

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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and

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Sunny Acres

CHFA # 85145D

Plainfield Housing Authority

Moosup, CT

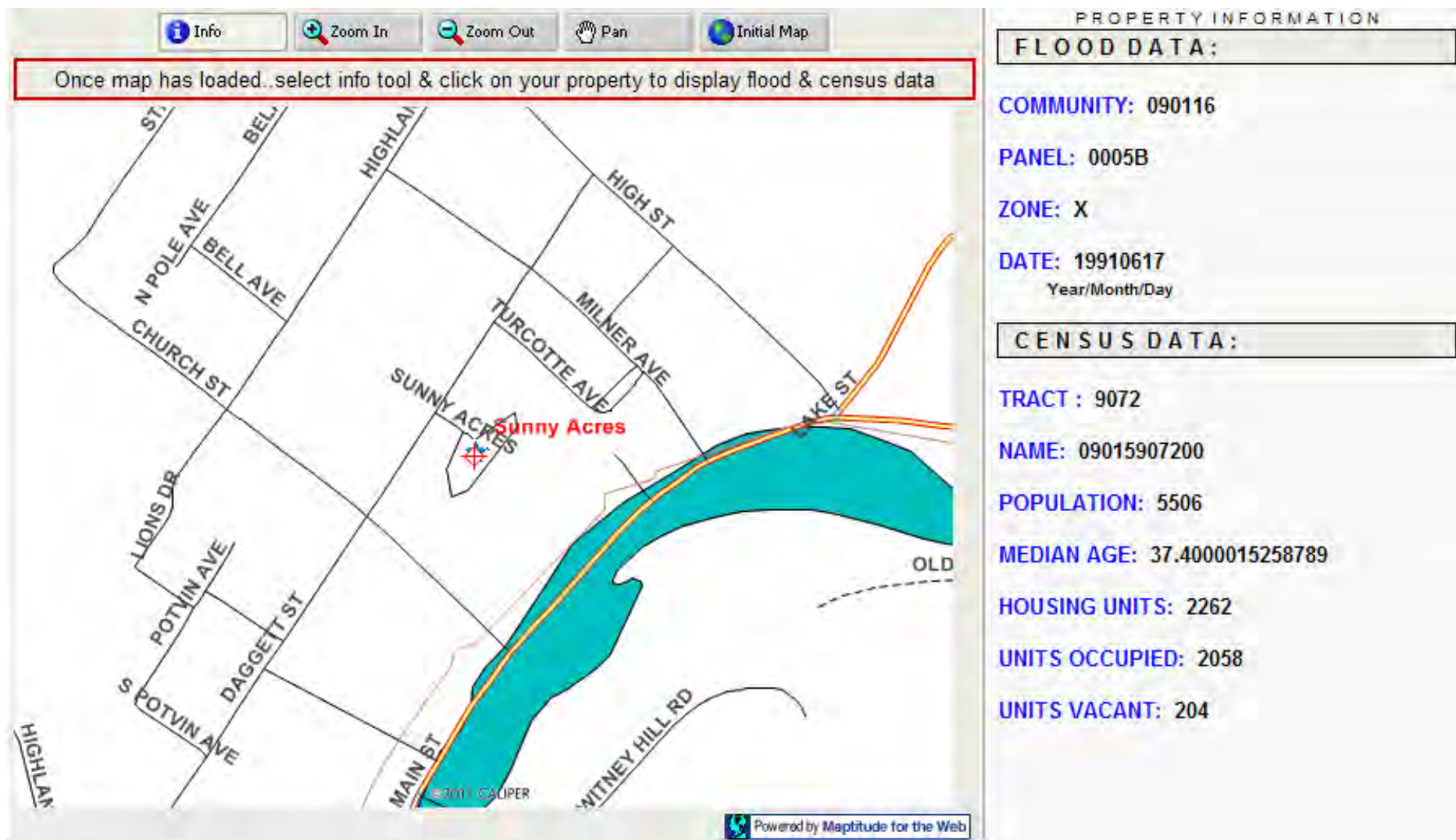
April 12, 2013

Final Report



Sunny Acres

41 Sunny Acres
Moosup, CT 06354



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

Executive Summary

Sunny Acres

Moosup, CT

Sunny Acres is a residential development for seniors and the disabled that is comprised of seven buildings, one of which is a community facility. The six residential buildings house a total of 40 units – 28 efficiency and 12 one-bedroom unit layouts. There are no units designated as handicap accessible. The property opened for residents in 1976.

