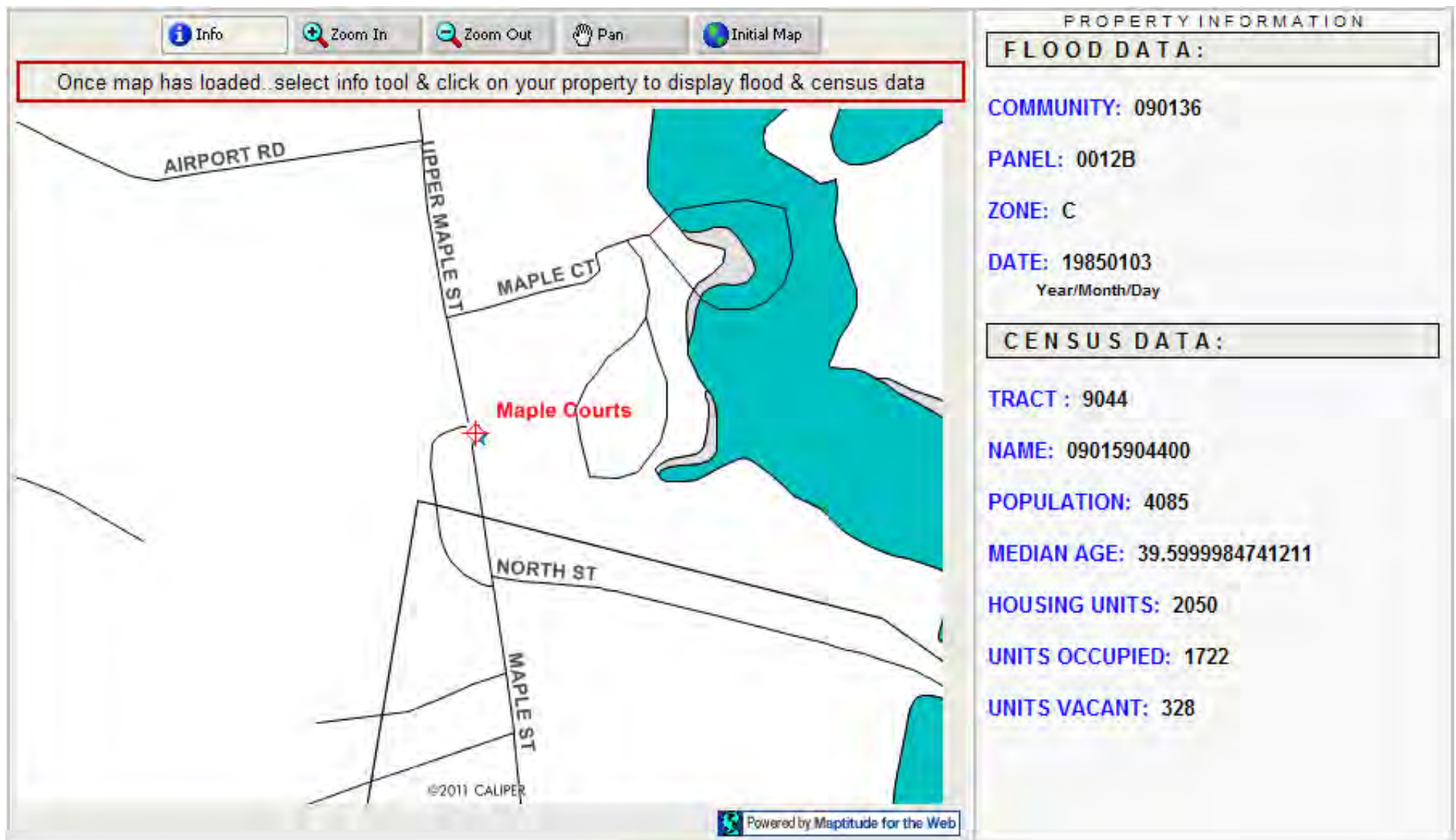
February 11, 2013

Final Report



Maple Courts

620 Upper Maple Street
Danielson, CT 06239



Maple Courts

620 Upper Maple Street
Danielson, CT 06239

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

Executive Summary

Maple Courts

Danielson, CT

Maple Courts is a residential development for seniors, comprised of 8 residential buildings and 1 community building. The development includes 80 one-bedroom apartments. Constructed in two phases, 1974 and 1976, most recent renovations have included the expansion of unit layouts at Buildings 5 and 8 in 2011 and 2012.

