

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
999 West Street
Rocky Hill, CT 06067

and

Recap Real Estate Advisors
38 Chauncy Street, Suite 600
Boston, MA 02111



38 Chauncy Street, Suite 600 | Boston, MA 02111
T: 617.338.9484 | F: 617.338.9422

on-site-insight.com



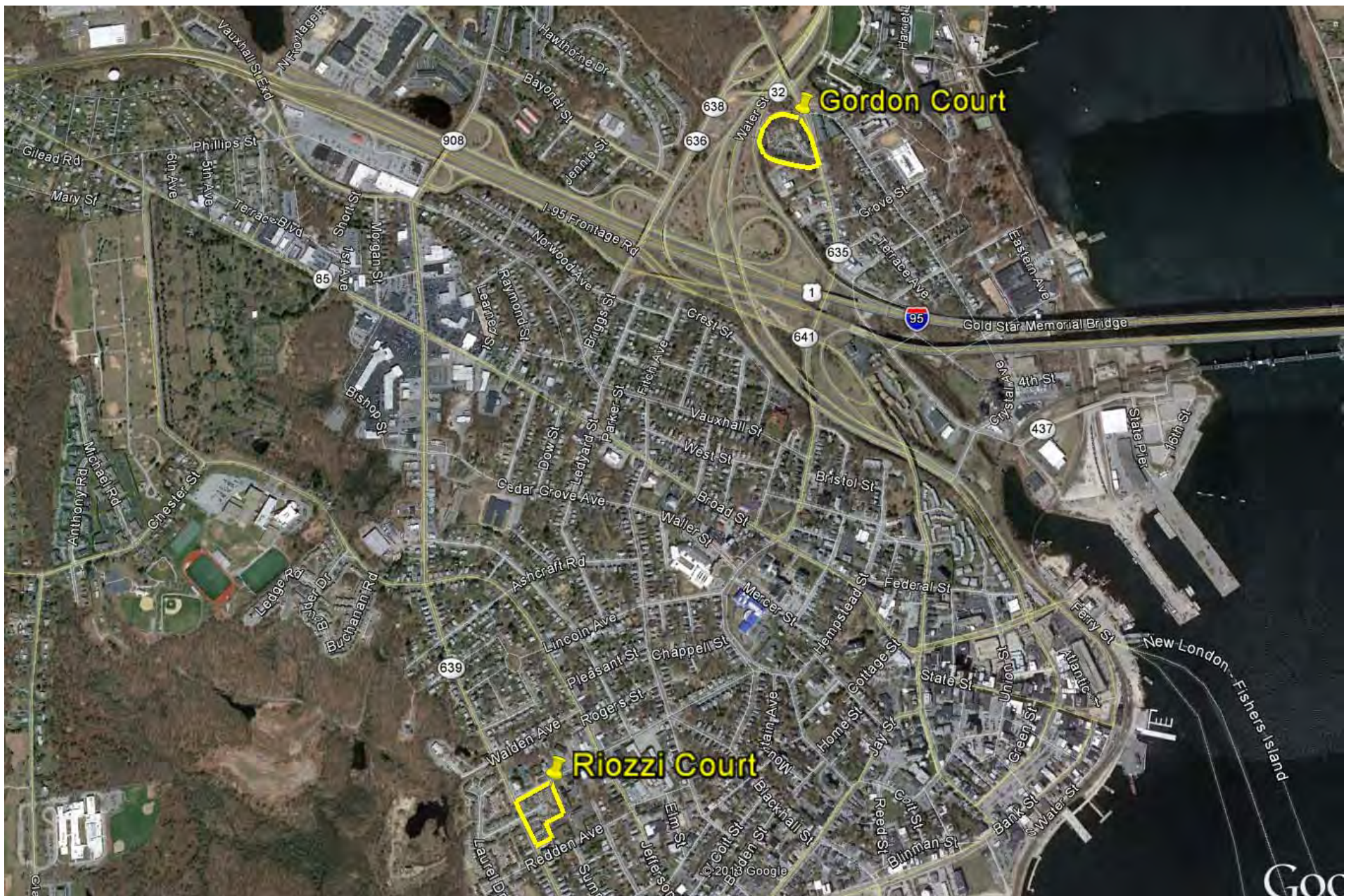
Gordon / Riozzi Courts

CHFA #85129D

New London Housing Authority
New London, CT

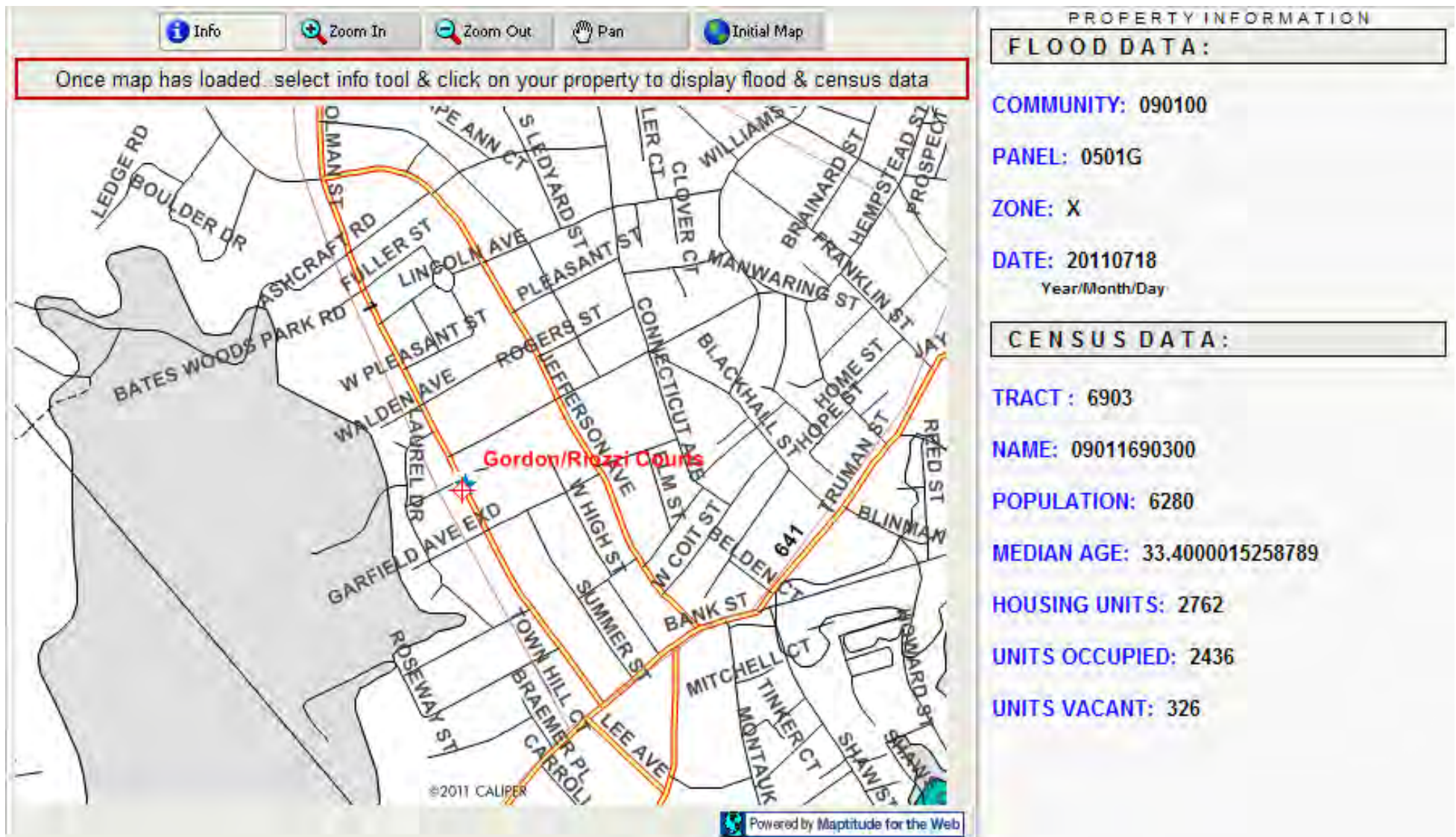
June 12, 2013

Final Report



Gordon / Riozzi Courts

1-46 Riozzi Court and Gordon Court
New London, CT 06320



Gordon/Riozzi Courts

1-46 Riozzi Court and Gordon Court
New London, CT 06320

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

Executive Summary

Gordon / Riozzi Courts

New London, CT

Gordon Court and Riozzi Court are residential developments for the elderly that were constructed simultaneously in 1963 with identical residential and community center building types. These properties are comprised of 80 units in 19 one story wood-framed residential buildings with brick and vertical wood siding and pitched asphalt shingle roofs. There are 4 building types including 11 buildings with 4 efficiencies, 6 buildings with 4 one-bedroom units, 1 building with 6 efficiencies and 1 building with 6 one-bedroom units. Each of the buildings are sited on flat building pads which step up or down across gently sloping sites. At the Riozzi Court site extensive dry-set stone retaining walls along Colman Street, Garfield Avenue, and the southeast property line were required. There are identical Community Center facilities and programming for the residents on each site. The developments include a total of 30 one-bedroom units and 50 efficiency units, none of which are designated as accessible. There is on street parking along the development access drives at both sites which are the responsibility of the City. There are 25 spaces at