

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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and

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Catherine McKeen E-68

CHFA #85102D

Milford Redevelopment and
Housing Partnership

Milford, CT

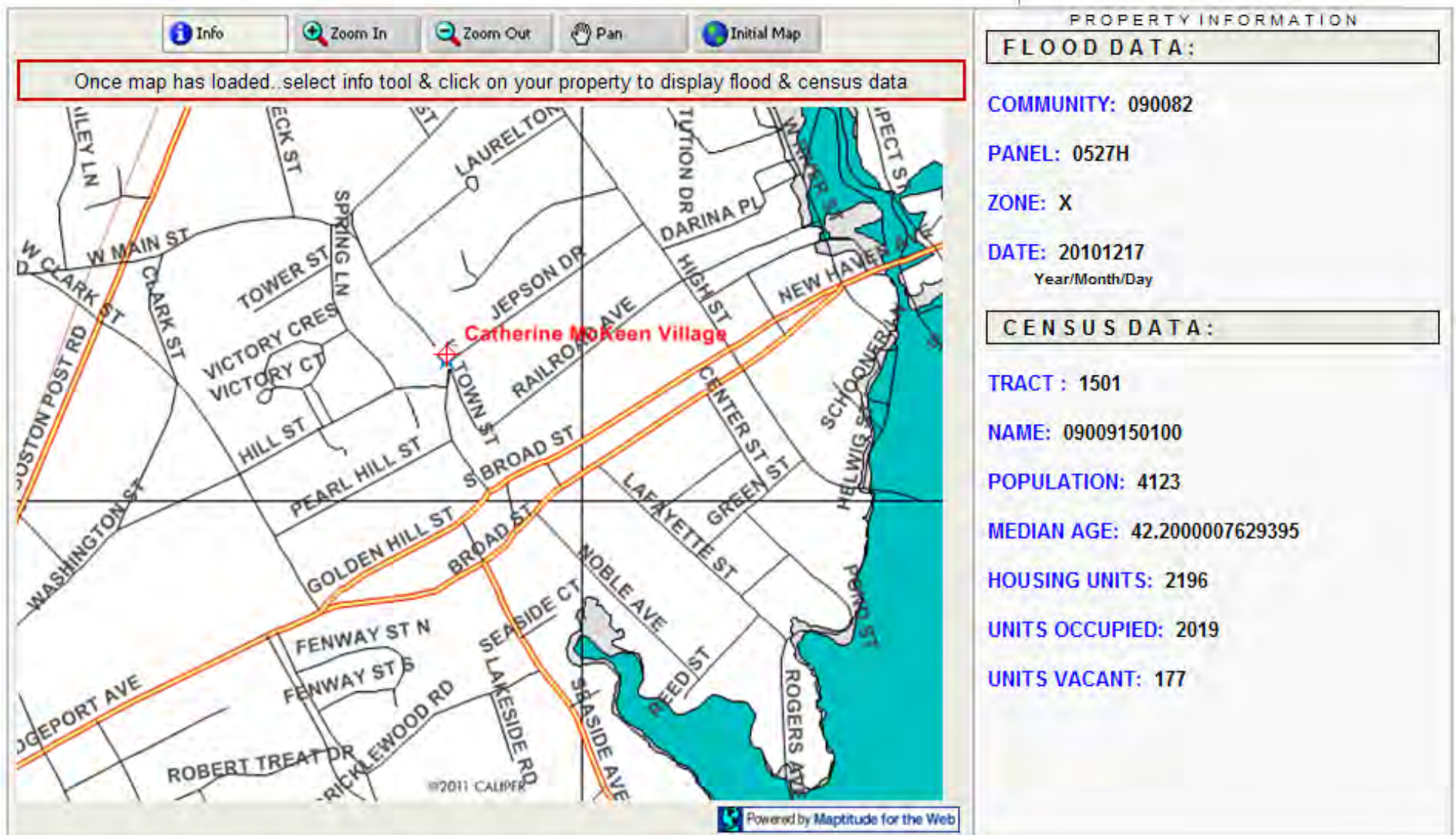
April 30, 2013

Final Report



Catherine McKeen Village

45-111 Jepson Drive
Milford, CT 06460



Catherine McKeen Village

12-111 Jepson Drive
Milford, CT 06460

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

Executive Summary

Catherine McKeen Village E-68

Milford, CT

Catherine McKeen Village E-68 is a residential development for the elderly that is comprised of 40 units in 4 one-story and 4 one and two-story vinyl faced buildings on a generally flat site. The site is adjacent to a Federal development that provides the residents of the Village with meals and the full spectrum of social services. Two four-unit buildings front on Jepson Drive. These buildings are mirrored by two identical buildings behind them. These rear buildings and the remaining four six-unit one and two-story buildings symmetrically frame a parking courtyard to their south. The buildings have vinyl siding and trim with ornamental shutters. The pitched roofs have asphalt shingles. The development includes 16 one-bedroom units and 24 efficiency units, none of which are designated as accessible. There are 26 parking spaces in the parking courtyard, none of which are designated as accessible.

Original occupancy of Catherine McKeen Village E-68 was 1973. The buildings roofs and windows were replaced in 2012, and the electric baseboard heating system was replaced in 2013 with a conversion to an all-electric UI program utilizing Hubbell hot water heaters. Asphalt parking and drives, siding and doors, and kitchens and baths are all generally original.

Overall the development is in good condition. As shown on the attached capital needs worksheets, the development faces significant capital needs throughout the assessment period. Based on the reported annual contributions, the development is seen as requiring an adjustment to current replacement reserve funding and/or an infusion of additional capital.

Key findings identified by this assessment of Catherine McKeen Village E-68 include the following:

- Asphalt paving at the drive and parking is shown with crack repair and sealcoating periodically over the plan.
