

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority

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Rocky Hill, CT 06067

and

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Wells Run

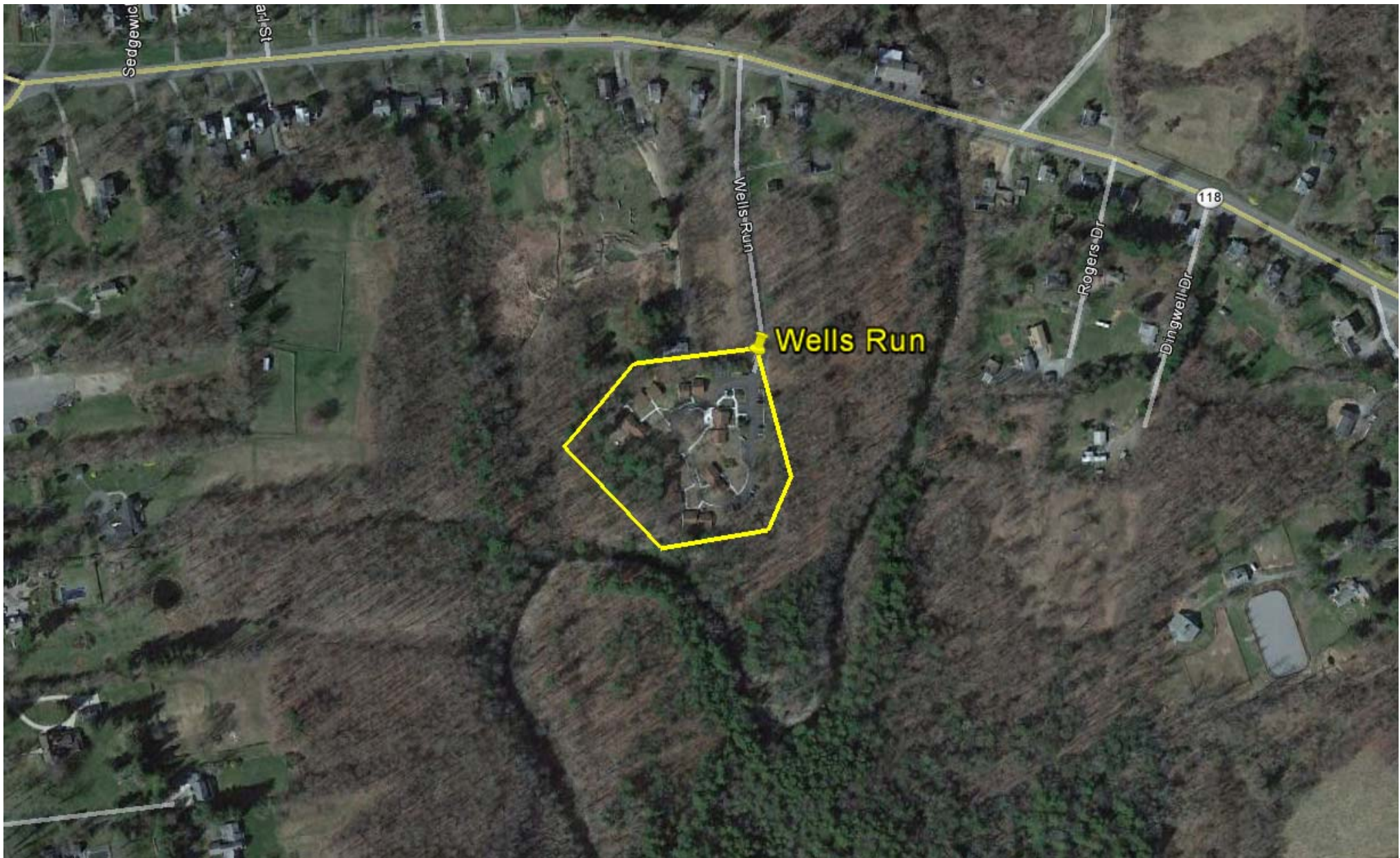
CHFA 85089D

Litchfield Housing Authority

Litchfield, CT

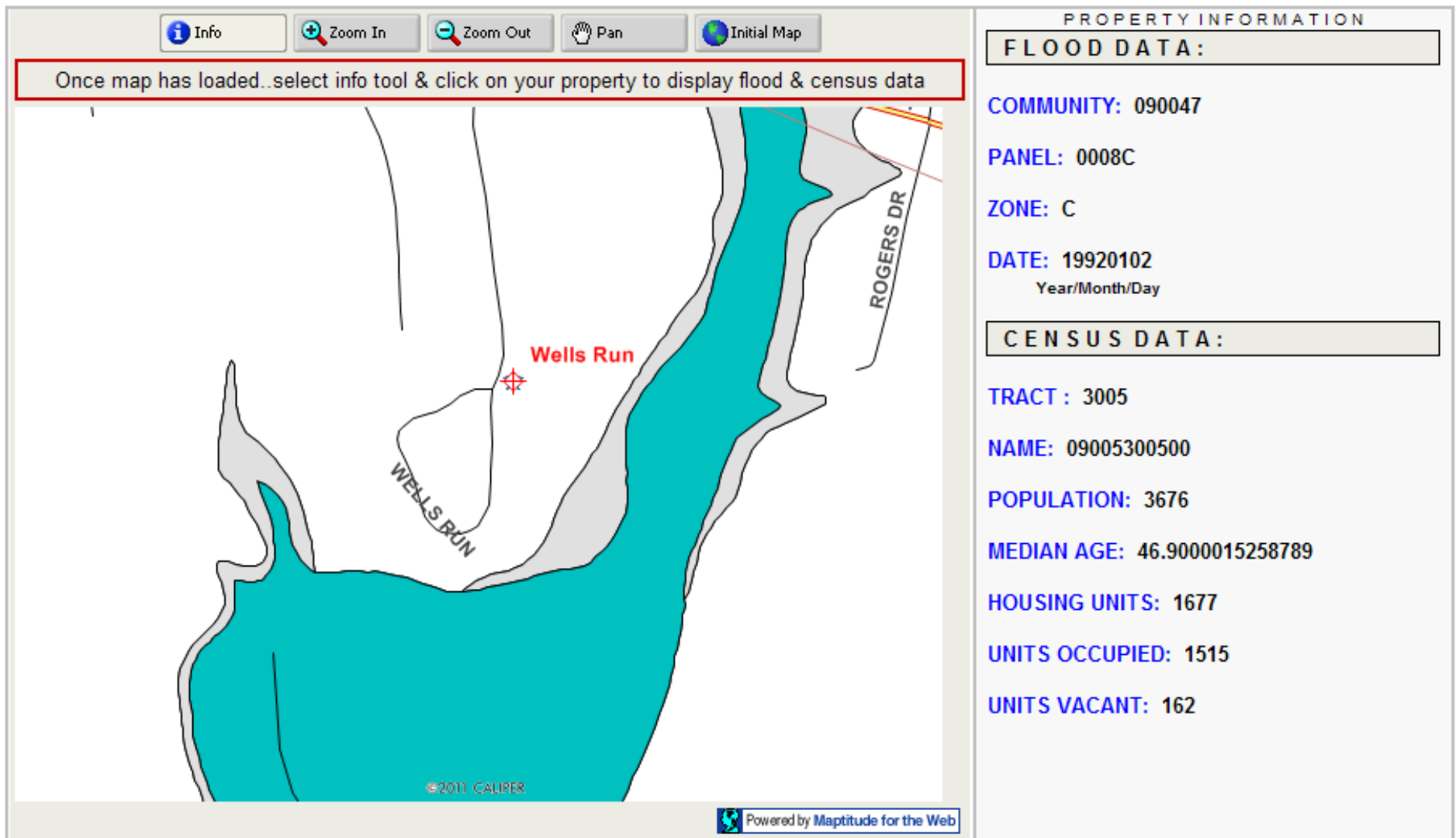
March 1, 2013

Final Report



Wells Run

111 Wells Run
Litchfield, CT 06459



Wells Run

111 Wells Run
Litchfield, CT 06759

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

Executive Summary

Wells Run

Litchfield, CT

Wells Run provides housing for elderly residents. There are a total of 30 apartments: 20 efficiencies, 8 one-bedroom units and a pair of accessible one-bedroom units. Built in 1973, this development has eight residential buildings, including the community building which has the pair of accessible units and the community spaces (site and maintenance offices, laundry, and community room). Kitchens have been recently upgraded with new wood cabinets and laminated particleboard countertops. The walkways, access roadway, and parking areas have been recently resurfaced. Each building is clad with vinyl siding, and has vinyl double-glazed windows. Roofs are pitched and presently covered with two layers of asphalt shingles.