Gordon and 13 at Riozzi including 3 spaces designated as accessible with generally accessible routes to the Community Centers. The buildings were re-roofed in 1993, and 40 domestic hot water heaters were replaced that same year. New heat pumps were installed in 2010 and the windows were replaced in 2012. The unit kitchens and bathrooms are generally original. Unit interiors are refurbished at unit turnover.

Overall the development is in poor to fair condition. The attached capital needs worksheets show 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, both of which were understood by On-Site Insight to be nominal or underfunded at the time this report was prepared.

Key findings identified by this assessment of Gordon/Riozzi Courts include the following:

- Asphalt paving at drives to garages under the Community Centers is shown with crack repair and sealcoat periodically during the plan.
- Asphalt paving at drives to garages under the Community Centers is shown with asphalt overlay both early in the plan.
- Asphalt walks, front and rear stoops, and concrete walks, patios, and dumpster pads are shown to be replaced in Year 1.
- Replacement/repair of site light poles, stone retaining walls, chain link fences and ornamental CMU screen walls are shown in Year 1.
- Brick cleaning, repair/painting of wood siding, and caulking of new windows are shown over the plan.
- Entry and storm door replacement, soffit repairs, and new exterior electric meter and cable cabinets are shown in Year 1.
- New windows at the Community Center are shown in Year 1 and replacement of all windows is shown again late in the plan.
- New asphalt roofing at the residential and Community Center buildings is shown mid-plan.
- Upgrades to Community Center finishes, fixtures, accessories, DHW heaters, cabinets, and appliances are shown over the plan.