- Asphalt paving at drives and parking is shown to be overlaid in Year 1 and late in the plan.
- Concrete walks and front and rear door stoops are shown to be replaced mid-term.
- Trip hazards at the concrete walks and stoops are shown to be eliminated in Year 1.
- New site light poles and repairs to the dumpster screening and storage enclosures at each building are shown in Year 1.
- Cleaning and miscellaneous repairs of the vinyl siding at all buildings is shown periodically throughout the plan.
- Replacement of unit exterior and storm doors and building entry and egress doors at all of the buildings is shown early in the plan.
- Vinyl siding, vinyl soffit, and shutter replacement at all of the buildings is shown early in the plan.
- New roofing is shown at the end of the plan based on EUL and condition.
- New labeled fire-rated unit doors are shown to replace the unlabeled doors in Year 1; and stair/stairway finishes are shown to be refurbished in Year 1.
- Upgrades to the building fire alarm systems are shown in Year 1, and upgrades to the security system are shown mid-plan.
- The replacement of light fixtures at all exterior doors and new cabinets for the electric meters and cable service is shown in Year 1.
- Unit wall and ceiling finishes are in good condition. Painting at unit turn-over is funded from operating accounts.
- Interior hung and bi-pass doors in the units are shown to be replaced early in the plan.
- Accessible route improvements to and through 4 units and vinyl tile asbestos abatement at all units is shown in Year 1.
- Vinyl flooring in the unit living areas is shown to be replaced early and late in the plan.
- Bathroom vinyl flooring, fixtures, accessories, lights, and exhaust fans are shown to be replaced in Year 1 based on EUL.
- Enlargement and renovation of 4 bathrooms to make them fully accessible is shown in Year 1.
- Kitchen appliances, cabinets, counters, and sinks are shown to be replaced early and late in the plan based on their condition and EUL.
- Kitchen vinyl flooring is shown to be replaced early and late in the plan.
- The Hubbell electric hot water heaters for each unit are provided by UI at no cost. New thermostats are shown to be provided in Year 1.
- The replacement of emergency call devices is shown early and late in the plan. Smoke and heat detectors are shown early and mid-plan.
- Replacement of unit electric service panels is shown mid-plan, and through wall air conditioners are the responsibility of the residents.