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. With the current reserve balance and annual contribution the reserve account would only be able to fund capital costs through Year 2. An infusion of \$425,000 would fully fund this plan.

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

- Upgrade the community kitchen to include a compliant accessible design including knee clearance at the sink and a 30-inch work surface.

- Upgrade of apartment finishes and systems including replacement of the original electric baseboard heat.
- Replace the 80-gallon electric-heated domestic hot water (DHW) tank that serves the community building.
- Replace roof covering starting in Year 8.

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 site features an asphalt-paved parking lot with a similarly paved access road that traverses through the site.



The development's sign is located at the beginning of the access road; the site is approximately 1/4 of a mile down this road.



One of the designated parking spaces.



The site also includes concrete walkways and pole-mounted HID lighting.



The dumpster enclosure is located off of the main parking lot.



An elevation view of one of the residential buildings.



A view of the community room.



This is the public laundry; note the floor damage.



The community kitchen is located off of the hallway in the community building.



A view in one of the living rooms.



Kitchens have wood cabinets, laminated particleboard countertops, and electric ranges.



Bathtubs have ceramic tile surrounds and anti-scald mixing valves.



A view in one of the accessible bathrooms.



Bathtubs surrounds are original.



Apartments also have an electric radiant heat panel (arrow) near the rear entrance door.



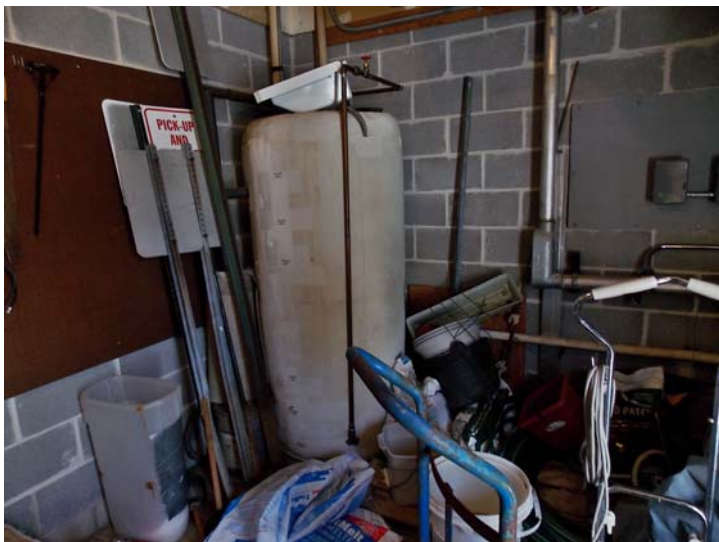
This is a typical electric-heated DHW tank within an apartment.



Each apartment has its own circuit breaker panel.



The fire alarm system has been recently upgraded with a newer panel and dialer (arrow).



This electric-heated DHW tank serves the community building.



This is the housing for the sewer lift station.

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Litchfied Housing Authority
Project Name:	Wells Run
Project City / Town:	Litchfield, CT

