

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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on-site-insight.com



Keleher Park

CHFA #85124D

Newington Housing Authority
Newington, CT

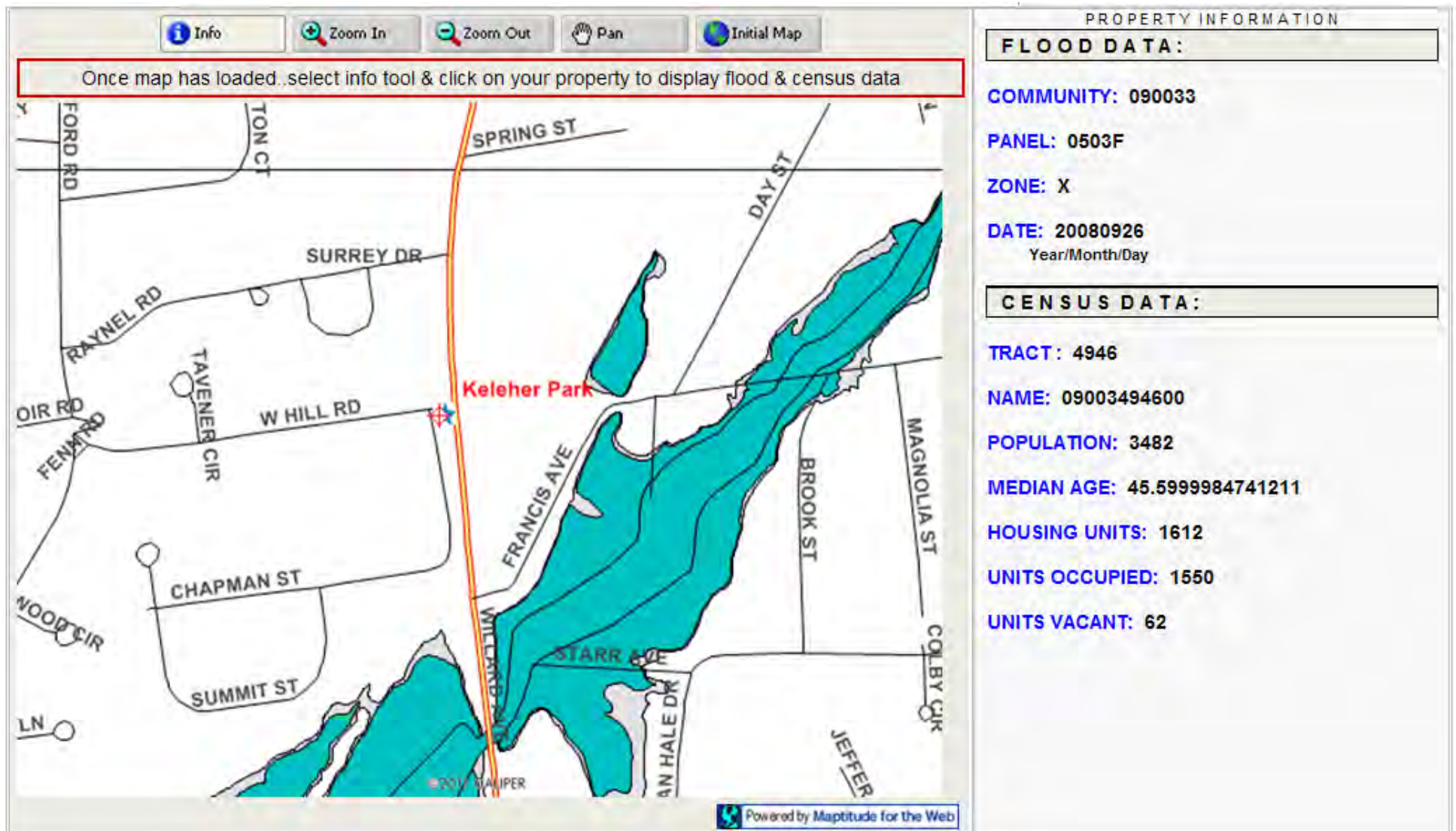
April 17, 2013

Final Report



Keleher Park

241 West Hill Road
Newington, CT 06111



Keleher Park

121 West Hill Road
Newington, CT 06111

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

Executive Summary

Keleher Park

Newington, CT

Keleher Park is a residential development for the elderly that is comprised of three residential buildings and a freestanding community building. The development includes 28 efficiency and 12 one-bedroom units. Original construction of the development dates to 1975. Select upgrades have been completed in recent years including replacement of the windows, roof coverings, and boiler plants serving the residential buildings.

