

# CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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and

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## Johnson Farms

CHFA # 85096D

Meriden Housing Authority  
Meriden, CT

June 28, 2013

*Final Report*

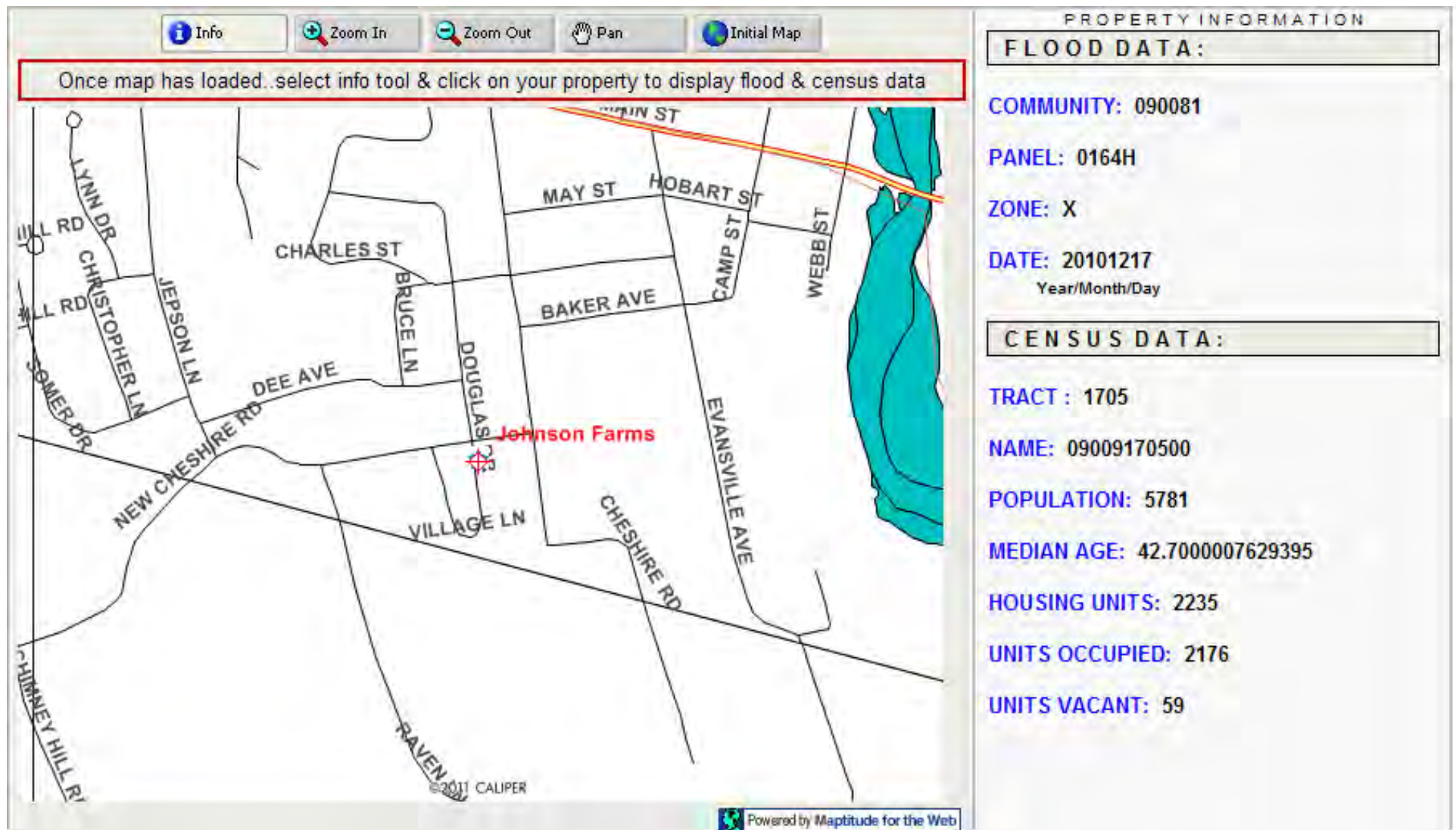




## **Johnson Farms**

10-285 Village Lane  
Meriden, CT 06451





## Johnson Farms

10-285 Village Lane  
Meriden, CT 06451

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

## Executive Summary

### Johnson Farms

Meriden, CT

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**Johnson Farms** is residential development for families that is comprised of 26 residential buildings. The development includes 52 two-bedroom units. Original construction of the development dates to 1952. The development is situated on a relatively flat parcel of land in a residential section of Meriden. The two story duplex buildings feature asphalt covered pitched roofing, clapboard profile vinyl siding, and single glazed, aluminum-framed windows.

Overall, the development is in fair condition. As shown on the attached capital needs worksheets, the development faces significant capital needs in the near term. 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:

- Currently, there are no handicap accessible units at the development. Creation of the accessible units is seen as being structurally limited as it pertains to the two-bedroom units, which only have one bathroom located on the second floor. No costs for unit-level handicap accessibility modifications/improvements have been included as part of these assessment.
- Each dwelling units features a paved asphalt driveway. The asphalt surfaces were observed to be in poor overall condition. Costs to resurface the driveways are shown in Years 1-5 of the plan. Most pedestrian walkways feature asphalt-covered surfaces. The asphalt covered walkways exhibit significant cracking and settlement. Tree roots have cause lifting and trip hazards in many location. Costs to resurface the walkways are shown concurrent with parking area work.
- The property signage was recently replaced. The sign was observed to be in good condition. Future replacement costs are shown in Year 16 of the plan.

