

# *CHFA* Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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and

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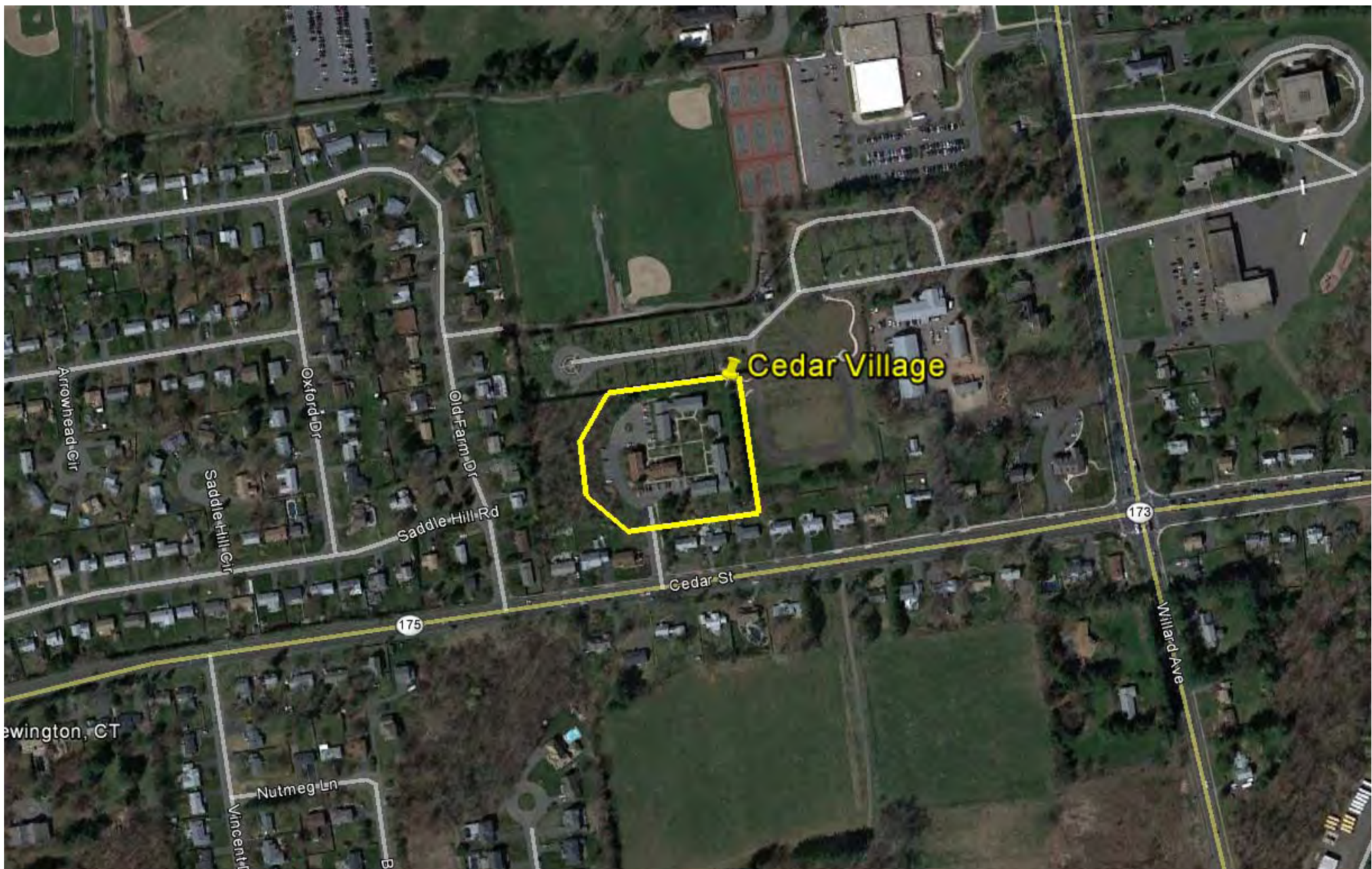
## Cedar Village