Overall the development is in good to fair condition. As shown on the attached capital needs worksheets, the development faces significant capital needs in the near term. Based on these projections, the development is seen as requiring an adjustment to current replacement reserve funding and/or an infusion of additional capital.

Key findings identified as part of this assessment include the following:

- Asphalt paving in the parking area is significantly cracked and worn; replacement is shown in Year 1
- Concrete sidewalk surfaces vary in condition; periodic repair allowances are shown from Year 1 forward
- Isolated areas of the site were reported to experience issues with poor drainage; an allowance for drainage improvements at these locations is shown in Year 1
- The exterior vinyl siding, common entry, and unit entry doors are original to the development and in fair condition; future replacement, after forty years of service, is shown in Year 4. Rust and impact damage is evident on the service doors at the community building; replacement is shown in Year 1.
- The vinyl-framed windows at all buildings were replaced in 2011; no future needs are anticipated during the plan's timeframe.

- Architectural-style shingles were installed on the roofs of all buildings in recent years; future replacement is not anticipated during the plan's timeframe
- Interior common areas include the stairways at the residential buildings and the spaces within the community building. The finishes vary in condition and allowances for painting and floor covering replacement are shown based on observed conditions, current ages, and expected useful lives.
- Each building has a central boiler plant – new boilers were installed at each residential building in 2010; no near-term needs are anticipated. Allowances for domestic hot water tank replacement needs are shown based on current age and expected useful life.
- An original zone-type fire alarm control panel serves the development; the equipment is at or near the end of its standard expected useful life and an allowance for replacement is shown in Year 1.
- Unit floor coverings vary in age and condition; annual allowances for as needed replacement are shown from Year 1 forward.
- Allowances for toilet, sink, and bathtub replacements are shown in Years 3-7, based on current age and expected useful life.
- Cabinetry in unit kitchens is approximately ten years old and in good overall condition; no near-term needs are anticipated. Allowances to replace ranges and refrigerators are shown based on observed conditions, current age, and expected useful life.
- Unit electrical load centers feature Stab-Lok circuit breakers by Federal Pacific; allowances to replace these panels are shown in Years 2 and 3.
- Common area handicap accessibility requirements include installation of lever-style hardware on restroom doors, installation of toilet grab bars, relocation of the toilet in the women's restroom, raising of sinks, and new cabinetry in the community kitchen that includes necessary knee clearance space under the sink and at a thirty-inch wide work surface.
- The development does not currently include any units that are designated as handicap accessible. In order to meet the 10% standard, modifications are necessary in four units. Elements requiring modification/replacement include re-framing of interior doors to meet minimum width standards, expansion of bathrooms to provide required turning space, installation of compliant type and located bathroom fixtures, and installation of compliant kitchen cabinetry with necessary knee clearance space at the sink and under a thirty-inch wide work surface.

Additional Notes:

1. The Physical Assessment of the property was conducted on March 6th, 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 significant wear and deterioration



Typical concrete sidewalk with areas of past sectional repair evident



Dumpster screening/enclosure was recently replaced



Typical building architecture at a residential building



Building architecture as seen at front elevation of community building



Original clapboard-profile vinyl siding typical on exterior of all buildings



Typical common entry at a residential building



Rust damage evident along bottom edge of common entry door



Rust damaged double-leaf service doors at community building



Typical unit entry and storm doors and vinyl-framed double hung windows



All buildings have newer architectural-style roof shingles that are in good overall condition



Typical finishes at common stairwells of residential buildings



View of community room



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



Typical, recently installed, natural gas-fired boilers found at each residential building



New pumps for circulation of hydronic heat installed concurrent with new boilers



Typical, freestanding, natural gas-fired domestic hot water tank found at each residential building



