

# 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](http://on-site-insight.com)



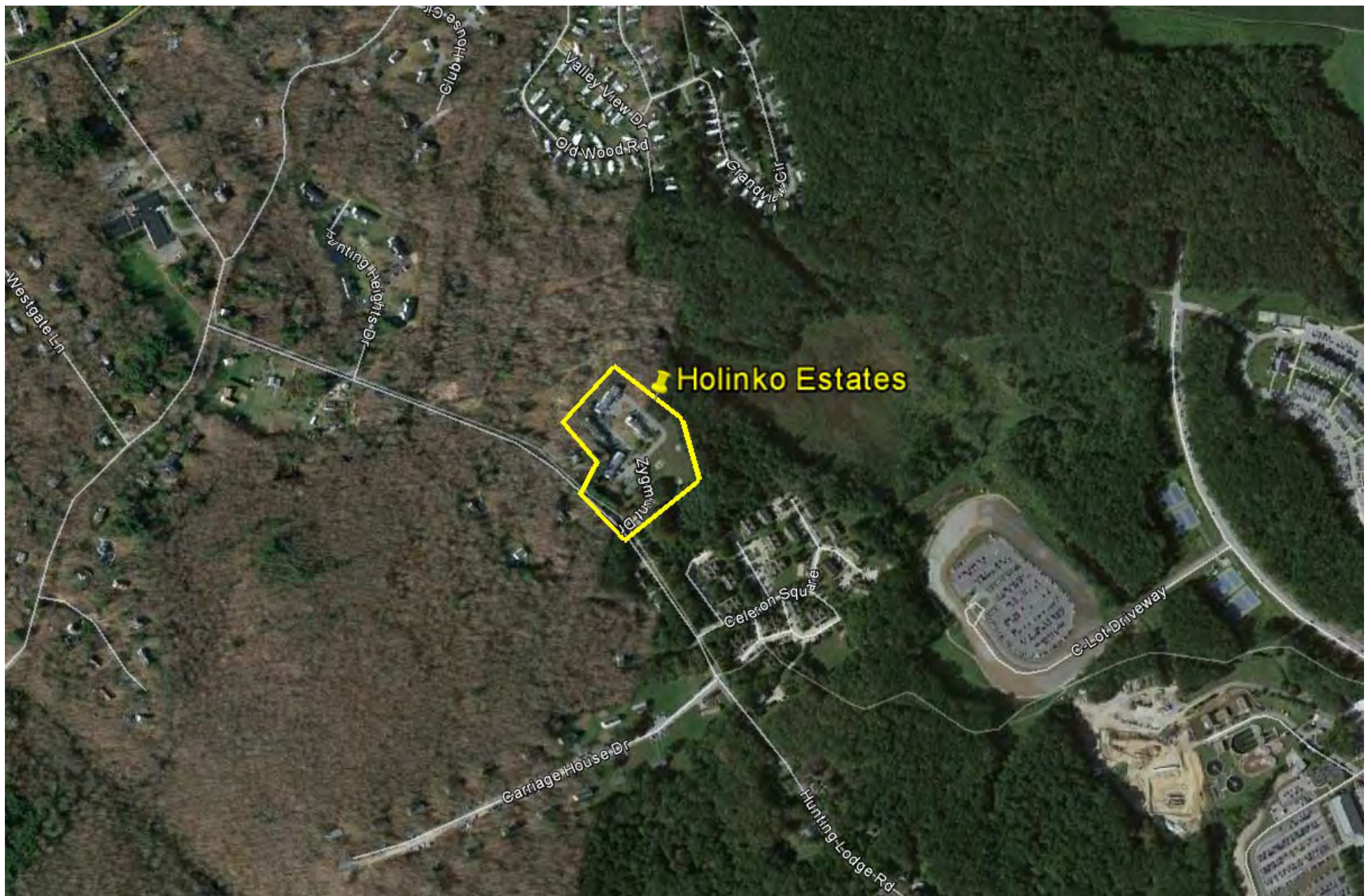
Holinko Estates

CHFA # 92051D

Mansfield Housing Authority  
Mansfield, CT

February 5, 2013

*Final Report*



## Holinko Estates

1-5 Zygmunt Drive  
Storrs Mansfield, CT 06268





## Holinko Estates

1-5 Zygmunt Drive  
Storrs Mansfield, CT 06268

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

## Executive Summary

### Holinko Estates

Mansfield, CT

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**Holinko Estates** is a residential development for families. The property is comprised of 5 residential buildings. An administration building and a maintenance garage are located at the Wright's Village development. All residential buildings house a total of 35 units (21 two-bedroom, 13 three-bedroom, and 1 four-bedroom layouts). The development was built in 1991. Costs associated with the administration and maintenance garage facilities are apportioned accordingly with two other properties (one being the Wright's Village development), where Holinko Estates assumes 33% of the costs associated with these facilities.

Overall the development is in good condition. As shown on the attached capital needs worksheets, the development faces significant capital needs over the term of the plan. 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 parking and walkway surfaces are primarily asphalt paved. Crackfilling and sealcoating have recently been done, yet spot cracking and settlement were observed. Future resurfacing costs are shown in Year 6. Chain link fencing at the playground is in need of partial replacement in Year 1. Site lighting upgrades are shown in Year 1, concurrent with landscaping improvements. Site signage is updated in Year 10. The playground/basketball equipment is shown for upgrades in Years 2 and 12.
- All buildings are vinyl sided. Spot damage and organic material growth were observed. Periodic repair and powerwashing allowances are shown in the plan. Full-scale replacement costs are shown in Year 9, after over thirty years of service. Vinyl framed windows are shown for future replacement in Year 19. Townhouse unit doors are shown for replacement in Years 1-5. The garage door and service

doors at Building 5 are shown for replacement in Years 1-2 respectively. Wood framed porches at the rear of the building exhibit some deterioration and are shown being re-built in Year 4. Exterior lighting upgrades are shown in several years of the plan.

