

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



Ludlow Commons Square
Congregate

CHFA # 96083D

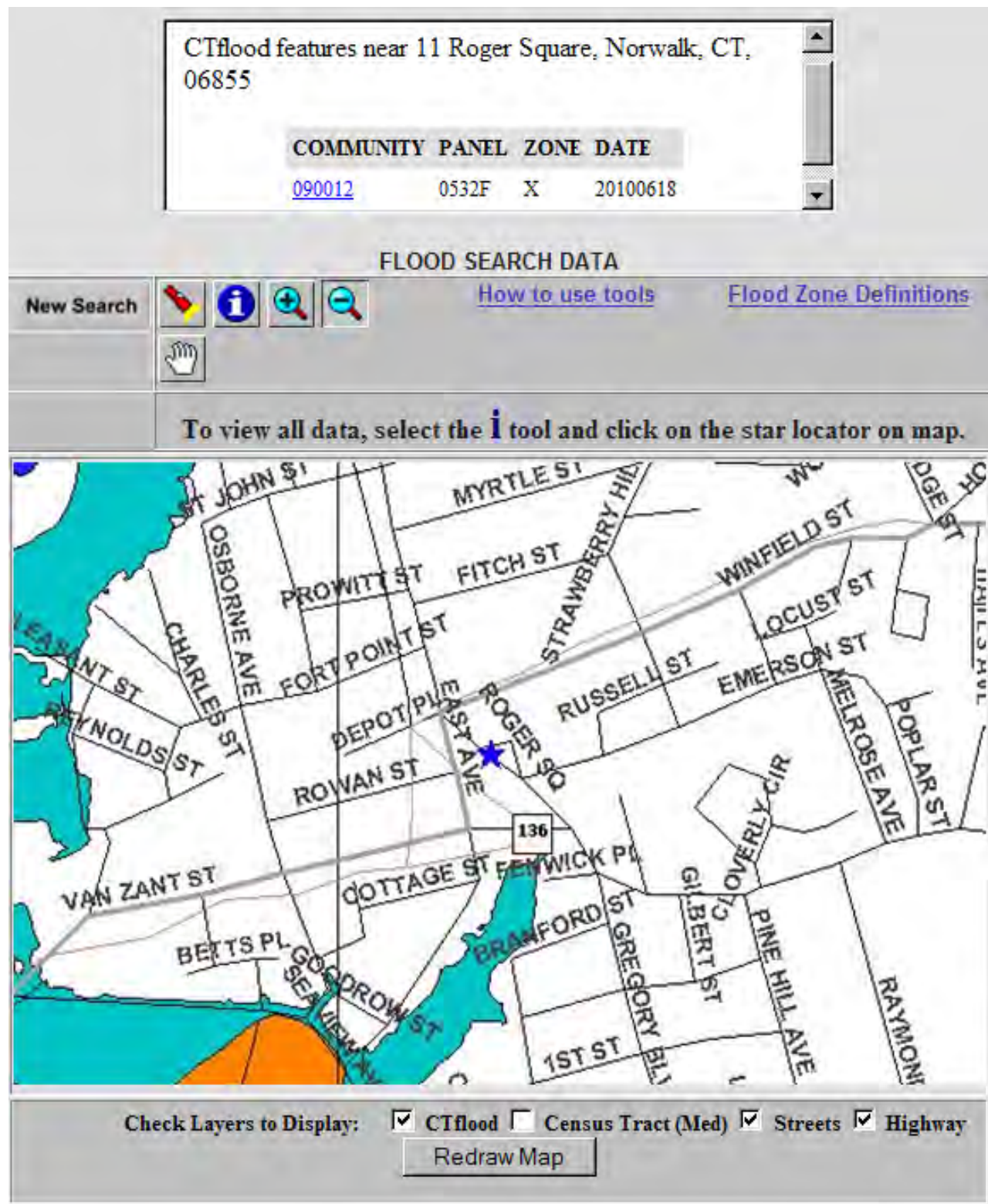
Norwalk Housing Authority
Norwalk, CT

Final Report



Ludlow Commons Square Congregate

11 Roger Square
Norwalk, CT 06855



Ludlow Commons Square Congregate

11 Roger Square
Norwalk, CT 06855

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

Executive Summary

Ludlow Commons Square Congregate

Norwalk, CT

Ludlow Commons Square Congregate is a residential development for the elderly that is comprised of one residential building. The development includes 44 one-bedroom units, 8 of the units are designated as handicap accessible. Original construction of the development dates to 1940 and it was renovated in 1996.