Boiler for hydronic heat production and freestanding domestic hot water tank that serve community building



Central, zone-type, fire alarm control panel – Serviceable but at end of expected useful service life



Typical finishes in unit living areas



Typical finishes and equipment in unit kitchens



Typical finishes and fixtures in unit bathrooms



Typical Stab-Lok by FPE circuit breaker panel found at each unit

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Newington Housing Authority
Project Name:	Keleher Park
Project City / Town:	Newington

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 25, 2013

Number of Units:	40
Total Square Feet:	25,032
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	67,083	0	0	0	0	6,329	0	0	0	0	2,633	0	0	0	1,588	3,053	0	0	0	0	0
2	Building Exterior	0	0	4,229	2,703	2,784	175,154	0	0	0	0	0	0	0	0	0	0	0	6,589	4,211	4,337	0	0	0
3	Roofing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	3,875	0	0	0	0	1,432	0	0	0	0	0	4,816	0	0	0	1,925	0	0	0	0	0	0
6	Common Hallways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7	Common Stairways	0	0	7,869	0	0	0	0	0	0	0	0	0	3,536	0	0	0	0	0	0	0	0	0	0
8	Common Laundry	0	0	0	0	0	0	248	0	0	0	0	0	511	0	0	0	334	0	0	0	0	0	0
9	Common Area Restrooms	0	3,150	0	0	0	0	408	0	0	0	0	0	702	0	0	0	548	0	0	0	0	0	0
10	Building Boilers	0	0	0	0	0	0	2,026	0	0	12,206	12,573	12,950	0	0	0	0	2,723	0	0	16,405	16,897	17,404	0
11	Building Mechanical	0	0	0	0	0	0	0	0	0	0	0	0	2,144	0	0	0	0	0	0	0	0	0	0
12	Building Electrical	0	0	15,000	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	6,350	3,517	3,622	3,731	3,843	3,958	4,077	4,199	4,325	4,455	4,589	4,726	4,868	5,014	5,165	5,320	5,479	5,643	5,813	5,987	6,167	0
16	Unit Kitchens	0	10,800	1,595	1,643	7,379	7,600	7,828	8,063	8,305	1,962	2,021	2,082	2,144	29,118	102,391	105,462	108,626	111,885	2,560	11,496	11,841	12,196	0
17	Unit Bathrooms	0	60,000	2,028	2,089	23,921	24,639	25,378	26,139	26,923	2,494	2,569	2,646	2,725	2,807	2,891	2,978	3,068	3,160	3,254	3,352	3,453	3,556	0
18	Unit Electrical	0	0	2,880	28,201	29,047	3,147	3,241	3,339	3,439	3,542	3,648	3,758	3,870	3,987	4,106	4,229	4,356	4,487	4,622	4,760	4,903	5,050	0
19	Unit Mechanical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20	Annual Planned Expenditures	0	84,175	104,201	38,258	66,862	214,383	44,521	47,947	42,867	24,530	25,266	26,024	27,808	40,780	114,402	117,834	128,487	134,652	20,290	46,163	43,080	44,373	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			950,000																				
23	Cumulative Reserve Balance	153,331	69,156	931,541	910,365	861,099	664,839	638,986	610,266	587,203	583,072	578,816	574,432	568,914	551,092	460,337	366,859	263,459	154,647	160,972	142,223	127,379	112,089	

Site Improvements

Owner Sponsor Name:	Newington Housing Authority
Project Name:	Keleher Park
Project City / Town:	Newington

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 25, 2013

Number of Units:	40
Total Square Feet:	25,032
Default Inflation Rate:	3.0%

[illegible]

Building Exterior

Owner Sponsor Name:	Newington Housing Authority
Project Name:	Keleher Park
Project City / Town:	Newington

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 25, 2013

Number of Units:	40
Total Square Feet:	25,032
Default Inflation Rate:	3.0%

Keleher Park • Capital Needs Assessment • © On-Site Insights

Comprehensive Capital Needs Assessment Schedule

Lobby / Mail Area

Owner Sponsor Name:	Newington Housing Authority
Project Name:	Keleher Park
Project City / Town:	Newington