- The buildings are clad with clapboard profile vinyl siding. The vinyl siding was observe to be in fair to poor condition. Organic growth and cracking was noted throughout the property. Site staff reported that the siding has become too brittle for power washing. Costs are shown to replace the siding over the first half of the plan.
- Many of the concrete stoops exhibit cracking and spalling. Additionally, the canopies at the front entrance have wood beams that are leaning/deteriorating. Costs to repair stoops and entryways are shown in the first half of the plan.
- Most windows are older aluminum-framed, single paned models. Recently, some newer double-paned vinyl-framed replacement have been installed. Bathroom windows are located in the shower and are being removed during bathroom renovations to prevent further moisture.
- Each building features a bulkhead and concrete steps for basement access. The bulkhead area is believed to be a source of water infiltrations. Costs to replace and repair the bulkheads are shown in Years 1 and 2.
- The exact age of the asphalt roofing is unknown. Costs to replace the roofing are shown in Years 1-5. Costs the repair/replace gutters and chimneys are shown concurrent with roof replacement.
- Interior passage and closet doors are hung, wood panel models most appear to be original to the development and in fair condition. Costs are shown throughout the plan for as needed door replacement.
- Living area and bedroom floors feature hardwood. Costs to refinish hardwood flooring are shown throughout the plan based on a fifteen year estimated useful life.
- Some bathrooms have been recently renovated. Costs to renovate the existing older bathrooms are shown starting in Year 1. Costs to replace bathroom VCT flooring are shown as needed throughout the plan based on a fifteen year EUL.
- The original wood kitchen cabinetry has been repair and painted to extend the estimated useful life. Costs to replace the cabinets and countertops are shown starting in Year 1.
- Most of the natural gas-fired boilers are more than twenty-years old. Costs to replace the boilers are shown in Years 1-5. Costs to replace domestic hot water tanks are shown as needed. Costs to install bedroom smoke detector and add a carbon monoxide detector are shown in Year 1.