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

- Costs to resurface the parking area are shown in Year 4 of the plan. Crack-fill, seal coating, and re-striping are shown every five years. Periodic allowances for repair/replacement of the concrete walkways are shown throughout the plan.
- Costs to cut and replace the expansion joint caulking and all window caulking are shown in Year 1 of the plan.
- Site staff reports recurring problems with the windows at the development. Future replacement costs are shown in Year 6 of the plan. Concurrent with window replacement costs are shown to repair and seal the exterior brick.
- Site staff reports the roof surface has failed in recent years and that leaks are discovered on a regular bases. Costs to replace the roof surface are shown in Year 1.

- Carpeting and painted costs are shown for all interior common areas in Years 2 and 12. Costs to replace all the common area VCT are shown in Years 1 and 16.
- Due to the size and configuration of the health care office it is not feasible to redesign the office to comply with UFAS standards. Costs to remove the center wall in the management office are shown in Year 1. Removing the center will make enough room and clear floor space to accommodate wheelchair access. The leased laundry equipment is not UFAS compliant and should be changed out with front load models. The public restrooms do not have adequate clear floor space for wheelchair access. Costs to convert the two restrooms into one unisex restroom are shown in Year 1 of the plan.
- The central boiler equipment is shown for replacement in Year 7 of the plan.
- The domestic hot water boilers and storage tank are shown for replacement in Year 4 of the plan.
- The commercial kitchen equipment is mostly original. Costs to upgrade the commercial kitchen area are shown in Year 3.
- An allowance to rebuild the generator is shown in Year 4. Future replacement costs are shown in Year 19 of the plan.
- Costs to refurbish the elevator cabs are shown in Year 1. Replacement costs for the elevator equipment are shown in Year 19.
- Costs to replace the dwelling unit floor are shown in the first eight years of the plan. Costs to replace the tubs, vanities, and medicine cabinets are shown starting in Year 8. Costs to replace original refrigerators and ranges are shown starting in Year 1. Kitchen cabinets are shown for replacement beginning in Year 8.
- Dwelling units are mostly compliant with UFAS standards. Costs are included to replace the cabinets in 5 units with compliant cabinetry (i.e. acceptable height limits, with knee clearance, and adequate work surfaces.).
- Smoke detectors are shown for replacement as needed throughout the plan. Costs to upgrade the emergency call system and fire alarm strobes are shown starting in Year 3.

Additional Notes:

1. The Physical Assessment of the property was conducted on December 19th 2012. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Daniel Iles. We would like to thank site staff for their assistance.
2. Cost estimates used in this assessment are based on data from *RS Means Facilities and Construction Cost Data*. These cost estimates have been applied uniformly across the entire study portfolio to help ensure consistency of future projections. Actual owner and/or site pricing could vary significantly.
3. Unless required by fire, safety, or accessibility codes, items are typically shown being replaced in kind and do not include any planned upgrades or potential upgrade opportunities.
4. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.
5. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.



View of the roadway



View of the concrete paved walkways



View of the accessible parking space



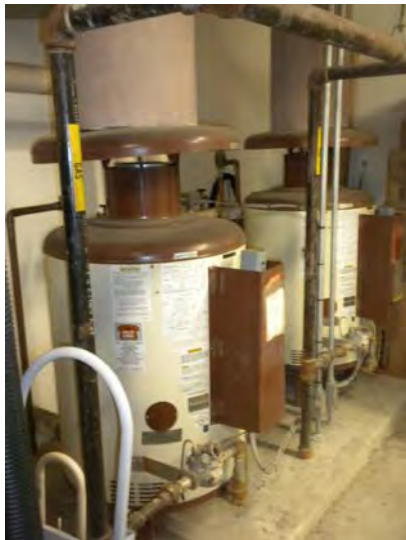
View of the site benches and tables.



