

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority

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and

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Wright's Village

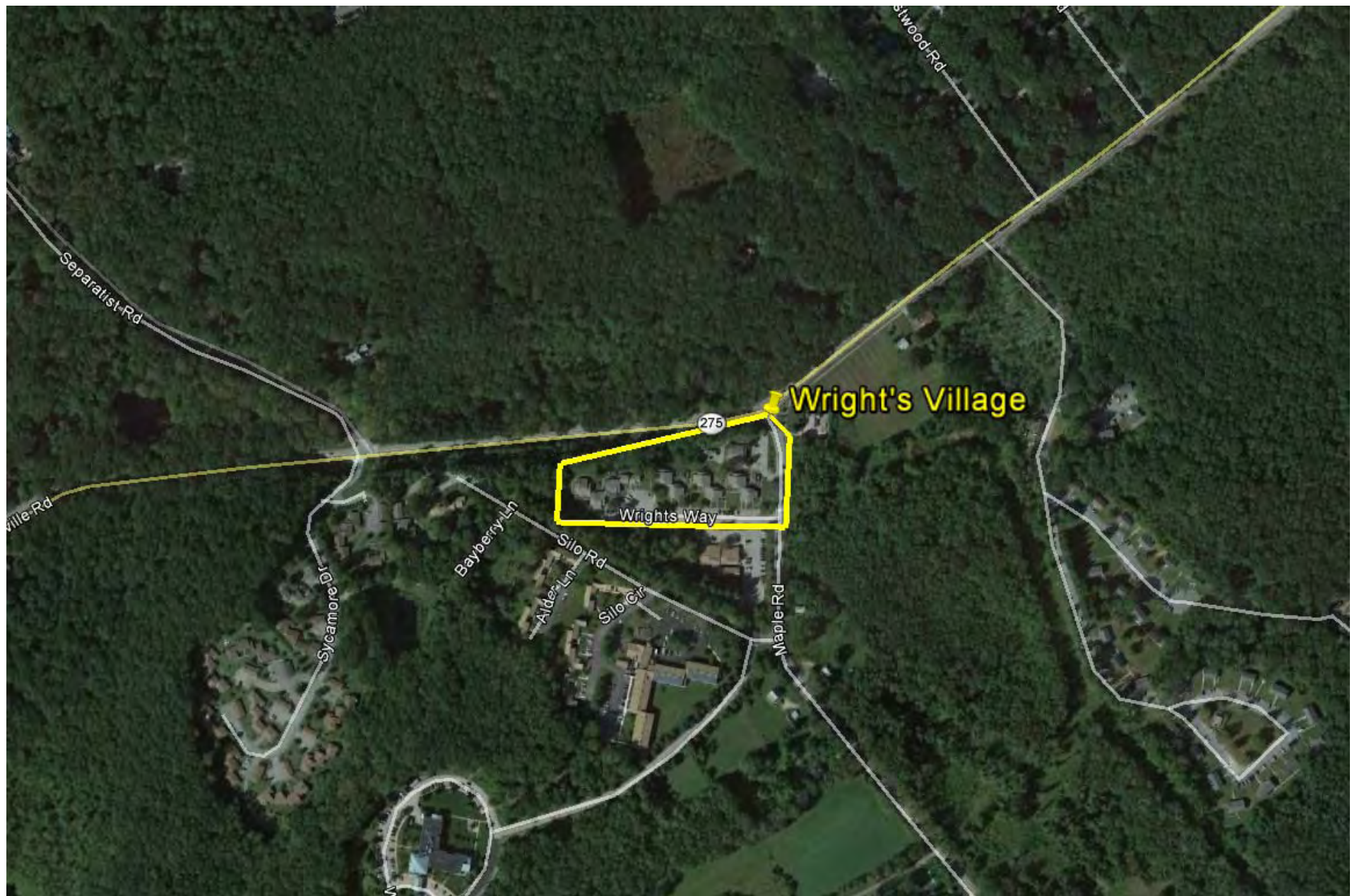
CHFA # 85094D & 87021D

Mansfield Housing Authority

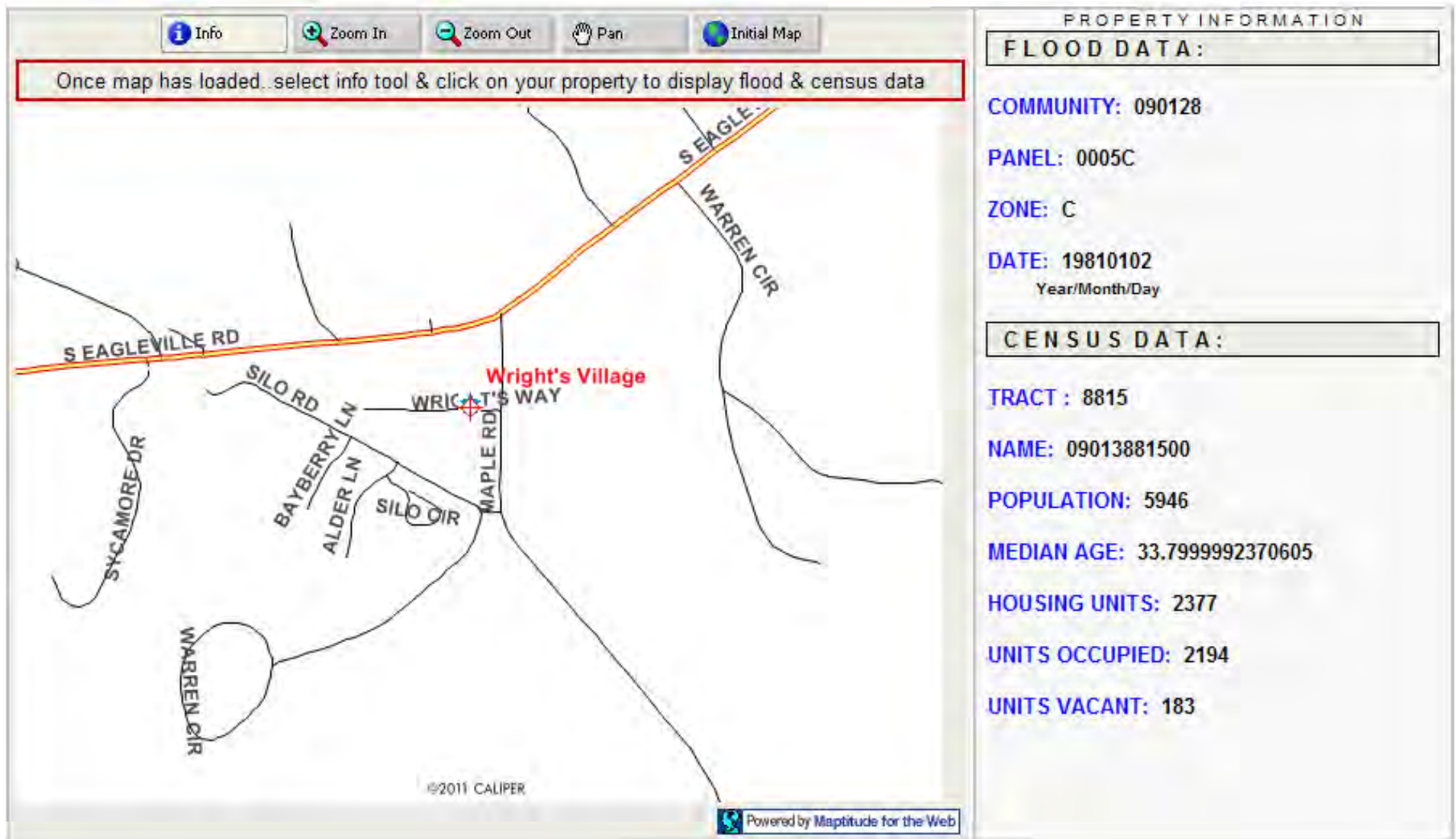
Mansfield, CT

February 1, 2013

Final Report



Wright's Village
101-912 Wrights Way
Storrs Mansfield, CT 06268



Wrights Village
101-912 Wrights Way
Storrs Mansfield, CT 06268

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

Executive Summary

Wright's Village

Mansfield, CT

Wright's Village is a residential development for seniors. The property is comprised of 10 residential buildings, 1 administration/residential building, and a maintenance garage. All residential buildings house a total of 40 one-bedroom units. The development was built in two phases, 1980 and 1985. Costs associated with the administration and maintenance garage facilities are apportioned accordingly with two other properties (one being Holinko Estates), where Wright's Village 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. Spot cracking and settlement were observed. Resurfacing costs are shown in Year 4. Fencing at clothesline/sitting areas is to be replaced in Year 4. Older trash barrel enclosure facilities should be replaced with sheds in Year 1. Future site lighting upgrades are shown in Year 16. Site signage is updated in Year 10, while mail kiosks are shown for future replacement in Year 20.
