

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



John F. Kennedy II

CHFA #90107D

Norwich Housing Authority
Norwich, CT

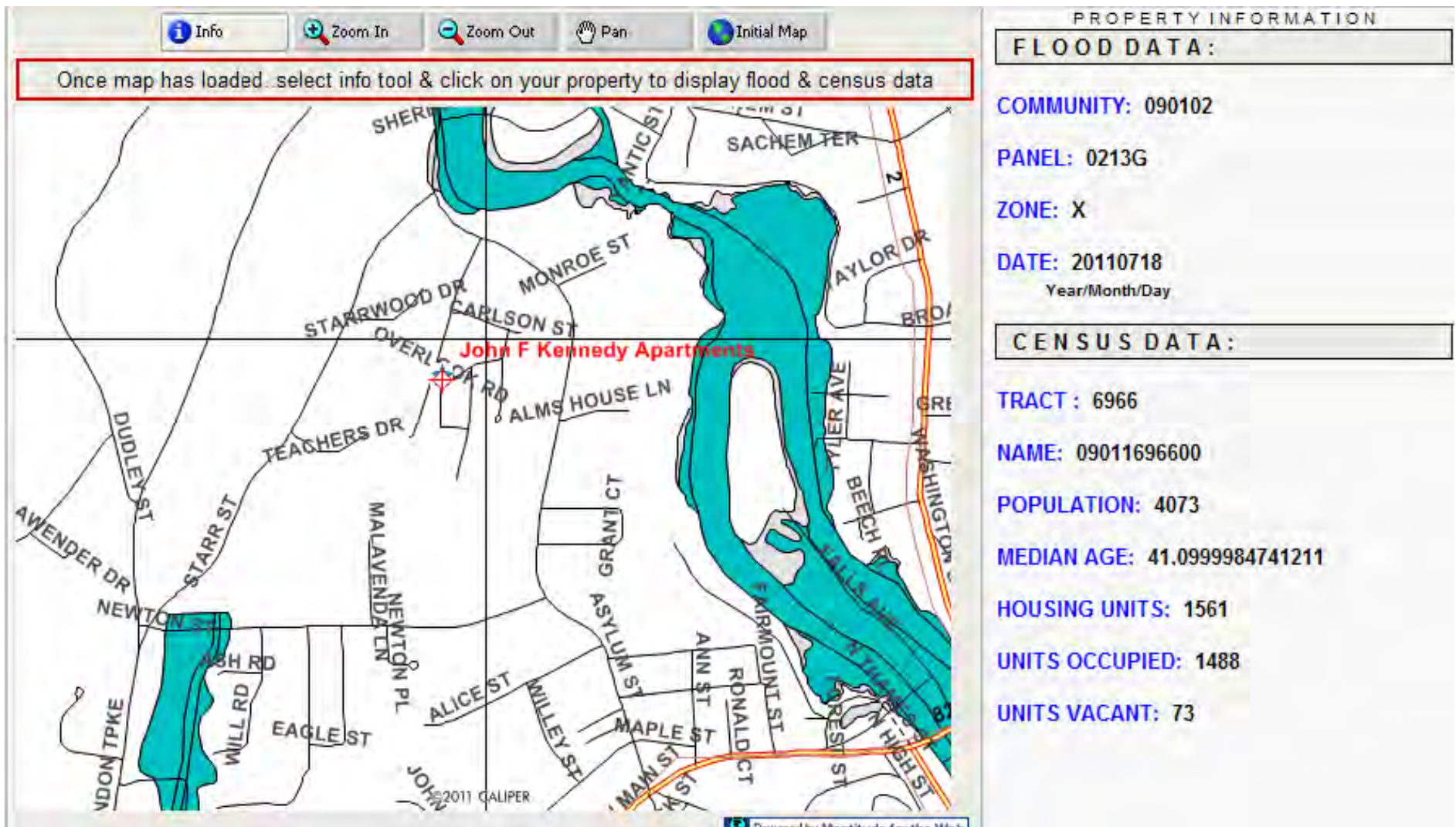
August 9, 2013

Final Report



John F. Kennedy Apartments

Kennedy Drive and Sullivan Drive
Norwich, CT 06360



John F Kennedy Apartments

2-18 Overlook Road
Norwich, CT 06360

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

Executive Summary

John F. Kennedy II

Norwich, CT

John F. Kennedy II is a residential development for families that is comprised of nine buildings that contain a total of forty units. The unit mix includes 4 two-bedroom (handicap accessible) ranch-type units, 18 two-bedroom townhouses, 16 three-bedroom townhouses, and 2 four-bedroom cottage-type units. Original construction of the development dates to 1990 and various renovations focused on the building envelope have been completed in recent years.

Overall the development is in generally good condition. As shown on the attached capital needs worksheets, the development faces significant capital needs in the near term related primarily to renovation/upgrade of bathroom finishes and fixtures. 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 parking surfaces are in fair condition with cracks, wear, and fluid stains at various locations; resurfacing is shown in Year 2.
- Concrete walkways along the roadway and leading to the unit entries vary in age and condition; periodic allowances are shown.
- A significant allowance for site drainage and landscape-related improvements is shown in Year 2.