Overall, the property is in good condition. As shown on the attached capital needs worksheets, the development faces significant capital expenditures over the term of the plan. Based on capital expenditure 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:

- The site's parking surfaces were re-paved in 2005 by the town DPW. Spot cracking and vehicle fluid staining were observed. Maintenance allowances are shown periodically throughout the plan. Re-paving costs are shown in Year 9. Concrete paved walks have recently been installed. At least one cracked slab was observed. Repair allowances are shown in Years 2-3 and 12-13 of the plan. Pole mounted site lighting has recently been updated. Future replacement is shown in Year 20. The site signage is to be updated by Year 6. Wood trash receptacle enclosure fencing is new, and future replacement is shown in Year 11. Minimal chain link fencing damage is shown for sectional replacement periodically in the plan. The gazebo structure's entrance door should be expanded for accessibility purposes. Future refurbishment or re-building of the structure is shown in Year 8.

- The buildings are clad with vinyl siding. Good overall conditions were observed. Siding/trim repair and powerwashing allowances are shown periodically in the plan. Future replacement costs are shown in Years 18-19. Mostly original common/service doors at the community building are shown being replaced in Years 3-5. The community building's garage door is to be replaced in the middle of the plan, while the bulkhead door is addressed by Year 3. Unit entrance doors are shown for replacement, over six years, starting in Year 4. Initially, storm door replacements will begin in Year 1. All unit windows have recently been replaced, but community building windows are original. These are shown for replacement by Year 5. Roofing shingles display some lifting and staining. Decking deflection was evident. Replacement is anticipated by Year 2. Gutter and downspout replacement is also shown in Years 1-2.
- Interior common areas within the community building include a community room with kitchenette, management office, laundry room, and restrooms. Most finishes are due to be updated (painting; carpet flooring; vinyl tile flooring). Redecorating costs are shown within the first year of the plan, with future costs shown later in the plan. Accessibility improvements would include renovations of the community kitchen space and updating restroom fixtures (including wall hung sinks at proper mounting heights) in order to meet requirements. Laundry room access would be improved by installing a front-load washing machine.
- The domestic hot water tank serving the community facility is shown for replacement by Year 12. The heat pump HVAC system serving the facility is anticipated for future replacement by Year 15 of the plan. Exterior lighting is currently being replaced, and future updates are anticipated with siding replacement work. Fire/smoke detection is supervised by a Silent Knight fire monitoring panel at the community building. This system has recently been updated, and future upgrades are anticipated by Year 19.
- Unit interior doors and painting (usually upon turnover) are seen as operating concerns. Carpet flooring in living areas and vinyl tile flooring in kitchens and baths varies in age and condition. Several units are due to have asbestos containing flooring materials abated in the near future. Flooring updates are shown throughout the plan. Bathroom fixture replacements, including toilets and vanities, are shown in the plan. Tubs and surrounds are shown being refurbished. Mostly original kitchen cabinetry is shown for replacement starting in Year 6. Interim and future cabinetry refinishing and countertop replacement allowances are shown as well. Most appliances date to a mass replacement program in 2005. Appliance replacements, as needed, are shown in most years of the plan. Domestic hot water tank and future heat pump (HVAC) system replacements are shown. Smoke / fire detection devices are monitored, tested, maintained, and replaced as needed from operations. Electrical circuit breaker panels are original models. Replacement costs are shown in Years 8-12.

Additional Notes:

1. The Physical Assessment of the property was conducted on Wednesday, March 27th, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Craig Torres. We would like to thank Ms. Cheryl Bryer and Mr. Andre Benoit 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*.



