

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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Lincoln Park

CHFA #85152D

Preston Housing Authority
Preston, CT

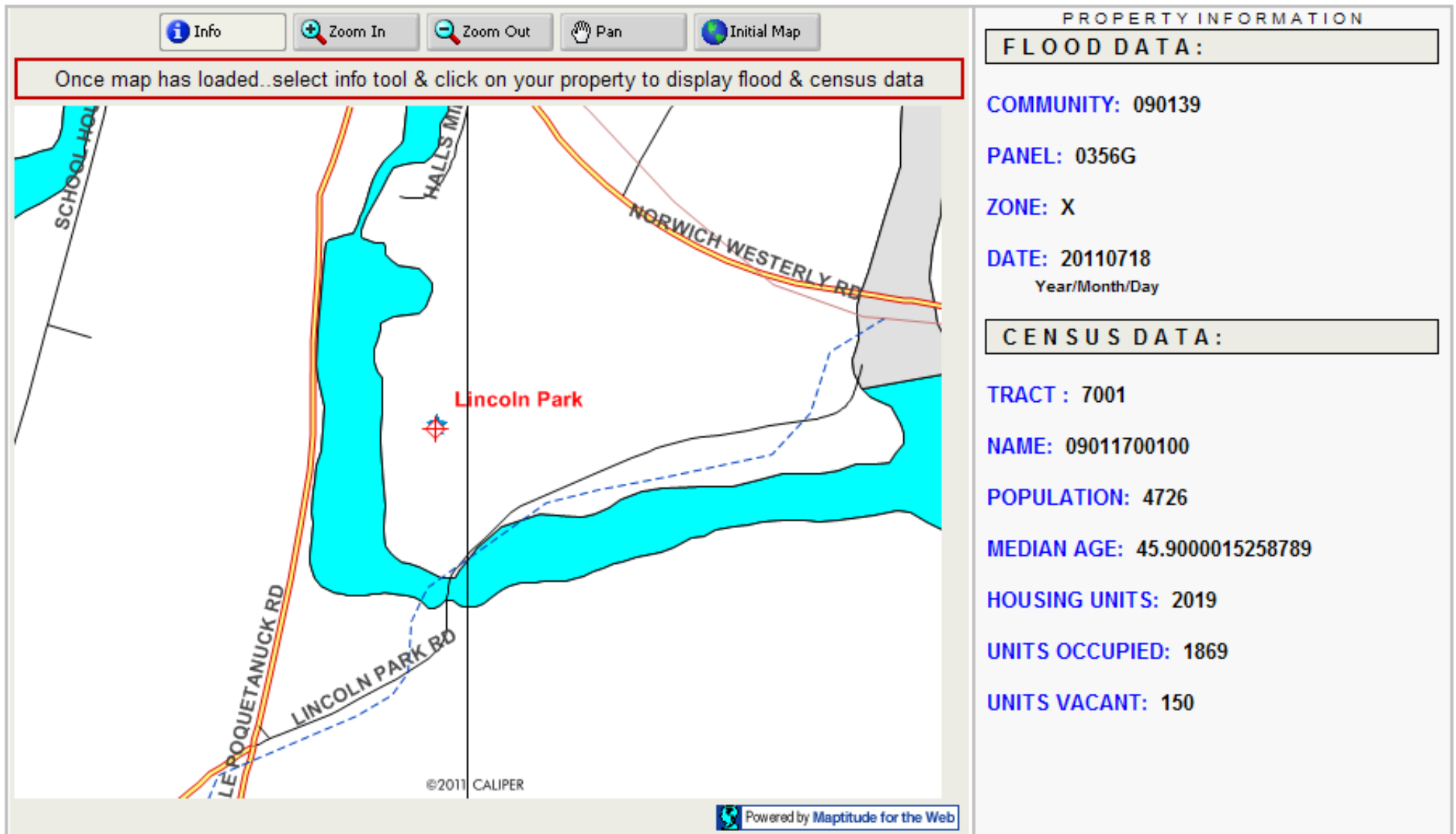
March 1, 2013

Final Report



Lincoln Park

11 Lincoln Park Road
Preston, CT 06365



Lincoln Park

11 Lincoln Park Road
Preston, CT 06365

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

Executive Summary

Lincoln Park

Preston, CT

Lincoln Park is a residential development for the elderly that is comprised of 40 units in 10 one story wood-framed, vinyl sided buildings. All of the buildings have pitched asphalt shingle roofs and share a Community Center on a sloping site. The development includes 28 one-bedroom and 12 efficiency flats with 27 parking spaces, 2 of which are designated as handicapped accessible. Original construction of the property dates to 1975 and included 2 handicapped accessible units. Select areas of the drive and parking were recently resurfaced. The on-site septic system was rehabilitated in 2002. The original tank and pumps for the on-site domestic water system was recently inspected by the state and should be replaced. The roofing was replaced in 1998, a few select windows were replaced in 2002, the siding was replaced in 2006 and the storm doors were also replaced recently. Unit interiors are refurbished at unit turnover.

Overall the development is in good condition. As shown on the attached capital needs worksheets, the development faces significant capital needs in the near and mid-term and the latter years of the assessment period. 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 by this assessment of Lincoln Park include the following:

- Asphalt paving at drives and parking is shown with crack repair and sealcoat throughout the plan and replacement mid-plan.
- Asphalt sidewalks and stoops are shown to be replaced mid-plan.
- New site light poles are on-site and are scheduled to be replaced in year 1.

- Rehabilitation of the on-site septic system is shown early and late in the plan.
- Vinyl siding cleaning and repairs at all buildings is shown periodically throughout the plan.
- Window replacement at all buildings is shown mid-plan.
- Entry door replacement at all buildings is shown in year 1 based on EUL and condition.
- New asphalt roofing at the Community Center and residential buildings is shown late in the plan.
- New finishes, fixtures and appliances in the Community Center are shown periodically over the plan.