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

Number of Units:	30
Total Square Feet:	18,663
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$9,517
Annual Replacement Reserve Contribution:	\$8,891
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	0	0	8,535	0	0	0	0	9,894	0	0	1,411	0	11,470	0	0	0	0	1,706	83,931	30,304	0
2	Building Exterior	0	0	0	0	0	0	0	1,145	1,180	8,893	1,252	1,523	1,568	1,615	1,664	1,714	1,765	1,818	1,873	12,248	1,987	2,046	0
3	Roofing	0	0	0	0	0	0	0	0	0	25,707	26,478	27,272	28,091	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	4,500	0	0	0	0	0	0	4,532	0	0	5,376	0	0	0	0	0	0	6,091	1,992	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	727	0	0	0	0	0	0	0	0	0	339	0	0	0	0	0	0	0	0	0	0
9	Common Area Restrooms	0	0	385	0	0	0	0	0	0	364	0	0	0	0	0	0	0	0	0	489	0	0	0
10	Building Boilers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11	Building Mechanical	0	0	1,150	0	0	0	0	0	0	0	0	0	0	0	1,640	0	0	0	0	0	0	0	0
12	Building Electrical	0	0	975	0	0	0	0	0	0	0	6,962	0	1,310	0	0	0	0	0	0	0	0	0	0
13	Building Elevator	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	Building Structural	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	Unit Living	0	0	2,245	2,312	2,382	2,453	2,527	2,603	2,681	2,761	2,844	2,929	3,017	3,108	3,201	3,297	3,396	3,498	3,603	3,711	3,822	3,937	0
16	Unit Kitchens	0	0	2,164	2,229	2,296	2,365	2,436	2,509	3,883	5,125	5,279	5,437	5,600	5,768	5,941	6,119	6,303	6,492	6,687	6,887	7,094	7,307	0
17	Unit Bathrooms	0	0	1,539	1,585	1,633	1,682	1,732	2,436	2,509	2,584	2,661	2,741	2,824	2,908	2,996	3,085	3,178	3,273	3,371	3,473	3,577	3,684	0
18	Unit Electrical	0	0	0	0	0	0	4,063	4,185	0	0	0	0	0	0	0	0	5,460	5,624	0	0	0	0	0
19	Unit Mechanical	0	0	2,033	2,094	2,157	2,222	5,158	5,313	5,472	5,637	5,806	5,980	3,639	3,749	3,861	3,977	239	246	4,346	4,476	4,610	4,748	0
20	Annual Planned Expenditures	0	0	15,718	8,220	17,002	8,721	15,916	18,190	15,724	65,496	51,281	45,882	53,175	17,148	30,772	18,192	20,341	20,952	19,879	39,079	107,012	52,027	0
21	Annual Provision (indexed at 3%)			8,891	9,158	9,433	9,716	10,007	10,308	10,617	10,935	11,263	11,601	11,949	12,308	12,677	13,057	13,449	13,852	14,268	14,696	15,137	15,591	
22	Outside Capital			425,000																				
23	Cumulative Reserve Balance	9,517	9,517	427,690	428,628	421,058	422,053	416,145	408,262	403,154	348,593	308,575	274,294	233,068	228,228	210,132	204,998	198,105	191,006	185,395	161,012	69,136	32,701	

Site Improvements

Number of Units:	30
Total Square Feet:	18,663
Default Inflation Rate:	3.0%

13012 Wells Run-SS 3/1/2013

Comprehensive Capital Needs Assessment Schedule

Building Exterior

Owner Sponsor Name:	Litchfied Housing Authority
Project Name:	Wells Run
Project City / Town:	Litchfield, CT

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

Number of Units:	30
Total Square Feet:	18,663
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					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	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	Ext Walls - Vinyl Siding Power Washing	6,243		2	40	2020					0	0	0	0	0	0	7,678	0	0	0	0	0	0	0	0	0	0	10,319	0	0					
18	Storm Door Replacement	14,820		Varies	20	2018					0	0	0	0	0	1,145	1,180	1,215	1,252	1,289	1,328	1,368	1,409	1,451	1,494	1,539	1,585	1,633	1,682	1,732					
19	Windows - Glazing Replacement	3,580		3	35	2022					0	0	0	0	0	0	0	0	234	241	248	255	263	271	279	287	296	305	314						
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	0	1,145	1,180	8,893	1,252	1,523	1,568	1,615	1,664	1,714	1,765	1,818	1,873	12,248	1,987	2,046	0				
28	Cumulative Reserve Balance							9,517		9,517	427,690	428,628	421,058	422,053	416,145	408,262	403,154	348,593	308,575	274,294	233,068	228,228	210,132	204,998	198,105	191,006	185,395	161,012	69,136	32,701					

