

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
999 West Street
Rocky Hill, CT 06067

and

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Boston, MA 02111



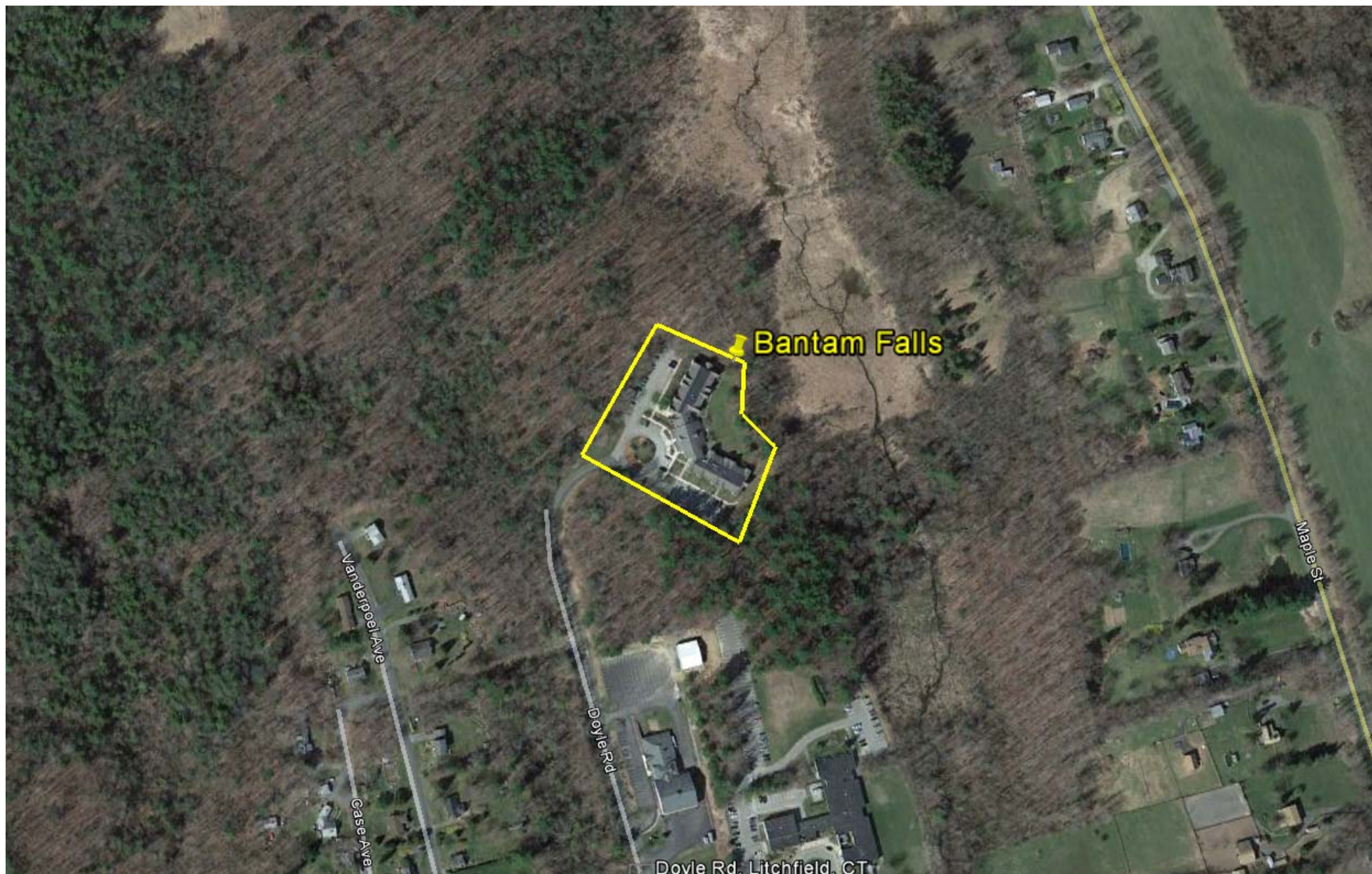
Bantam Falls

CHFA # 94052D

Litchfield Housing Authority
Litchfield, CT

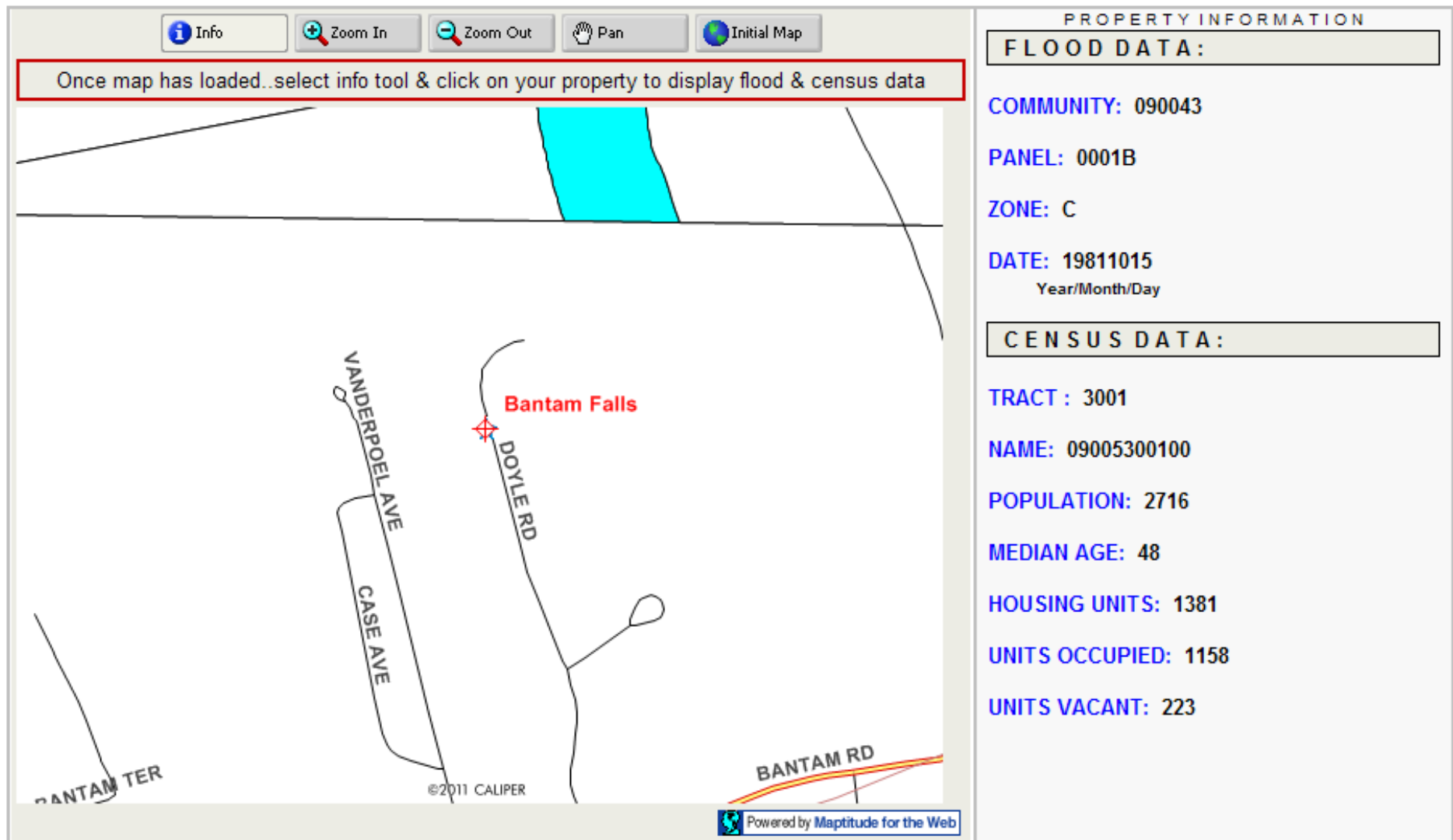
March 1, 2013

Final Report



Bantam Falls

130 Doyle Road
Litchfield, CT 06759



Bantam Falls

130 Doyle Road
Litchfield, CT 06759

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

Executive Summary

Bantam Falls

Litchfield, CT

Bantam Falls provides housing for elderly residents. This development, built in 1992 has consists of a single two-story residential building with 36 one-bedroom apartments and a freestanding storage garage. The residential building is clad with vinyl siding, has wood-framed double glazed single hung windows, and a pitched roof covered with asphalt shingles. It also has a central mechanical room that provides hydronic heat and domestic hot water (DHW) to each apartment. The original underground storage tank (UST) was removed several years ago and replaced with a 1,500 gallon above ground vessel. Common hallways provide access to the apartments, and each unit has a private patio or balcony.