- A new fire alarm control panel in the Community Center and upgrades to the residential fire alarm systems are shown mid-plan.
- A new emergency generator for the Community Building, domestic water pump and sewage pump is shown in year 1 of the plan.
- New vinyl flooring in the living, sleeping area/bedroom, bathroom and kitchen in the units are shown over the plan.
- Unit wall and ceiling finishes are in good condition. Painting takes place at unit turn-over and is funded from operating accounts.
- Bathroom fixtures are shown being replaced in year 1 based on EUL and condition.
- Bathroom flooring, finishes, accessories, exhaust fans and lights are shown being replaced in year 1 based on EUL and condition.
- Kitchen cabinets, counters, sink, range, range hood, and refrigerator are shown to be replaced in year 1 based on EUL and condition.
- Call for aid replacement is shown in year 1 based on EUL and condition.
- Smoke and heat detector replacement is shown in year 1 based on EUL and condition.
- No significant damage to the in-unit electric baseboard cover or components was observed. Replacement is late in the plan.
- Electric domestic hot water heaters are shown being replaced over the plan.
- The unit level split system heat pumps are shown to be replaced when they reach 15 years of age later in the plan.
- An accessible route from parking to the residential buildings and to and through the Community Center is generally present.
- CHFA requires 4 fully accessible apartments. Unit bathroom and kitchen improvements at 2 units are shown in year 1.

Additional Notes:

1. The Physical Assessment of the property was conducted on January 30th, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Brian Ameche, Principal of Clearstory LLC. We would like to thank site staff for their assistance.
2. Cost estimates used in this assessment are based on data from *RS Means Facilities and Construction Cost Data*. These cost estimates have been applied uniformly across the entire study portfolio to help ensure consistency of future projections. Actual owner and/or site pricing could vary significantly.
3. Unless required by fire, safety, or accessibility codes, items are typically shown being replaced in kind and do not include any planned upgrades or potential upgrade opportunities.
4. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.
5. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.



Asphalt drive and parking at the Community Center and other select locations was recently resurfaced.



Typical asphalt walk failure.



Well head for on-site domestic water.