- All buildings are vinyl sided. Minimal 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 18, after over thirty years of service. Sagging exterior ceilings that are clad with vinyl are shown for replacement in Year 2-4. Original vinyl clad, wood framed, casement type windows tend to be drafty, and replacement is shown in Year 4. Unit doors (and storm doors) are shown for replacement, as needed, throughout the

plan. Doors at the administration building and maintenance garage are shown being updated in Years 11-13. 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. Some sections of decking deflection were observed as well. Premium costs for future roofing replacement are shown in Year 13. Aluminum gutters and downspouts are shown being updated as well.
- The administration building's interior office and conference spaces 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.
- 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 property's fire detection / monitoring system is shown being upgraded in Year 10. Solar panel systems are shown for inverter replacements and spot panel replacement concurrent with future roofing replacement work in Year 13.
- Unit living areas, kitchens, and baths have vinyl tile flooring. Older/original tiles are replaced in Years 1-3. Newer vinyl tile flooring is shown for future replacements starting in Year 7. Unit baths are shown having mostly original toilets and sinks upgraded over the next six years. Many tubs and showers have been upgraded, and costs are shown to continue this work in Years 1-13. Accessibility improvements would include grab bar repositioning around toilets. Unit kitchens have wood cabinetry w/ composite type counters exhibiting good overall conditions. Minimal finish wear was observed. Future refurbishment work is shown in Year 11. 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. Domestic hot water tanks are shown being replaced, as needed, in most years of the plan. Heat pump HVAC systems are shown being updated in Years 13-16. 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 14th, 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. Parking surfaces at the front of the office - admin. building



2. Property parking surfaces with sporadic cracking



3. Recently patched walkway sections



4. Roofed trash enclosures to replace with sheds



5. Typical building exterior finishes



6. Spot vinyl siding damage



7. Sagging vinyl cladding at ceilings



8. Spot organic material growth at some roofs



9. Solar panels on the administration building roof



10. Inverters associated with solar panels



11. Fire detection - monitoring system serving property



12. Cabinetry at admin. meeting room to be modified for accessibility improvements



13. Typical unit living area finishes, note HVAC wall pack



14. Typical unit kitchen cabinetry and appliances



15. Unit heat pump exterior condenser unit



16. Typical domestic hot water tanks serving apartments

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Mansfield Housing Authority
Project Name:	Wright's Village
Project City / Town:	Mansfield, CT