CHFA #85125D

Newington Housing Authority  
Newington, CT

April 8, 2013

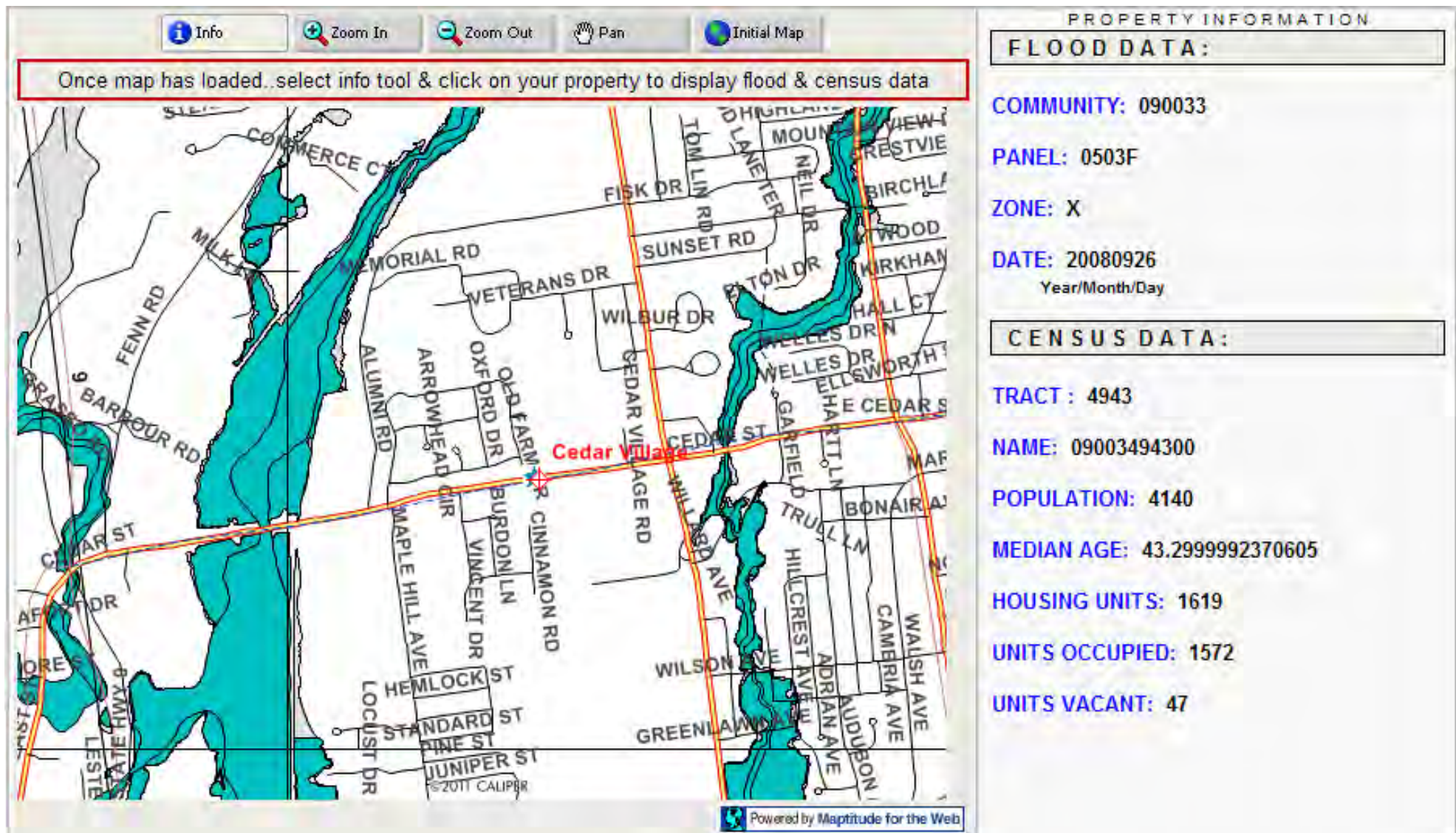
*Final Report*



## Cedar Village

312-316 Cedar Street  
Newington, CT 06111





## Cedar Village

312-316 Cedar Street  
Newington, CT 06111

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

## Executive Summary

### Cedar Village

Newington, CT

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**Cedar Village** is a residential development for the elderly that is comprised of three residential buildings and a freestanding community building. The development dates to 1981, and it includes 30 efficiency and 10 one-bedroom units.