- Roofs are covered with architectural composite shingles. Minimal lifting, spot staining, and organic material growth were observed. Minimal decking deflection was observed as well. Costs for future roofing replacement are shown in Year 20. Aluminum gutters and downspouts are shown being updated concurrent with vinyl siding replacement work in Year 9.
- The administration building's interior office and conference spaces (at Wright's Village) have recently been refinished, including carpeting and painted surfaces. Original vinyl tile flooring should be replaced, and costs are shown in Year 2. Future painting and carpet replacement costs are shown in Years 9 and 19. Accessibility improvements would include meeting room cabinetry modifications and restroom grab bar and sink modifications. At Holinko Estates, Building 2 has interior stair/halls with painted walls and ceilings. Floors are vinyl tile and stair treads have rubber covers. Flooring updates are shown in Years 2 and 12. The laundry room at Building 5 is shown for flooring updates in Years 2 and 17.
- Domestic hot water tanks in the maintenance garage and administration building are shown being replaced in Years 6 and 8 respectively. Heat pump HVAC systems serving the administration building are to be replaced by Year 14. The domestic hot water tank serving Holinko's laundry room is due to be replaced (currently off-line) in Year 1, and the underground fuel storage tank serving this DHW heater should be assessed by an engineer and removed/replaced. Holinko Estates' fire detection / monitoring system is shown being upgraded in Year 2. The emergency generator (serving the sewage ejection station) is shown for an overhaul in Year 1 and replacement in Year 14.
- Unit interiors are undergoing a "renovation program", usually upon unit turnover. Living areas are primarily carpeted, and, kitchens and baths have vinyl tile flooring. Carpet replacement is shown on a continuing cycle, usually upon unit turnover. Vinyl tile flooring is replaced as needed. Unit baths are shown having older fixtures and accessories upgraded over the next ten years. Tubs and showers are shown being upgraded over time starting in Year 5. Accessibility improvements would include grab bar repositioning around toilets. Unit kitchens have a mix of older and newer cabinetry. Most cabinetry is to be replaced in Years 1-6. Accessibility improvements would include lowering counters and installing cabinetry hardware and piping insulation. Appliance replacements are shown as needed throughout the plan. Electric circuit breaker panels are shown being replaced as they exceed thirty-five years of age. Smoke/fire detection devices are monitored, tested, maintained, and replaced as operating expenditures.