Roofing

Number of Units:	30
Total Square Feet:	18,663
Default Inflation Rate:	3.0%

[illegible]

Lobby / Mail Area

Owner Sponsor Name:	Litchfield Housing Authority
Project Name:	Wells Run
Project City / Town:	Litchfield, CT

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

Number of Units:	30
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Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	Litchfied Housing Authority
Project Name:	Wells Run
Project City / Town:	Litchfield, CT

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

Number of Units:	30
Total Square Feet:	18,663
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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	2,133		3	10	2020				0	0	0	0	0	0	0	2,623	0	0	0	0	0	0	0	0	0	3,526	0	0						
2	Kitchen Cabinets / Sink	2,250		40	20	2013				2,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Kitchen Appliances	1,170		2	20	2031				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,992	0							
4	Furnishings	4,000		10	20	2023				0	0	0	0	0	0	0	0	0	5,376	0	0	0	0	0	0	0	0	0	0						
5	Walls - Repainting	1,111		3	10	2020				0	0	0	0	0	0	0	1,366	0	0	0	0	0	0	0	0	1,836	0	0							
6	Ceiling Repainting	441		3	10	2020				0	0	0	0	0	0	0	542	0	0	0	0	0	0	0	0	729	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	Kitchen Cabinets / Sink: Replace w/accessible design	2,250		20	25	2013				2,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	4,500	0	0	0	0	0	0	4,532	0	0	5,376	0	0	0	0	0	0	6,091	1,992	0	0						
28	Cumulative Reserve Balance						9,517	9,517	427,690	428,628	421,058	422,053	416,145	408,262	403,154	348,593	308,575	274,294	233,068	228,228	210,132	204,998	198,105	191,006	185,395	161,012	69,136	32,701							

Common Hallways

Owner Sponsor Name:	Litchfield Housing Authority
Project Name:	Wells Run
Project City / Town:	Litchfield, CT

Current Year:	2013
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Report Date:	January 0, 1900

Number of Units:	30
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[illegible]

Common Stairways

Number of Units:	30
Total Square Feet:	18,663
Default Inflation Rate:	3.0%

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Common Laundry

Number of Units:	30
Total Square Feet:	18,663
Default Inflation Rate:	3.0%

[illegible]

Common Area Restrooms

Owner Sponsor Name:	Litchfield Housing Authority
Project Name:	Wells Run
Project City / Town:	Litchfield, CT

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Building Boilers

Owner Sponsor Name:	Litchfield Housing Authority
Project Name:	Wells Run
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Number of Units:	30
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Default Inflation Rate:	3.0%

[illegible]

Building Mechanical

Number of Units:	30
Total Square Feet:	18,663
Default Inflation Rate:	3.0%

13012 Wells Run-SS 3/1/2013

Building Electrical

Owner Sponsor Name:	Litchfield Housing Authority
Project Name:	Wells Run
Project City / Town:	Litchfield, CT

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

Number of Units:	30
Total Square Feet:	18,663
Default Inflation Rate:	3.0%

[illegible]

Building Elevator

Owner Sponsor Name:	Litchfield Housing Authority
Project Name:	Wells Run
Project City / Town:	Litchfield, CT

Current Year:	2013
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Number of Units:	30
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Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	Litchfied Housing Authority
Project Name:	Wells Run
Project City / Town:	Litchfield, CT

Current Year:	2013
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Number of Units:	30
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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	Foundation / Floor Slab					2013				0	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	0					
3	Steel					2013				0	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	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	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					
17																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
28	Cumulative Reserve Balance						9,517	9,517	427,690	428,628	421,058	422,053	416,145	408,262	403,154	348,593	308,575	274,294	233,068	228,228	210,132	204,998	198,105	191,006	185,395	161,012	69,136	32,701							

Unit Living

Number of Units:	30
Total Square Feet:	18,663
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Unit Bathrooms

Owner Sponsor Name:	Litchfied Housing Authority
Project Name:	Wells Run
Project City / Town:	Litchfield, CT