Overall the development is in good condition. The current renovation addressed most of the near-term concerns. Based on these projections, the development is seen as requiring an adjustment to current replacement reserve funding and/or an infusion of additional capital. The current reserve account, based on the existing balance and annual contribution cannot keep pace with the projected capital costs in any period of the 20-year plan. An infusion of \$1,100,000 is needed to fully fund this plan.

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

- Upgrade of the existing fire alarm system in Year 1.

- Resurface the asphalt paving, including replacement of the damaged berms along the parking lot perimeter.
- Replace the dumpster enclosure, which is original in Year 1.
- Replace the failed common area air conditioner in Year 1.
- Upgrade common area finishes in Years 1 and 2.
- Upgrade the apartment finishes starting in Year 1.
- Replacement of the boiler plant control system in Year 1.

Additional Notes:

1. The Physical Assessment of the property was conducted on January 8, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by David Jackson. We would like to thank site staff for their assistance.
2. Cost estimates used in this assessment are based on data from *RS Means Facilities and Construction Cost Data*. These cost estimates have been applied uniformly across the entire study portfolio to help ensure consistency of future projections. Actual owner and/or site pricing could vary significantly.
3. Unless required by fire, safety, or accessibility codes, items are typically shown being replaced in kind and do not include any planned upgrades or potential upgrade opportunities.
4. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.
5. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.



The property sign from the access road.



A view of the main entrance.



The site also includes concrete walkways.



Evidence of damage to the berm (border) in one of the parking lots.



This access aisle needs to be re-stripped to the compliant width of 60 inches.



The building is clad with vinyl siding, And has asphalt shingle roofing.



Each upper floor apartment has a private balcony.



One of the private patios.



Common hallways have carpeted flooring, painted walls and ceiling tiles.



A view of the community room. The adjacent central kitchen is presently offline.



A close-up of peeling paint, the result of water infiltration from a roof leak.



This is the media room.



This is one of the lounges.



One of two public laundry rooms.



A view of one of the common restrooms.



Apartments have a through-wall air conditioner sleeve and an exterior door to access the private patio or balcony.



Kitchens include electric ranges and laminated particleboard cabinets and countertops.



Private balconies have concrete decks and wood railing.



Each apartment has its own circuit breaker panel.



The boiler plant consists of this pair of oil-fired hydronic boilers.



Domestic hot water is generated by and stored in this pair of oil-fired DHW tanks.



The boiler plant is governed by this computerized controller.



This pair of hydronic heat circulating pumps serves the entire facility.



This fan, which is controlled by the burners' circuit, provides fresh air for combustion.



Fuel oil is stored in an above-ground tank.



The fire sprinkler system includes a backflow preventer (arrow).



This fire alarm control panel (FACP) governs the common area alarm and detection devices.



This is the transfer switch for the emergency generator.

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Litchfield Housing Authority
Project Name:	Bantam Falls
Project City / Town:	Litchfield, CT