- New emergency generator, and upgrades to the residential building and Community Center fire alarm systems are shown in Year 1.
- New vinyl flooring and painting in the living areas, bathrooms, and kitchens is shown early and late in the plan.
- Interior hung wood doors and bi-pass doors in the units are shown to be replaced early in the plan.
- Conversion of 16 efficiency units into 8 Type A accessible one-bedroom units is shown in Year 1.
- Unit wall and ceiling finishes are generally in good condition. Painting at unit turn-over is funded from operating accounts.
- Bathroom fixtures, accessories, lights and exhaust fans are shown to be replaced early in the plan.
- Kitchen cabinets, counters and sinks are shown to be replaced early in the plan and appliances early and late in the plan.
- New GFCI outlets in the kitchens, call for aid devices in the bedrooms and bathrooms, and smoke detectors are shown in Year 1.
- The electric domestic hot water heaters for each unit are shown to be replaced early and late in the plan.
- The unit split system heat pumps and T-stats are shown to be replaced mid-plan and at the Community Center early and late in the plan.

Additional Notes:

1. The Physical Assessment of the property was conducted on May 24th, 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*.



Typical trip hazard and worn concrete walks. Elimination of trip hazards and replacement of concrete walks is shown in Year 1.



Typical cracking and sub-base failure at garage drives.



Worn asphalt paving at walks and front and rear stoops is shown to be replaced in Year 1.



Rusted chain link fence and failing mortar set stone retaining wall along Garfield Street at Riozzi Court are shown to be replaced in Year 1.



Typical distress and failure at Riozzi Court of the mortar set stone retaining walls along Colman Street and Garfield Avenue and the dry set stone retaining wall along the southeast property line.



