

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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and

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Sunset Village

CHFA # 85146D

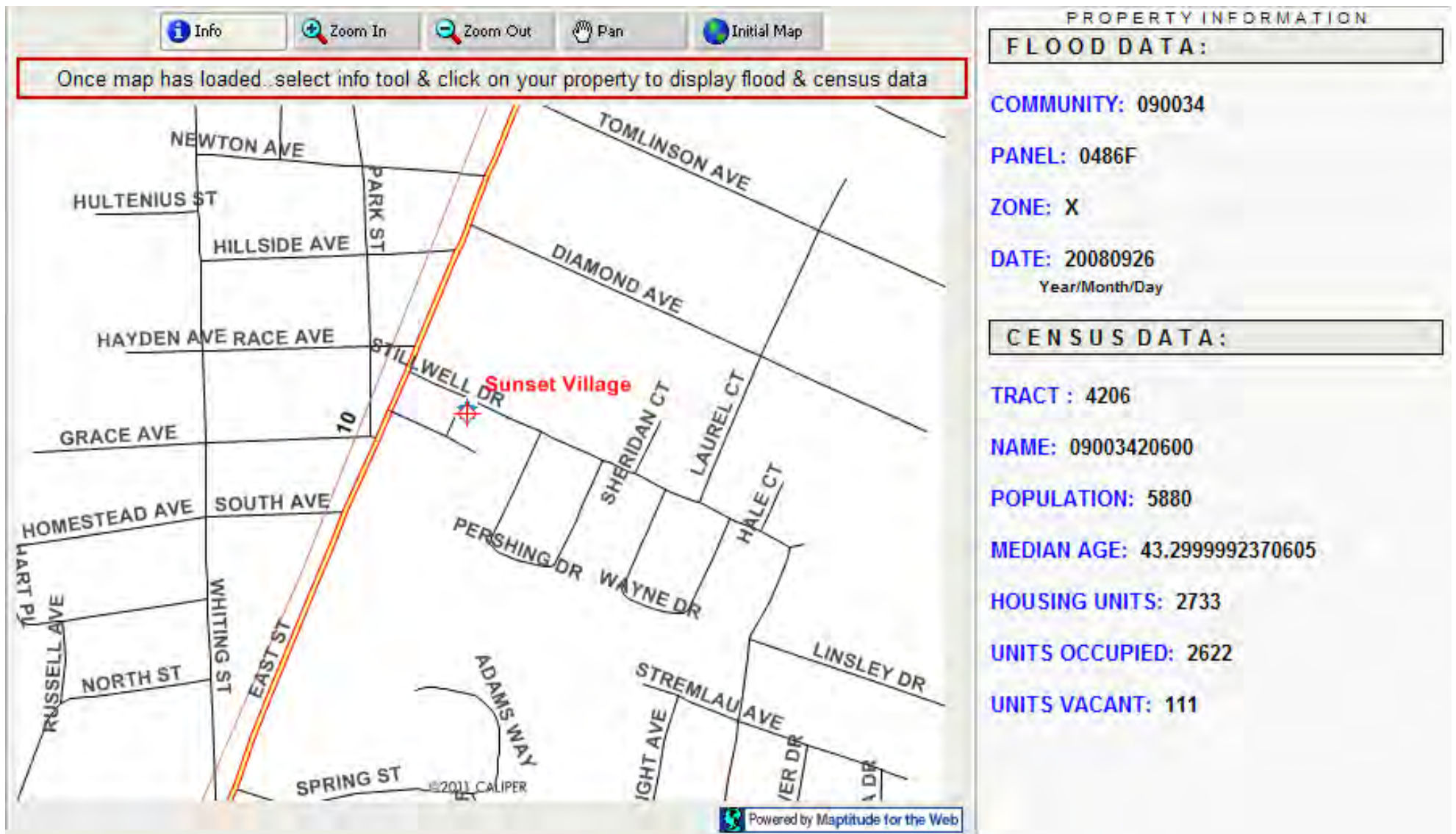
Plainville Housing Authority
Plainville, CT

March 29, 2013

Final Report



Sunset Village
20 Stillwell Drive
Plainville, CT 06062



Sunset Village

20 Stillwell Drive
Plainville, CT 06062

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

Executive Summary

Sunset Village

Plainville, CT

Sunset Village is a residential development for seniors and the disabled that is comprised of 6 residential buildings and one community building facility. The development includes 24 efficiency/studio units and 16 one-bedroom units. There are no handicap accessible unit layouts at this development. In-unit modifications are made for residents as “reasonable accommodations”. Original construction of the development dates to 1965. The Sunset Village property is located adjacent to the Centerview Manor and Woodmoor Village developments.