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

Number of Units:	36
Total Square Feet:	37,230
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$11,420
Annual Replacement Reserve Contribution:	\$10,670
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	88,620	0	0	0	0	17,706	0	0	0	0	20,526	0	0	0	1,399	25,431	13,752	0	0	0	0
2	Building Exterior	0	0	1,183	1,218	1,255	1,293	1,331	1,371	1,413	10,613	2,750	2,833	12,244	3,005	3,095	46,713	48,114	4,764	3,322	14,095	3,524	0	0
3	Roofing	0	0	0	0	0	123,345	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	Lobby - Mail Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	Community Room	0	0	0	8,091	0	0	0	0	0	0	0	11,739	0	0	0	0	12,857	0	0	0	0	15,776	0
6	Common Hallways	0	0	18,174	0	0	0	0	0	0	0	0	17,885	0	0	0	0	0	0	0	0	0	24,035	0
7	Common Stairways	0	0	5,230	0	0	0	0	0	0	0	0	0	1,332	0	0	0	0	0	0	0	0	0	0
8	Common Laundry	0	0	1,453	0	0	0	0	0	0	0	0	0	1,953	0	0	0	0	0	0	0	0	0	0
9	Common Area Restrooms	0	0	948	0	0	0	0	0	0	0	0	0	1,274	0	0	0	0	0	0	0	0	0	0
10	Building Boilers	0	0	9,500	0	0	0	0	0	0	0	0	0	42,280	0	4,277	0	0	17,761	0	0	13,109	0	0
11	Building Mechanical	0	0	4,350	0	0	0	0	0	0	0	0	0	7,392	0	0	0	0	0	6,980	0	0	0	0
12	Building Electrical	0	0	28,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	91,141	0	0	0	0	0
13	Building Elevator	0	0	2,500	0	0	0	0	0	0	0	0	0	0	0	0	0	118,890	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	4,482	4,616	4,755	4,898	5,045	5,196	5,352	5,512	5,678	5,848	6,023	6,204	6,390	6,582	6,779	6,983	7,192	7,408	7,630	7,859	0
16	Unit Kitchens	0	0	14,355	7,576	7,803	8,037	8,278	8,526	8,782	9,046	9,317	9,597	11,320	11,659	3,348	15,255	15,713	16,184	3,768	3,881	3,997	4,117	0
17	Unit Bathrooms	0	0	1,384	1,426	1,468	1,512	1,558	1,604	1,653	1,702	1,753	1,806	1,860	1,916	1,973	2,032	2,093	2,156	2,221	2,288	2,356	2,427	0
18	Unit Electrical	0	0	5,820	5,995	6,174	0	0	0	0	0	0	4,462	4,596	4,734	4,876	0	0	0	0	0	0	5,997	0
19	Unit Mechanical	0	0	189	195	201	207	213	219	226	232	1,075	1,108	1,141	1,175	1,210	1,247	1,284	1,323	1,362	1,403	1,445	1,489	0
20	Annual Planned Expenditures	0	0	186,689	29,116	21,656	139,291	16,425	34,623	17,425	27,105	20,574	55,277	111,941	28,694	25,170	71,829	207,129	165,743	38,598	29,075	32,062	61,701	0
21	Annual Provision (indexed at 3%)			10,670	10,990	11,319	11,659	12,009	12,369	12,740	13,122	13,516	13,921	14,339	14,769	15,212	15,669	16,139	16,623	17,122	17,635	18,164	18,709	
22	Outside Capital			1,100,000																				
23	Cumulative Reserve Balance	11,420	11,420	935,400	917,274	906,937	779,305	774,889	752,636	747,951	733,968	726,910	685,555	587,953	574,028	564,070	507,910	316,919	167,799	146,323	134,883	120,986	77,995	

Site Improvements

Owner Sponsor Name:	Litchfield Housing Authority
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Comprehensive Capital Needs Assessment Schedule

Building Exterior

Owner Sponsor Name:	Litchfield Housing Authority
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	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Exterior Doors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Glass Doors (Sliders)					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Exterior Walls - Masonry					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Exterior Walls - EIFS					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Ext. Walls - Vinyl Siding					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Ext. Walls - Wood Siding					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Windows					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Exterior Soffits and Fascia					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Caulking					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Unit Balconies / Decks					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Railings					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	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	Common Doors (Main) - Double Leaf	2,820		20	30	2023					0	0	0	0	0	0	0	0	0	3,790	0	0	0	0	0	0	0	0	0						
15	Service Doors - Double Leaf	2,060		20	30	2023					0	0	0	0	0	0	0	0	0	2,768	0	0	0	0	0	0	0	0	0						
16	Secondary Doors -Single Leaf	2,060		20	30	2023					0	0	0	0	0	0	0	0	0	2,768	0	0	0	0	0	0	0	0	0						
17	Windows: Sash cord repairs	15,375		20	35	2013					1,183	1,218	1,255	1,293	1,331	1,371	1,413	1,455	1,499	1,544	1,590	1,638	1,687	0	0	0	0	0	0						
18	Windows - Replacement	57,503		20	35	2026					0	0	0	0	0	0	0	0	0	0	0	0	0	42,222	43,488	0	0	0	0						
19	Ext Walls - Vinyl Siding Power Washing	6,458		20	40	2020					0	0	0	0	0	0	0	7,943	0	0	0	0	0	0	0	0	0	10,674	0	0					
20	Storm Door Replacement	8,892		Varies	20	2020					0	0	0	0	0	0	0	1,215	1,252	1,289	1,328	1,368	1,409	1,451	1,494	1,539	0	0	0	0					
21	Patio/Balcony Door Replacement	12,420		20	35	2026					0	0	0	0	0	0	0	0	0	0	0	0	0	3,040	3,131	3,225	3,322	3,421	3,524	0					
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	1,183	1,218	1,255	1,293	1,331	1,371	1,413	10,613	2,750	2,833	12,244	3,005	3,095	46,713	48,114	4,764	3,322	14,095	3,524	0	0				
28	Cumulative Reserve Balance							11,420		11,420	935,400	917,274	906,937	779,305	774,889	752,636	747,951	733,968	726,910	685,555	587,953	574,028	564,070	507,910	316,919	167,799	146,323	134,883	120,986	77,995					