- No problems related to the brick veneer exterior walls were noted; no near-term needs are anticipated.
- Doors and windows are newer and in good overall condition; allowances to replace the perimeter caulking at the windows and prepare/paint lintels are shown in Years 4 and 14.
- New, architectural-style, shingles were installed on all buildings in 2012; no near-term needs are anticipated.
- Annual allowances for replacement of in-unit vinyl tile floor coverings are shown from Year 1 forward.
- Fixtures and finishes in unit bathrooms are in fair condition; future allowances for full bathroom upgrades are shown in Year 11.
- Cabinetry in unit kitchens is older and exhibits some signs of age and wear; replacement costs are shown in Year 10. Allowances for the as needed replacement of kitchen appliances are shown annually, starting in Year 1.
- Natural gas-fired combination boiler/domestic hot water generators are present in each unit. The equipment varies in age; replacement allowances are shown from Year 1 forward.
- The development's existing unit mix includes four units (10%) that are designated as handicap accessible. Overall, these units are largely compliant, but isolated deficiencies were noted. Items requiring modification/replacement include relocation of toilets to proper distances from the adjacent wall, resetting of sinks, installation of compliant height kitchen cabinetry, and provision of compliant model ranges.

Additional Notes:

1. The Physical Assessment of the property was conducted on July 12th, 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 the staff of the Norwich Housing Authority 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*.



Asphalt-paved parking surfaces exhibit wear and automotive fluid staining



Concrete sidewalks vary in condition – Note subsidence along curb edge posing possible trip hazard



Drainage improvements needed to help reduce erosion



Building architecture as seen at ranch-style buildings that house handicap accessible units



Building architecture as seen at buildings housing townhouse-style units



Building architecture as seen at a four-Bedroom cottage-style building/unit



Brick veneer, unit entry doors, and windows all in generally good condition



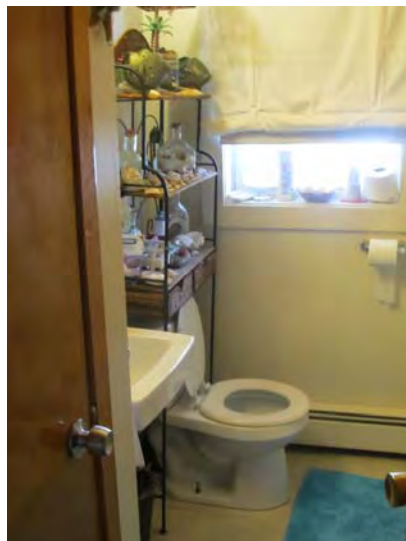
Perimeter caulking at windows exhibits shrinkage at some locations



New, architectural-style, shingles recently installed on all buildings



Typical finishes in unit living areas



Typical finishes and fixtures in unit bathrooms



Handicap accessible units are equipped with roll-in showers



Typical finishes, cabinetry, and appliances in unit kitchens



Each unit is equipped with a combination hydronic boiler/domestic hot water generator – Equipment is serviceable but at or near end of expected useful service life

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Norwich Housing Authority
Project Name:	John F. Kennedy II
Project City / Town:	Norwich

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 19, 2013

Number of Units:	40
Total Square Feet:	42,214
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$51,970
Annual Replacement Reserve Contribution:	\$11,320
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	0	109,652	0	0	0	0	27,421	0	0	0	0	31,788	0	0	0	0	36,851	0	0	0	0
2	Building Exterior	0	0	0	0	0	45,968	0	0	0	6,051	6,233	9,329	6,612	16,067	0	61,777	0	0	0	0	0	0	0
3	Roofing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8	Common Laundry	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9	Common Area Restrooms	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10	Building Boilers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11	Building Mechanical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	Building Electrical	0	0	0	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	13,671	14,082	14,504	14,939	15,387	15,849	16,324	16,814	17,319	17,838	18,373	18,924	19,492	20,077	20,679	21,300	21,939	22,597	23,275	23,973	0
16	Unit Kitchens	0	17,774	2,657	2,736	2,818	2,903	2,990	3,080	3,172	3,267	3,365	258,634	3,570	3,677	3,788	3,901	4,018	4,139	4,263	4,391	16,644	22,276	0
17	Unit Bathrooms	0	11,000	0	0	0	0	0	0	0	0	0	0	195,849	0	0	0	0	0	0	0	0	0	0
18	Unit Electrical	0	0	1,482	1,526	1,572	1,619	1,668	1,718	1,770	1,823	1,877	1,934	1,992	2,051	2,113	2,176	2,242	2,309	2,378	2,450	2,523	2,599	0
19	Unit Mechanical	0	0	6,700	6,901	7,108	7,321	7,541	7,767	8,000	8,240	8,487	8,742	9,004	9,274	9,553	9,839	10,134	10,438	10,752	11,074	11,406	11,748	0
20	Annual Planned Expenditures	0	28,774	24,510	134,897	26,003	72,751	27,586	28,414	56,687	36,195	37,281	296,477	235,400	81,783	34,946	97,771	37,074	38,186	76,183	40,511	53,848	60,596	0
21	Annual Provision (indexed at 3%)			11,320	11,660	12,009	12,370	12,741	13,123	13,517	13,922	14,340	14,770	15,213	15,670	16,140	16,624	17,123	17,636	18,165	18,710	19,272	19,850	
22	Outside Capital			1,300,000																				
23	Cumulative Reserve Balance	51,970	23,196	1,310,006	1,186,768	1,172,775	1,112,394	1,097,548	1,082,257	1,039,087	1,016,814	993,873	712,166	491,978	425,866	407,060	325,912	305,961	285,412	227,394	205,593	171,017	130,270	