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

- The parking areas are paved with asphalt. Sporadic cracking and some pavement breakdown were observed. Resurfacing costs are shown in Year 3. Interim and future maintenance costs are shown in the plan as well. Asphalt and concrete paved site walks vary in condition. Sectional re-paving of asphalt walks is shown starting in Years 1, 10, and 18. Replacement of concrete walks is shown in Years 1-3. Chain link fencing along portions of the site’s property lines is having wood stockade fencing installed in front of sections. Installation costs are shown in Year 1. Trash receptacle / clothes line chain link fencing exhibits good overall conditions, and replacement is shown later in the plan. Pole mounted site lighting is shown being upgraded starting in Year 16, possibly with LED type fixtures. Signage upgrades are anticipated by Year 12.

- The buildings are clad with sections of “thin gauge” vinyl siding and primarily with brick masonry. Minimal masonry repair costs are shown in the plan.. Spot vinyl siding damage and organic material growth were observed, and site staff noted difficulty in replacement of the siding due to its thickness. Replacement is shown in Years 4-6, with interim and future repair/powerwashing allowances shown in the plan. Entrance / service doors at the community facility display good overall conditions, and replacement is shown starting in Year 4. Unit doors and storm doors are mostly original. Site staff notes glazing concerns associated with these doors. Replacements are shown in Years 1-3. Future storm door replacement is anticipated starting in Year 14. Windows have been replaced, but caulking/sealant deterioration around windows was observed. Re-caulking allowances are shown in the plan. Roofing shingles display sections of lifting, curling, and staining. Replacement is shown in Year 9, while gutters and downspouts are shown being upgraded, as needed. in Years 4-9. Interim repairs and cleaning are handled from operations. Interior common areas are limited to the community facility (community room, laundry, office, restrooms). Periodic painting allowances are shown in the plan. Flooring updates are shown concurrent refinishing work. Accessibility upgrades include restroom entrance door and kitchen cabinetry modifications.
- The oil-fired heating boiler and domestic hot water tank (DHW) serving the community facility date to the early 1990s. The heating boiler is due to be replaced by Year 15. The DHW tank is due for replacement in Years 5 and 20. The heat pump HVAC system for the community facility will be due for replacement by Year 15 (possibly with a larger capacity unit). The fire detection/monitoring system calls emergency personal if activated (main panel at Centerview). Future upgrades are shown in Year 10. The local ring emergency call system is maintained from operations. An overhaul of the emergency generator is anticipated by Year 7.
- Site representatives noted that in-unit painting is handled, usually upon turnover of the unit, as a reserve draw item, and costs are shown accordingly. Most flooring (carpet and vinyl) has been replaced since 2006. Replacement costs are shown throughout the plan, as needed. Unit baths have newer vanities. Wall hung sinks should be installed in 4 unit baths. Future vanity replacements are shown later in the plan. Toilets are a mix of older and newer models. Upgrades to lower flow models are shown starting in Year 1. Showers exhibit aging and dated conditions. Replacement, over time, with one-piece shower stalls, is shown in the plan. Most unit kitchens have newer cabinetry. Two unit kitchens have older cabinetry. Upgrades are shown accordingly. Appliances vary in age, and replacements are shown as needed. Smoke/fire detection devices and emergency call devices are monitored, tested, maintained, and replaced, as needed, from operations. Heat pump HVAC systems have recently been installed, and future replacement is shown starting in Year 14. Domestic hot water tanks vary in age, and replacement costs are shown as needed.

