

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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

and

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



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

on-site-insight.com



John F. Kennedy I

CHFA #85138Z

Norwich Housing Authority
Norwich, CT

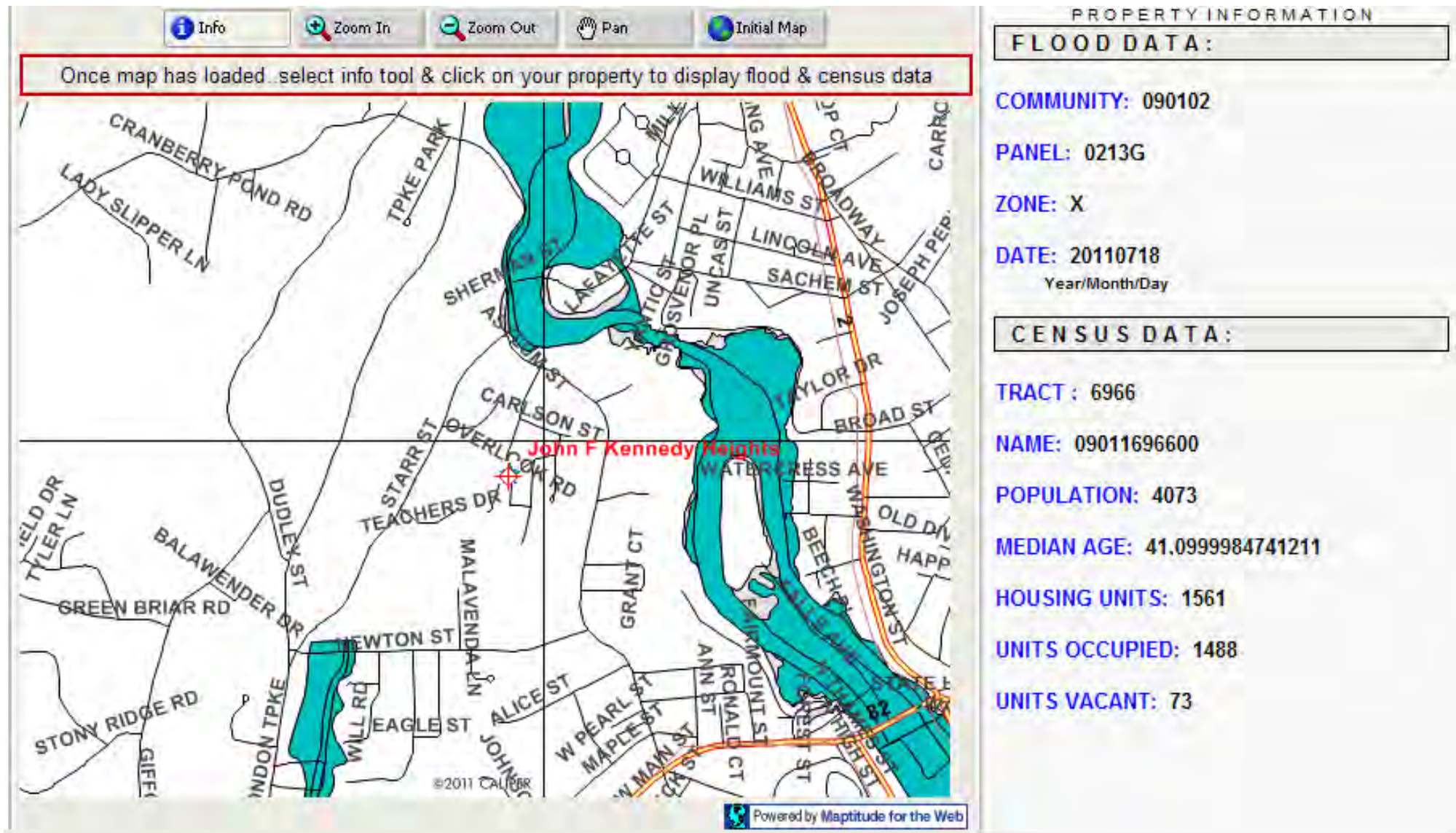
August 9, 2013

Final Report



John F. Kennedy Heights

Western Avenue, Carlson Street, Fairview Avenue, Overlook Road
Norwich, CT 06360



John F Kennedy Heights

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 I

Norwich, CT

John F. Kennedy I is a residential development for families that is comprised of thirty-five buildings that contain a total of sixty-four units. The unit mix includes 6 two-bedroom cottages, 18 two-bedroom townhouses, and 40 three-bedroom townhouses. Original construction of the development dates to approximately 1950, and various renovation scopes of work have been completed in subsequent years.