Additional Notes:

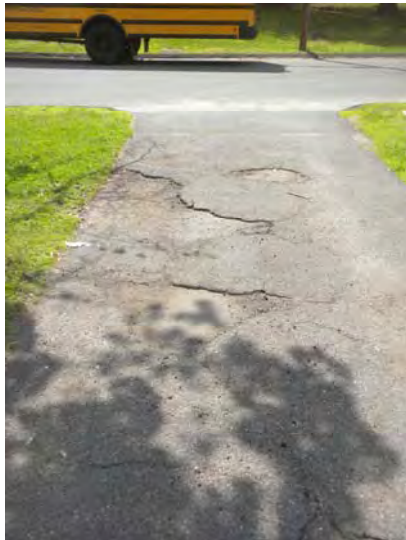
1. The Physical Assessment of the property was conducted on June 19<sup>th</sup>, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Daniel Iles. We would like to thank site staff for their assistance.
2. Cost estimates used 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*.



View of the property sign and site layout



Typical asphalt driveway condition



Cracking and deteriorated driveways



Recently repaired front stoop





Building type A



Building type B



Cracked vinyl siding



Deteriorating canopy and leaning canopy post





Rusted bulkheads set at ground level  
are causing water infiltration



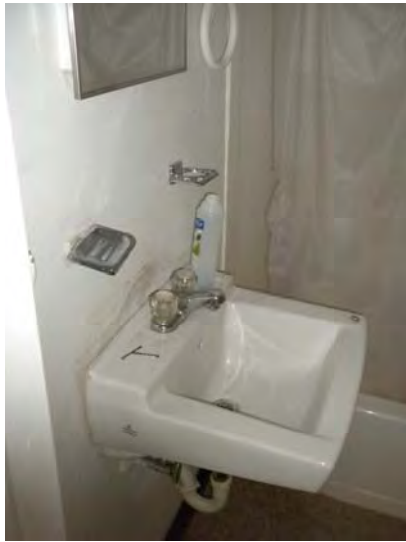
Typical asphalt shingle roof covering



Typical unit living area



View of the kitchen cabinetry



Typical wall mounted sink



View of the toilet, tub, and surround



Typical boiler and domestic hot water systems



Example of a wet basement

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Meriden Housing Authority
Project Name:	Johnson Farms
Project City / Town:	Meriden

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 21, 2013

Number of Units:	52
Total Square Feet:	45,500
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$284,833
Annual Replacement Reserve Contribution:	\$69,096
Additional Misc. Contribution:	\$0

	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	13,461	13,865	14,281	14,709	15,150	0	0	0	0	0	0	0	0	0	0	5,453	0	0	0	0	0
2	Building Exterior	0	0	103,606	98,474	103,678	98,046	109,991	49,423	60,458	52,433	64,140	58,098	7,428	7,651	5,180	5,335	5,495	6,233	6,420	6,613	6,811	7,016	0
3	Roofing	0	0	28,540	29,396	30,278	31,186	32,122	0	0	0	0	0	0	0	0	0	6,282	0	0	0	0	0	0
4	Lobby - Mail Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	Community Room	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	Common Hallways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7	Common Stairways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8	Common Laundry	0	0	0	0	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	0	0	0	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	0	0	0	0	0	0	0	0	0	0	0
12	Building Electrical	0	0	0	0	0	0	0	0	0	0	0	0	0	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	7,270	7,488	7,713	7,944	8,182	8,428	8,681	8,941	9,209	9,486	9,770	10,063	10,365	10,676	10,997	11,326	11,666	12,016	12,377	12,748	0
16	Unit Kitchens	0	0	19,482	20,066	20,668	21,289	21,927	1,718	1,770	1,823	1,877	6,228	6,415	6,607	6,805	7,009	2,242	2,309	2,378	2,450	2,523	2,599	0
17	Unit Bathrooms	0	0	10,059	10,361	10,672	10,992	11,321	11,661	12,011	12,371	12,742	13,125	2,015	2,075	2,137	2,201	2,267	2,335	2,405	2,478	2,552	2,629	0
18	Unit Electrical	0	0	70,694	9,614	9,902	10,200	10,505	10,821	11,145	27,682	28,512	29,368	3,983	4,103	4,226	4,353	4,483	4,618	4,756	4,899	5,046	5,197	0
19	Unit Mechanical	0	0	45,036	46,387	47,779	49,212	50,688	6,963	7,171	7,387	7,608	7,836	5,661	5,830	6,005	17,329	6,371	6,562	6,759	6,962	7,171	7,386	0
20	Annual Planned Expenditures	0	0	298,148	235,652	244,970	243,578	259,889	89,014	101,237	110,637	124,090	124,140	35,271	36,329	34,719	46,903	38,137	38,837	34,386	35,417	36,480	37,574	0
21	Annual Provision (indexed at 3%)			69,096	71,168	73,304	75,503	77,768	80,101	82,504	84,979	87,528	90,154	92,859	95,644	98,514	101,469	104,513	107,649	110,878	114,205	117,631	121,160	
22	Outside Capital				780,000																			
23	Cumulative Reserve Balance	284,833	284,833	55,781	671,298	499,631	331,556	149,435	140,522	121,789	96,131	59,569	25,583	83,170	142,486	206,281	260,847	327,223	396,035	472,527	551,315	632,465	716,051	