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 25, 2013

Number of Units:	40
Total Square Feet:	25,032
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																																			
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21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						153,331	69,156	931,541	910,365	861,099	664,839	638,986	610,266	587,203	583,072	578,816	574,432	568,914	551,092	460,337	366,859	263,459	154,647	160,972	142,223	127,379	112,089							

Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	Newington Housing Authority
Project Name:	Keleher Park
Project City / Town:	Newington

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 25, 2013

Number of Units:	40
Total Square Feet:	25,032
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Floor	3,584		10	20	2023				0	0	0	0	0	0	0	0	0	0	4,816	0	0	0	0	0	0	0	0	0	0	0				
2	Kitchen Cabinets / Sink					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
3	Kitchen Appliances					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
4	Furnishings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
5	Walls	828		6	10	2017				0	0	0	0	932	0	0	0	0	0	0	0	0	0	1,253	0	0	0	0	0	0	0				
6	Ceilings	444		6	10	2017				0	0	0	0	500	0	0	0	0	0	0	0	0	0	672	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	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	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	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	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	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	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	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	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	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	0	0	0		
17	Accessibility Improvements	3,875		ADD	20	2013		4	3,875	0	0	0	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		3,875	0	0	0	0	1,432	0	0	0	0	0	4,816	0	0	0	1,925	0	0	0	0	0	0	0	0		
28	Cumulative Reserve Balance							153,331		69,156	931,541	910,365	861,099	664,839	638,986	610,266	587,203	583,072	578,816	574,432	568,914	551,092	460,337	366,859	263,459	154,647	160,972	142,223	127,379	112,089					

Comprehensive Capital Needs Assessment Schedule

Common Hallways

Owner Sponsor Name:	Newington Housing Authority
Project Name:	Keleher Park
Project City / Town:	Newington

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 25, 2013

Number of Units:	40
Total Square Feet:	25,032
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 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Walls 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Walls 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Ceiling 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Ceiling 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Ceiling 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Floors 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Floors 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Floors 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Unit Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Hand Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Interior Lighting 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Interior Lighting 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Interior Lighting 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Common Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																			
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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					
28	Cumulative Reserve Balance							153,331		69,156	931,541	910,365	861,099	664,839	638,986	610,266	587,203	583,072	578,816	574,432	568,914	551,092	460,337	366,859	263,459	154,647	160,972	142,223	127,379	112,089					

Comprehensive Capital Needs Assessment Schedule

Common Stairways

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Project Name:	Keleher Park
Project City / Town:	Newington

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	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls	2,024		10	10	2013				2,024	0	0	0	0	0	0	0	0	0	2,720	0	0	0	0	0	0	0	0	0	0					
2	Ceilings	608		10	10	2013				608	0	0	0	0	0	0	0	0	0	817	0	0	0	0	0	0	0	0	0	0					
3	Floors	2,600		27	20	2013				2,600	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	0					
5	Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
6	Stair Tread Covers	2,638		27	20	2013				2,638	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																																			
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22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	7,869	0	0	0	0	0	0	0	0	0	3,536	0	0	0	0	0	0	0	0	0	0	0	0				
28	Cumulative Reserve Balance						153,331	69,156	931,541	910,365	861,099	664,839	638,986	610,266	587,203	583,072	578,816	574,432	568,914	551,092	460,337	366,859	263,459	154,647	160,972	142,223	127,379	112,089							

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Newington Housing Authority
Project Name:	Keleher Park
Project City / Town:	Newington

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 25, 2013

Number of Units:	40
Total Square Feet:	25,032
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	174		6	10	2017					0	0	0	0	0	195	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
2	Ceilings	47		6	10	2017					0	0	0	0	0	53	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
3	Floors	380		10	20	2023					0	0	0	0	0	0	0	0	0	0	0	511	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																																			
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23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	248	0	0	0	0	0	511	0	0	0	334	0	0	0	0	0	0	0	0	0			
28	Cumulative Reserve Balance						153,331	69,156	931,541	910,365	861,099	664,839	638,986	610,266	587,203	583,072	578,816	574,432	568,914	551,092	460,337	366,859	263,459	154,647	160,972	142,223	127,379	112,089							