The central boiler plant



View of a re-built heating water pump (one of two)



Domestic hot water generation



Domestic hot water storage tank



Pneumatic thermostat compressor



Roof top unit



The hydraulic elevator equipment



The central fire alarm control panel



Roof top condenser (one of two)



View of the roof area and skylight



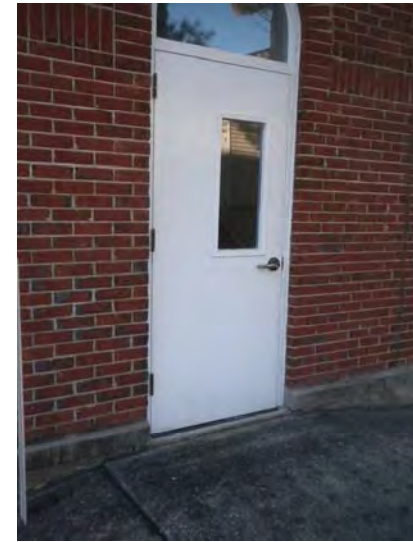
Front elevation



Rear elevation



Example of the cracked/deteriorating window caulking



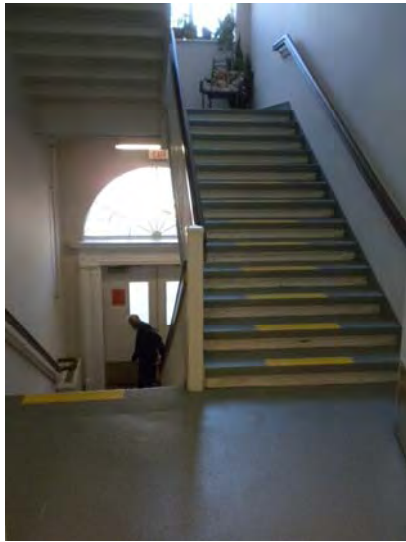
Typical metal & glass egress door



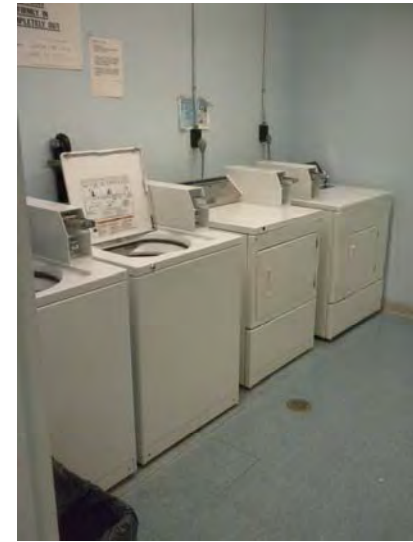
View of the roof surface



Typical hallway view