Overall the development is in fair to good 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:

- Asphalt-paved access drive and parking area surfaces exhibit age-related cracking and deterioration; resurfacing is shown in Year 2.
- Original vinyl siding, steel entry doors, and vinyl-clad casement windows are typical at all buildings and in fair condition for their age; future replacement of these components, after thirty-five years of service is shown in Year 5.
- New, architectural-style, roof shingles have been installed on all buildings except #316 in recent years, which still has its original three-tab conventional roof shingles; costs to rip and replace these shingles are shown in Year 1.
- Finishes in the common stairwells at the two-story sections of the residential buildings are in fair condition; periodic allowances for painting and floor covering replacement needs are shown based on current age, condition, and expected useful service life.
- No significant problems were noted with regard to the interior common area finishes at the community building; periodic allowances are shown for painting and floor covering replacement based on current age, condition, and expected useful service life.

- Central boiler plants, equipped with original boilers, produce hydronic heat at each building; the boilers have surpassed their expected useful service lives and are shown being replaced in Year 1. Allowances for circulating pump replacement needs are shown based on current age and expected useful service life.
- Natural gas-fired tanks of varying ages produce domestic hot water at each building; allowances for as needed replacement are shown throughout the plan.
- Original zone-type fire alarm control panels are typical at each building; the panels have surpassed their expected useful service lives and are shown being replaced in Year 1.
- Annual allowances for in-unit floor covering replacement needs are shown from Year 1 forward.
- Allowances to install low-flow toilet models in unit bathrooms are shown in Years 2 and 3 – future replacement of unit bathtubs and mixing valve assemblies is shown in Years 4-8.
- Newer cabinetry is typical in unit kitchens; no near-term needs are anticipated. Annual allowances for as needed replacement of refrigerators and stoves are shown from Year 1 forward.
- No significant in-unit mechanical or electrical issues were noted; annual allowances for as needed replacement of emergency call pull cord devices, smoke/fire detectors, and thermostats are shown from Year 1 forward.
- Overall, the development's common areas are largely compliant with handicap accessibility requirements. Elements requiring replacement and/or modification include restroom door hardware, toilet locations (center at eighteen inches from adjacent wall), toilet grab bars, laundry room work surface/folding table height, and lack of accessible-style cabinetry in community kitchen that is inclusive of knee clearance under sink and a thirty-inch wide work surface.
- Four units at the development are designated as handicap accessible. Elements in need of modification and/or replacement for compliance with accessibility standards in these units include installation of grab bars at toilets, provision of hand held shower wands, and modification of kitchen cabinetry so as to include a thirty-inch wide work surface with knee clearance space.

Additional Notes:

1. The Physical Assessment of the property was conducted on March 7<sup>th</sup>, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Bruce Hutchinson. We would like to thank Ms. Melinda Harvey of the Newington Housing Authority for her 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*.





Development sign



Asphalt paving exhibits age-related wear and deterioration



Typical concrete sidewalk –  
No significant problems noted



Typical residential building front elevation



Portion of a rear elevation at a residential building



Building architecture as seen at community building



Original vinyl siding and casement-style windows in fair to good condition for their age



Typical common entry at two-story sections of residential buildings





Original three-tab shingles on roof of Building #316



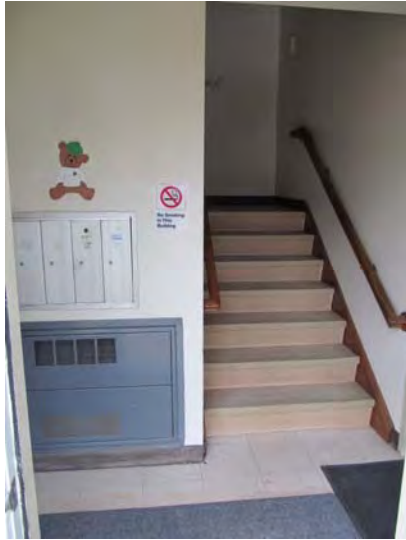
Newer architectural-style shingles typical on roof surfaces of all other buildings