Roofing

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Lobby / Mail Area

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Community Room

Owner Sponsor Name:	Litchfield Housing Authority
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Comprehensive Capital Needs Assessment Schedule

Common Hallways

Owner Sponsor Name:	Litchfield Housing Authority
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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	Walls 1					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Walls 2					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Walls 3					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Ceiling 1					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Ceiling 2					2013					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						
7	Floors 1	13,707		1	10	2022					0	0	0	0	0	0	0	0	0	17,885	0	0	0	0	0	0	0	0	0	24,035					
8	Floors 2					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Floors 3					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Unit Doors					2013					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						
12	Interior Lighting 1					2013					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						
14	Interior Lighting 3					2013					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						
16	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Walls - Repaint	7,986		20	10	2013					7,986	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Ceiling - Replace tiles	10,189		20	10	2013					10,189	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	18,174	0	0	0	0	0	0	0	0	17,885	0	0	0	0	0	0	0	0	0	24,035	0				
28	Cumulative Reserve Balance							11,420		11,420	935,400	917,274	906,937	779,305	774,889	752,636	747,951	733,968	726,910	685,555	587,953	574,028	564,070	507,910	316,919	167,799	146,323	134,883	120,986	77,995					

Common Stairways

Number of Units:	36
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Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Litchfield Housing Authority
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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	Walls	397		20	10	2013				397	0	0	0	0	0	0	0	0	0	533	0	0	0	0	0	0	0	0	0	0					
2	Ceilings	117		20	10	2013				117	0	0	0	0	0	0	0	0	0	157	0	0	0	0	0	0	0	0	0	0					
3	Floors	940		20	10	2013				940	0	0	0	0	0	0	0	0	0	1,263	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	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	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	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	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	0				
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
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27	Annual Planned Expenditures							0		0	1,453	0	0	0	0	0	0	0	0	1,953	0	0	0	0	0	0	0	0	0	0	0	0			
28	Cumulative Reserve Balance							11,420		11,420	935,400	917,274	906,937	779,305	774,889	752,636	747,951	733,968	726,910	685,555	587,953	574,028	564,070	507,910	316,919	167,799	146,323	134,883	120,986	77,995					

Common Area Restrooms

Number of Units:	36
Total Square Feet:	37,230
Default Inflation Rate:	3.0%

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Building Boilers

Owner Sponsor Name:	Litchfield Housing Authority
Project Name:	Bantam Falls
Project City / Town:	Litchfield, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 0, 1900

Number of Units:	36
Total Square Feet:	37,230
Default Inflation Rate:	3.0%

13011 Bantam Falls-SS 3/1/2013

Comprehensive Capital Needs Assessment Schedule

Building Mechanical

Owner Sponsor Name:	Litchfield Housing Authority
Project Name:	Bantam Falls
Project City / Town:	Litchfield, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 0, 1900

Number of Units:	36
Total Square Feet:	37,230
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			20		2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Building Heating Distribution					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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						
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						
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						
6	Ventilation & Exhaust					2013					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						
8	Intercom Panel -Main	5,500		10	20	2023					0	0	0	0	0	0	0	0	7,392	0	0	0	0	0	0	0	0	0	0						
9	Air Conditioning - Replace failed unit	4,350		20	16	2013					4,350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,980	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																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	4,350	0	0	0	0	0	0	0	7,392	0	0	0	0	0	6,980	0	0	0	0						
28	Cumulative Reserve Balance							11,420		11,420	935,400	917,274	906,937	779,305	774,889	752,636	747,951	733,968	726,910	685,555	587,953	574,028	564,070	507,910	316,919	167,799	146,323	134,883	120,986	77,995					

Building Electrical

Number of Units:	36
Total Square Feet:	37,230
Default Inflation Rate:	3.0%

[illegible]

Building Elevator

Owner Sponsor Name:	Litchfield Housing Authority
Project Name:	Bantam Falls
Project City / Town:	Litchfield, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 0, 1900

Number of Units:	36
Total Square Feet:	37,230
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	Litchfield Housing Authority
Project Name:	Bantam Falls
Project City / Town:	Litchfield, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 0, 1900

Number of Units:	36
Total Square Feet:	37,230
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						
17																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						11,420	11,420	935,400	917,274	906,937	779,305	774,889	752,636	747,951	733,968	726,910	685,555	587,953	574,028	564,070	507,910	316,919	167,799	146,323	134,883	120,986	77,995							