Expansion tank in mechanical closet at Community Center with 2,000 gallon domestic water storagetank in pit below grate.



Sewage pumping station at opposite end of site from leaching fields.



Leaching field for on-site septic system in field beyond typical trash enclosure.



Gas-fired emergency generator behind Community Building.



Typical elevation at 7 buildings with 4 efficiency apartments.



Typical elevation at 3 buildings with
4 1-bedroom apartments.



Community room and kitchen.



Front hall and mailboxes at
the Community Center.



Typical living, dining and kitchen in efficiency
apartment where futon is used for sleeping
and sleeping area is used as study.



Sleeping area used as study in efficiency apartment.



Typical bathroom in efficiency and 1-bedroom apartments.



Typical sleeping area in efficiency apartments.



Typical tight bedroom in 1-bedroom apartments.

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Preston Housing Authority
Project Name:	Lincoln Park
Project City / Town:	Preston Housing Authority

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

Number of Units:	40
Total Square Feet:	19,890
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$34,625
Annual Replacement Reserve Contribution:	\$27,538
Additional Misc. Contribution:	\$0

	Component	Total Planned Expenditures by Year																						Revitalization
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
				2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Site Improvements	0	0	0	0	140,039	0	28,138	12,602	0	0	0	67,857	69,892	71,989	7,129	0	0	16,937	32,094	0	0	0	0
2	Building Exterior	0	0	28,464	0	0	944	0	0	1,032	0	39,574	49,763	41,984	0	1,232	0	0	1,346	0	0	1,471	0	0
3	Roofing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	41,307	52,997	43,823	0	0	0	0
4	Lobby - Mail Area	0	0	0	0	0	0	0	0	296	0	0	0	0	692	2,766	0	0	0	0	0	0	0	0
5	Community Room	0	0	0	0	0	0	0	0	606	0	0	0	0	3,905	0	0	0	0	7,313	0	0	0	0
6	Common Hallways	0	0	0	0	0	0	0	0	396	0	0	0	0	415	0	0	0	0	532	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	423	0	0	0	0	969	0	0	0	0	569	0	0	0	0
9	Common Area Restrooms	0	0	0	0	0	0	0	0	293	0	0	0	0	997	0	0	0	0	394	0	0	0	0
10	Building Boilers	0	0	0	0	0	0	1,367	0	0	0	0	0	0	0	0	0	0	0	1,950	0	0	0	0
11	Building Mechanical	0	0	15,000	0	1,591	0	1,688	0	1,791	4,981	1,900	0	2,016	0	2,139	0	2,269	0	2,407	0	2,554	0	0
12	Building Electrical	0	0	30,000	0	0	0	0	0	0	0	0	54,800	40,317	41,527	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	1,610	1,658	1,708	1,759	1,812	1,866	1,922	1,980	2,039	2,101	2,164	2,229	2,295	2,364	2,435	2,508	2,584	2,661	2,741	2,823	0
16	Unit Kitchens	0	0	209,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	71,667	0	0	0	54,780	0
17	Unit Bathrooms	0	0	199,840	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,320	4,450	4,583	0	0	0
18	Unit Electrical	0	0	28,900	1,751	1,804	1,858	1,913	1,971	2,030	2,091	21,408	2,218	2,285	2,353	17,035	17,546	18,072	18,615	43,565	2,810	2,894	2,981	0
19	Unit Mechanical	0	0	0	0	0	0	0	0	0	0	0	0	0	61,017	62,848	64,733	66,675	68,675	0	0	0	0	0
20	Annual Planned Expenditures	0	0	513,054	3,409	145,142	4,561	34,919	16,440	8,789	9,052	64,922	176,739	158,658	186,093	95,443	84,643	130,759	237,065	139,680	10,054	9,660	60,584	0
21	Annual Provision (indexed at 3%)			27,538	28,364	29,215	30,092	30,994	31,924	32,882	33,868	34,884	35,931	37,009	38,119	39,263	40,440	41,654	42,903	44,190	45,516	46,882	48,288	
22	Outside Capital			1,520,000																			0	
23	Cumulative Reserve Balance	34,625	34,625	1,069,109	1,094,064	978,137	1,003,668	999,743	1,015,227	1,039,320	1,064,136	1,034,099	893,291	771,642	623,668	567,487	523,284	434,179	240,017	144,528	179,990	217,212	204,916	