Additional Notes:

1. The Physical Assessment of the property was conducted on Wednesday, March 13th and Thursday, March 14th, 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. Linda DeZenzo and the Plainville Housing Authority 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*.



1. Site parking - paving conditions



2. Asphalt paved walks along rears of buildings



3. Concrete and asphalt walks on site



4. Some concrete spalling at stoops



5. Perimeter chain link, sections being masked with wood stockade



6. Typical building elevations



7. Spot vinyl siding impact damage



8. Original unit entrance doors, to upgrade



9. Spot lifting, curling of roofing shingles



10. View of the community room space



11. Community kitchen in need of modifications for accessibility



12. Heating boiler and DHW serving Cmnty. facility



13. Emergency generator serving the Cmnty. facility



14. Typical heat pump HVAC system condenser units



15 Typical unit living area finishes



16. Typical unit bath fixtures



17. Unit bath showers being refurbished



18. Typical unit kitchen cabinetry and appliances



19. Electric DHW tanks serving apartment hot water needs
Sunset Village • Capital Needs Assessment • © On-Site Insight



20. Original unit circuit breaker panels, to replace

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Plainville Housing Authority
Project Name:	Sunset Village
Project City / Town:	Plainville, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	40
Total Square Feet:	27,630
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$214,559
Annual Replacement Reserve Contribution:	\$0
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	37,042	24,015	85,374	1,147	1,182	0	0	0	0	16,364	4,053	14,833	0	44,183	31,099	0	0	20,730	13,387	22,995	0
2	Building Exterior	0	0	26,634	29,370	32,108	12,664	11,074	7,780	842	867	88,788	10,493	9,131	0	0	7,635	5,978	11,030	11,361	13,764	10,858	3,069	0
3	Roofing	0	0	0	0	0	6,757	6,959	7,168	7,383	7,605	170,090	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	2,700	2,700	4,663	0	0	0	578	595	613	0	6,353	0	0	0	0	0	0	0	11,923	848	874	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	562	0	0	0	0	0	0	0	269	0	0	0	0	0	0	0	902	0	0	0
9	Common Area Restrooms	0	3,400	3,400	6,289	0	0	0	0	0	0	0	831	0	0	0	0	0	0	0	2,667	0	0	0
10	Building Boilers	0	0	0	0	0	0	1,477	0	0	0	0	0	0	0	0	0	8,894	0	0	0	0	2,301	0
11	Building Mechanical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,017	0	0	0	0	0	0
12	Building Electrical	0	0	6,500	0	0	0	0	0	5,970	0	0	54,800	8,735	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	6,756	6,959	7,168	7,383	7,604	7,832	8,067	8,309	8,559	8,815	9,080	9,352	9,633	9,922	10,219	10,526	10,842	11,167	11,502	11,847	0
16	Unit Kitchens	0	5,700	9,898	10,247	10,554	3,934	8,029	8,269	8,518	8,773	9,036	9,307	6,290	2,768	4,163	66,018	64,973	72,030	13,498	13,903	8,739	9,001	0
17	Unit Bathrooms	0	3,588	5,629	2,102	13,622	14,031	13,358	13,758	14,171	14,596	15,034	15,485	14,514	14,950	10,390	10,701	11,022	11,353	12,765	13,148	1,818	1,873	0
18	Unit Electrical	0	0	0	0	0	0	11,030	11,361	11,702	12,053	12,414	0	0	0	23,287	23,986	24,706	0	0	0	0	0	0
19	Unit Mechanical	0	0	3,400	3,502	3,607	3,715	7,653	3,942	4,060	4,182	4,307	0	0	4,706	4,848	41,386	58,588	60,345	5,456	5,620	5,788	5,962	0
20	Annual Planned Expenditures	0	15,388	101,959	87,709	152,433	49,631	68,366	60,688	61,308	56,998	308,228	122,718	51,803	46,610	52,321	203,832	223,496	165,285	53,922	93,824	52,941	57,922	0
21	Annual Provision (indexed at 3%)			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
22	Outside Capital			1,912,000																				
23	Cumulative Reserve Balance	214,559	199,171	2,009,212	1,921,503	1,769,069	1,719,439	1,651,073	1,590,384	1,529,076	1,472,079	1,163,851	1,041,133	989,330	942,720	890,399	686,567	463,071	297,787	243,864	150,040	97,099	39,177	