Common Area Restrooms

Owner Sponsor Name:	Newington Housing Authority
Project Name:	Keleher Park
Project City / Town:	Newington

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 25, 2013

Number of Units:	40
Total Square Feet:	25,032
Default Inflation Rate:	3.0%

Keleher Park • Capital Needs Assessment • © On-Site Insights

Building Boilers

Owner Sponsor Name:	Newington Housing Authority
Project Name:	Keleher Park
Project City / Town:	Newington

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 25, 2013

Number of Units:	40
Total Square Feet:	25,032
Default Inflation Rate:	3.0%

Keleher Park • Capital Needs Assessment • © On-Site Insights

Comprehensive Capital Needs Assessment Schedule

Building Mechanical

Owner Sponsor Name:	Newington Housing Authority
Project Name:	Keleher Park
Project City / Town:	Newington

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 25, 2013

Number of Units:	40
Total Square Feet:	25,032
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						
2	Building Heating Distribution					2013					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						
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						
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						
6	Ventalation & Exhaust					2013					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						
8	Building Air Conditioning	1,595		5	15	2023					0	0	0	0	0	0	0	0	2,144	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																																			
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20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	0	0	0	0	2,144	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							153,331		69,156	931,541	910,365	861,099	664,839	638,986	610,266	587,203	583,072	578,816	574,432	568,914	551,092	460,337	366,859	263,459	154,647	160,972	142,223	127,379	112,089					

Building Electrical

Owner Sponsor Name:	Newington Housing Authority
Project Name:	Keleher Park
Project City / Town:	Newington

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 25, 2013

Number of Units:	40
Total Square Feet:	25,032
Default Inflation Rate:	3.0%

Keleher Park • Capital Needs Assessment • © On-Site Insights

Comprehensive Capital Needs Assessment Schedule

Building Elevator

Owner Sponsor Name:	Newington Housing Authority
Project Name:	Keleher Park
Project City / Town:	Newington

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 25, 2013

Number of Units:	40
Total Square Feet:	25,032
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Shafts and Doorways					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Cabs					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																			
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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						153,331	69,156	931,541	910,365	861,099	664,839	638,986	610,266	587,203	583,072	578,816	574,432	568,914	551,092	460,337	366,859	263,459	154,647	160,972	142,223	127,379	112,089							

Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	Newington Housing Authority
Project Name:	Keleher Park
Project City / Town:	Newington

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 25, 2013

Number of Units:	40
Total Square Feet:	25,032
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Foundation / Floor Slab					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Framing & Columns					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Steel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Wood Framing					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Masonry Bearing Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																			
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19																																			
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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						153,331	69,156	931,541	910,365	861,099	664,839	638,986	610,266	587,203	583,072	578,816	574,432	568,914	551,092	460,337	366,859	263,459	154,647	160,972	142,223	127,379	112,089							

Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	Newington Housing Authority
Project Name:	Keleher Park
Project City / Town:	Newington

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 25, 2013

Number of Units:	40
Total Square Feet:	25,032
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	3,517		1	1	2013				3,517	3,622	3,731	3,843	3,958	4,077	4,199	4,325	4,455	4,589	4,726	4,868	5,014	5,165	5,320	5,479	5,643	5,813	5,987	6,167						
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						
17	Accessibility Improvements	6,350		ADD	20	2013		4	6,350	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	6,350	3,517	3,622	3,731	3,843	3,958	4,077	4,199	4,325	4,455	4,589	4,726	4,868	5,014	5,165	5,320	5,479	5,643	5,813	5,987	6,167	0						
28	Cumulative Reserve Balance						153,331	69,156	931,541	910,365	861,099	664,839	638,986	610,266	587,203	583,072	578,816	574,432	568,914	551,092	460,337	366,859	263,459	154,647	160,972	142,223	127,379	112,089							

Comprehensive Capital Needs Assessment Schedule

Unit Bathrooms

Owner Sponsor Name:	Newington Housing Authority
Project Name:	Keleher Park
Project City / Town:	Newington