## Site Improvements

Owner Sponsor Name:	Meriden Housing Authority
Project Name:	Johnson Farms
Project City / Town:	Meriden

Current Year:	2013
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Number of Units:	52
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Johnson Farms • Capital Needs Assessment • © On-Site Insights

Comprehensive Capital Needs Assessment Schedule

Building Exterior

Owner Sponsor Name:	Meriden Housing Authority
Project Name:	Johnson Farms
Project City / Town:	Meriden

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	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Exterior Doors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Glass Doors (Sliders)					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Exterior Walls - Masonry					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Exterior Walls - EIFS					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Ext. Walls - Vinyl Siding					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Ext. Walls - Wood Siding					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Windows					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Exterior Soffits and Fascia					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Caulking					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Unit Balconies / Decks					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Railings					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	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	390,000		30+	30	2013					39,000	40,170	41,375	42,616	43,895	45,212	46,568	47,965	49,404	50,886	0	0	0	0	0	0	0	0	0						
18	Concrete Stoops	8,000		varies	30	2013					8,000	0	8,487	0	9,004	0	9,552	0	10,134	0	0	0	0	0	0	0	0	0	0						
19	Remove Bathroom Windows	12,600		30+	30	2013					2,520	2,596	2,673	2,754	2,836	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Windows (Remaining Older)	174,660		30+	30	2013					34,932	35,980	37,059	38,171	39,316	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21	Unit Entry Doors	54,500		61	35	2013					3,633	3,742	3,854	3,970	4,089	4,212	4,338	4,468	4,602	4,740	4,882	5,029	5,180	5,335	5,495	0	0	0	0						
22	Unit Storm Doors (Older)	20,007		20+	15	2013					4,001	4,121	4,245	4,372	4,503	0	0	0	0	0	0	0	0	0	0	6,233	6,420	6,613	6,811	7,016					
23	Unit Storm Doors (Newer)	5,681		<5	15	2022					0	0	0	0	0	0	0	0	0	2,471	2,545	2,622	0	0	0	0	0	0	0						
24	Bulkheads	11,760		30+	30	2013					5,880	6,056	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
25	Entry Canopies	28,200		61	25	2013					5,640	5,809	5,983	6,163	6,348	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
26																																			
27	Annual Planned Expenditures							0		0	103,606	98,474	103,678	98,046	109,991	49,423	60,458	52,433	64,140	58,098	7,428	7,651	5,180	5,335	5,495	6,233	6,420	6,613	6,811	7,016	0				
28	Cumulative Reserve Balance							284,833		284,833	55,781	671,298	499,631	331,556	149,435	140,522	121,789	96,131	59,569	25,583	83,170	142,486	206,281	260,847	327,223	396,035	472,527	551,315	632,465	716,051					

Comprehensive Capital Needs Assessment Schedule

Roofing

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Project Name:	Johnson Farms
Project City / Town:	Meriden