Additional Notes:

1. The Physical Assessment of the property was conducted on Monday, January 14<sup>th</sup>, 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. Rebecca Fields and the Mansfield 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 parking surface conditions



2. Typical front elevation of a townhouse building



3. Spot vinyl siding damage



4. Front elevation of Building 5 with newer porches





5. Rear elevation of Building 5 with older porches



6. Older porches exhibit deteriorating conditions

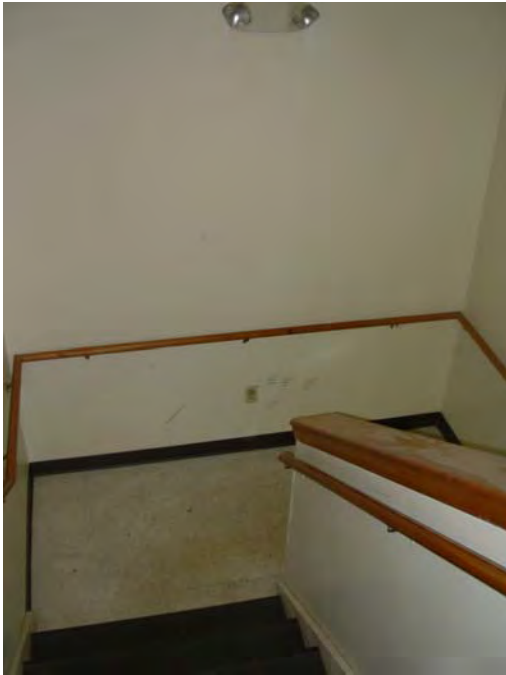


7. Typical roofing surfaces at each building



8. Laundry room at basement of Building 5





9. Stair-hall finishes at Building 2



10. Fire detection-monitoring system serving development



11. View of the generator serving the sewage ejection pumps



12. DHW tank serving the laundry facility



13. Typical unit living area finishes



14. Unit kitchen cabinetry and appliances



15. Typical unit bathroom fixtures



16. Typical finish wear at older vanities and kitchen cabinets

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Mansfield Housing Authority
Project Name:	Holinko Estates
Project City / Town:	Mansfield, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 5, 2013

Number of Units:	35
Total Square Feet:	39,340
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$616,109
Annual Replacement Reserve Contribution:	\$57,000
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	74,027	29,068	20,541	9,668	0	134,675	0	0	1,707	10,654	26,021	27,685	1,921	0	29,287	5,333	4,886	0	32,963	5,526	0
2	Building Exterior	0	0	16,482	27,026	11,086	23,157	11,676	21,661	5,291	1,874	226,686	1,989	7,018	3,154	3,249	2,186	31,754	12,977	29,050	19,422	205,885	9,538	0
3	Roofing	0	0	0	0	0	0	0	0	0	0	29,689	0	0	0	11,669	0	0	0	0	0	0	157,554	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	1,361	1,361	195	0	0	0	0	0	0	3,028	0	0	0	0	0	0	0	0	0	3,664	749	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	7,668	0	0	0	0	0	0	0	0	0	10,411	0	0	0	0	0	0	0	0	0
8	Common Laundry	0	0	897	2,055	0	0	0	0	0	0	1,136	0	0	0	0	0	0	0	4,641	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	17,625	0	0	0	0	116	0	348	0	0	0	0	0	0	0	4,090	0	0	0	0	0
11	Building Mechanical	0	0	0	0	0	0	0	0	0	0	0	0	403	0	0	6,382	0	0	0	0	0	0	0
12	Building Electrical	0	0	6,000	37,853	0	0	0	0	0	0	0	0	0	0	6,647	37,700	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	23,256	23,954	24,673	25,413	26,175	26,961	27,769	28,602	29,461	30,344	19,271	19,849	20,444	21,058	21,689	22,340	23,010	23,701	24,412	25,144	0
16	Unit Kitchens	0	0	27,291	25,347	26,108	25,427	26,190	28,206	6,388	6,580	6,777	6,981	14,933	11,283	11,622	11,971	10,303	6,681	5,197	10,955	40,784	11,622	0
17	Unit Bathrooms	0	2,562	12,029	9,751	10,043	6,641	14,797	14,295	14,724	15,166	15,621	16,090	10,565	12,012	12,372	12,743	2,432	2,505	6,158	7,651	7,881	19,032	0
18	Unit Electrical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,995	9,265	9,543	9,829	10,124	10,427	10,740	0
19	Unit Mechanical	0	0	2,188	2,253	2,321	2,390	7,245	7,463	7,687	7,917	8,155	8,399	8,651	3,028	3,119	3,212	3,309	3,408	10,330	10,640	10,959	11,288	0
20	Annual Planned Expenditures	0	3,923	181,156	165,169	94,771	92,696	86,084	233,377	61,860	60,488	322,261	74,457	86,862	87,422	71,043	104,247	108,038	66,876	93,101	82,493	336,974	251,193	0
21	Annual Provision (indexed at 3%)			57,000	58,710	60,471	62,285	64,154	66,079	68,061	70,103	72,206	74,372	76,603	78,901	81,268	83,706	86,218	88,804	91,468	94,212	97,039	99,950	
22	Outside Capital			551,250																				
23	Cumulative Reserve Balance	616,109	612,186	1,039,281	932,822	898,522	868,111	846,181	678,883	685,084	694,698	444,644	444,559	434,301	425,780	436,005	415,465	393,644	415,572	413,939	425,659	185,723	34,480	