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

Number of Units:	40
Total Square Feet:	21,300
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$393,152
Annual Replacement Reserve Contribution:	\$30,000
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	15,038	0	0	103,959	0	0	0	0	13,285	6,087	0	0	14,953	3,341	0	83,310	16,829	0	0	3,402	0
2	Building Exterior	0	0	5,281	7,376	38,512	7,825	117,583	7,110	42,161	7,587	7,815	8,049	56,820	9,584	9,872	9,007	49,797	21,689	6,068	272,667	31,242	6,631	0
3	Roofing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	176,831	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	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8	Common Laundry	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9	Common Area Restrooms	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10	Building Boilers	0	0	0	0	0	0	0	116	0	348	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0	56,170	0	0	26,608	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	11,274	11,613	11,961	0	0	0	7,052	7,263	7,481	7,706	7,937	8,175	8,420	0	0	0	0	18,635	19,194	19,770	0
16	Unit Kitchens	0	0	7,264	4,719	4,879	5,007	11,167	6,842	7,047	7,259	7,476	733	57,463	6,343	6,533	6,729	6,931	7,139	3,052	3,144	3,238	3,335	0
17	Unit Bathrooms	0	2,562	8,120	9,186	9,461	9,745	10,038	10,339	4,108	4,231	4,358	4,488	4,623	4,762	4,905	0	0	0	0	0	1,570	1,618	0
18	Unit Electrical	0	0	0	0	0	13,386	13,787	14,201	14,627	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19	Unit Mechanical	0	0	5,383	5,545	5,711	5,883	6,059	6,241	0	1,045	1,077	0	0	7,452	45,458	46,822	48,226	49,673	8,639	0	1,447	1,490	0
20	Annual Planned Expenditures	0	3,923	53,722	38,634	70,525	145,805	158,635	44,849	74,995	27,733	44,521	83,234	127,245	36,315	293,578	72,281	104,954	161,810	34,588	294,446	60,356	36,994	0
21	Annual Provision (indexed at 3%)			30,000	30,900	31,827	32,782	33,765	34,778	35,822	36,896	38,003	39,143	40,317	41,527	42,773	44,056	45,378	46,739	48,141	49,585	51,073	52,605	
22	Outside Capital			830,000																				
23	Cumulative Reserve Balance	393,152	389,229	1,195,507	1,187,774	1,149,076	1,036,053	911,184	901,113	861,940	871,103	864,585	820,494	733,566	738,778	487,973	459,748	400,172	285,101	298,654	53,793	44,510	60,121	

Site Improvements

Number of Units:	40
Total Square Feet:	21,300
Default Inflation Rate:	3.0%

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Building Exterior

Number of Units:	40
Total Square Feet:	21,300
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Roofing

Owner Sponsor Name:	Mansfield Housing Authority
Project Name:	Wright's Village
Project City / Town:	Mansfield, CT

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

Number of Units:	40
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Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Chimney					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
2	Hatches / Skylights					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
3	Penthouse / Machine Rooms					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
4	Roof Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
5	Roof - Asphalt Shingle					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
6	Roof - Built-up Tar and Gravel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
7	Roof - Single-ply Membrane					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
8	Roofs (Office / Maint.) (33% Responsibility) - Architectural	7,037		13	25	2025				0	0	0	0	0	0	0	0	0	0	0	10,033	0	0	0	0	0	0	0	0	0					
9	Roofs - Architectural Composite Shingles	96,130		13	25	2025				0	0	0	0	0	0	0	0	0	0	0	137,059	0	0	0	0	0	0	0	0	0					
10	Gutters & Downspouts (Office / Maint.) (33% Responsibility)	1,147		13	25	2025				0	0	0	0	0	0	0	0	0	0	0	1,636	0	0	0	0	0	0	0	0	0					
11	Gutters & Downspouts	19,711		13	25	2025				0	0	0	0	0	0	0	0	0	0	0	28,103	0	0	0	0	0	0	0	0	0					
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
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21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	0	0	0	0	0	0	176,831	0	0	0	0	0	0	0	0	0	0				
28	Cumulative Reserve Balance							393,152		389,229	1,195,507	1,187,774	1,149,076	1,036,053	911,184	901,113	861,940	871,103	864,585	820,494	733,566	738,778	487,973	459,748	400,172	285,101	298,654	53,793	44,510	60,121					

Comprehensive Capital Needs Assessment Schedule

Lobby / Mail Area

Owner Sponsor Name:	Mansfield Housing Authority
Project Name:	Wright's Village
Project City / Town:	Mansfield, CT

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

Number of Units:	40
Total Square Feet:	21,300
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	Mail Facilities					2013				0	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	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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23																																				
24																																				
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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						393,152	389,229	1,195,507	1,187,774	1,149,076	1,036,053	911,184	901,113	861,940	871,103	864,585	820,494	733,566	738,778	487,973	459,748	400,172	285,101	298,654	53,793	44,510	60,121								