Typical common area between buildings showing CMU screen walls and front patios with roofs.



Settlement of CMU screen walls occurs at select locations. Repairs and painting are shown for Year 1.



Rusting roof post anchors are causing concrete failures at post bases at select locations.



Typical rotted door trim and paint failure at all buildings.



New windows were installed over rotted wood substrates and are shown to be repaired and re-caulked over the plan and replaced in Year 20 based on condition.



Typical failures at wood fascia and trim.



Organic growth and storm damage at shingled roofs will be repaired by maintenance. Roofs are 20 years old and are shown to be replaced in Year 5 based on condition.



Typical cracked door sills at select locations are shown to be repaired in Year 1.



At the Community Centers new windows and doors are shown early in the term and painting of wood siding is shown in Year 1.



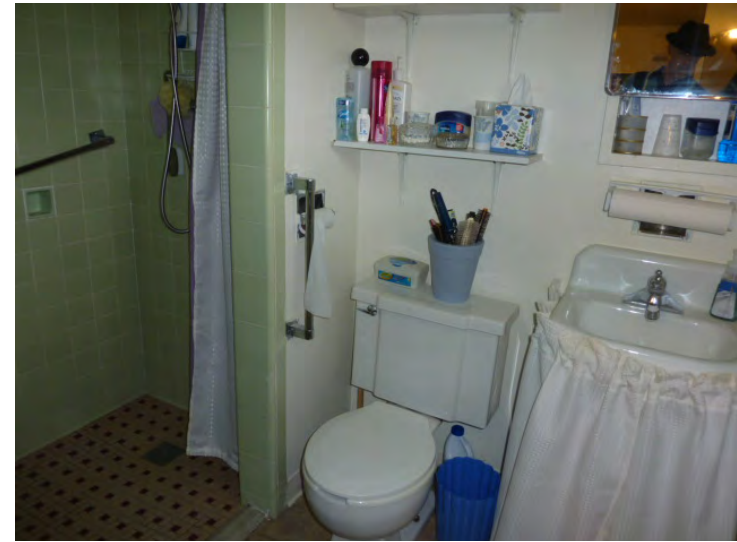
Community Room.



Common Restroom accessibility improvements are shown in Year 1.



Typical living and sleeping area in efficiency units.



Typical bathroom with roll-in shower in all efficiency and 1-bedroom units.



Typical kitchen in all efficiency and 1-bedroom units.



Typical bedroom in 1-bedroom units.

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	New London Housing Authority
Project Name:	Gordon/Riozzi Courts
Project City / Town:	New London

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 2, 2013

Number of Units:	80
Total Square Feet:	37,732
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$0
Annual Replacement Reserve Contribution:	\$0
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	421,948	0	0	0	0	1,558	0	0	0	0	11,214	0	0	0	68,974	2,094	123,723	0	0	324,048	0
2	Building Exterior	0	0	266,966	0	20,290	0	0	8,423	0	0	51,507	0	35,467	0	0	0	0	11,320	65,247	0	186,482	0	0
3	Roofing	0	0	0	0	0	0	0	184,415	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	Lobby - Mail Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	Community Room	0	0	14,285	0	0	0	0	16,568	0	0	0	0	25,850	0	0	0	0	0	0	0	0	0	0
6	Common Hallways	0	0	675	0	0	0	0	1,658	0	0	0	0	907	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	1,042	0	0	0	0	3,739	0	0	0	0	1,400	0	0	0	0	0	0	0	0
9	Common Area Restrooms	0	40,000	0	0	4,225	0	0	0	0	1,722	0	0	0	0	5,679	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	2,735	0	0	0	0	0	0	0	0	0	0	0	3,899	0	0	0	0
12	Building Electrical	0	0	30,000	0	0	0	0	133,896	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	320,000	0	0	0	57,065	58,777	60,541	0	0	0	0	0	0	0	0	0	0	0	0	53,343	54,943	0
16	Unit Kitchens	0	0	116,816	120,320	123,930	0	0	0	0	0	0	0	0	0	12,912	13,299	13,698	41,962	43,221	44,518	0	0	0
17	Unit Bathrooms	0	0	115,708	119,179	122,755	0	0	0	0	0	0	0	8,343	8,593	8,851	0	0	8,309	8,558	8,815	0	0	0
18	Unit Electrical	0	43,750	1,590	1,638	1,687	1,737	1,790	1,843	1,899	1,955	2,014	2,075	2,137	2,201	2,267	2,335	2,405	2,477	2,551	2,628	2,707	2,788	0
19	Unit Mechanical	0	0	15,900	0	0	0	12,755	13,138	13,532	0	0	0	0	475,069	0	0	0	24,772	18,187	18,732	19,294	0	0
20	Annual Planned Expenditures	0	403,750	983,887	241,137	273,929	58,803	76,057	422,041	15,431	7,416	53,521	2,075	83,917	485,863	31,109	15,634	85,077	90,934	265,387	74,693	261,826	381,779	0
21	Annual Provision (indexed at 3%)			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
22	Outside Capital			4,500,000																				
23	Cumulative Reserve Balance	0	(403,750)	3,112,363	2,871,225	2,597,297	2,538,494	2,462,436	2,040,396	2,024,965	2,017,549	1,964,028	1,961,953	1,878,036	1,392,172	1,361,064	1,345,430	1,260,353	1,169,419	904,032	829,339	567,514	185,735	