1. Typical parking area paving conditions



2. Trash receptacle areas and fencing



3. Typical building elevations and concrete walks



4. Minimal vinyl siding damage



5. Spot missing and lifting roofing shingles



6. Gutter seams separating at several locations



7. View of the community room and kitchenette
Sunny Acres • Capital Needs Assessment • © On-Site Insight



8. Common restrooms require accessibility upgrades
Page 5



9. Community facility DHW tank in laundry room



10. Typical unit living area finishes



11. Typical unit kitchen cabinetry and appliances



12. Some cabinet bases have been repaired



13. Finish wear prevalent at many cabinetry sets



14. Typical unit bathroom fixtures and finishes



15. Typical unit DHW tanks



16. Heat pump HVAC system exterior condensers, typical

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Plainfield Housing Authority
Project Name:	Sunny Acres
Project City / Town:	Moosup, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 12, 2013

Number of Units:	40
Total Square Feet:	17,130
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$71,927
Annual Replacement Reserve Contribution:	\$24,000
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	600	12,355	1,465	1,509	735	13,230	4,057	0	10,454	89,343	0	5,644	1,038	1,069	0	17,780	1,048	1,079	1,111	20,012	85,624	0
2	Building Exterior	0	0	3,293	3,392	8,573	13,784	17,685	10,696	7,085	10,700	11,021	0	2,016	0	3,944	4,063	0	0	0	104,515	107,650	8,405	0
3	Roofing	0	0	2,874	146,758	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	4,420	8,116	513	529	0	0	0	0	0	0	0	0	4,687	711	732	0	483	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	1,550	2,087	0	0	0	1,173	1,209	1,245	1,282	0	0	0	281	0	0	0	2,143	1,673	1,723	1,775	0	0
9	Common Area Restrooms	0	2,793	5,033	0	0	0	0	0	0	0	0	0	0	410	0	0	0	608	0	0	0	0	0
10	Building Boilers	0	0	0	0	0	0	0	0	0	0	0	0	0	2,353	0	0	0	2,649	0	0	0	0	0
11	Building Mechanical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,013	0	18,037	18,578	0	0	0
12	Building Electrical	0	0	0	0	0	0	0	0	0	0	0	2,398	0	0	0	0	0	0	0	5,102	76,757	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	9,399	9,681	9,971	2,986	3,075	3,167	3,262	3,360	3,461	3,565	3,672	3,782	3,896	4,012	4,133	4,257	4,384	4,516	4,651	4,791	0
16	Unit Kitchens	0	21,280	24,262	6,522	6,718	6,920	7,127	31,684	37,411	38,533	39,689	36,508	37,604	33,195	0	4,920	5,067	7,685	10,162	10,466	10,780	11,104	0
17	Unit Bathrooms	0	5,026	12,759	9,201	9,509	5,314	5,473	5,637	5,806	5,981	6,160	6,345	6,535	6,731	6,126	4,504	4,639	0	3,914	4,032	4,153	5,715	0
18	Unit Electrical	0	0	0	0	0	0	0	0	0	12,053	12,414	12,787	13,170	13,565	0	0	0	0	0	0	0	0	0
19	Unit Mechanical	0	0	3,091	3,184	3,279	3,378	3,479	3,583	3,691	3,801	3,915	4,033	4,154	4,279	4,407	4,539	84,843	87,388	4,960	5,109	5,262	5,420	0
20	Annual Planned Expenditures	0	35,669	83,268	180,717	40,088	33,115	51,242	60,034	58,500	86,164	166,004	65,635	72,795	70,322	20,153	22,769	122,474	106,259	44,209	155,152	231,040	121,059	0
21	Annual Provision (indexed at 3%)			24,000	24,720	25,462	26,225	27,012	27,823	28,657	29,517	30,402	31,315	32,254	33,222	34,218	35,245	36,302	37,391	38,513	39,668	40,858	42,084	
22	Outside Capital			1,148,000																				
23	Cumulative Reserve Balance	71,927	36,258	1,124,989	968,993	954,367	947,477	923,247	891,036	861,194	804,547	668,946	634,625	594,084	556,983	571,049	583,524	497,353	428,485	422,788	307,305	117,123	38,148	