Typical stairwell



The laundry equipment



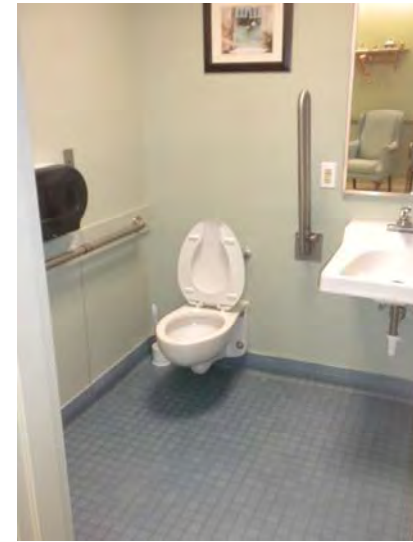
Commercial kitchen area



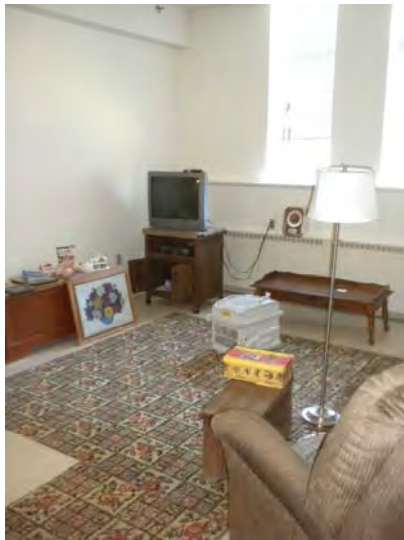
The dining room



The multi-purpose room



One of two public restrooms



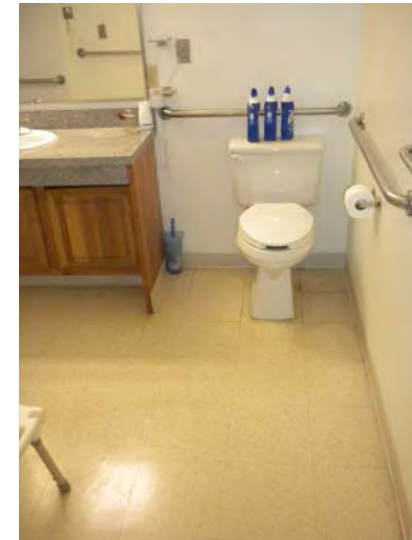
Typical living area



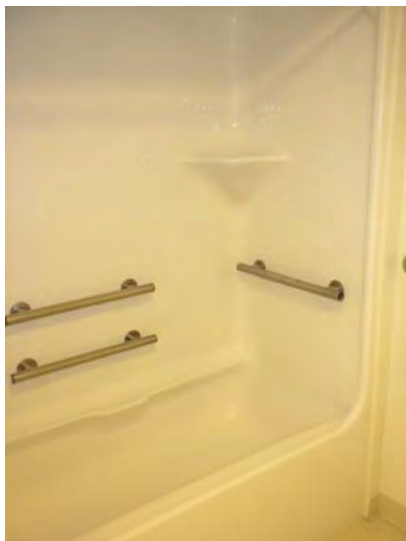
Living area finishes



View of the kitchen cabinets and appliances



Typical bathroom



Typical fiberglass tub



Example of the sinks and vanities

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Norwalk Housing Authority
Project Name:	Ludlow Commons Square Congregate
Project City / Town:	Norwalk