Community room



Community kitchen – Note cabinetry does not include any handicap accessible design features



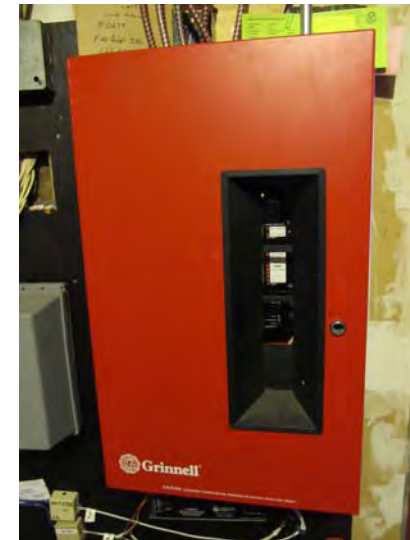
Typical finishes at common stairways of residential buildings



Typical original boiler plant at each residential building for production of hydronic heat



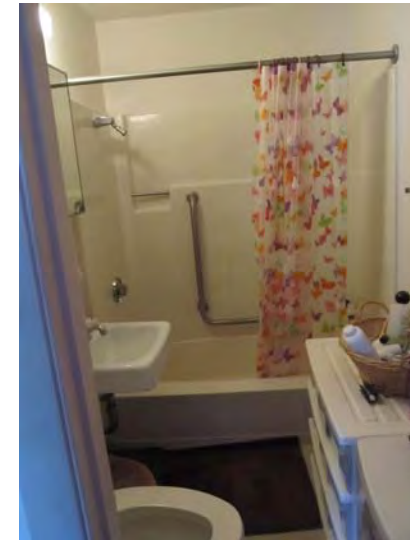
Typical freestanding tanks for production of domestic hot water at each residential building



Typical original zone-type fire alarm control panel found at each building



Typical finishes in unit living areas



Typical finishes and fixtures in unit bathrooms



Typical finishes and equipment in 'standard' unit kitchens



Handicap accessible unit kitchens include knee clearance space under the sink but lack a thirty-inch wide work surface with knee clearance space



Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Newington Housing Authority
Project Name:	Cedar Village
Project City / Town:	Newington

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

Number of Units:	40
Total Square Feet:	33,782
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$153,331
Annual Replacement Reserve Contribution:	\$16,586
Additional Misc. Contribution:	

	Component	Total Planned Expenditures by Year																						Revitalization
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
				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	3,500	98,677	0	0	0	10,579	2,987	0	0	0	12,264	3,463	0	0	0	14,217	4,014	0	0	0	0
2	Building Exterior	0	0	0	0	4,176	4,301	229,761	0	0	0	0	2,688	0	0	0	0	0	0	0	6,506	6,701	0	0
3	Roofing	0	0	21,364	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38,630	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	8,640	0	0	0	0	0	0	0	0	0	1,619	0	0	0	0	4,723	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	2,211	2,277	2,346	0	0	7,043	7,254	7,472	0	0	2,972	3,061	3,153	0	0	0	0	0	0	0
8	Common Laundry	0	250	0	0	538	0	0	0	0	0	0	0	0	0	279	0	0	0	0	515	0	0	0
9	Common Area Restrooms	0	3,650	0	0	710	0	0	0	0	0	0	0	0	0	420	0	0	0	0	620	0	0	0
10	Building Boilers	0	0	42,550	2,163	2,228	0	2,364	2,434	0	1,494	2,217	0	5,644	2,907	2,994	0	3,176	3,272	0	4,901	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	30,000	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	3,284	3,383	3,484	3,589	3,696	3,807	3,922	4,039	4,160	4,285	4,414	4,546	4,683	4,823	4,968	5,117	5,270	5,428	5,591	5,759	0
16	Unit Kitchens	0	4,000	5,260	5,418	5,581	5,748	5,921	6,098	6,281	6,470	6,664	6,864	7,070	7,282	7,500	7,725	7,957	8,196	8,441	8,695	51,857	53,412	0
17	Unit Bathrooms	0	1,800	1,769	10,165	10,470	19,592	20,180	20,785	21,409	22,051	2,241	2,309	2,378	2,449	2,523	2,598	2,676	2,757	2,839	2,924	3,012	3,103	0
18	Unit Electrical	0	0	1,360	1,401	1,443	1,486	1,531	1,577	1,624	1,673	1,723	1,774	1,828	1,883	1,939	1,997	2,057	2,119	2,182	2,248	2,315	2,385	0
19	Unit Mechanical	0	0	280	288	297	306	315	325	334	344	355	365	376	388	399	411	424	436	449	463	477	491	0
20	Annual Planned Expenditures	0	9,700	109,368	123,707	39,844	37,368	263,767	45,605	43,599	43,325	24,832	18,285	33,973	25,888	25,416	20,707	21,258	36,112	23,197	37,022	69,953	103,780	0
21	Annual Provision (indexed at 3%)			16,586	17,083	17,596	18,124	18,667	19,227	19,804	20,398	21,010	21,641	22,290	22,958	23,647	24,357	25,087	25,840	26,615	27,414	28,236	29,083	
22	Outside Capital			675,000																				
23	Cumulative Reserve Balance	153,331	143,631	725,848	619,225	596,976	577,732	332,632	306,255	282,459	259,533	255,711	259,067	247,383	244,453	242,685	246,334	250,163	239,891	243,309	233,700	191,983	117,286	