Overall the development is in good condition. As shown on the attached capital needs worksheets, the development faces significant capital expenditures over the course 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 as part of this assessment include the following:

- Site asphalt paving exhibits sporadic cracking and minimal settlement. Periodic surface maintenance allowances are shown in the plan, with total resurfacing costs shown in Year 9. Concrete walks date to 1994, good overall conditions were observed. Periodic sectional repair allowances are shown in the plan. Pole mounted site lighting is to be upgraded in Year 2. Retaining wall rebuilding allowances are shown. Site signage and the wood-framed gazebo structure are to be replaced in Year 16. Accessibility improvements would include ramp railing replacements to trash barrel sheds and the gazebo. Trash barrel sheds are shown being replaced in Years 8-11.

- Portions of exterior vinyl siding and the roofing surfaces have been replaced as part of the expansion renovations at Buildings 5 and 8. Older vinyl siding dates to 1994, with spot damage and organic material growth observed. Repair and powerwashing allowances are shown periodically, with replacement anticipated in Year 12. Garage and other doors at the community building are shown being replaced in Years 1 and 2. Older unit rear doors are shown for replacement in Year 3, newer front doors in Year 20. Mechanical room service doors are to be updated starting in Year 2. Screened in porches at building transition areas exhibit some damage, with updates shown starting in Years 1 and 13. Newer roofs at Buildings 5 and 8 are shown for future replacement in Year 20. Older roofs dating to 1994 are shown being replaced in Years 2-3. Gutters and downspouts at respective buildings are replaced concurrently.
- The centrally located community building is to be renovated to improve handicap accessibility and overall usage for facilities such as the kitchen, restrooms, and laundry. Pending design and specifications, an allowance for this renovation work is shown in Year 1. Future finishes updates and appliance (both kitchen and laundry) replacements are shown in the plan.
- Heating boilers and domestic hot water generation tanks (condensing systems) have recently been replaced. Future system upgrades are shown in Year 14, with interim controls updates in Year 4. DHW mixing valve re-building allowances are periodically shown. Smoke/fire detection and emergency call devices are local ring systems. Periodic smoke/fire detection battery pack replacements are shown. Site representatives noted that an emergency generator is to be added to the community building, costs are shown in Year 2.
- Fifteen units at Buildings 5 and 8 have recently been expanded (living areas and bedrooms), and bathrooms have been reconfigured. Most finishes in these units have been upgraded, including bathroom fixtures. Some kitchen cabinetry sets have also been replaced. Other than painting, usually upon unit turnover, most other in-unit fixtures and kitchen cabinetry dates to 1994 or to original construction. While in-unit painting is generally handled from operations; the plan shows costs to replace flooring, update kitchen cabinetry and appliances, replace bathroom tubs/surrounds, and update bathroom fixtures/accessories. Smoke/fire detection devices and emergency pull cord devices are to be monitored, tested, and replaced as operating expenditures.

Additional Notes:

1. The Physical Assessment of the property was conducted on Tuesday, January 15th and Friday, January 18th, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Craig Torres. We would like to thank Ms. Carol Greene and the Killingly Housing Authority 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 site paving conditions - note gazebo



2. View of the community building



3. Typical building elevations - note screened porch



4. Spot organic material build-up on vinyl siding



5. Spot vinyl siding damage



6. Organic material build-up on roofing shingles



7. Older roofing surfaces appear to be multi-layered



8. Transition porches with flat membrane or rolled asphalt roofing



9. View of the community room



10. Community kitchen cabinetry and appliances



11. Heating boilers, typical at each building



12. Typical DHW tank and mixing valves



13. Expanded unit living area finishes



14. Typical unit kitchen cabinetry and appliances



15. Typical unit bathroom finishes and fixtures



16. Expanded unit bathrooms with shower stalls

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Killingly Housing Authority
Project Name:	Maple Courts
Project City / Town:	Danielson, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 11, 2013