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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	Chimney					2013					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						
3	Penthouse / Machine Rooms					2013					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						
5	Roof - Asphalt Shingle					2013					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						
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						
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	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Roof - Asphalt Shingle	4,153		6	20	2027					0	0	0	0	0	0	0	0	0	0	0	0	0	6,282	0	0	0	0	0						
17	Roof - Asphalt Shingle	103,820		20+	20	2013					20,764	21,387	22,029	22,689	23,370	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Gutters/DownSpouts (Damaged Sections)	35,880		varies	25	2013					7,176	7,391	7,613	7,841	8,077	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Chimney	3,000		61	30	2013					600	618	637	656	675	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	28,540	29,396	30,278	31,186	32,122	0	0	0	0	0	0	0	0	6,282	0	0	0	0	0	0					
28	Cumulative Reserve Balance							284,833		284,833	55,781	671,298	499,631	331,556	149,435	140,522	121,789	96,131	59,569	25,583	83,170	142,486	206,281	260,847	327,223	396,035	472,527	551,315	632,465	716,051					



Comprehensive Capital Needs Assessment Schedule

Lobby / Mail Area

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											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	Mail Facilities					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						
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25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						284,833	284,833	55,781	671,298	499,631	331,556	149,435	140,522	121,789	96,131	59,569	25,583	83,170	142,486	206,281	260,847	327,223	396,035	472,527	551,315	632,465	716,051							

Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	Meriden Housing Authority
Project Name:	Johnson Farms
Project City / Town:	Meriden

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 21, 2013

Number of Units:	52
Total Square Feet:	45,500
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	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	0						
3	Kitchen Appliances					2013				0	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	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						
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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					
28	Cumulative Reserve Balance						284,833	284,833	55,781	671,298	499,631	331,556	149,435	140,522	121,789	96,131	59,569	25,583	83,170	142,486	206,281	260,847	327,223	396,035	472,527	551,315	632,465	716,051							

## Common Hallways

Owner Sponsor Name:	Meriden Housing Authority
Project Name:	Johnson Farms
Project City / Town:	Meriden

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 21, 2013

Number of Units:	52
Total Square Feet:	45,500
Default Inflation Rate:	3.0%

[illegible]



Comprehensive Capital Needs Assessment Schedule

Common Stairways

Owner Sponsor Name:	Meriden Housing Authority
Project Name:	Johnson Farms
Project City / Town:	Meriden

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 21, 2013

Number of Units:	52
Total Square Feet:	45,500
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	Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Railings					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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26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						284,833	284,833	55,781	671,298	499,631	331,556	149,435	140,522	121,789	96,131	59,569	25,583	83,170	142,486	206,281	260,847	327,223	396,035	472,527	551,315	632,465	716,051							

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Meriden Housing Authority
Project Name:	Johnson Farms
Project City / Town:	Meriden

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 21, 2013

Number of Units:	52
Total Square Feet:	45,500
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	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						
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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					
28	Cumulative Reserve Balance						284,833	284,833	55,781	671,298	499,631	331,556	149,435	140,522	121,789	96,131	59,569	25,583	83,170	142,486	206,281	260,847	327,223	396,035	472,527	551,315	632,465	716,051							

Comprehensive Capital Needs Assessment Schedule

Common Area Restrooms

Owner Sponsor Name:	Meriden Housing Authority
Project Name:	Johnson Farms
Project City / Town:	Meriden

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 21, 2013

Number of Units:	52
Total Square Feet:	45,500
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	Sinks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Toilets					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Partitions					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Accessories					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Floor					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	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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24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						284,833	284,833	55,781	671,298	499,631	331,556	149,435	140,522	121,789	96,131	59,569	25,583	83,170	142,486	206,281	260,847	327,223	396,035	472,527	551,315	632,465	716,051							



## Building Boilers

Owner Sponsor Name:	Meriden Housing Authority
Project Name:	Johnson Farms
Project City / Town:	Meriden

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 21, 2013

Number of Units:	52
Total Square Feet:	45,500
Default Inflation Rate:	3.0%

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## Building Mechanical

Number of Units:	52
Total Square Feet:	45,500
Default Inflation Rate:	3.0%

13394 - Johnson Farms - SS 6/25/2013

Comprehensive Capital Needs Assessment Schedule

Building Electrical

Owner Sponsor Name:	Meriden Housing Authority
Project Name:	Johnson Farms
Project City / Town:	Meriden