## Site Improvements

Number of Units:	40
Total Square Feet:	33,782
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Exterior

Owner Sponsor Name:	Newington Housing Authority
Project Name:	Cedar Village
Project City / Town:	Newington

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

Number of Units:	40
Total Square Feet:	33,782
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	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	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	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	0						
5	Ext. Walls - Vinyl Siding	111,531		31	35	2017				0	0	0	0	125,529	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	0						
7	Windows	62,625		31	35	2017				0	0	0	0	70,485	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	0						
9	Caulking					2013				0	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	0						
11	Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Common Entry Doors	12,474		31	35	2017				0	0	0	0	14,040	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Exterior Unit Doors	16,480		31	35	2017				0	0	0	0	18,548	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Storm Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Service Doors - Double Leaf	1,030		16	20	2017				0	0	0	0	1,159	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Service Doors - Single Leaf	2,060		31	40	2022				0	0	0	0	0	0	0	0	0	2,688	0	0	0	0	0	0	0	0	0	0						
17	Storm Doors	7,872		12	15	2015				0	0	4,176	4,301	0	0	0	0	0	0	0	0	0	0	0	0	0	6,506	6,701	0						
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	4,176	4,301	229,761	0	0	0	0	2,688	0	0	0	0	0	0	0	6,506	6,701	0	0				
28	Cumulative Reserve Balance							153,331		143,631	725,848	619,225	596,976	577,732	332,632	306,255	282,459	259,533	255,711	259,067	247,383	244,453	242,685	246,334	250,163	239,891	243,309	233,700	191,983	117,286					



Comprehensive Capital Needs Assessment Schedule

Roofing

Owner Sponsor Name:	Newington Housing Authority
Project Name:	Cedar Village
Project City / Town:	Newington

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

Number of Units:	40
Total Square Feet:	33,782
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Chimney					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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	21,364		31	20	2013					21,364	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	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Roof - Asphalt Shingle	44,061		<5	20+	2032					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38,630						
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	21,364	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38,630	0					
28	Cumulative Reserve Balance							153,331		143,631	725,848	619,225	596,976	577,732	332,632	306,255	282,459	259,533	255,711	259,067	247,383	244,453	242,685	246,334	250,163	239,891	243,309	233,700	191,983	117,286					

## Lobby / Mail Area

Owner Sponsor Name:	Newington Housing Authority
Project Name:	Cedar Village
Project City / Town:	Newington

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

Number of Units:	40
Total Square Feet:	33,782
Default Inflation Rate:	3.0%

## Community Room

Number of Units:	40
Total Square Feet:	33,782
Default Inflation Rate:	3.0%

Page 14



## Common Hallways

Number of Units:	40
Total Square Feet:	33,782
Default Inflation Rate:	3.0%

Page 15

Comprehensive Capital Needs Assessment Schedule

Common Stairways

Owner Sponsor Name:	Newington Housing Authority
Project Name:	Cedar Village
Project City / Town:	Newington