Site Improvements

Number of Units:	40
Total Square Feet:	42,214
Default Inflation Rate:	3.0%

JF Kennedy II - FINAL SS 8/9/2013

Building Exterior

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Comprehensive Capital Needs Assessment Schedule

Roofing

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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	Chimney					2013				0	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	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	0							
4	Roof Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Roof - Asphalt Shingle					2013				0	0	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	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	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	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						51,970	23,196	1,310,006	1,186,768	1,172,775	1,112,394	1,097,548	1,082,257	1,039,087	1,016,814	993,873	712,166	491,978	425,866	407,060	325,912	305,961	285,412	227,394	205,593	171,017	130,270								

Lobby / Mail Area

Owner Sponsor Name:	Norwich Housing Authority
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[illegible]

Community Room

Owner Sponsor Name:	Norwich Housing Authority
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[illegible]

Common Hallways

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[illegible]

Common Stairways

Number of Units:	40
Total Square Feet:	42,214
Default Inflation Rate:	3.0%

[illegible]

Common Laundry

Number of Units:	40
Total Square Feet:	42,214
Default Inflation Rate:	3.0%

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Common Area Restrooms

Number of Units:	40
Total Square Feet:	42,214
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JF Kennedy II - FINAL SS 8/9/2013

Comprehensive Capital Needs Assessment Schedule

Building Boilers

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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	Boilers / Warm Air Furnaces					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Boiler Operating Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Pneumatic Systems Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Condensate & Feed Water					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Fuel Oil Storage					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Fuel Oil Transfer System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Fuel Exhaust					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Combustion Air					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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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						51,970	23,196	1,310,006	1,186,768	1,172,775	1,112,394	1,097,548	1,082,257	1,039,087	1,016,814	993,873	712,166	491,978	425,866	407,060	325,912	305,961	285,412	227,394	205,593	171,017	130,270							

Comprehensive Capital Needs Assessment Schedule

Building Mechanical

Owner Sponsor Name:	Norwich 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	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	Ventalation & 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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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							51,970		23,196	1,310,006	1,186,768	1,172,775	1,112,394	1,097,548	1,082,257	1,039,087	1,016,814	993,873	712,166	491,978	425,866	407,060	325,912	305,961	285,412	227,394	205,593	171,017	130,270					

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Building Electrical

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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	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					2013				0	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						
17																																			
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22																																			
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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						51,970	23,196	1,310,006	1,186,768	1,172,775	1,112,394	1,097,548	1,082,257	1,039,087	1,016,814	993,873	712,166	491,978	425,866	407,060	325,912	305,961	285,412	227,394	205,593	171,017	130,270							

Building Elevator

Owner Sponsor Name:	Norwich Housing Authority
Project Name:	John F. Kennedy II
Project City / Town:	Norwich

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 19, 2013

Number of Units:	40
Total Square Feet:	42,214
Default Inflation Rate:	3.0%

[illegible]

Building Structural

Number of Units:	40
Total Square Feet:	42,214
Default Inflation Rate:	3.0%

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Unit Living

Number of Units:	40
Total Square Feet:	42,214
Default Inflation Rate:	3.0%

JF Kennedy II - FINAL SS 8/9/2013

Unit Bathrooms

Owner Sponsor Name:	Norwich Housing Authority
Project Name:	John F. Kennedy II
Project City / Town:	Norwich

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 19, 2013

Number of Units:	40
Total Square Feet:	42,214
Default Inflation Rate:	3.0%

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Unit Kitchens

Owner Sponsor Name:	Norwich Housing Authority
Project Name:	John F. Kennedy II
Project City / Town:	Norwich

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 19, 2013

Number of Units:	40
Total Square Feet:	42,214
Default Inflation Rate:	3.0%

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Unit Electrical

Number of Units:	40
Total Square Feet:	42,214
Default Inflation Rate:	3.0%

JF Kennedy II - FINAL SS 8/9/2013

Unit Mechanical

Number of Units:	40
Total Square Feet:	42,214
Default Inflation Rate:	3.0%

JF Kennedy II - FINAL SS 8/9/2013

Appendix A: Statement of Delivery

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

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