Site Improvements

Number of Units:	40
Total Square Feet:	17,130
Default Inflation Rate:	3.0%

[illegible]

Building Exterior

Number of Units:	40
Total Square Feet:	17,130
Default Inflation Rate:	3.0%

Page 10

Roofing

Number of Units:	40
Total Square Feet:	17,130
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	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							
17	Roof Covering (Shingled) - spot lifting, organic growth	116,619		18	20	2014			0	120,118	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	Roof Gutters & Downspouts (Seam Separation, Sagging)	28,739		varies	20+	2014			2,874	26,641	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	2,874	146,758	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
28	Cumulative Reserve Balance						71,927	36,258	1,124,989	968,993	954,367	947,477	923,247	891,036	861,194	804,547	668,946	634,625	594,084	556,983	571,049	583,524	497,353	428,485	422,788	307,305	117,123	38,148							

Lobby / Mail Area

Owner Sponsor Name:	Plainfield Housing Authority
Project Name:	Sunny Acres
Project City / Town:	Moosup, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 12, 2013

Number of Units:	40
Total Square Feet:	17,130
Default Inflation Rate:	3.0%

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Community Room

Owner Sponsor Name:	Plainfield Housing Authority
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Common Hallways

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[illegible]

Common Stairways

Number of Units:	40
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Page 15

Common Laundry

Number of Units:	40
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[illegible]

Common Area Restrooms

Owner Sponsor Name:	Plainfield Housing Authority
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Building Boilers

Owner Sponsor Name:	Plainfield Housing Authority
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Building Mechanical

Number of Units:	40
Total Square Feet:	17,130
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Sunny Acres CHFA SS 4/12/2013

Comprehensive Capital Needs Assessment Schedule

Building Electrical

Owner Sponsor Name:	Plainfield Housing Authority
Project Name:	Sunny Acres
Project City / Town:	Moosup, CT

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Number of Units:	40
Total Square Feet:	17,130
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Switch Gear					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Emergency Generator					2013					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						
4	Signaling / Communication					2013					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						
6	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Exterior Lighting (Most Entrances) - currently replace	6,173		0	15+	2030					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,102	5,255	0						
18	Emergency Lighting (Battery Packs) - Optg.			varies	<10	2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Fire Detection / Monitoring (Silent Knight) - recent update	42,000		2	20+	2031					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	71,502	0						
20	Electrical Circuit Breaker Panels (in Cmnty.) - upgrade	1,838		37	40+	2013					0	0	0	0	0	0	0	0	2,398	0	0	0	0	0	0	0	0	0	0						
21	Emergency Call (pull cords ring to Fire Panel) - Optg.			varies		2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	0	0	0	0	2,398	0	0	0	0	0	0	0	5,102	76,757	0	0					
28	Cumulative Reserve Balance							71,927		36,258	1,124,989	968,993	954,367	947,477	923,247	891,036	861,194	804,547	668,946	634,625	594,084	556,983	571,049	583,524	497,353	428,485	422,788	307,305	117,123	38,148					

Building Elevator

Owner Sponsor Name:	Plainfield Housing Authority
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[illegible]