## Site Improvements

Number of Units:	35
Total Square Feet:	39,340
Default Inflation Rate:	3.0%

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## Building Exterior

Number of Units:	35
Total Square Feet:	39,340
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	177,424		22	30	2021				0	0	0	0	0	0	0	0	224,755	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	13,650		10	13	2016				0	0	0	14,916	0	0	0	0	0	0	0	0	0	0	0	0	0	21,904	0	0	0					
11	Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Exterior Walls (Office / Maint.) (33% Responsibility) - Vinyl	10,861		13	30	2030				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17,952	0	0						
13	Exterior Common Doors (Bldg. 2) - Receive Hard Use	3,564		4	20	2029				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,719	0	0	0						
14	Porches (Bldg. 5) - Composite Decking, Vinyl Railings	4,550		1	20	2032				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,978						
15	Exterior Lighting (HID Fixtures) - mostly original	7,440		22	15	2013				7,440	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11,591	0	0	0	0					
16	Overhead Garage Doors - Damaged (at Bldg. 5.)	1,500		22	20	2013				1,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
17	Exterior TH Unit Doors	33,264		22	20+	2013				6,653	6,852	7,058	7,270	7,488	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
18	Common/Service Doors (at Bldg. 5 Basement Level)	1,545		22	20+	2014				0	1,545	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
19	Ext. Walls - Vinyl (Repair and Maint.) (Office / Maint.) (33%)	2,907		2	4	2013				0	0	3,085	0	0	0	3,472	0	0	0	3,907	0	0	0	4,398	0	0	0	0	0	0					
20	Common/Service Doors (at Office / Maint.) (33%)	2,371		28	30+	2023				0	0	0	0	0	0	0	0	0	1,062	1,094	1,127	0	0	0	0	0	0	0	0	0					
21	Storm Doors (at TH Unit Doors)	13,338		varies	15	2013				889	916	943	972	1,001	1,031	1,062	1,094	1,126	1,160	1,195	1,231	1,268	1,306	1,345	1,385	1,427	1,470	1,514	1,559						
22	Exterior Walls - Vinyl Siding (Repair and Maintenance)	17,196		2	4	2014				0	17,712	0	0	0	19,935	0	0	0	0	0	0	0	0	26,011	0	0	0	29,276	0						
23	Windows (Vinyl Framed, Mostly Double Hung, Fixed Lites)	102,850		13	30+	2031				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	175,095	0						
24	Windows (Office / Maint.) (33% Responsibility) - Vinyl Clad	2,233		28	30+	2017				0	0	0	0	2,513	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
25	Exterior Lighting (Office / Maint.) (33% Responsibility)	178		varies	15+	2019				0	0	0	0	0	0	43	44	45	46	48	0	0	0	0	0	0	0	0	0	0					
26	Exterior Lighting (primarily at TH Unit Doors)	5,992		varies	15+	2017				0	0	0	0	674	695	715	737	759	782	805	829	854	880	0	0	0	0	0	0	0					
27	Annual Planned Expenditures							0	0	16,482	27,026	11,086	23,157	11,676	21,661	5,291	1,874	226,686	1,989	7,018	3,154	3,249	2,186	31,754	12,977	29,050	19,422	205,885	9,538	0					
28	Cumulative Reserve Balance							616,109	612,186	1,039,281	932,822	898,522	868,111	846,181	678,883	685,084	694,698	444,644	444,559	434,301	425,780	436,005	415,465	393,644	415,572	413,939	425,659	185,723	34,480						