Site Improvements

Number of Units:	40
Total Square Feet:	27,630
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Building Exterior

Owner Sponsor Name:	Plainville Housing Authority
Project Name:	Sunset Village
Project City / Town:	Plainville, CT

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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	Exterior Doors					2013					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						
3	Exterior Walls - Masonry					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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						
5	Ext. Walls - Vinyl Siding					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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						
7	Windows					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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						
9	Caulking					2013					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						
11	Railings					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	Soffits/Fascia (Vented, Vinyl and Alum. Clad) - future replc.	70,090		17	25	2021					0	0	0	0	0	0	88,788	0	0	0	0	0	0	0	0	0	0	0	0						
17	Exterior Walls (Vinyl) - minimal damage, organic growth	18,018		>25	30+	2016					0	0	0	6,563	6,760	6,963	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Exterior Walls (Vinyl) - periodic repair and powerwashing	1,247		>25	4	2013					1,247	0	0	0	0	0	0	0	1,628	0	0	0	1,832	0	0	0	2,062	0	0						
19	Exterior Walls (Brick) - minimal mortar deterioration - Repair	3,500		48	40+	2015					0	0	1,857	1,912	0	0	0	0	0	0	0	0	0	0	0	0	0	2,979	3,069						
20	Overhead Garage Door (Storage/Maint./Mech. Cmnty)	1,500		<5	20+	2031					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,554	0						
21	Common / Service Doors (Cmnty. Bldg.) - upgrade	3,525		>20	25+	2016					0	0	0	770	793	817	842	867	0	0	0	0	0	0	0	0	0	0	0						
22	Window Caulking / Sealant - deterioration, drying, cracking	12,512		8	10+	2014					0	3,222	3,318	3,418	3,521	0	0	0	0	0	0	0	0	0	4,873	5,019	5,170	5,325	0						
23	Windows (Vinyl Clad D/H Types) - maint. Optg.			8	35+	2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
24	Exterior Unit Doors (Original) - varying conditions	56,400		48	25+	2013					18,800	19,364	19,945	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
25	Storm Doors (Aluminum) - varying ages and conditions	19,760		varies	10+	2013					6,587	6,784	6,988	0	0	0	0	0	0	0	0	0	5,804	5,978	6,157	6,342	6,532	0	0						
26	Exterior Lighting - mostly at doors, some spotlights	13,589		varies	15+	2022					0	0	0	0	0	0	0	0	8,865	9,131	0	0	0	0	0	0	0	0	0						
27	Annual Planned Expenditures							0		0	26,634	29,370	32,108	12,664	11,074	7,780	842	867	88,788	10,493	9,131	0	0	7,635	5,978	11,030	11,361	13,764	10,858	3,069	0				
28	Cumulative Reserve Balance							214,559		199,171	2,009,212	1,921,503	1,769,069	1,719,439	1,651,073	1,590,384	1,529,076	1,472,079	1,163,851	1,041,133	989,330	942,720	890,399	686,567	463,071	297,787	243,864	150,040	97,099	39,177					

Roofing

Owner Sponsor Name:	Plainville Housing Authority
Project Name:	Sunset Village
Project City / Town:	Plainville, CT

Current Year:	2013
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Report Date:	March 29, 2013

Number of Units:	40
Total Square Feet:	27,630
Default Inflation Rate:	3.0%

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Lobby / Mail Area

Owner Sponsor Name:	Plainville Housing Authority
Project Name:	Sunset Village
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Sunset Village • Capital Needs Assessment • © On-Site Insight

Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	Plainville Housing Authority
Project Name:	Sunset Village
Project City / Town:	Plainville, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	40
Total Square Feet:	27,630
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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	Floor					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Kitchen Cabinets / Sink					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Kitchen Appliances					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Furnishings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Cmnty. & Office Walls / Ceilings - refinishing allows.	1,757		7	8	2014				0	1,809	0	0	0	0	0	0	0	2,292	0	0	0	0	0	0	0	2,903	0	0						
18	Flooring (Carpet) - some staining, wear	2,771		7	<10	2014				0	2,854	0	0	0	0	0	0	0	3,616	0	0	0	0	0	0	0	4,580	0	0						
19	Flooring (Vinyl Tile) - at Kitchen	341		7	15+	2022				0	0	0	0	0	0	0	0	0	445	0	0	0	0	0	0	0	4,440	0	0						
20	Kitchenette Cabinetry (recently updated) - not accessible	2,700		<7	20+	2013		4	2,700	2,700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21	Kitchenette Appliances (Range, Refrig., Microwave)	1,495		<7	10+	2018				0	0	0	0	0	578	595	613	0	0	0	0	0	0	0	0	0	848	874							
22	Furnishings - maintained/replaced - Optg.			varies	10+	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0		2,700	2,700	4,663	0	0	0	578	595	613	0	6,353	0	0	0	0	0	0	0	11,923	848	874	0					
28	Cumulative Reserve Balance						214,559		199,171	2,009,212	1,921,503	1,769,069	1,719,439	1,651,073	1,590,384	1,529,076	1,472,079	1,163,851	1,041,133	989,330	942,720	890,399	686,567	463,071	297,787	243,864	150,040	97,099	39,177						

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Common Hallways

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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 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					
28	Cumulative Reserve Balance							214,559		199,171	2,009,212	1,921,503	1,769,069	1,719,439	1,651,073	1,590,384	1,529,076	1,472,079	1,163,851	1,041,133	989,330	942,720	890,399	686,567	463,071	297,787	243,864	150,040	97,099	39,177					

Common Stairways

Number of Units:	40
Total Square Feet:	27,630
Default Inflation Rate:	3.0%

Sunset Village CHFA SS 3/29/2013

Common Laundry

Number of Units:	40
Total Square Feet:	27,630
Default Inflation Rate:	3.0%

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Common Area Restrooms

Number of Units:	40
Total Square Feet:	27,630
Default Inflation Rate:	3.0%

Sunset Village • Capital Needs Assessment • © On-Site Insight

Comprehensive Capital Needs Assessment Schedule

Building Boilers

Owner Sponsor Name:	Plainville Housing Authority
Project Name:	Sunset Village
Project City / Town:	Plainville, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	40
Total Square Feet:	27,630
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	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	Domestic Hot Water (Cmnty. Facility) - 50 gallon, oil fired	1,313		11	15	2017				0	0	0	0	1,477	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,301						
17	Heating Boiler (Cmnty. Facility) - Dunkirk, 210MBH	5,880		11	25	2027				0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,894	0	0	0	0	0						
18	Circulation Pump - maint. Optg.			11	15	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Fuel Oil Storage Tank - 330 gallons. Monitor - Optg.			>20	30+	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	1,477	0	0	0	0	0	0	0	0	8,894	0	0	0	0	2,301	0						
28	Cumulative Reserve Balance							214,559		199,171	2,009,212	1,921,503	1,769,069	1,719,439	1,651,073	1,590,384	1,529,076	1,472,079	1,163,851	1,041,133	989,330	942,720	890,399	686,567	463,071	297,787	243,864	150,040	97,099	39,177					

Building Mechanical

Number of Units:	40
Total Square Feet:	27,630
Default Inflation Rate:	3.0%

Sunset Village CHFA SS 3/29/2013

Building Electrical

Owner Sponsor Name:	Plainville Housing Authority
Project Name:	Sunset Village
Project City / Town:	Plainville, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	40
Total Square Feet:	27,630
Default Inflation Rate:	3.0%

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Building Elevator

Owner Sponsor Name:	Plainville Housing Authority
Project Name:	Sunset Village
Project City / Town:	Plainville, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	40
Total Square Feet:	27,630
Default Inflation Rate:	3.0%

[illegible]