Site Improvements

Number of Units:	80
Total Square Feet:	37,732
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	Asphalt Parking / Roadways					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Crack Fill / Sealant					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Concrete Sidewalks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Bituminous Sidewalks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Fencing					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Landscaping					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Dumpster Enclosures					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Storm Water System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Site Lighting					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Fencing - Chain Link					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Retaining Walls					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	Concrete Walk and Dumpster Pad Replacement	51,313		50	30	2013				51,313	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	Asphalt Walk and Front and Rear Stoop Replacement	41,345		50	25	2013				41,345	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	Asphalt Overlay at Garage Drive	8,064		50	25	2013				8,064	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	Asphalt Crack Repair at Garage Drive	1,344		50	5	2018				0	0	0	0	0	1,558	0	0	0	0	1,806	0	0	0	0	2,094	0	0	0	0						
21	Development Signage	7,000		15	25	2023				0	0	0	0	0	0	0	0	0	0	9,407	0	0	0	0	0	0	0	0							
22	Site Light Poles	77,100		50	30	2013				77,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	123,723	0	0	0						
23	Dry Set Stone Retaining Wall Replacement at Riozzi Court	184,800		50	50	2013				184,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	324,048							
24	Replace Rusted Chain Link Fence at Riozzi Court	8,726		50	25	2013				8,726	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
25	Repair and Paint Ornamental CMU Screen Walls	45,600		50	50	2013				45,600	0	0	0	0	0	0	0	0	0	0	0	0	68,974	0	0	0	0	0							
26	Repair/Replace Vinyl Fence at Trash Pawns	5,000		1	1	2013				5,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
27	Annual Planned Expenditures						0	0	421,948	0	0	0	0	0	1,558	0	0	0	0	11,214	0	0	0	68,974	2,094	123,723	0	0	324,048	0					
28	Cumulative Reserve Balance						0	(403,750)	3,112,363	2,871,225	2,597,297	2,538,494	2,462,436	2,040,396	2,024,965	2,017,549	1,964,028	1,961,953	1,878,036	1,392,172	1,361,064	1,345,430	1,260,353	1,169,419	904,032	829,339	567,514	185,735							