Current Year:	2013
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Report Date:	March 21, 2013

Number of Units:	40
Total Square Feet:	33,782
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	Ceilings					2013					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						
4	Doors					2013					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						
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	Walls	5,297		8	10	2014					0	1,819	1,873	1,929	0	0	0	0	0	0	2,444	2,518	2,593	0	0	0	0	0	0						
18	Ceilings	1,143		8	10	2014					0	392	404	416	0	0	0	0	0	0	527	543	559	0	0	0	0	0	0						
19	Floors	9,217		8	15	2019					0	0	0	0	0	0	3,668	3,779	3,892	0	0	0	0	0	0	0	0	0	0						
20	Stair Treads	8,478		8	15	2019					0	0	0	0	0	0	3,374	3,476	3,580	0	0	0	0	0	0	0	0	0	0						
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	2,211	2,277	2,346	0	0	7,043	7,254	7,472	0	0	2,972	3,061	3,153	0	0	0	0	0	0					
28	Cumulative Reserve Balance							153,331		143,631	725,848	619,225	596,976	577,732	332,632	306,255	282,459	259,533	255,711	259,067	247,383	244,453	242,685	246,334	250,163	239,891	243,309	233,700	191,983	117,286					

## Common Laundry

Number of Units:	40
Total Square Feet:	33,782
Default Inflation Rate:	3.0%

Page 17



Comprehensive Capital Needs Assessment Schedule

Common Area Restrooms

Owner Sponsor Name:	Newington Housing Authority
Project Name:	Cedar Village
Project City / Town:	Newington

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

Number of Units:	40
Total Square Feet:	33,782
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	248		8	10	2015				0	0	263	0	0	0	0	0	0	0	0	0	354	0	0	0	0	0	0	0						
2	Ceilings	47		8	10	2015				0	0	49	0	0	0	0	0	0	0	0	0	66	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	0					
7	Floor					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
8	GFI Outlet					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
9	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	Floor	375		31	15	2015				0	0	398	0	0	0	0	0	0	0	0	0	0	0	0	0	0	620	0	0						
18	Accessibility Improvements	3,650		ADD	2,013	2013		4	3,650	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	3,650	0	0	710	0	0	0	0	0	0	0	0	0	420	0	0	0	0	620	0	0	0						
28	Cumulative Reserve Balance						153,331	143,631	725,848	619,225	596,976	577,732	332,632	306,255	282,459	259,533	255,711	259,067	247,383	244,453	242,685	246,334	250,163	239,891	243,309	233,700	191,983	117,286							

Comprehensive Capital Needs Assessment Schedule

Building Boilers

Owner Sponsor Name:	Newington Housing Authority
Project Name:	Cedar Village
Project City / Town:	Newington

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

Number of Units:	40
Total Square Feet:	33,782
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	Boilers - Residential Buildings	33,600		31	25	2013					33,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
10	Boiler - Community Building	3,000		31	25	2013					3,000	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	Hydronic Heat Circulating Pump	1,750		varies	20	2013					1,750	0	0	0	0	0	0	0	2,217	0	0	0	0	0	0	0	0	2,892	0	0					
18	DHW Tanks - Residential Bldgs	2,100		varies	10	2013					4,200	2,163	2,228	0	2,364	2,434	0	0	0	0	5,644	2,907	2,994	0	3,176	3,272	0	0	0	0					
19	DHW Tank - Community Bldg	1,215		2	10	2020					0	0	0	0	0	0	0	1,494	0	0	0	0	0	0	0	0	2,008	0	0						
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	42,550	2,163	2,228	0	2,364	2,434	0	1,494	2,217	0	5,644	2,907	2,994	0	3,176	3,272	0	4,901	0	0	0				
28	Cumulative Reserve Balance							153,331		143,631	725,848	619,225	596,976	577,732	332,632	306,255	282,459	259,533	255,711	259,067	247,383	244,453	242,685	246,334	250,163	239,891	243,309	233,700	191,983	117,286					

Comprehensive Capital Needs Assessment Schedule

Building Mechanical

Owner Sponsor Name:	Newington Housing Authority
Project Name:	Cedar Village
Project City / Town:	Newington