Number of Units:	80
Total Square Feet:	48,725
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$242,747
Annual Replacement Reserve Contribution:	\$9,826
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	2,500	21,433	94,770	0	0	31,003	0	0	3,306	157,698	2,968	3,057	0	0	0	0	77,191	0	0	0	33,925	0
2	Building Exterior	0	0	16,141	87,942	124,869	12,609	17,813	6,078	8,620	8,878	17,426	4,343	2,656	300,979	8,586	8,843	9,109	10,445	7,587	24,200	8,049	30,069	0
3	Roofing	0	0	0	127,144	130,959	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	141,812	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	35,000	44,350	0	0	0	0	0	0	0	3,765	0	1,992	2,052	0	0	0	0	0	15,004	0	0	0
6	Common Hallways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7	Common Stairways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8	Common Laundry	0	0	0	0	2,949	3,038	3,129	3,223	0	0	0	0	0	0	0	4,083	4,205	4,331	4,461	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	7,200	0	0	29,504	0	8,347	0	0	0	0	9,676	0	0	221,822	0	11,217	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	4,050	25,000	0	0	0	4,695	0	0	0	0	5,443	0	0	0	0	6,310	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	2,800	16,004	13,600	14,009	14,429	14,862	15,307	15,767	16,240	16,727	17,229	17,746	18,278	18,826	19,391	53,269	54,867	21,189	21,825	22,480	23,154	0
16	Unit Kitchens	0	7,600	16,191	31,774	32,727	33,709	34,720	35,761	36,834	37,939	39,078	40,250	11,545	11,891	7,971	8,210	11,482	11,826	13,785	14,199	53,824	15,064	0
17	Unit Bathrooms	0	0	0	14,556	14,993	15,442	15,906	16,383	16,874	17,381	17,902	18,439	18,992	9,566	9,853	10,148	10,453	14,050	14,471	11,422	11,765	12,118	0
18	Unit Electrical	0	9,800	9,800	4,795	4,938	5,087	5,239	5,396	5,558	5,725	5,897	6,074	6,256	6,444	6,637	6,836	7,041	7,252	0	0	0	0	0
19	Unit Mechanical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20	Annual Planned Expenditures	0	57,700	135,170	399,582	325,443	113,817	122,672	95,191	83,654	89,470	258,493	89,302	77,363	349,210	51,873	279,333	95,558	197,489	76,498	71,646	96,117	256,142	0
21	Annual Provision (indexed at 3%)			9,826	10,121	10,424	10,737	11,059	11,391	11,733	12,085	12,447	12,821	13,205	13,601	14,010	14,430	14,863	15,309	15,768	16,241	16,728	17,230	
22	Outside Capital			2,892,000																				
23	Cumulative Reserve Balance	242,747	185,047	2,951,703	2,562,242	2,247,223	2,144,143	2,032,531	1,948,731	1,876,810	1,799,426	1,553,380	1,476,898	1,412,740	1,077,132	1,039,268	774,365	693,670	511,490	450,759	395,354	315,966	77,054	