Community Room

Number of Units:	40
Total Square Feet:	21,300
Default Inflation Rate:	3.0%

Wright's Village CHFA SS 2/4/2013

Common Hallways

Number of Units:	40
Total Square Feet:	21,300
Default Inflation Rate:	3.0%

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Common Stairways

Number of Units:	40
Total Square Feet:	21,300
Default Inflation Rate:	3.0%

Wright's Village CHFA SS 2/4/2013

Common Area Restrooms

Number of Units:	40
Total Square Feet:	21,300
Default Inflation Rate:	3.0%

Wright's Village CHFA SS 2/4/2013

Building Boilers

Number of Units:	40
Total Square Feet:	21,300
Default Inflation Rate:	3.0%

Wright's Village CHFA SS 2/4/2013

Building Mechanical

Number of Units:	40
Total Square Feet:	21,300
Default Inflation Rate:	3.0%

Wright's Village CHFA SS 2/4/2013

Building Electrical

Owner Sponsor Name:	Mansfield Housing Authority
Project Name:	Wright's Village
Project City / Town:	Mansfield, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
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Number of Units:	40
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Default Inflation Rate:	3.0%

[illegible]

Building Elevator

Owner Sponsor Name:	Mansfield Housing Authority
Project Name:	Wright's Village
Project City / Town:	Mansfield, CT

Current Year:	2013
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Report Date:	February 1, 2013

Number of Units:	40
Total Square Feet:	21,300
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	Mansfield Housing Authority
Project Name:	Wright's Village
Project City / Town:	Mansfield, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
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Number of Units:	40
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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	Foundation / Floor Slab					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Framing & Columns					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Steel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Wood Framing					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Masonry Bearing Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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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					
28	Cumulative Reserve Balance							393,152		389,229	1,195,507	1,187,774	1,149,076	1,036,053	911,184	901,113	861,940	871,103	864,585	820,494	733,566	738,778	487,973	459,748	400,172	285,101	298,654	53,793	44,510	60,121					

Unit Living

Number of Units:	40
Total Square Feet:	21,300
Default Inflation Rate:	3.0%

Wright's Village CHFA SS 2/4/2013

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Mansfield Housing Authority
Project Name:	Wright's Village
Project City / Town:	Mansfield, CT

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

Number of Units:	40
Total Square Feet:	21,300
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	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						
17	Refrigerators	6,700		<7	10+	2017				0	0	0	0	1,508	1,553	1,600	1,648	1,697	0	0	0	0	0	0	0	2,150	2,215	2,281	2,350						
18	Refrigerators	20,100		>10	10+	2013				4,020	4,141	4,265	4,393	4,525	0	0	0	0	0	0	5,565	5,732	5,904	6,081	6,263	0	0	0	0						
19	Stoves	20,000		<11	15+	2017				0	0	0	0	4,502	4,637	4,776	4,919	5,067	0	0	0	0	0	0	0	0	0	0	0						
20	Ventilation / Ceiling Exhaust	11,240		varies	20	2013				562	579	614	614	633	652	671	691	712	733	755	778	801	825	850	876	902	929	957	985						
21	Cabinets (Refurbish) - good conditions, sturdy counters	42,196		10	20+	2023				0	0	0	0	0	0	0	0	0	0	56,707	0	0	0	0	0	0	0	0	0						
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	7,264	4,719	4,879	5,007	11,167	6,842	7,047	7,259	7,476	733	57,463	6,343	6,533	6,729	6,931	7,139	3,052	3,144	3,238	3,335	0				
28	Cumulative Reserve Balance							393,152		389,229	1,195,507	1,187,774	1,149,076	1,036,053	911,184	901,113	861,940	871,103	864,585	820,494	733,566	738,778	487,973	459,748	400,172	285,101	298,654	53,793	44,510	60,121					

Unit Electrical

Number of Units:	40
Total Square Feet:	21,300
Default Inflation Rate:	3.0%

Wright's Village CHFA SS 2/4/2013

Unit Mechanical

Owner Sponsor Name:	Mansfield Housing Authority
Project Name:	Wright's Village
Project City / Town:	Mansfield, CT

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

Number of Units:	40
Total Square Feet:	21,300
Default Inflation Rate:	3.0%

[illegible]

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.