Building Structural

Number of Units:	40
Total Square Feet:	27,630
Default Inflation Rate:	3.0%

Sunset Village CHFA SS 3/29/2013

Unit Bathrooms

Number of Units:	40
Total Square Feet:	27,630
Default Inflation Rate:	3.0%

Sunset Village CHFA SS 3/29/2013

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Plainville Housing Authority
Project Name:	Sunset Village
Project City / Town:	Plainville, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	40
Total Square Feet:	27,630
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	Access. (Lower Walls & Cntrs., Drawer Hrdwr., Pipe Insul.)	5,700		48	20	2013		4	5,700	5,700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Walls / Ceilings (see "Unit Living") section					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Floors (Vinyl) - newer	14,720		<7	10+	2017				0	0	0	0	2,761	2,844	2,929	3,017	3,108	3,201	0	0	0	0	0	0	3,937	4,055	4,177	4,302						
18	Floors (Vinyl) - older, some marking, staining	3,680		>7	10+	2013				920	948	976	1,005	0	0	0	0	0	0	0	1,312	1,351	1,392	1,433	0	0	0	0							
19	Kitchen Cabinetry / Counters / Sinks (Recently Upgraded)	116,660		<7	20+	2026				0	0	0	0	0	0	0	0	0	0	0	57,106	58,820	60,584	0	0	0	0								
20	Kitchen Cabinetry / Counters / Sinks (Few Older Models)	6,140		48	20+	2014				0	3,162	3,257	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
21	Cabinetry / Counters (Spot Counter Replacement) - Optg.			varies	10+	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
22	Refrigerators	26,800		varies	10+	2014				0	2,760	2,843	2,929	3,016	3,107	3,200	3,296	3,395	3,497	3,602	0	0	3,936	4,054	4,175	4,301	4,430	4,563	4,699						
23	Ranges / Stoves	20,000		varies	15+	2017				0	0	0	0	2,251	2,319	2,388	2,460	2,534	2,610	2,688	2,768	2,852	2,937	0	0	0	0	0							
24	Exhaust / Ventilation (Recirculating)	1,405		<2	15+	2026				0	0	0	0	0	0	0	0	0	0	0	688	708	730	0	0	0	0								
25	Exhaust / Ventilation (Recirculating) - Adding/Install	9,835		ADD	15+	2026				3,278	3,377	3,478	0	0	0	0	0	0	0	0	0	0	0	5,108	5,261	5,419	0	0							
26																																			
27	Annual Planned Expenditures							0	5,700	9,898	10,247	10,554	3,934	8,029	8,269	8,518	8,773	9,036	9,307	6,290	2,768	4,163	66,018	64,973	72,030	13,498	13,903	8,739	9,001	0					
28	Cumulative Reserve Balance							214,559	199,171	2,009,212	1,921,503	1,769,069	1,719,439	1,651,073	1,590,384	1,529,076	1,472,079	1,163,851	1,041,133	989,330	942,720	890,399	686,567	463,071	297,787	243,864	150,040	97,099	39,177						

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

Owner Sponsor Name:	Plainville Housing Authority
Project Name:	Sunset Village
Project City / Town:	Plainville, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	40
Total Square Feet:	27,630
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Emergency Call System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Electrical Panel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Smoke Detectors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Intercom					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Electrical Circuit Breaker Panels (Replaced FPE)	49,000		48	40+	2017				0	0	0	0	11,030	11,361	11,702	12,053	12,414	0	0	0	23,287	23,986	24,706	0	0	0	0	0						
18	Smoke / Fire Detection - device replacement Optg.			varies	<10	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Emergency Call Systems - pull cord devices - Optg.			varies	10+	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Unit Lighting (Recent Updates) - maintained Optg.			varies	15+	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	11,030	11,361	11,702	12,053	12,414	0	0	0	23,287	23,986	24,706	0	0	0	0	0	0					
28	Cumulative Reserve Balance							214,559		199,171	2,009,212	1,921,503	1,769,069	1,719,439	1,651,073	1,590,384	1,529,076	1,472,079	1,163,851	1,041,133	989,330	942,720	890,399	686,567	463,071	297,787	243,864	150,040	97,099	39,177					

Unit Mechanical

Number of Units:	40
Total Square Feet:	27,630
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.