Site Improvements

Number of Units:	40
Total Square Feet:	19,890
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	Asphalt Parking / Roadways					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Crack Fill / Sealant					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Concrete Sidewalks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Bituminous Sidewalks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Fencing					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Landscaping					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Dumpster Enclosures					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Storm Water System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Site Lighting					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Fencing - Chain Link					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Retaining Walls					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	Crackfill & Sealcoat Asphalt Drives & Parking	10,871		varies	5	2018				0	0	0	0	0	12,602	0	0	0	0	0	0	0	0	0	16,937	0	0	0	0						
18	Asphalt Walk and Stoop Replacement	88,148		6	15	2022				0	0	0	0	0	0	0	0	39,488	40,673	41,893	0	0	0	0	0	0	0	0	0						
19	Development Signage	3,500		38	40	2015				0	0	3,713	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Site Light Poles	128,500		38	40	2015				0	0	136,326	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21	Rehabilitate On-site Sanitary Sewage System	20,000		11	15	2017				0	0	0	0	22,510	0	0	0	0	0	0	0	0	0	0	32,094	0	0	0	0						
22	Repair and Paint Dumpster Screen Fence	5,000		4	8	2017				0	0	0	0	5,628	0	0	0	0	0	0	7,129	0	0	0	0	0	0	0	0						
23	Asphalt Overlay Drives & Parking	65,226		varies	25	2022				0	0	0	0	0	0	0	0	28,368	29,219	30,096	0	0	0	0	0	0	0	0	0						
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	140,039	0	28,138	12,602	0	0	0	67,857	69,892	71,989	7,129	0	0	16,937	32,094	0	0	0	0						
28	Cumulative Reserve Balance						34,625	34,625	1,069,109	1,094,064	978,137	1,003,668	999,743	1,015,227	1,039,320	1,064,136	1,034,099	893,291	771,642	623,668	567,487	523,284	434,179	240,017	144,528	179,990	217,212	204,916							

Building Exterior

Owner Sponsor Name:	Preston Housing Authority
Project Name:	Lincoln Park
Project City / Town:	Preston Housing Authority

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

Number of Units:	40
Total Square Feet:	19,890
Default Inflation Rate:	3.0%

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Roofing

Owner Sponsor Name:	Preston Housing Authority
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Lobby / Mail Area

Owner Sponsor Name:	Preston Housing Authority
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Community Room

Owner Sponsor Name:	Preston Housing Authority
Project Name:	Lincoln Park
Project City / Town:	Preston Housing Authority

Current Year:	2013
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Number of Units:	40
Total Square Feet:	19,890
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	Floor					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
2	Kitchen Cabinets / Sink	4,050		4	20	2029				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,499	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	0					
4	Furnishings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
5	Refrigerator	670		4	15	2024				0	0	0	0	0	0	0	0	0	0	927	0	0	0	0	0	0	0	0	0	0					
6	Range	435		4	15	2024				0	0	0	0	0	0	0	0	0	0	602	0	0	0	0	0	0	0	0	0	0					
7	Painting - Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
8	Range Hood					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	New Vinyl Flooring at Community Room	1,296		4	15	2020				0	0	0	0	0	0	0	0	0	0	1,794	0	0	0	0	0	0	0	0	0	0					
18	Paint Community Room	417		4	10	2018				0	0	0	0	0	0	497	0	0	0	0	0	0	0	0	0	669	0	0	0						
19	New Vinyl Flooring at Office	420		4	15	2018				0	0	0	0	0	0	0	0	0	0	581	0	0	0	0	0	0	0	0	0	0					
20	Paint Office	91		4	10	2018				0	0	0	0	0	0	108	0	0	0	0	0	0	0	0	0	145	0	0	0						
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	606	0	0	0	0	3,905	0	0	0	0	7,313	0	0	0	0						
28	Cumulative Reserve Balance						34,625	34,625	1,069,109	1,094,064	978,137	1,003,668	999,743	1,015,227	1,039,320	1,064,136	1,034,099	893,291	771,642	623,668	567,487	523,284	434,179	240,017	144,528	179,990	217,212	204,916							