Building Exterior

Number of Units:	80
Total Square Feet:	37,732
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Exterior Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Glass Doors (Sliders)					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Exterior Walls - Masonry					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Exterior Walls - EIFS					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Ext. Walls - Vinyl Siding					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Ext. Walls - Wood Siding					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Windows					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Exterior Soffits and Fascia					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Caulking					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Unit Balconies / Decks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Clean Brick at All Buildings	7,266		50	5	2013				7,266	0	0	0	0	8,423	0	0	0	0	9,765	0	0	0	0	11,320	0	0	0	0						
18	Repair and Paint Wood Siding at All Buildings	40,660		50	30	2013				40,660	0	0	0	0	0	0	51,507	0	0	0	0	0	0	0	65,247	0	0	0							
19	Repair/Caulk New Windows at All Residential Buildings	38,250		2	20	2015				0	0	20,290	0	0	0	0	0	0	25,702	0	0	0	0	0	0	0	0	0							
20	Replace Windows at All Residential Buildings	181,050		2	20	2031				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	186,482	0								
21	New Windows at the Community Buildings	17,040		50	30	2013				17,040	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
22	New Steel Exterior and Storm Doors at All Buildings.	98,400		varies	30	2013				98,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
23	Repair/Replace Soffits at All Buildings	22,100		50	30	2013				22,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
24	New Exterior Electric/Cable Cabinets at All Buildings	73,500		50	30	2013				73,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
25	Repair Cracked Concrete Door Sills at Select Locations	8,000		50	50	2013				8,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
26																																			
27	Annual Planned Expenditures						0	0	266,966	0	20,290	0	0	8,423	0	0	51,507	0	35,467	0	0	0	0	11,320	65,247	0	186,482	0	0						
28	Cumulative Reserve Balance						0	(403,750)	3,112,363	2,871,225	2,597,297	2,538,494	2,462,436	2,040,396	2,024,965	2,017,549	1,964,028	1,961,953	1,878,036	1,392,172	1,361,064	1,345,430	1,260,353	1,169,419	904,032	829,339	567,514	185,735							

Roofing

Owner Sponsor Name:	New London Housing Authority
Project Name:	Gordon/Riozzi Courts
Project City / Town:	New London

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 2, 2013

Number of Units:	80
Total Square Feet:	37,732
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Lobby / Mail Area

Owner Sponsor Name:	New London Housing Authority
Project Name:	Gordon/Riozzi Courts
Project City / Town:	New London

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 2, 2013

Number of Units:	80
Total Square Feet:	37,732
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	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						
17																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						0	(403,750)	3,112,363	2,871,225	2,597,297	2,538,494	2,462,436	2,040,396	2,024,965	2,017,549	1,964,028	1,961,953	1,878,036	1,392,172	1,361,064	1,345,430	1,260,353	1,169,419	904,032	829,339	567,514	185,735							

Community Room

Owner Sponsor Name:	New London Housing Authority
Project Name:	Gordon/Riozzi Courts
Project City / Town:	New London

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 2, 2013

Number of Units:	80
Total Square Feet:	37,732
Default Inflation Rate:	3.0%

Gordon / Riozzi Courts • Capital Needs Assessment • © On-Site Insights

Common Hallways

Owner Sponsor Name:	New London Housing Authority
Project Name:	Gordon/Riozzi Courts
Project City / Town:	New London

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 2, 2013

Number of Units:	80
Total Square Feet:	37,732
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Common Stairways

Owner Sponsor Name:	New London Housing Authority
Project Name:	Gordon/Riozzi Courts
Project City / Town:	New London

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 2, 2013

Number of Units:	80
Total Square Feet:	37,732
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						
17																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						0	(403,750)	3,112,363	2,871,225	2,597,297	2,538,494	2,462,436	2,040,396	2,024,965	2,017,549	1,964,028	1,961,953	1,878,036	1,392,172	1,361,064	1,345,430	1,260,353	1,169,419	904,032	829,339	567,514	185,735							

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	New London Housing Authority
Project Name:	Gordon/Riozzi Courts
Project City / Town:	New London

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 2, 2013

Number of Units:	80
Total Square Feet:	37,732
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	873		8	10	2015				0	0	926	0	0	0	0	0	0	0	0	0	1,245	0	0	0	0	0	0	0						
2	Ceilings	109		8	10	2015				0	0	116	0	0	0	0	0	0	0	0	0	156	0	0	0	0	0	0	0						
3	Floors	3,040		8	15	2020				0	0	0	0	0	0	0	3,739	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	0					
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
17																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	1,042	0	0	0	0	3,739	0	0	0	0	1,400	0	0	0	0	0	0	0	0	0	0				
28	Cumulative Reserve Balance						0	(403,750)	3,112,363	2,871,225	2,597,297	2,538,494	2,462,436	2,040,396	2,024,965	2,017,549	1,964,028	1,961,953	1,878,036	1,392,172	1,361,064	1,345,430	1,260,353	1,169,419	904,032	829,339	567,514	185,735							

Comprehensive Capital Needs Assessment Schedule

Common Area Restrooms

Owner Sponsor Name:	New London Housing Authority
Project Name:	Gordon/Riozzi Courts
Project City / Town:	New London