Overall the development is in fair to good condition. As shown on the attached capital needs worksheets, the development faces significant capital needs in the near term 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 driveways are in poor condition with cracks and wear widespread; 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.

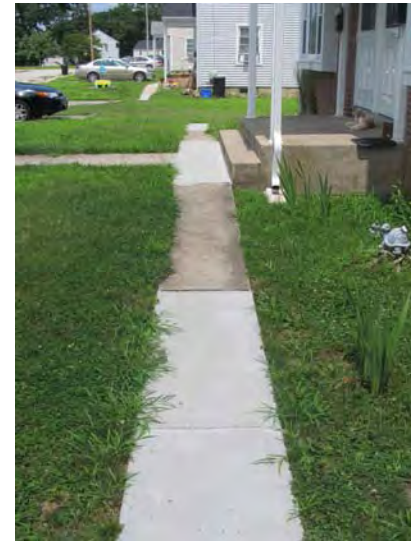
- The vinyl siding, unit entry doors, storm doors, and windows are in generally good condition at the present time; periodic allowances for pressure washing of the siding are shown, starting in Year 2.
- Concrete steps/stoops are present at the unit entries; allowances for potential future repair needs are shown from Year 1 forward.
- A portion of the buildings received new architectural-style roof shingles in approximately 2012 – the remaining roofs have older conventional three-tab roof shingles; costs to replace these roof coverings are shown in Year 2.
- Annual allowances for replacement and/or refinishing of unit living area wood strip flooring are shown from Year 1 forward.
- Fixtures and finishes in unit bathrooms are in fair condition with some age-related wear becoming evident; future allowances for full bathroom upgrades are shown in Year 9.
- Cabinetry in unit kitchens is older, dated in appearance, and exhibits varying levels of age and wear; replacement costs are shown in Year 6. Unit kitchen appliances are owned and maintained by residents; no capital costs are shown.
- Natural gas-fired boilers of varying ages produce hydronic heat for each unit. Individual, natural gas-fired tanks, provide domestic hot water; annual allowances for the as needed replacement of boilers and domestic hot water tanks are included.
- Currently, the development does not include any units that are designated as handicap accessible. In order to meet the 10% standard, modifications are necessary in six units; likely the two-bedroom cottage units which feature all the bedrooms and the bathroom at the first floor level. Elements requiring modification/replacement include creation of an accessible route/installation of a ramp leading to the entry door, re-framing of interior doors to meet minimum width standards, expansion of bathrooms to provide required turning space, installation of compliant type and properly 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 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 driveway surfaces exhibit age-related wear and deterioration



Concrete walkway surfaces vary in age and condition



Typical building architecture as seen at a cottage-style unit



Typical building architecture as seen at buildings containing townhouse-style units



Doors, windows, and siding all in generally good condition at the present time



Pressure washing of vinyl to remove dirt/organic growth is needed in the near-term



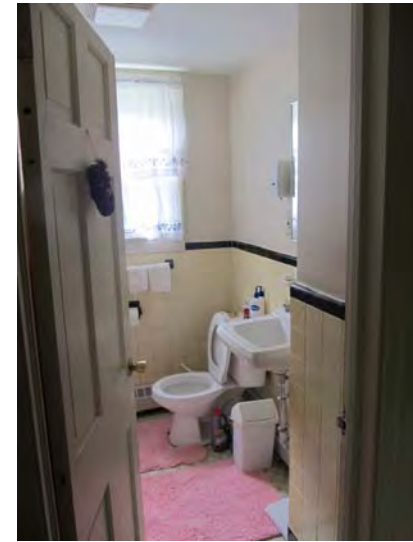
Older, three-tab, roof shingles exhibit wear and areas of past repair



Brick chimneys in need of repair at some buildings



Typical finishes in unit living areas



Typical finishes and fixtures
in unit bathrooms



Typical finishes and cabinetry in unit kitchens



Typical, unit-level, natural gas-fired equipment for
space heating and domestic hot water generation

Comprehensive Capital Needs Assessment Schedule

Summary

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

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

Number of Units:	64
Total Square Feet:	64,137
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$247,955
Annual Replacement Reserve Contribution:	\$22,978
Additional Misc. Contribution:	