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 21, 2013

Number of Units:	52
Total Square Feet:	45,500
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					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Smoke / Fire Detection					2013				0	0	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	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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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					
28	Cumulative Reserve Balance						284,833	284,833	55,781	671,298	499,631	331,556	149,435	140,522	121,789	96,131	59,569	25,583	83,170	142,486	206,281	260,847	327,223	396,035	472,527	551,315	632,465	716,051							

Comprehensive Capital Needs Assessment Schedule

Building Elevator

Owner Sponsor Name:	Meriden Housing Authority
Project Name:	Johnson Farms
Project City / Town:	Meriden

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 21, 2013

Number of Units:	52
Total Square Feet:	45,500
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	Shafts and Doorways					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Cabs					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Other					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																																			
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19																																			
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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	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						284,833	284,833	55,781	671,298	499,631	331,556	149,435	140,522	121,789	96,131	59,569	25,583	83,170	142,486	206,281	260,847	327,223	396,035	472,527	551,315	632,465	716,051							



Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	Meriden Housing Authority
Project Name:	Johnson Farms
Project City / Town:	Meriden

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 21, 2013

Number of Units:	52
Total Square Feet:	45,500
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Foundation / Floor Slab					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Framing & Columns					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Steel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Wood Framing					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Masonry Bearing Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																			
18																																			
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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	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						284,833	284,833	55,781	671,298	499,631	331,556	149,435	140,522	121,789	96,131	59,569	25,583	83,170	142,486	206,281	260,847	327,223	396,035	472,527	551,315	632,465	716,051							

## Unit Living

Owner Sponsor Name:	Meriden Housing Authority
Project Name:	Johnson Farms
Project City / Town:	Meriden

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 21, 2013

Number of Units:	52
Total Square Feet:	45,500
Default Inflation Rate:	3.0%

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## Unit Bathrooms

Owner Sponsor Name:	Meriden Housing Authority
Project Name:	Johnson Farms
Project City / Town:	Meriden

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 21, 2013

Number of Units:	52
Total Square Feet:	45,500
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	VCT Flooring	6,500		varies	15	2013				433	446	459	473	487	502	517	533	549	565	582	599	617	636	655	675	695	716	737	759						
18	Tub / Surround	68,800		25+	25	2013				6,880	7,086	7,299	7,518	7,744	7,976	8,215	8,462	8,715	8,977	0	0	0	0	0	0	0	0	0	0						
19	Sinks (approx. 75% original)	16,800		25+	25	2013				1,680	1,730	1,782	1,836	1,891	1,948	2,006	2,066	2,128	2,192	0	0	0	0	0	0	0	0	0	0						
20	Toilets	21,840		20	20	2013				1,066	1,098	1,131	1,165	1,200	1,236	1,273	1,311	1,350	1,391	1,433	1,476	1,520	1,565	1,612	1,661	1,711	1,762	1,815	1,869						
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	10,059	10,361	10,672	10,992	11,321	11,661	12,011	12,371	12,742	13,125	2,015	2,075	2,137	2,201	2,267	2,335	2,405	2,478	2,552	2,629	0						
28	Cumulative Reserve Balance						284,833	284,833	55,781	671,298	499,631	331,556	149,435	140,522	121,789	96,131	59,569	25,583	83,170	142,486	206,281	260,847	327,223	396,035	472,527	551,315	632,465	716,051							

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Meriden Housing Authority
Project Name:	Johnson Farms
Project City / Town:	Meriden