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 25, 2013

Number of Units:	40
Total Square Feet:	25,032
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	513		1	1	2013					513	529	545	561	578	595	613	631	650	670	690	711	732	754	776	800	824	848	874	900					
7	Accessories	1,115		1	1	2013					1,115	1,148	1,183	1,218	1,255	1,292	1,331	1,371	1,412	1,454	1,498	1,543	1,589	1,637	1,686	1,737	1,789	1,842	1,898	1,955					
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	72,720		37	40	2015					0	0	15,430	15,893	16,369	16,860	17,366	0	0	0	0	0	0	0	0	0	0	0	0	0					
18	Toilet	14,760		varies	25	2015					0	0	3,132	3,226	3,323	3,422	3,525	0	0	0	0	0	0	0	0	0	0	0	0	0					
19	Lavatory / Vanity	15,120		37	40	2015					0	0	3,208	3,304	3,404	3,506	3,611	0	0	0	0	0	0	0	0	0	0	0	0	0					
20	Accessibility Improvements	60,000		ADD	20	2013			4	60,000	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		60,000	2,028	2,089	23,921	24,639	25,378	26,139	26,923	2,494	2,569	2,646	2,725	2,807	2,891	2,978	3,068	3,160	3,254	3,352	3,453	3,556	0				
28	Cumulative Reserve Balance							153,331		69,156	931,541	910,365	861,099	664,839	638,986	610,266	587,203	583,072	578,816	574,432	568,914	551,092	460,337	366,859	263,459	154,647	160,972	142,223	127,379	112,089					

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Newington Housing Authority
Project Name:	Keleher Park
Project City / Town:	Newington

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 25, 2013

Number of Units:	40
Total Square Feet:	25,032
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceilings					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors	595		1	1	2013			595	613	632	651	670	690	711	732	754	777	800	824	849	874	900	928	955	984	1,014	1,044							
4	Cabinets					2013			0	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	0						
6	Sink					2013			0	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	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	Vent Hood					2013			0	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	0						
11	Stove					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Range	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							
13	Dishwasher					2013			0	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	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	Cabinets	97,200		10	20+	2024			0	0	0	0	0	0	0	0	0	0	26,910	100,116	103,119	106,213	109,399	0	0	0	0								
18	Refrigerators	26,800		10+	15	2015			0	0	5,686	5,857	6,033	6,214	6,400	0	0	0	0	0	0	0	0	0	0	8,859	9,125	9,399							
19	Accessibility Improvements	10,800		ADD	20	2013		4	10,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	10,800	1,595	1,643	7,379	7,600	7,828	8,063	8,305	1,962	2,021	2,082	2,144	29,118	102,391	105,462	108,626	111,885	2,560	11,496	11,841	12,196	0						
28	Cumulative Reserve Balance						153,331	69,156	931,541	910,365	861,099	664,839	638,986	610,266	587,203	583,072	578,816	574,432	568,914	551,092	460,337	366,859	263,459	154,647	160,972	142,223	127,379	112,089							

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

Owner Sponsor Name:	Newington Housing Authority
Project Name:	Keleher Park
Project City / Town:	Newington

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 25, 2013

Number of Units:	40
Total Square Feet:	25,032
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	2,280		1	1	2013				2,280	2,348	2,419	2,491	2,566	2,643	2,722	2,804	2,888	2,975	3,064	3,156	3,251	3,348	3,449	3,552	3,659	3,768	3,882	3,998						
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	Circuit Breaker Panels	49,000		37	35+	2014				0	25,235	25,992	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	0	2,880	28,201	29,047	3,147	3,241	3,339	3,439	3,542	3,648	3,758	3,870	3,987	4,106	4,229	4,356	4,487	4,622	4,760	4,903	5,050	0						
28	Cumulative Reserve Balance						153,331	69,156	931,541	910,365	861,099	664,839	638,986	610,266	587,203	583,072	578,816	574,432	568,914	551,092	460,337	366,859	263,459	154,647	160,972	142,223	127,379	112,089							

Unit Mechanical

Number of Units:	40
Total Square Feet:	25,032
Default Inflation Rate:	3.0%

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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.

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.
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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.