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

Number of Units:	40
Total Square Feet:	33,782
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	Building Fire Suppression					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Building Heating Distribution					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Domestic Hot / Cold Water Dist.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Building Sanitary Waste & Vent.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Make-Up Air Unit					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Ventilation & Exhaust					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Air Handling Units					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						153,331	143,631	725,848	619,225	596,976	577,732	332,632	306,255	282,459	259,533	255,711	259,067	247,383	244,453	242,685	246,334	250,163	239,891	243,309	233,700	191,983	117,286							

Comprehensive Capital Needs Assessment Schedule

Building Electrical

Owner Sponsor Name:	Newington Housing Authority
Project Name:	Cedar Village
Project City / Town:	Newington

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

Number of Units:	40
Total Square Feet:	33,782
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	30,000		31	20	2013				30,000	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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26																																			
27	Annual Planned Expenditures						0	0	30,000	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						153,331	143,631	725,848	619,225	596,976	577,732	332,632	306,255	282,459	259,533	255,711	259,067	247,383	244,453	242,685	246,334	250,163	239,891	243,309	233,700	191,983	117,286							



Comprehensive Capital Needs Assessment Schedule

Building Elevator

Owner Sponsor Name:	Newington Housing Authority
Project Name:	Cedar Village
Project City / Town:	Newington

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

Number of Units:	40
Total Square Feet:	33,782
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						
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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						153,331	143,631	725,848	619,225	596,976	577,732	332,632	306,255	282,459	259,533	255,711	259,067	247,383	244,453	242,685	246,334	250,163	239,891	243,309	233,700	191,983	117,286							

Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	Newington Housing Authority
Project Name:	Cedar Village
Project City / Town:	Newington

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

Number of Units:	40
Total Square Feet:	33,782
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						
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27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						153,331	143,631	725,848	619,225	596,976	577,732	332,632	306,255	282,459	259,533	255,711	259,067	247,383	244,453	242,685	246,334	250,163	239,891	243,309	233,700	191,983	117,286							

Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	Newington Housing Authority
Project Name:	Cedar Village
Project City / Town:	Newington

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

Number of Units:	40
Total Square Feet:	33,782
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	0						
2	Walls					2013				0	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	0						
4	Interior Stairs					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Floors	3,284		1	1	2013				3,284	3,383	3,484	3,589	3,696	3,807	3,922	4,039	4,160	4,285	4,414	4,546	4,683	4,823	4,968	5,117	5,270	5,428	5,591	5,759						
6	AC Sleeve					2013				0	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	0						
8	Lighting Fixtures					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	3,284	3,383	3,484	3,589	3,696	3,807	3,922	4,039	4,160	4,285	4,414	4,546	4,683	4,823	4,968	5,117	5,270	5,428	5,591	5,759	0						
28	Cumulative Reserve Balance						153,331	143,631	725,848	619,225	596,976	577,732	332,632	306,255	282,459	259,533	255,711	259,067	247,383	244,453	242,685	246,334	250,163	239,891	243,309	233,700	191,983	117,286							

Comprehensive Capital Needs Assessment Schedule

Unit Bathrooms

Owner Sponsor Name:	Newington Housing Authority
Project Name:	Cedar Village
Project City / Town:	Newington

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

Number of Units:	40
Total Square Feet:	33,782
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	Ceiling					2013					0	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	0					
4	Toilet					2013					0	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	0					
6	Floor	533		1	1	2013					533	549	566	583	600	618	637	656	676	696	717	738	760	783	807	831	856	882	908	935					
7	Accessories	836		1	1	2013					836	861	887	914	941	969	998	1,028	1,059	1,091	1,124	1,157	1,192	1,228	1,265	1,302	1,342	1,382	1,423	1,466					
8	Lighting Features					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
9	Exhaust Fan	400		1	1	2013					400	412	424	437	450	464	478	492	507	522	538	554	570	587	605	623	642	661	681	701					
10	GFI Outlet					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	Tub / Surround	80,800		31	35	2016					0	0	0	17,658	18,188	18,734	19,296	19,875	0	0	0	0	0	0	0	0	0	0	0	0					
18	Toilet	16,200		31	25	2014					0	8,343	8,593	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
19	Accessibility Improvements	1,800		ADD	20	2013			4	1,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
20																																			
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26																																			
27	Annual Planned Expenditures							0		1,800	1,769	10,165	10,470	19,592	20,180	20,785	21,409	22,051	2,241	2,309	2,378	2,449	2,523	2,598	2,676	2,757	2,839	2,924	3,012	3,103	0				
28	Cumulative Reserve Balance							153,331		143,631	725,848	619,225	596,976	577,732	332,632	306,255	282,459	259,533	255,711	259,067	247,383	244,453	242,685	246,334	250,163	239,891	243,309	233,700	191,983	117,286					



Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Newington Housing Authority
Project Name:	Cedar Village
Project City / Town:	Newington

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

Number of Units:	40
Total Square Feet:	33,782
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	1,912		1	1	2013				1,912	1,969	2,028	2,089	2,152	2,216	2,283	2,351	2,422	2,494	2,569	2,646	2,726	2,807	2,892	2,978	3,068	3,160	3,255	3,352						
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	562		1	1	2013				562	579	596	614	633	652	671	691	712	733	755	778	801	825	850	876	902	929	957	985						
10	Refrigerators	1,787		1	1	2013				1,787	1,840	1,895	1,952	2,011	2,071	2,133	2,197	2,263	2,331	2,401	2,473	2,547	2,624	2,702	2,784	2,867	2,953	3,042	3,133						
11	Stove	1,000		1	1	2013				1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305	1,344	1,384	1,426	1,469	1,513	1,558	1,605	1,653	1,702	1,754						
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	Cabinets	126,000		varies	20+	2031				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42,901	44,188						
18	Accessibility Improvements	4,000		ADD	20	2013		4	4,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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27	Annual Planned Expenditures							0		4,000	5,260	5,418	5,581	5,748	5,921	6,098	6,281	6,470	6,664	6,864	7,070	7,282	7,500	7,725	7,957	8,196	8,441	8,695	51,857	53,412	0				
28	Cumulative Reserve Balance							153,331		143,631	725,848	619,225	596,976	577,732	332,632	306,255	282,459	259,533	255,711	259,067	247,383	244,453	242,685	246,334	250,163	239,891	243,309	233,700	191,983	117,286					

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

Owner Sponsor Name:	Newington Housing Authority
Project Name:	Cedar Village
Project City / Town:	Newington

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

Number of Units:	40
Total Square Feet:	33,782
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	600		1	1	2013				600	618	637	656	675	696	716	738	760	783	806	831	855	881	908	935	963	992	1,021	1,052						
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	760		1	1	2013				760	783	806	830	855	881	907	935	963	992	1,021	1,052	1,084	1,116	1,150	1,184	1,220	1,256	1,294	1,333						
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						
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26																																			
27	Annual Planned Expenditures						0	0	1,360	1,401	1,443	1,486	1,531	1,577	1,624	1,673	1,723	1,774	1,828	1,883	1,939	1,997	2,057	2,119	2,182	2,248	2,315	2,385	0						
28	Cumulative Reserve Balance						153,331	143,631	725,848	619,225	596,976	577,732	332,632	306,255	282,459	259,533	255,711	259,067	247,383	244,453	242,685	246,334	250,163	239,891	243,309	233,700	191,983	117,286							

Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

Owner Sponsor Name:	Newington Housing Authority
Project Name:	Cedar Village
Project City / Town:	Newington

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

Number of Units:	40
Total Square Feet:	33,782
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						
2	Unit Temperature Controls	280		1	1	2013					280	288	297	306	315	325	334	344	355	365	376	388	399	411	424	436	449	463	477	491					
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						
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					
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26																																			
27	Annual Planned Expenditures							0		0	280	288	297	306	315	325	334	344	355	365	376	388	399	411	424	436	449	463	477	491	0				
28	Cumulative Reserve Balance							153,331		143,631	725,848	619,225	596,976	577,732	332,632	306,255	282,459	259,533	255,711	259,067	247,383	244,453	242,685	246,334	250,163	239,891	243,309	233,700	191,983	117,286					

## **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.