Building Structural

Number of Units:	40
Total Square Feet:	17,130
Default Inflation Rate:	3.0%

Sunny Acres CHFA SS 4/12/2013

Unit Living

Number of Units:	40
Total Square Feet:	17,130
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							
2	Walls					2013				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							
4	Interior Stairs					2013				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							
6	AC Sleeve					2013				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							
8	Lighting Fixtures					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Access. - Structural Infeasibility for Space Expansion					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	Unit Interior / Closet Doors - maintained - Optg.			varies	25+	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	Walls / Ceilings (Painted Surfaces) - maint. Optg.			varies	<10	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	Floors (Carpet) - varies in condition, age - minimal wear	32,787		varies	10+	2013				2,732	2,814	2,899	2,986	3,075	3,167	3,262	3,360	3,461	3,565	3,672	3,782	3,896	4,012	4,133	4,257	4,384	4,516	4,651	4,791						
21	Asbestos Remediation (8 Units - Flooring remaining)	20,000		37	20+	2013				6,667	6,867	7,073	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	9,399	9,681	9,971	2,986	3,075	3,167	3,262	3,360	3,461	3,565	3,672	3,782	3,896	4,012	4,133	4,257	4,384	4,516	4,651	4,791	0						
28	Cumulative Reserve Balance						71,927	36,258	1,124,989	968,993	954,367	947,477	923,247	891,036	861,194	804,547	668,946	634,625	594,084	556,983	571,049	583,524	497,353	428,485	422,788	307,305	117,123	38,148							

Unit Bathrooms

Owner Sponsor Name:	Plainfield Housing Authority
Project Name:	Sunny Acres
Project City / Town:	Moosup, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 12, 2013

Number of Units:	40
Total Square Feet:	17,130
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Plainfield Housing Authority
Project Name:	Sunny Acres
Project City / Town:	Moosup, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 12, 2013

Number of Units:	40
Total Square Feet:	17,130
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	Cabinets					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Countertops					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Sink					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Kitchen Exhaust Fan					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	GFI Outlet					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Vent Hood					2013				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						
11	Stove					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Range					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Dishwasher					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Disposal					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Accessibility (replace w/ accessible cabinetry)	21,280		37	25	2013		4	21,280	21,280	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Walls / Ceilings (Painted Surfaces) - maint. Optg.			34	20	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Floors (Vinyl Tile) - seam sep., marking - replace	16,800		varies	15+	2013				1,400	1,442	1,485	1,530	1,576	1,623	1,672	1,722	1,773	1,827	1,881	1,938	0	0	0	0	2,247	2,314	2,383	2,455						
18	Cabinetry (Wood - Refinishing) - finish wear (1 Replaced)	146,825		37	20+	2018				0	0	0	0	0	24,316	25,045	25,797	26,571	27,368	28,189	29,034	0	0	0	0	0	0	0	0						
19	Cabinetry / Counters - interim and future refinish / replace	7,912		37	10+	2015				1,582	1,630	1,679	1,729	1,781	0	0	0	0	0	0	0	0	0	0	2,465	2,539	2,615	2,694	2,775						
20	Refrigerators (most date to 2005, few replaced since)	26,800		8	10+	2014				0	3,451	3,554	3,661	3,770	3,884	4,000	4,120	4,244	0	0	0	0	4,920	5,067	5,219	5,376	5,537	5,703	5,874						
21	Ranges / Stoves (most date to 2005, 1 replaced since)	20,000		8	15+	2013				0	0	0	0	0	0	4,776	4,919	5,067	5,219	5,376	0	0	0	0	0	0	0	0	0						
22	Exhaust / Ventilation (Ceiling Fans) - update w/ cabinetry	11,240		varies	15+	2019				0	0	0	0	0	1,861	1,917	1,975	2,034	2,095	2,158	2,223	0	0	0	0	0	0	0	0						
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0		21,280	24,262	6,522	6,718	6,920	7,127	31,684	37,411	38,533	39,689	36,508	37,604	33,195	0	4,920	5,067	7,685	10,162	10,466	10,780	11,104	0					
28	Cumulative Reserve Balance						71,927		36,258	1,124,989	968,993	954,367	947,477	923,247	891,036	861,194	804,547	668,946	634,625	594,084	556,983	571,049	583,524	497,353	428,485	422,788	307,305	117,123	38,148						

Unit Electrical

Number of Units:	40
Total Square Feet:	17,130
Default Inflation Rate:	3.0%

Sunny Acres CHFA SS 4/12/2013

Unit Mechanical

Number of Units:	40
Total Square Feet:	17,130
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.