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 31, 2012

Number of Units:	44
Total Square Feet:	55,500
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$102,309
Annual Replacement Reserve Contribution:	\$25,654
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	8,088	0	0	44,382	0	7,637	0	0	0	6,038	10,869	0	0	0	7,000	10,264	0	0	0	8,115	0
2	Building Exterior	0	0	60,880	0	0	3,231	0	234,804	0	0	0	0	0	0	0	5,066	0	47,898	0	0	0	0	0
3	Roofing	0	0	127,075	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	210,036	4,086	0	0
4	Lobby - Mail Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	Community Room	0	0	22,885	3,954	0	0	0	0	0	0	0	0	0	5,314	0	0	0	27,436	0	0	0	0	0
6	Common Hallways	0	0	27,059	55,252	24,251	24,979	2,137	2,201	2,268	2,336	2,406	2,478	2,552	45,241	2,708	2,789	2,872	35,614	36,682	37,782	38,916	3,330	0
7	Common Stairways	0	0	0	9,400	0	0	0	0	0	0	0	0	0	12,633	0	0	0	0	0	0	0	0	0
8	Common Laundry	0	0	725	428	0	98	0	0	0	0	0	0	0	576	0	0	0	1,130	0	0	0	0	0
9	Common Area Restrooms	0	0	8,904	0	0	0	0	0	0	0	0	218	0	0	0	0	0	0	0	0	285	0	0
10	Building Boilers	0	0	0	0	0	35,295	0	5,101	0	0	64,096	2,283	0	0	9,054	0	0	0	0	0	0	3,069	0
11	Building Mechanical	0	0	7,500	0	21,218	8,086	0	0	0	0	43,070	0	0	0	2,780	22,028	0	11,685	0	0	0	0	0
12	Building Electrical	0	0	0	0	0	20,762	0	0	0	0	0	0	0	0	0	0	0	0	0	0	71,502	50,150	0
13	Building Elevator	0	0	7,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	136,195	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	13,647	14,056	14,478	14,912	15,360	15,821	16,295	16,784	0	0	0	0	0	0	0	21,262	21,899	22,556	23,233	23,930	0
16	Unit Kitchens	0	0	27,614	10,855	11,181	11,516	11,862	12,218	3,874	32,049	29,945	30,844	31,769	32,722	4,996	1,210	1,246	10,730	18,315	22,459	19,430	20,013	0
17	Unit Bathrooms	0	0	1,925	1,983	2,999	3,089	3,182	3,277	3,376	29,062	27,495	28,320	29,170	30,045	1,286	1,325	1,364	4,404	4,537	4,673	4,813	4,957	0
18	Unit Electrical	0	0	2,389	2,461	8,276	8,524	8,780	9,043	9,315	2,938	3,026	3,117	3,211	3,307	3,406	3,508	3,614	3,722	3,834	3,949	4,067	4,189	0
19	Unit Mechanical	0	0	1,815	1,869	1,926	1,983	2,043	2,104	2,167	2,232	2,299	2,368	2,439	2,512	2,588	2,665	2,745	2,828	2,913	3,000	3,090	3,183	0
20	Annual Planned Expenditures	0	0	318,006	100,259	84,329	176,859	43,364	292,206	37,294	85,401	172,338	75,667	80,010	132,350	26,817	38,592	18,842	176,971	88,179	304,455	305,616	120,935	0
21	Annual Provision (Indexed at 3%)			25,654	26,424	27,216	28,033	28,874	29,740	30,632	31,551	32,498	33,473	34,477	35,511	36,576	37,674	38,804	39,968	41,167	42,402	43,674	44,984	
22	Outside Capital			1,914,000																				
23	Cumulative Reserve Balance	102,309	102,309	1,723,957	1,650,121	1,593,009	1,444,183	1,429,693	1,167,226	1,160,565	1,106,715	966,875	924,681	879,148	782,309	792,069	791,151	811,113	674,110	627,099	365,046	103,104	27,153	

Site Improvements

Number of Units:	44
Total Square Feet:	55,500
Default Inflation Rate:	3.0%

12376 - Ludlow Sq. - SS 1/4/2013

Building Exterior

Owner Sponsor Name:	Norwalk Housing Authority
Project Name:	Ludlow Commons Square Congregation
Project City / Town:	Norwalk

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Roofing

Number of Units:	44
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12376 - Ludlow Sq. - SS 1/4/2013

Lobby / Mail Area

Owner Sponsor Name:	Norwalk Housing Authority
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Number of Units:	44
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[illegible]

Community Room

Number of Units:	44
Total Square Feet:	55,500
Default Inflation Rate:	3.0%

12376 - Ludlow Sq. - SS 1/4/2013

Common Stairways

Number of Units:	44
Total Square Feet:	55,500
Default Inflation Rate:	3.0%

12376 - Ludlow Sq. - SS 1/4/2013

Common Laundry

Number of Units:	44
Total Square Feet:	55,500
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12376 - Ludlow Sq. - SS 1/4/2013

Comprehensive Capital Needs Assessment Schedule

Common Area Restrooms

Owner Sponsor Name:	Norwalk Housing Authority
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Project City / Town:	Norwalk