Site Improvements

Number of Units:	80
Total Square Feet:	48,725
Default Inflation Rate:	3.0%

Page 9

Building Exterior

Number of Units:	80
Total Square Feet:	48,725
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Exterior Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Glass Doors (Sliders)					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Exterior Walls - Masonry					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Exterior Walls - EIFS					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Ext. Walls - Vinyl Siding	214,788		19	30	2024				0	0	0	0	0	0	0	0	0	0	0	297,316	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					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Common / Service Doors (Cmnty. Bldg)	3,105		39	40	2014				0	3,198	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Garage Door (Cmnty. Bldg.) - damaged	1,500		39	20	2013				1,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Exterior Unit Doors (15 Newer Rear Doors) - operating					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Exterior Unit Doors (65 Rear Doors)	35,425		38	40	2015				0	0	37,582	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Windows (Vinyl Framed Csmnts./Transoms) - newer			2	30	2041				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Exterior Siding (Vinyl) - newer at Bldgs. 5 & 8 (3,550 sf)			2	30	2041				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Exterior Siding / Trim (Repair and Powerwash)	9,913		varies	4	2013				9,913	0	0	0	11,157	0	0	0	12,558	0	0	0	0	0	0	0	0	16,385	0	0						
19	Screened Porches / Doors - spot screen damage	27,005		varies	10+	2013				3,376	3,477	3,581	9,836	3,799	3,913	4,031	4,152	0	0	0	0	4,813	4,957	5,106	5,259	5,417	5,579	5,747	5,919						
20	Exterior Ceilings (at transition porches) - vinyl and painted	2,681		varies	<10	2014				0	690	711	732	754	0	0	0	0	0	0	928	956	984	1,014	0	0	0	0	0						
21	Windows (Vinyl Framed) - older, problematic, etc.	152,725		>25-39	30+	2014				0	78,653	81,013	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
22	Exterior Unit Doors (80 Front Doors)	49,680		6	25+	2032				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21,779							
23	Storm / Screen Doors	19,760		2-6	10+	2019				0	0	0	0	0	0	2,359	2,430	2,503	2,578	2,656	2,735	2,817	2,902	2,989	3,079	0	0	0	0						
24	Bulkhead Door (Cmnty. Bldg.) - maintain operating									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
25	Service Doors (Mech. Rooms)	4,120		varies	20	2014				0	530	546	563	580	597	615	633	652	0	0	0	0	0	0	0	0	0	0	0						
26	Exterior Lighting (HIDs & Fluorescents)	13,523		varies	15	2013				1,352	1,393	1,435	1,478	1,522	1,568	1,615	1,663	1,713	1,764	0	0	0	0	0	2,107	2,170	2,235	2,302	2,371						
27	Annual Planned Expenditures							0		0	16,141	87,942	124,869	12,609	17,813	6,078	8,620	8,878	17,426	4,343	2,656	300,979	8,586	8,843	9,109	10,445	7,587	24,200	8,049	30,069	0				
28	Cumulative Reserve Balance							242,747		185,047	2,951,703	2,562,242	2,247,223	2,144,143	2,032,531	1,948,731	1,876,810	1,799,426	1,553,380	1,476,898	1,412,740	1,077,132	1,039,268	774,365	693,670	511,490	450,759	395,354	315,966	77,054					

Roofing

Number of Units:	80
Total Square Feet:	48,725
Default Inflation Rate:	3.0%

[illegible]

Lobby / Mail Area

Owner Sponsor Name:	Killingly Housing Authority
Project Name:	Maple Courts
Project City / Town:	Danielson, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 11, 2013

Number of Units:	80
Total Square Feet:	48,725
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	Killingly Housing Authority
Project Name:	Maple Courts
Project City / Town:	Danielson, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 11, 2013

Number of Units:	80
Total Square Feet:	48,725
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					2013					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						
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	(Use & Access. Upgrades) - \$\$ pending design/spec.	35,000		39	25	2013			4	35,000	35,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	(See Above) - Restrooms to Reconfigure, create Unisex					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	(See Above) - Laundry Facility to relocate, utilize former office					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	(See Above) - Kitchen to reconfig. to meet requirmnts.					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Floors (Mostly Vinyl) - to upgrade all (\$\$ pending spec.)	6,378		39	16	2013					6,378	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,235	0	0	0					
10	Walls & Ceilings	2,972		15	8	2013					2,972	0	0	0	0	0	0	0	3,765	0	0	0	0	0	0	0	4,769	0	0	0					
11	(See Above) - Kitchen Cabinetry - maint. Operating					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	(See Above) - Kitchen Appliances (Future Updates)	2,965		varies	10+	2023					0	0	0	0	0	0	0	0	0	0	1,992	2,052	0	0	0	0	0	0	0	0					
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		35,000	44,350	0	0	0	0	0	0	0	3,765	0	1,992	2,052	0	0	0	0	15,004	0	0	0	0				
28	Cumulative Reserve Balance							242,747		185,047	2,951,703	2,562,242	2,247,223	2,144,143	2,032,531	1,948,731	1,876,810	1,799,426	1,553,380	1,476,898	1,412,740	1,077,132	1,039,268	774,365	693,670	511,490	450,759	395,354	315,966	77,054					

Common Hallways

Number of Units:	80
Total Square Feet:	48,725
Default Inflation Rate:	3.0%

Page 14

Common Stairways

Number of Units:	80
Total Square Feet:	48,725
Default Inflation Rate:	3.0%

Page 15

Common Laundry

Number of Units:	80
Total Square Feet:	48,725
Default Inflation Rate:	3.0%

Maple Courts SS 2/11/2013

Common Area Restrooms

Number of Units:	80
Total Square Feet:	48,725
Default Inflation Rate:	3.0%

[illegible]