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 2, 2013

Number of Units:	80
Total Square Feet:	37,732
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	3,809		8	10	2015				0	0	4,041	0	0	0	0	0	0	0	0	0	5,431	0	0	0	0	0	0	0						
2	Ceilings	174		8	10	2015				0	0	184	0	0	0	0	0	0	0	0	0	248	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	1,400		8	15	2020				0	0	0	0	0	0	0	1,722	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	Painting Walls					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	Accessibility Improvements at Common Area Restrooms	40,000				2013		4	40,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0		40,000	0	0	4,225	0	0	0	0	1,722	0	0	0	0	5,679	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						0		(403,750)	3,112,363	2,871,225	2,597,297	2,538,494	2,462,436	2,040,396	2,024,965	2,017,549	1,964,028	1,961,953	1,878,036	1,392,172	1,361,064	1,345,430	1,260,353	1,169,419	904,032	829,339	567,514	185,735						

Comprehensive Capital Needs Assessment Schedule

Building Boilers

Owner Sponsor Name:	New London Housing Authority
Project Name:	Gordon/Riozzi Courts
Project City / Town:	New London

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 2, 2013

Number of Units:	80
Total Square Feet:	37,732
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	Boilers / Warm Air Furnaces					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Boiler Operating Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Pneumatic Systems Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Condensate & Feed Water					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Fuel Oil Storage					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Fuel Oil Transfer System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Fuel Exhaust					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Combustion Air					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	Community Center																																		
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						0	(403,750)	3,112,363	2,871,225	2,597,297	2,538,494	2,462,436	2,040,396	2,024,965	2,017,549	1,964,028	1,961,953	1,878,036	1,392,172	1,361,064	1,345,430	1,260,353	1,169,419	904,032	829,339	567,514	185,735							

Building Mechanical

Number of Units:	80
Total Square Feet:	37,732
Default Inflation Rate:	3.0%

Spreadsheet_5_30_GordonRiozziCourts (Autosaved) 6/3/2013

Building Electrical

Number of Units:	80
Total Square Feet:	37,732
Default Inflation Rate:	3.0%

[illegible]

Building Elevator

Owner Sponsor Name:	New London Housing Authority
Project Name:	Gordon/Riozzi Courts
Project City / Town:	New London

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 2, 2013

Number of Units:	80
Total Square Feet:	37,732
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	New London Housing Authority
Project Name:	Gordon/Riozzi Courts
Project City / Town:	New London

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 2, 2013

Number of Units:	80
Total Square Feet:	37,732
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	Interior Doors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Walls					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Ceilings					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Interior Stairs					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Floors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	AC Sleeve					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Electrical Outlets					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Lighting Fixtures					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	New Vinyl Floors	94,000		varies	15	2016					0	0	0	34,238	35,266	36,324	0	0	0	0	0	0	0	0	0	0	0	53,343	54,943						
18	New Unit Interior Hung Doors	15,400		varies	30	2016					0	0	0	5,609	5,777	5,951	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	New Unit Interior Bi-pass Doors	47,270		varies	30	2016					0	0	0	17,218	17,735	18,267	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Conversion of 16 Efficiencies Into 8 Type A 1-Bedroom Units	320,000		1	1	2013			4	320,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		320,000	0	0	0	57,065	58,777	60,541	0	0	0	0	0	0	0	0	0	0	0	53,343	54,943	0					
28	Cumulative Reserve Balance							0		(403,750)	3,112,363	2,871,225	2,597,297	2,538,494	2,462,436	2,040,396	2,024,965	2,017,549	1,964,028	1,961,953	1,878,036	1,392,172	1,361,064	1,345,430	1,260,353	1,169,419	904,032	829,339	567,514	185,735					

Comprehensive Capital Needs Assessment Schedule

Unit Bathrooms

Owner Sponsor Name:	New London Housing Authority
Project Name:	Gordon/Riozzi Courts
Project City / Town:	New London