## Roofing

Number of Units:	35
Total Square Feet:	39,340
Default Inflation Rate:	3.0%

[illegible]



## Lobby / Mail Area

Owner Sponsor Name:	Mansfield Housing Authority
Project Name:	Holinko Estates
Project City / Town:	Mansfield, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 5, 2013

Number of Units:	35
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Default Inflation Rate:	3.0%

[illegible]

## Community Room

Owner Sponsor Name:	Mansfield Housing Authority
Project Name:	Holinko Estates
Project City / Town:	Mansfield, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 5, 2013

Number of Units:	35
Total Square Feet:	39,340
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	Other					2013					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						
7	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Admin. Bldg. - Walls (33% Responsibility)	761		2	10	2021					0	0	0	0	0	0	0	964	0	0	0	0	0	0	0	0	0	1,296	0						
16	Admin. Bldg. - Ceilings (33% Responsibility)	299		2	10	2021					0	0	0	0	0	0	0	378	0	0	0	0	0	0	0	0	0	508	0						
17	Admin. Bldg. - Floors - Carpet (33% Responsibility)	904		2	10	2021					0	0	0	0	0	0	0	1,145	0	0	0	0	0	0	0	0	0	1,539	0						
18	Admin. Bldg. - Floors - Vinyl (33% Responsibility)	189		28	15+	2014					0	195	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	322	0						
19	Knop Shop - Floors - Carpet (33% Responsibility)	427		4	10+	2021					0	0	0	0	0	0	0	541	0	0	0	0	0	0	0	0	0	0	749						
20	Admin. Bldg (Meeting Room Access. - Cabinetry) (33%)	749		10		2013			4	749	749	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21	Admin. Bldg. (Restroom Access. - Grabs/Sinks) (33%)	611		28	20	2013			4	611	611	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
22	Office / Storage (Bldg. 5) - off line - maint. Operating																																		
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	1,361	1,361	195	0	0	0	0	0	0	3,028	0	0	0	0	0	0	0	0	0	0	3,664	749	0					
28	Cumulative Reserve Balance						616,109	612,186	1,039,281	932,822	898,522	868,111	846,181	678,883	685,084	694,698	444,644	444,559	434,301	425,780	436,005	415,465	393,644	415,572	413,939	425,659	185,723	34,480							

## Common Hallways

Owner Sponsor Name:	Mansfield Housing Authority
Project Name:	Holinko Estates
Project City / Town:	Mansfield, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
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Number of Units:	35
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[illegible]



## Common Stairways

Number of Units:	35
Total Square Feet:	39,340
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Mansfield Housing Authority
Project Name:	Holinko Estates
Project City / Town:	Mansfield, CT

Current Year:	2013
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Report Date:	February 5, 2013