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							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	149		9	9	2013				149	0	0	0	0	0	0	0	0	194	0	0	0	0	0	0	0	0	253	0							
2	Ceilings	19		9	9	2013				19	0	0	0	0	0	0	0	0	24	0	0	0	0	0	0	0	0	32	0							
3	Sinks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Toilets					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Partitions					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Accessories					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Floor					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	GFI Outlet					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	UFAS Upgrades	8,737		17	20	2013				8,737	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18																																				
19																																				
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21																																				
22																																				
23																																				
24																																				
25																																				
26																																				
27	Annual Planned Expenditures						0	0	8,904	0	0	0	0	0	0	0	0	218	0	0	0	0	0	0	0	0	285	0	0							
28	Cumulative Reserve Balance						102,309	102,309	1,723,957	1,650,121	1,593,009	1,444,183	1,429,693	1,167,226	1,160,565	1,106,715	966,875	924,681	879,148	782,309	792,069	791,151	811,113	674,110	627,099	365,046	103,104	27,153								

Comprehensive Capital Needs Assessment Schedule

Building Boilers

Owner Sponsor Name:	Norwalk Housing Authority
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							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	50,598		17	25	2021				0	0	0	0	0	0	0	0	64,096	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	0					
3	Pneumatic Systems Controls	1,750		1	10	2022				0	0	0	0	0	0	0	0	0	2,283	0	0	0	0	0	0	0	0	0	0	3,069					
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	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	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	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	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	0	0				
9	Heating Pump	4,400		3	15	2025				0	0	0	0	0	0	0	0	0	0	0	0	6,273	0	0	0	0	0	0	0	0	0				
10	Heating Pump	4,400		10	15	2018				0	0	0	0	0	5,101	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
11	Domestic Hot Water	20,800		17	20	2016				0	0	0	22,729	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
12	DHW Storage Tank	11,500		17	20	2016				0	0	0	12,566	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
13	DHW Pumps	1,950		3	15	2025				0	0	0	0	0	0	0	0	0	0	0	0	2,780	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				
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				
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				
17																																			
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23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	35,295	0	5,101	0	0	64,096	2,283	0	0	9,054	0	0	0	0	0	0	0	3,069	0			
28	Cumulative Reserve Balance							102,309		102,309	1,723,957	1,650,121	1,593,009	1,444,183	1,429,693	1,167,226	1,160,565	1,106,715	966,875	924,681	879,148	782,309	792,069	791,151	811,113	674,110	627,099	365,046	103,104	27,153					

Building Electrical

Number of Units:	44
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12376 - Ludlow Sq. - SS 1/4/2013

Building Elevator

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[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	Norwalk Housing Authority
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											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Foundation / Floor Slab					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Framing & Columns					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Steel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Wood Framing					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Masonry Bearing Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						102,309	102,309	1,723,957	1,650,121	1,593,009	1,444,183	1,429,693	1,167,226	1,160,565	1,106,715	966,875	924,681	879,148	782,309	792,069	791,151	811,113	674,110	627,099	365,046	103,104	27,153							

Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	Norwalk Housing Authority
Project Name:	Ludlow Commons Square Congregat
Project City / Town:	Norwalk

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 31, 2012

Number of Units:	44
Total Square Feet:	55,500
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	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					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	AC Sleeve					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	Floors	109,175		17	15	2013				13,647	14,056	14,478	14,912	15,360	15,821	16,295	16,784	0	0	0	0	0	0	0	21,262	21,899	22,556	23,233	23,930						
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	13,647	14,056	14,478	14,912	15,360	15,821	16,295	16,784	0	0	0	0	0	0	0	21,262	21,899	22,556	23,233	23,930	0				
28	Cumulative Reserve Balance							102,309		102,309	1,723,957	1,650,121	1,593,009	1,444,183	1,429,693	1,167,226	1,160,565	1,106,715	966,875	924,681	879,148	782,309	792,069	791,151	811,113	674,110	627,099	365,046	103,104	27,153					

Unit Bathrooms

Number of Units:	44
Total Square Feet:	55,500
Default Inflation Rate:	3.0%

12376 - Ludlow Sq. - SS 1/4/2013

Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

Owner Sponsor Name:	Norwalk Housing Authority
Project Name:	Ludlow Commons Square Congregation
Project City / Town:	Norwalk

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 31, 2012

Number of Units:	44
Total Square Feet:	55,500
Default Inflation Rate:	3.0%

[illegible]

Appendix A: Statement of Delivery

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

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