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 2, 2013

Number of Units:	80
Total Square Feet:	37,732
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	New Toilet, Sink and Mixing Valve	95,600		50	35	2013					31,867	32,823	33,808	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	New Roll-in Shower withTile Surround and Mixing Valve	161,600		50	35	2013					53,867	55,483	57,148	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	New Accessories	33,440		50	35	2013					11,133	11,467	11,811	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	New Exhaust Fans	12,000		50	35	2013					4,000	4,120	4,244	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21	New Light	9,600		50	35	2013					3,300	3,399	3,501	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
22	New Vinyl Floor	16,000		50	15	2013					5,333	5,493	5,658	0	0	0	0	0	0	0	0	0	0	0	0	8,309	8,558	8,815	0	0					
23	Paint Walls and Ceilings	18,624		50	10	2013					6,208	6,394	6,586	0	0	0	0	0	0	0	8,343	8,593	8,851	0	0	0	0	0	0	0					
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	115,708	119,179	122,755	0	0	0	0	0	0	0	8,343	8,593	8,851	0	0	8,309	8,558	8,815	0	0	0				
28	Cumulative Reserve Balance							0		(403,750)	3,112,363	2,871,225	2,597,297	2,538,494	2,462,436	2,040,396	2,024,965	2,017,549	1,964,028	1,961,953	1,878,036	1,392,172	1,361,064	1,345,430	1,260,353	1,169,419	904,032	829,339	567,514	185,735					

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	New London Housing Authority
Project Name:	Gordon/Riozzi Courts
Project City / Town:	New London

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 2, 2013

Number of Units:	80
Total Square Feet:	37,732
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	27,200		varies	15	2014				9,067	9,339	9,619	0	0	0	0	0	0	0	0	0	0	0	0	0	14,126	14,550	14,986	0	0					
18	New Refrigerators	53,600		varies	15	2013				17,867	18,403	18,955	0	0	0	0	0	0	0	0	0	0	0	0	0	27,836	28,671	29,531	0	0					
19	New Cabinets/Countertop/Sink	180,000		50	25	2014				60,000	61,800	63,654	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	New Range	40,000		varies	20	2013				13,333	13,733	14,145	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21	New Rangehood	22,480		varies	20	2013				7,493	7,718	7,949	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
22	Paint Walls and Ceilings	27,168		varies	10	2013				9,056	9,328	9,608	0	0	0	0	0	0	0	0	12,912	13,299	13,698	0	0	0	0	0	0						
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	116,816	120,320	123,930	0	0	0	0	0	0	0	0	0	12,912	13,299	13,698	41,962	43,221	44,518	0	0	0				
28	Cumulative Reserve Balance							0		(403,750)	3,112,363	2,871,225	2,597,297	2,538,494	2,462,436	2,040,396	2,024,965	2,017,549	1,964,028	1,961,953	1,878,036	1,392,172	1,361,064	1,345,430	1,260,353	1,169,419	904,032	829,339	567,514	185,735					

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

Owner Sponsor Name:	New London Housing Authority
Project Name:	Gordon/Riozzi Courts
Project City / Town:	New London

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 2, 2013

Number of Units:	80
Total Square Feet:	37,732
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	450		1	1	2013				450	464	477	492	506	522	537	553	570	587	605	623	642	661	681	701	722	744	766	789						
2	Electrical Panel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Smoke Detectors	1,140		1	1	2013				1,140	1,174	1,209	1,246	1,283	1,322	1,361	1,402	1,444	1,487	1,532	1,578	1,625	1,674	1,724	1,776	1,829	1,884	1,941	1,999						
4	Intercom					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	New GFCI Outlet in Kitchens	10,000		varies	35	2013		4	10,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	New Call for Aid Devices	20,000		50	35	2013		4	20,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	New Smoke Detectors	13,750		varies	10	2013		4	13,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	43,750	1,590	1,638	1,687	1,737	1,790	1,843	1,899	1,955	2,014	2,075	2,137	2,201	2,267	2,335	2,405	2,477	2,551	2,628	2,707	2,788	0						
28	Cumulative Reserve Balance						0	(403,750)	3,112,363	2,871,225	2,597,297	2,538,494	2,462,436	2,040,396	2,024,965	2,017,549	1,964,028	1,961,953	1,878,036	1,392,172	1,361,064	1,345,430	1,260,353	1,169,419	904,032	829,339	567,514	185,735							

Unit Mechanical

Number of Units:	80
Total Square Feet:	37,732
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.