Number of Units:	35
Total Square Feet:	39,340
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	650		9	8	2013				650	0	0	0	0	0	0	0	823	0	0	0	0	0	0	0	1,043	0	0	0						
2	Ceilings	247		9	8	2013				247	0	0	0	0	0	0	0	313	0	0	0	0	0	0	0	397	0	0	0						
3	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Ventilation					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Lighting Fixtures					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Floors (Vinyl Tile)	1,995		22	15	2014				0	2,055	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,201	0	0	0						
18	Access. (Folding Table at 36.5" High, Front Load) - operating																																		
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	897	2,055	0	0	0	0	0	0	1,136	0	0	0	0	0	0	0	4,641	0	0	0	0						
28	Cumulative Reserve Balance						616,109	612,186	1,039,281	932,822	898,522	868,111	846,181	678,883	685,084	694,698	444,644	444,559	434,301	425,780	436,005	415,465	393,644	415,572	413,939	425,659	185,723	34,480							





## Building Boilers

Owner Sponsor Name:	Mansfield Housing Authority
Project Name:	Holinko Estates
Project City / Town:	Mansfield, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 5, 2013

Number of Units:	35
Total Square Feet:	39,340
Default Inflation Rate:	3.0%

[illegible]

## Building Mechanical

Number of Units:	35
Total Square Feet:	39,340
Default Inflation Rate:	3.0%

[illegible]

## Building Electrical

Owner Sponsor Name:	Mansfield Housing Authority
Project Name:	Holinko Estates
Project City / Town:	Mansfield, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 5, 2013

Number of Units:	35
Total Square Feet:	39,340
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																											
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization			
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032				
1	Switch Gear					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Emergency Generator	25,672		22	35	2026			0	0	0	0	0	0	0	0	0	0	0	0	0	37,700	0	0	0	0	0	0						
3	Smoke / Fire Detection	36,750		22	23	2014			0	37,853	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Signaling / Communication					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Building Wiring					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Solar Panels/Inverters (Admin. Bldg.) (33% Responsibility)	4,662		3	15	2025			0	0	0	0	0	0	0	0	0	0	0	0	6,647	0	0	0	0	0	0	0						
7	Emergency Generator (Engine Overhaul)	6,000		22	20	2013			6,000	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	6,000	37,853	0	0	0	0	0	0	0	0	0	6,647	37,700	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						616,109	612,186	1,039,281	932,822	898,522	868,111	846,181	678,883	685,084	694,698	444,644	444,559	434,301	425,780	436,005	415,465	393,644	415,572	413,939	425,659	185,723	34,480						

## Building Elevator

Owner Sponsor Name:	Mansfield Housing Authority
Project Name:	Holinko Estates
Project City / Town:	Mansfield, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 5, 2013

Number of Units:	35
Total Square Feet:	39,340
Default Inflation Rate:	3.0%

[illegible]



## Building Structural

Number of Units:	35
Total Square Feet:	39,340
Default Inflation Rate:	3.0%

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## Unit Bathrooms

Number of Units:	35
Total Square Feet:	39,340
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	Accessibility Improvements (Grab Bar Repositioning)	2,562		varies	20	2013			4	2,562	2,562	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Vanities / Sinks (Newer)	5,084		<3	20	2029					0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,079	4,202	0	0							
19	Vanities / Sinks (Older with Mixed Age Tops & Sinks)	20,336		<10-22	20	2013					2,034	2,095	2,157	2,222	2,289	2,357	2,428	2,501	2,576	2,653	0	0	0	0	0	0	0	0	0						
20	Toilets (Older / Original)	10,168		>15	20+	2031					3,389	3,491	3,596	0	0	0	0	0	0	0	0	0	0	0	0	0	4,328	4,457							
21	Toilets (Newer - Low Flow)	15,252		<3	20+	2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,915						
22	Bathroom Floors (VCT)	4,750		<6	10+	2018					0	0	0	0	0	918	945	974	1,003	1,033	1,064	0	0	0	0	0	1,308	1,348	1,388						
23	Bathroom Floors (Vinyl Tile and Sheet)	8,038		varies	10+	2013					1,608	1,656	1,705	1,757	1,809	0	0	0	0	0	0	2,225	2,292	2,361	2,432	2,505	0	0	0						
24	Tubs/Showers & Surrounds	70,700		22	25+	2017					0	0	0	0	7,957	8,196	8,442	8,695	8,956	9,225	9,501	9,787	10,080	10,383	0	0	0	0	0						
25	Bathroom Exhaust / Ventilation and Lighting	12,954		<3-22	15+	2013					1,295	1,334	1,374	1,416	1,458	1,502	1,547	1,593	1,641	1,690	0	0	0	0	0	0	2,079	2,141	2,205	2,271					
26	Bathroom Accessories	11,408		varies	20	2013					1,141	1,175	1,210	1,247	1,284	1,322	1,362	1,403	1,445	1,488	0	0	0	0	0	0	0	0	2,000						
27	Annual Planned Expenditures							0		2,562	12,029	9,751	10,043	6,641	14,797	14,295	14,724	15,166	15,621	16,090	10,565	12,012	12,372	12,743	2,432	2,505	6,158	7,651	7,881	19,032	0				
28	Cumulative Reserve Balance							616,109		612,186	1,039,281	932,822	898,522	868,111	846,181	678,883	685,084	694,698	444,644	444,559	434,301	425,780	436,005	415,465	393,644	415,572	413,939	425,659	185,723	34,480					