Building Boilers

Owner Sponsor Name:	Killingly Housing Authority
Project Name:	Maple Courts
Project City / Town:	Danielson, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 11, 2013

Number of Units:	80
Total Square Feet:	48,725
Default Inflation Rate:	3.0%

Maple Courts • Capital Needs Assessment • © On-Site Insights

Building Mechanical

Number of Units:	80
Total Square Feet:	48,725
Default Inflation Rate:	3.0%

Maple Courts SS 2/11/2013

Building Electrical

Owner Sponsor Name:	Killingly Housing Authority
Project Name:	Maple Courts
Project City / Town:	Danielson, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 11, 2013

Number of Units:	80
Total Square Feet:	48,725
Default Inflation Rate:	3.0%

[illegible]

Building Elevator

Owner Sponsor Name:	Killingly Housing Authority
Project Name:	Maple Courts
Project City / Town:	Danielson, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 11, 2013

Number of Units:	80
Total Square Feet:	48,725
Default Inflation Rate:	3.0%

[illegible]

Building Structural

Number of Units:	80
Total Square Feet:	48,725
Default Inflation Rate:	3.0%

Maple Courts SS 2/11/2013

Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	Killingly Housing Authority
Project Name:	Maple Courts
Project City / Town:	Danielson, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 11, 2013

Number of Units:	80
Total Square Feet:	48,725
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						
2	Walls					2013					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						
4	Interior Stairs					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Floors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	AC Sleeve					2013					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						
8	Lighting Fixtures					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Accessibility Improvements (Closet Door Knobs / Shelving)	2,800		20	20	2013			4	2,800	2,800	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	Floors (Primarily Vinyl Tile, Carpet replaced w/ VCT)	44,025		1-2	15	2027					0	0	0	0	0	0	0	0	0	0	0	0	0	33,296	34,295	0	0	0	0						
18	Floors (Throughout Apartments) - Mostly Vinyl Tile	131,683		varies	15	2013					8,779	9,042	9,313	9,593	9,881	10,177	10,482	10,797	11,121	11,454	11,798	12,152	12,517	12,892	13,279	13,677	14,087	14,510	14,945	15,394					
19	Doors (Closet & Passage) - newer - maint. - operating	75 doors		1-2	20+						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Doors (Closet & Passage) - older / original - upgrade	88,511		varies	20+	2013					4,426	4,558	4,695	4,836	4,981	5,130	5,284	5,443	5,606	5,774	5,948	6,126	6,310	6,499	6,694	6,895	7,102	7,315	7,534	7,760					
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		2,800	16,004	13,600	14,009	14,429	14,862	15,307	15,767	16,240	16,727	17,229	17,746	18,278	18,826	19,391	53,269	54,867	21,189	21,825	22,480	23,154	0				
28	Cumulative Reserve Balance							242,747		185,047	2,951,703	2,562,242	2,247,223	2,144,143	2,032,531	1,948,731	1,876,810	1,799,426	1,553,380	1,476,898	1,412,740	1,077,132	1,039,268	774,365	693,670	511,490	450,759	395,354	315,966	77,054					

Comprehensive Capital Needs Assessment Schedule

Unit Bathrooms

Owner Sponsor Name:	Killingly Housing Authority
Project Name:	Maple Courts
Project City / Town:	Danielson, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 11, 2013