Unit Living

Number of Units:	36
Total Square Feet:	37,230
Default Inflation Rate:	3.0%

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Unit Bathrooms

Owner Sponsor Name:	Litchfield Housing Authority
Project Name:	Bantam Falls
Project City / Town:	Litchfield, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 0, 1900

Number of Units:	36
Total Square Feet:	37,230
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	Floor	12,825		Varies	15	2013				855	881	907	934	962	991	1,021	1,052	1,083	1,116	1,149	1,184	1,219	1,256	1,293	1,332	1,372	1,413	1,456	1,499						
18	Exhaust Fan	3,960		Varies	20	2013				198	204	210	216	223	230	236	244	251	258	266	274	282	291	299	308	318	327	337	347						
19	Accessories	6,624		Varies	20	2013				331	341	351	362	373	384	395	407	419	432	445	458	472	486	501	516	531	547	564	580						
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	1,384	1,426	1,468	1,512	1,558	1,604	1,653	1,702	1,753	1,806	1,860	1,916	1,973	2,032	2,093	2,156	2,221	2,288	2,356	2,427	0						
28	Cumulative Reserve Balance						11,420	11,420	935,400	917,274	906,937	779,305	774,889	752,636	747,951	733,968	726,910	685,555	587,953	574,028	564,070	507,910	316,919	167,799	146,323	134,883	120,986	77,995							

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Litchfield Housing Authority
Project Name:	Bantam Falls
Project City / Town:	Litchfield, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 0, 1900

Number of Units:	36
Total Square Feet:	37,230
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					2013			0	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	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	Floors	16,235		Varies	15	2013			1,082	1,114	1,148	1,182	1,218	1,254	1,292	1,331	1,371	1,412	1,454	1,498	1,543	1,589	1,637	1,686	1,736	1,788	1,842	1,897							
18	Cabinets/Countertops	72,900		20	25	2013			6,075	6,257	6,445	6,638	6,837	7,043	7,254	7,471	7,696	7,926	8,164	8,409	0	0	0	0	0	0	0	0	0						
19	Countertops: Future replacements	12,817		Varies	12	2023			0	0	0	0	0	0	0	0	0	0	1,435	1,478	1,523	1,568	1,615	1,664	1,714	1,765	1,818	1,873							
20	Refrigerators	24,120		1	15	2013			0	0	0	0	0	0	0	0	0	0	0	0	0	11,807	12,161	12,526	0	0	0	0							
21	Range-Original	7,000		Varies	25	2013			7,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
22	Vent Hood	3,960		Varies	20	2013			198	204	210	216	223	230	236	244	251	258	266	274	282	291	299	308	318	327	337	347							
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	14,355	7,576	7,803	8,037	8,278	8,526	8,782	9,046	9,317	9,597	11,320	11,659	3,348	15,255	15,713	16,184	3,768	3,881	3,997	4,117	0				
28	Cumulative Reserve Balance							11,420		11,420	935,400	917,274	906,937	779,305	774,889	752,636	747,951	733,968	726,910	685,555	587,953	574,028	564,070	507,910	316,919	167,799	146,323	134,883	120,986	77,995					

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

Owner Sponsor Name:	Litchfield Housing Authority
Project Name:	Bantam Falls
Project City / Town:	Litchfield, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 0, 1900

Number of Units:	36
Total Square Feet:	37,230
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	Smoke Detectors-Add to bdrms & replace existing	17,460		Varies	10	2013				5,820	5,995	6,174	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Smoke Detectors -Future Replacement	13,680		Varies	10	2022				0	0	0	0	0	0	0	0	4,462	4,596	4,734	4,876	0	0	0	0	0	0	0	5,997						
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	5,820	5,995	6,174	0	0	0	0	0	0	4,462	4,596	4,734	4,876	0	0	0	0	0	5,997	0					
28	Cumulative Reserve Balance							11,420		11,420	935,400	917,274	906,937	779,305	774,889	752,636	747,951	733,968	726,910	685,555	587,953	574,028	564,070	507,910	316,919	167,799	146,323	134,883	120,986	77,995					

Unit Mechanical

Owner Sponsor Name:	Litchfield Housing Authority
Project Name:	Bantam Falls
Project City / Town:	Litchfield, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 0, 1900

Number of Units:	36
Total Square Feet:	37,230
Default Inflation Rate:	3.0%

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Appendix A: Statement of Delivery

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

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