	Component	Total Planned Expenditures by Year																						
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization
				2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Site Improvements	0	0	0	269,940	0	0	0	0	47,964	0	0	0	0	37,032	0	0	0	0	42,930	0	0	0	0
2	Building Exterior	0	0	2,475	29,010	2,626	2,704	2,786	2,869	31,328	3,044	3,135	3,229	3,326	36,318	3,529	15,195	15,651	16,120	57,829	4,091	515,037	4,340	0
3	Roofing	0	0	0	144,254	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50,548	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	90,000	19,071	19,643	20,232	20,839	21,464	22,108	22,772	23,455	24,158	24,883	25,630	26,398	27,190	28,006	28,846	29,712	30,603	31,521	32,467	33,441	0
16	Unit Kitchens	0	20,250	0	0	0	0	0	279,546	0	0	0	0	0	0	0	0	0	5,917	6,094	6,277	6,465	6,659	0
17	Unit Bathrooms	0	75,000	0	0	0	0	0	0	0	0	277,108	0	0	0	0	0	0	0	0	0	0	0	0
18	Unit Electrical	0	0	3,534	3,640	3,749	3,862	3,978	4,097	4,220	4,346	4,477	4,611	4,749	4,892	5,039	5,190	5,345	5,506	5,671	5,841	6,016	6,197	0
19	Unit Mechanical	0	0	21,860	22,516	23,191	23,887	24,604	25,342	26,102	26,885	27,692	28,522	29,378	30,259	31,167	32,102	33,065	34,057	35,079	36,131	37,215	38,332	0
20	Annual Planned Expenditures	0	185,250	46,940	489,003	49,798	51,292	52,831	333,962	132,386	57,730	336,570	61,246	63,083	134,900	66,925	80,493	82,908	91,312	228,754	83,862	597,201	88,969	0
21	Annual Provision (indexed at 3%)			22,978	23,667	24,377	25,109	25,862	26,638	27,437	28,260	29,108	29,981	30,880	31,807	32,761	33,744	34,756	35,799	36,873	37,979	39,118	40,292	
22	Outside Capital			2,650,000																				
23	Cumulative Reserve Balance	247,955	62,705	2,688,743	2,223,408	2,197,986	2,171,803	2,144,833	1,837,509	1,732,559	1,703,089	1,395,626	1,364,362	1,332,159	1,229,066	1,194,902	1,148,153	1,100,001	1,044,488	852,607	806,724	248,642	199,965	

Site Improvements

Number of Units:	64
Total Square Feet:	64,137
Default Inflation Rate:	3.0%

JF Kennedy I - FINAL SS 8/9/2013

Comprehensive Capital Needs Assessment Schedule

Building Exterior

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

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

Number of Units:	64
Total Square Feet:	64,137
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Exterior Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Glass Doors (Sliders)					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Exterior Walls - Masonry	1,928		14	15	2014				0	1,986	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,094	0	0	0						
4	Exterior Walls - EIFS					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Ext. Walls - Vinyl Siding	23,762		4	5	2014				0	24,475	0	0	0	0	28,373	0	0	0	0	32,892	0	0	0	0	38,131	0	0	0						
6	Ext. Walls - Wood Siding					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Windows	300,055		12	30	2031				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	510,824	0						
8	Exterior Soffits and Fascia					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Caulking					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Unit Balconies / Decks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	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	Storm Doors	31,488		1	15	2026				0	0	0	0	0	0	0	0	0	0	0	0	0	11,560	11,907	12,264	12,632	0	0	0						
18	Steps/Stoops	49,500		varies	20+					2,475	2,549	2,626	2,704	2,786	2,869	2,955	3,044	3,135	3,229	3,326	3,426	3,529	3,635	3,744	3,856	3,972	4,091	4,214	4,340						
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	2,475	29,010	2,626	2,704	2,786	2,869	31,328	3,044	3,135	3,229	3,326	36,318	3,529	15,195	15,651	16,120	57,829	4,091	515,037	4,340	0				
28	Cumulative Reserve Balance							247,955		62,705	2,688,743	2,223,408	2,197,986	2,171,803	2,144,833	1,837,509	1,732,559	1,703,089	1,395,626	1,364,362	1,332,159	1,229,066	1,194,902	1,148,153	1,100,001	1,044,488	852,607	806,724	248,642	199,965					

Comprehensive Capital Needs Assessment Schedule

Roofing

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

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

Number of Units:	64
Total Square Feet:	64,137
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Chimney					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Hatches / Skylights					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Penthouse / Machine Rooms					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Roof Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Roof - Asphalt Shingle	77,963		19	20	2014				0	80,302	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Roof - Built-up Tar and Gravel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Roof - Single-ply Membrane					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Chimney	31,500		14	15	2014				0	32,445	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50,548	0	0	0						
9	Roof Drainage	30,590		19	20	2014				0	31,508	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																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	144,254	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50,548	0	0	0	0						
28	Cumulative Reserve Balance						247,955	62,705	2,688,743	2,223,408	2,197,986	2,171,803	2,144,833	1,837,509	1,732,559	1,703,089	1,395,626	1,364,362	1,332,159	1,229,066	1,194,902	1,148,153	1,100,001	1,044,488	852,607	806,724	248,642	199,965							