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 21, 2013

Number of Units:	52
Total Square Feet:	45,500
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	VCT Flooring	22,230		varies	15	2013				1,482	1,526	1,572	1,619	1,668	1,718	1,770	1,823	1,877	1,934	1,992	2,051	2,113	2,176	2,242	2,309	2,378	2,450	2,523	2,599						
18	Kitchen Cabinets	90,000		20+	25	2013				18,000	18,540	19,096	19,669	20,259	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Countertops	16,457		varies	10	2013				0	0	0	0	0	0	0	0	0	4,294	4,423	4,556	4,692	4,833	0	0	0	0	0	0						
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	19,482	20,066	20,668	21,289	21,927	1,718	1,770	1,823	1,877	6,228	6,415	6,607	6,805	7,009	2,242	2,309	2,378	2,450	2,523	2,599	0				
28	Cumulative Reserve Balance							284,833		284,833	55,781	671,298	499,631	331,556	149,435	140,522	121,789	96,131	59,569	25,583	83,170	142,486	206,281	260,847	327,223	396,035	472,527	551,315	632,465	716,051					



## Unit Electrical

Number of Units:	52
Total Square Feet:	45,500
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							
2	Electrical Panel					2013				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							
4	Intercom					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	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	Circuite Breakers	63,700		61	40	2013				6,370	6,561	6,758	6,961	7,169	7,385	7,606	7,834	8,069	8,311	0	0	0	0	0	0	0	0	0							
18	Smoke Detectors	29,640		varies	10	2013				2,964	3,053	3,145	3,239	3,336	3,436	3,539	3,645	3,755	3,867	3,983	4,103	4,226	4,353	4,483	4,618	4,756	4,899	5,046	5,197						
19	Smoke Detectors (Add Bedroom)	30,680		Add	10	2013				30,680	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	Smoke Detectors (Future replacement)	19,760		0	10	2013				0	0	0	0	0	0	0	8,101	8,344	8,595	0	0	0	0	0	0	0	0	0							
21	Carbon Monoxide Detection	30,680		Add	10	2013				30,680	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
22	Carbon Monoxide Detection	19,760		0	10	2013				0	0	0	0	0	0	0	8,101	8,344	8,595	0	0	0	0	0	0	0	0	0							
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	70,694	9,614	9,902	10,200	10,505	10,821	11,145	27,682	28,512	29,368	3,983	4,103	4,226	4,353	4,483	4,618	4,756	4,899	5,046	5,197	0						
28	Cumulative Reserve Balance						284,833	284,833	55,781	671,298	499,631	331,556	149,435	140,522	121,789	96,131	59,569	25,583	83,170	142,486	206,281	260,847	327,223	396,035	472,527	551,315	632,465	716,051							

Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

Owner Sponsor Name:	Meriden Housing Authority
Project Name:	Johnson Farms
Project City / Town:	Meriden

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 21, 2013

Number of Units:	52
Total Square Feet:	45,500
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	Radiators					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Unit Temperature Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Air Conditioning Unit / Sleeve					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Other					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	Unit Temperature Controls	5,460		varies	20	2013				1,092	1,125	1,159	1,193	1,229	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Boilers	189,688		20+	20	2013				37,938	39,076	40,248	41,456	42,700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	DHW Tanks	63,180		varies	15	2013				4,212	4,338	4,469	4,603	4,741	4,883	5,029	5,180	5,336	5,496	5,661	5,830	6,005	6,185	6,371	6,562	6,759	6,962	7,171	7,386						
20	Boilers	7,588		6	20	2026				0	0	0	0	0	0	0	0	0	0	0	0	11,143	0	0	0	0	0	0	0						
21	Basement Doors	17,940		varies	30	2013				1,794	1,848	1,903	1,960	2,019	2,080	2,142	2,206	2,273	2,341	0	0	0	0	0	0	0	0	0	0						
22																																			
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27	Annual Planned Expenditures							0		0	45,036	46,387	47,779	49,212	50,688	6,963	7,171	7,387	7,608	7,836	5,661	5,830	6,005	17,329	6,371	6,562	6,759	6,962	7,171	7,386	0				
28	Cumulative Reserve Balance							284,833		284,833	55,781	671,298	499,631	331,556	149,435	140,522	121,789	96,131	59,569	25,583	83,170	142,486	206,281	260,847	327,223	396,035	472,527	551,315	632,465	716,051					

## **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.