Additional Notes:

1. The Physical Assessment of the property was conducted on Wednesday, March 27th, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Brian Ameche, Principal of Clearstory LLC. 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*.



Concrete walks site-wide are in generally fair condition. Proper steel pipe handrails should be installed at site stairs site-wide.



Typical trip hazard at concrete walks and stoops should be eliminated.



Severe cracking in asphalt paving at sub-base failure.



Community Center at the Federal property between Catherine McKeen E-19 to the west and Catherine McKeen E-68 to the east is used by all residents.



New windows installed in 2012. New shutters and vinyl siding are shown to be replaced.



Entry doors and storm doors are well worn and shown to be replaced. Concrete cracking due to rusting reinforcing at door threshold is shown to be repaired in Year 1.



Electric meters, alarm and cable box is shown to have a weather-tight enclosure constructed at each building in Year 1.



Mailboxes in stair hall at two-story buildings. Storage in stair halls should be eliminated.



Stair balusters have sheared off and should be replaced.
Worn vinyl treads should be replaced.



Typical living space in 1-bedroom apartment.



Typical bedroom in 1-bedroom apartments.



Typical kitchen and dining area
in 1-bedroom apartments.



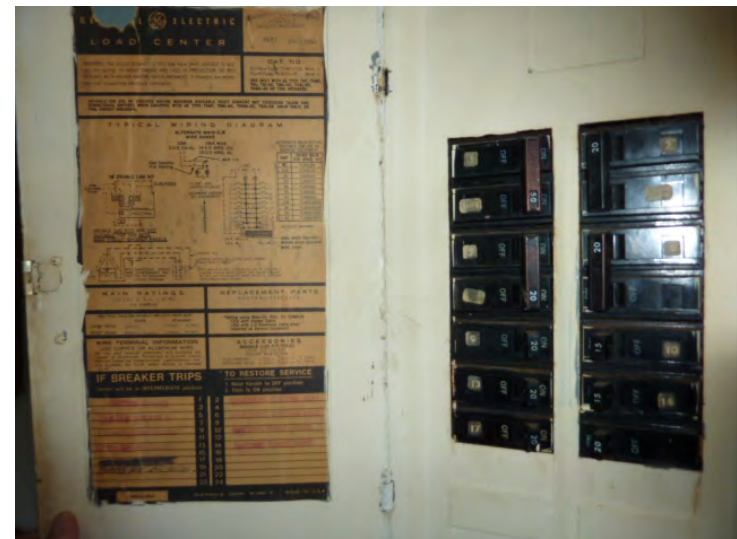
Typical refurbished bathroom in efficiency and 1-bedroom apartments.



Typical living and sleeping areas in efficiency apartments.



Typical kitchen in efficiency apartments.



Typical electric panel in all the units are 40 years old and shown to be replaced mid-term.