Lobby / Mail Area

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

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

Number of Units:	64
Total Square Feet:	64,137
Default Inflation Rate:	3.0%

[illegible]

Community Room

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

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

Number of Units:	64
Total Square Feet:	64,137
Default Inflation Rate:	3.0%

JF Kennedy I • Capital Needs Assessment • © On-Site Insight

Comprehensive Capital Needs Assessment Schedule

Common Hallways

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

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

Number of Units:	64
Total Square Feet:	64,137
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																																			
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						247,955	62,705	2,688,743	2,223,408	2,197,986	2,171,803	2,144,833	1,837,509	1,732,559	1,703,089	1,395,626	1,364,362	1,332,159	1,229,066	1,194,902	1,148,153	1,100,001	1,044,488	852,607	806,724	248,642	199,965							

Common Stairways

Number of Units:	64
Total Square Feet:	64,137
Default Inflation Rate:	3.0%

JF Kennedy I - FINAL SS 8/9/2013

Comprehensive Capital Needs Assessment Schedule

Common Laundry

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

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

Number of Units:	64
Total Square Feet:	64,137
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	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						
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						247,955	62,705	2,688,743	2,223,408	2,197,986	2,171,803	2,144,833	1,837,509	1,732,559	1,703,089	1,395,626	1,364,362	1,332,159	1,229,066	1,194,902	1,148,153	1,100,001	1,044,488	852,607	806,724	248,642	199,965							

Common Area Restrooms

Number of Units:	64
Total Square Feet:	64,137
Default Inflation Rate:	3.0%

[illegible]

Building Boilers

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

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

Number of Units:	64
Total Square Feet:	64,137
Default Inflation Rate:	3.0%

JF Kennedy I • Capital Needs Assessment • © On-Site Insight

Building Mechanical

Number of Units:	64
Total Square Feet:	64,137
Default Inflation Rate:	3.0%

JF Kennedy I - FINAL SS 8/9/2013

Building Electrical

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

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

Number of Units:	64
Total Square Feet:	64,137
Default Inflation Rate:	3.0%

[illegible]

Building Elevator

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

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

Number of Units:	64
Total Square Feet:	64,137
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Structural

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

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

Number of Units:	64
Total Square Feet:	64,137
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																																			
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						247,955	62,705	2,688,743	2,223,408	2,197,986	2,171,803	2,144,833	1,837,509	1,732,559	1,703,089	1,395,626	1,364,362	1,332,159	1,229,066	1,194,902	1,148,153	1,100,001	1,044,488	852,607	806,724	248,642	199,965							

Comprehensive Capital Needs Assessment Schedule

Unit Living

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

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

Number of Units:	64
Total Square Feet:	64,137
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	0					
2	Walls					2013				0	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	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	0					
5	Floors	19,071		1	1	2013				19,071	19,643	20,232	20,839	21,464	22,108	22,772	23,455	24,158	24,883	25,630	26,398	27,190	28,006	28,846	29,712	30,603	31,521	32,467	33,441						
6	AC Sleeve					2013				0	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	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	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	Accessibility Improvmeents	90,000		ADD	20	2013		4	90,000	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		90,000	19,071	19,643	20,232	20,839	21,464	22,108	22,772	23,455	24,158	24,883	25,630	26,398	27,190	28,006	28,846	29,712	30,603	31,521	32,467	33,441	0				
28	Cumulative Reserve Balance							247,955		62,705	2,688,743	2,223,408	2,197,986	2,171,803	2,144,833	1,837,509	1,732,559	1,703,089	1,395,626	1,364,362	1,332,159	1,229,066	1,194,902	1,148,153	1,100,001	1,044,488	852,607	806,724	248,642	199,965					

Unit Bathrooms

Number of Units:	64
Total Square Feet:	64,137
Default Inflation Rate:	3.0%

JF Kennedy I • Capital Needs Assessment • © On-Site Insight

Unit Electrical

Number of Units:	64
Total Square Feet:	64,137
Default Inflation Rate:	3.0%

JF Kennedy I - FINAL SS 8/9/2013

Unit Mechanical

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

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

Number of Units:	64
Total Square Feet:	64,137
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.