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Mansfield Housing Authority
Project Name:	Holinko Estates
Project City / Town:	Mansfield, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 5, 2013

Number of Units:	35
Total Square Feet:	39,340
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	17,328		2	20	2031			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29,500	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	Access. Improve. (Lower Cntrs, Cab. Hdwre, Pipe Insul.)	2,682		10		2013			2,682	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Refrigerators	4,020		>10	10+	2017			1,340	1,380	1,422	0	0	0	0	0	0	0	0	1,855	1,911	1,968	0	0	0	0	0	0	0						
18	Refrigerators	19,430		<5	10+	2013			0	0	0	0	0	3,754	3,867	3,983	4,102	4,225	8,704	0	0	0	0	0	5,197	5,352	5,513	5,678							
19	Stoves	2,610		>10	15+	2017			435	448	461	475	490	504	0	0	0	0	0	0	0	0	0	0	719	741	763								
20	Stoves	12,615		<5	15+	2013			0	0	0	0	0	0	0	0	0	0	3,391	3,492	3,597	3,705	3,816	0	0	0	0	0							
21	Kitchen Cabinetry (Older / Original)	103,968		22	20+	2013			17,328	17,848	18,383	18,935	19,503	20,088	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
22	Rangehoods / Ventilation	2,529		<3	20	2030			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,393	1,435	1,478								
23	Rangehoods / Ventilation (Replace w/ Cabinetry)	7,306		varies	20	2013			1,218	1,254	1,292	1,331	1,370	1,412	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
24	Kitchen / Dining Flooring (Vinyl Tile)	12,670		<6	10+	2018			0	0	0	0	0	2,448	2,522	2,597	2,675	2,755	2,838	0	0	0	0	0	3,490	3,595	3,703								
25	Kitchen / Dining Flooring (Vinyl Tile)	21,442		varies	10+	2013			4,288	4,417	4,550	4,686	4,827	0	0	0	0	0	5,936	6,114	6,298	6,487	6,681	0	0	0	0								
26																																			
27	Annual Planned Expenditures							0		0	27,291	25,347	26,108	25,427	26,190	28,206	6,388	6,580	6,777	6,981	14,933	11,283	11,622	11,971	10,303	6,681	5,197	10,955	40,784	11,622	0				
28	Cumulative Reserve Balance							616,109		612,186	1,039,281	932,822	898,522	868,111	846,181	678,883	685,084	694,698	444,644	444,559	434,301	425,780	436,005	415,465	393,644	415,572	413,939	425,659	185,723	34,480					



## Unit Electrical

Number of Units:	35
Total Square Feet:	39,340
Default Inflation Rate:	3.0%

[illegible]

## Unit Mechanical

Owner Sponsor Name:	Mansfield Housing Authority
Project Name:	Holinko Estates
Project City / Town:	Mansfield, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 5, 2013

Number of Units:	35
Total Square Feet:	39,340
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.