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Milford Redevelopment and Housing Partnership
Project Name:	Catherine McKeen Village E-68
Project City / Town:	Milford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	40
Total Square Feet:	20,475
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$65,614
Annual Replacement Reserve Contribution:	\$11,562
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	5,000	83,300	0	0	0	0	6,476	0	0	0	0	48,308	0	0	0	0	28,081	0	0	0	139,930	0	
2	Building Exterior	0	0	283,524	0	0	0	0	12,604	0	0	0	0	14,611	0	0	0	0	16,938	0	0	0	0	0	
3	Roofing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	249,673	0	
4	Lobby - Mail Area	0	0	0	0	0	0	0	0	0	0	0	0	2,607	0	0	0	0	0	0	0	0	0	0	
5	Community Room	0	0	0	0	0	0	0	1,607	0	488	0	0	4,233	0	4,990	0	0	0	0	656	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	23,659	0	0	0	0	0	0	0	0	0	0	0	1,386	0	0	0	0	0	0	1,052	0	
8	Common Laundry	0	0	1,402	0	0	0	0	0	0	0	1,523	0	0	0	0	0	0	312	1,929	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	104,560	0	0	0	0	0	0	30,747	0	0	0	0	0	0	37,815	0	0	0	0	126,252	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	179,520	0	0	36,283	0	0	38,071	0	0	0	0	0	0	0	0	0	0	0	56,527	0	0	0	
16	Unit Kitchens	0	32,000	127,600	59,781	0	0	0	0	0	0	0	0	0	0	0	0	0	30,536	43,006	0	0	0	0	
17	Unit Bathrooms	0	80,000	182,270	0	0	0	0	0	0	0	0	0	8,266	0	0	0	0	12,464	0	0	0	0	0	
18	Unit Electrical	0	0	34,800	0	0	0	0	0	0	0	0	0	96,493	0	0	0	0	18,696	0	0	0	0	0	
19	Unit Mechanical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
20	Annual Planned Expenditures	0	296,520	841,115	59,781	36,283	0	0	58,757	0	31,235	1,523	0	174,519	0	6,376	0	37,815	107,026	44,935	57,183	0	516,907	0	
21	Annual Provision (indexed at 3%)			11,562	11,909	12,266	12,634	13,013	13,404	13,806	14,220	14,646	15,086	15,538	16,005	16,485	16,979	17,489	18,013	18,554	19,110	19,684	20,274		
22	Outside Capital			1,950,000																					
23	Cumulative Reserve Balance	65,614	(230,906)	889,541	841,669	817,652	830,286	843,299	797,946	811,752	794,737	807,860	822,946	663,966	679,970	690,079	707,058	686,732	597,719	571,337	533,264	552,948	56,315		

Site Improvements

Number of Units:	40
Total Square Feet:	20,475
Default Inflation Rate:	3.0%

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Building Exterior

Number of Units:	40
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Roofing

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[illegible]

Lobby / Mail Area

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Community Room

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[illegible]

Common Hallways

Owner Sponsor Name:	Milford Redevelopment and Housing
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[illegible]

Common Stairways

Number of Units:	40
Total Square Feet:	20,475
Default Inflation Rate:	3.0%

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Common Laundry

Number of Units:	40
Total Square Feet:	20,475
Default Inflation Rate:	3.0%

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Common Area Restrooms

Number of Units:	40
Total Square Feet:	20,475
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Building Boilers

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Building Mechanical

Number of Units:	40
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[illegible]

Building Electrical

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Building Elevator

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[illegible]

Building Structural

Number of Units:	40
Total Square Feet:	20,475
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Unit Living

Owner Sponsor Name:	Milford Redevelopment and Housing
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Unit Bathrooms

Number of Units:	40
Total Square Feet:	20,475
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Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Milford Redevelopment and Housing
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Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	40
Total Square Feet:	20,475
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	New Vinyl Floors	19,600		varies	15	2013				19,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30,536	0	0	0	0					
18	Refrigerators	26,800		varies	15	2014				0	27,604	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43,006	0	0	0						
19	Cabinets / Countertops / Sinks	108,000		40	25	2013				108,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Ranges	20,000		varies	20	2014				0	20,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21	Rangehoods	11,240		varies	20	2014				0	11,577	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0						
22	* Kitchens-Accessible Sinks, Cabinets, Work Areas, Appliances	32,000		1	1	2013		4	32,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	32,000	127,600	59,781	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30,536	43,006	0	0	0	0					
28	Cumulative Reserve Balance						65,614	(230,906)	889,541	841,669	817,652	830,286	843,299	797,946	811,752	794,737	807,860	822,946	663,966	679,970	690,079	707,058	686,732	597,719	571,337	533,264	552,948	56,315							

Unit Electrical

Number of Units:	40
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Unit Mechanical

Number of Units:	40
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13275 - Catherine McKeen Village E-68 - FINAL SS 4/30/2013

Appendix A: Statement of Delivery

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

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