Number of Units:	80
Total Square Feet:	48,725
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					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
4	Toilet					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
5	Tub / Surround					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
6	Floor					2013					0	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	0					
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					2013					0	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	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	Tubs / Showers / Surrounds (Newer Expanded Unit Baths)	15 showers		1-2	25+						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
18	Tubs / Showers / Surrounds (Enam. Stl. Tubs & C.T. Sur.)	131,300		19-39	25+	2014					0	7,118	7,331	7,551	7,778	8,011	8,252	8,499	8,754	9,017	9,287	9,566	9,853	10,148	10,453	10,766	11,089	11,422	11,765	12,118					
19	Sinks (Wall Hung) - newer	15 sinks		1-2	20+						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
20	Sinks (mostly Wall Hung & Few Vanities)	27,300		19-39	20+	2014					0	2,812	2,896	2,983	3,073	3,165	3,260	3,358	3,458	3,562	3,669	0	0	0	0	0	0	0	0	0					
21	Toilets (Newer Expanded Unit Baths) - low-flow models	15 toilets		1-2	20+						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
22	Toilets (Mix of non low-flow and early generation low-flow)	26,650		varies	20+						0	2,745	2,827	2,912	2,999	3,089	3,182	3,278	3,376	3,477	3,582	0	0	0	0	0	0	0	0	0					
23	Exhaust Fans / Ventilation (Newer Expanded Unit Baths)	4,215		1-2	15+	2028					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,283	3,382	0	0	0				
24	Exhaust Fans / Ventilation	18,265		varies	15+	2014					0	1,881	1,938	1,996	2,056	2,117	2,181	2,246	2,314	2,383	2,455	0	0	0	0	0	0	0	0	0					
25	Wall Accessories - maintained / replaced - operating	80 unit baths																																	
26																																			
27	Annual Planned Expenditures							0		0	0	14,556	14,993	15,442	15,906	16,383	16,874	17,381	17,902	18,439	18,992	9,566	9,853	10,148	10,453	14,050	14,471	11,422	11,765	12,118	0				
28	Cumulative Reserve Balance							242,747		185,047	2,951,703	2,562,242	2,247,223	2,144,143	2,032,531	1,948,731	1,876,810	1,799,426	1,553,380	1,476,898	1,412,740	1,077,132	1,039,268	774,365	693,670	511,490	450,759	395,354	315,966	77,054					

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Killingly Housing Authority
Project Name:	Maple Courts
Project City / Town:	Danielson, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 11, 2013

Number of Units:	80
Total Square Feet:	48,725
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	0						
2	Ceilings					2013			0	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	0						
4	Cabinets	23,025		2	20	2031			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39,199	0						
5	Countertops					2013			0	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	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	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	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	0						
10	Refrigerators					2013			0	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	0						
12	Range					2013			0	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	0						
14	Disposal					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	Cabinetry / Counters/ Sinks	222,575		19	20+	2014			0	22,925	23,613	24,321	25,051	25,803	26,577	27,374	28,195	29,041	0	0	0	0	0	0	0	0	0	0	0						
18	Countertops - maintained, spot replaced - operating	80 unit kitchens		varies	10+				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Refrigerators	53,600		varies	10+	2013			4,467	4,601	4,739	4,881	5,027	5,178	5,333	5,493	5,658	5,828	6,003	6,183	6,368	6,559	6,756	6,959	7,168	7,383	7,604	7,832							
20	Stoves	4,000		1-2	15+	2027			0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,025	3,116	0	0	0	0							
21	Stoves (some original models)	36,000		5-39	15+	2013			3,000	3,090	3,183	3,278	3,377	3,478	3,582	3,690	3,800	3,914	4,032	4,153	0	0	0	0	4,814	4,959	5,107	5,261							
22	Rangehoods / Ventilation (Ducted)	22,480		varies	20	2013			1,124	1,158	1,192	1,228	1,265	1,303	1,342	1,382	1,424	1,467	1,511	1,556	1,603	1,651	1,700	1,751	1,804	1,858	1,914	1,971							
23	Accessibility Improvements (Cabinets, Counters, Hdwre.)	7,600		varies	20	2013		4	7,600	7,600	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		7,600	16,191	31,774	32,727	33,709	34,720	35,761	36,834	37,939	39,078	40,250	11,545	11,891	7,971	8,210	11,482	11,826	13,785	14,199	53,824	15,064	0				
28	Cumulative Reserve Balance							242,747		185,047	2,951,703	2,562,242	2,247,223	2,144,143	2,032,531	1,948,731	1,876,810	1,799,426	1,553,380	1,476,898	1,412,740	1,077,132	1,039,268	774,365	693,670	511,490	450,759	395,354	315,966	77,054					

Unit Mechanical

Owner Sponsor Name:	Killingly Housing Authority
Project Name:	Maple Courts
Project City / Town:	Danielson, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 11, 2013

Number of Units:	80
Total Square Feet:	48,725
Default Inflation Rate:	3.0%

Maple Courts • Capital Needs Assessment • © On-Site Insights

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.