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

Number of Units:	30
Total Square Feet:	18,663
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	Floors-VCT	8,095		Varies	15	2013					540	556	573	590	608	626	645	664	684	705	726	747	770	793	817	841	867	893	919	947					
18	Exhaust Fan	3,300		Varies	20	2013					165	170	175	180	186	191	197	203	209	215	222	228	235	242	250	257	265	273	281	289					
19	Bathtub reglazing	11,250		Varies	25	2018					0	0	0	0	0	652	671	691	712	733	755	778	801	825	850	876	902	929	957	985					
20	Replace Tub Surrounds	14,250		Varies	40	2013					475	489	504	519	535	551	567	584	602	620	638	658	677	698	718	740	762	785	809	833					
21	Accessories	5,520		Varies	20	2013					359	370	381	392	404	416	429	442	455	468	482	497	512	527	543	559	576	593	611	630					
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	1,539	1,585	1,633	1,682	1,732	2,436	2,509	2,584	2,661	2,741	2,824	2,908	2,996	3,085	3,178	3,273	3,371	3,473	3,577	3,684	0				
28	Cumulative Reserve Balance							9,517		9,517	427,690	428,628	421,058	422,053	416,145	408,262	403,154	348,593	308,575	274,294	233,068	228,228	210,132	204,998	198,105	191,006	185,395	161,012	69,136	32,701					

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Litchfied Housing Authority
Project Name:	Wells Run
Project City / Town:	Litchfield, CT

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

Number of Units:	30
Total Square Feet:	18,663
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	Countertops	13,055		Varies	12	2019				0	0	0	0	0	0	1,299	1,338	1,378	1,420	1,462	1,506	1,551	1,598	1,646	1,695	1,746	1,798	1,852	1,908						
18	Floors	12,365		Varies	15	2013				824	849	874	900	927	955	984	1,013	1,044	1,075	1,107	1,141	1,175	1,210	1,246	1,284	1,322	1,362	1,403	1,445						
19	Refrigerators	20,100		Varies	15	2013				1,340	1,380	1,422	1,464	1,508	1,553	1,600	1,648	1,697	1,748	1,801	1,855	1,911	1,968	2,027	2,088	2,150	2,215	2,281	2,350						
20	Range	15,000		Varies	25	2020				0	0	0	0	0	0	0	922	950	979	1,008	1,038	1,069	1,101	1,134	1,168	1,204	1,240	1,277	1,315						
21	Vent Hood	3,300		Varies	20	2020				0	0	0	0	0	0	0	203	209	215	222	228	235	242	250	257	265	273	281	289						
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	2,164	2,229	2,296	2,365	2,436	2,509	3,883	5,125	5,279	5,437	5,600	5,768	5,941	6,119	6,303	6,492	6,687	6,887	7,094	7,307	0				
28	Cumulative Reserve Balance							9,517		9,517	427,690	428,628	421,058	422,053	416,145	408,262	403,154	348,593	308,575	274,294	233,068	228,228	210,132	204,998	198,105	191,006	185,395	161,012	69,136	32,701					

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

Owner Sponsor Name:	Litchfied Housing Authority
Project Name:	Wells Run
Project City / Town:	Litchfield, CT

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

Number of Units:	30
Total Square Feet:	18,663
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: Replace existing & add bdrm smokes	7,220		Varies	10	2017				\$0	\$0	\$0	\$0	\$4,063	\$4,185	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,460	\$5,624	\$0	\$0	\$0	\$0						
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	4,063	4,185	0	0	0	0	0	0	0	0	5,460	5,624	0	0	0	0	0					
28	Cumulative Reserve Balance							9,517		9,517	427,690	428,628	421,058	422,053	416,145	408,262	403,154	348,593	308,575	274,294	233,068	228,228	210,132	204,998	198,105	191,006	185,395	161,012	69,136	32,701					

Unit Mechanical

Owner Sponsor Name:	Litchfield Housing Authority
Project Name:	Wells Run
Project City / Town:	Litchfield, CT

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

Number of Units:	30
Total Square Feet:	18,663
Default Inflation Rate:	3.0%

13012 Wells Run-SS 3/1/2013

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.