Common Hallways

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

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Common Stairways

Number of Units:	40
Total Square Feet:	19,890
Default Inflation Rate:	3.0%

[illegible]

Common Laundry

Number of Units:	40
Total Square Feet:	19,890
Default Inflation Rate:	3.0%

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Common Area Restrooms

Number of Units:	40
Total Square Feet:	19,890
Default Inflation Rate:	3.0%

Spreadsheet_2_29LincolnPark 3/1/2013

Building Boilers

Owner Sponsor Name:	Preston Housing Authority
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Building Mechanical

Number of Units:	40
Total Square Feet:	19,890
Default Inflation Rate:	3.0%

Spreadsheet_2_29LincolnPark 3/1/2013

Building Electrical

Owner Sponsor Name:	Preston Housing Authority
Project Name:	Lincoln Park
Project City / Town:	Preston Housing Authority

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Report Date:	March 1, 2013

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Comprehensive Capital Needs Assessment Schedule

Building Elevator

Owner Sponsor Name:	Preston Housing Authority
Project Name:	Lincoln Park
Project City / Town:	Preston Housing Authority

Current Year:	2013
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Report Date:	March 1, 2013

Number of Units:	40
Total Square Feet:	19,890
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	Shafts and Doorways					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Cabs					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Other					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																																			
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						34,625	34,625	1,069,109	1,094,064	978,137	1,003,668	999,743	1,015,227	1,039,320	1,064,136	1,034,099	893,291	771,642	623,668	567,487	523,284	434,179	240,017	144,528	179,990	217,212	204,916							

Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	Preston Housing Authority
Project Name:	Lincoln Park
Project City / Town:	Preston Housing Authority

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

Number of Units:	40
Total Square Feet:	19,890
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						34,625	34,625	1,069,109	1,094,064	978,137	1,003,668	999,743	1,015,227	1,039,320	1,064,136	1,034,099	893,291	771,642	623,668	567,487	523,284	434,179	240,017	144,528	179,990	217,212	204,916							

Unit Living

Number of Units:	40
Total Square Feet:	19,890
Default Inflation Rate:	3.0%

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Unit Bathrooms

Owner Sponsor Name:	Preston Housing Authority
Project Name:	Lincoln Park
Project City / Town:	Preston Housing Authority

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

Number of Units:	40
Total Square Feet:	19,890
Default Inflation Rate:	3.0%

Spreadsheet_2_29LincolnPark 3/1/2013

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Preston Housing Authority
Project Name:	Lincoln Park
Project City / Town:	Preston Housing Authority

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

Number of Units:	40
Total Square Feet:	19,890
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	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	New Vinyl Kitchen Floors	19,200		varies	15	2013				19,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29,913	0	0	0	0					
18	Refrigerators	26,800		varies	15	2013				26,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	41,754	0	0	0	0					
19	Cabinets/Countertop/Sink	108,000		varies	25	2013				108,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
20	Range	20,000		varies	20	2013				20,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35,070						
21	Rangehood	11,240		varies	20	2013				11,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19,709						
22	Accessible Sink, Appliances, Cabinets, Work Area at 2 Units	24,000		1	1	2013				24,000	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		0	209,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	71,667	0	0	0	54,780	0				
28	Cumulative Reserve Balance							34,625		34,625	1,069,109	1,094,064	978,137	1,003,668	999,743	1,015,227	1,039,320	1,064,136	1,034,099	893,291	771,642	623,668	567,487	523,284	434,179	240,017	144,528	179,990	217,212	204,916					

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

Owner Sponsor Name:	Preston Housing Authority
Project Name:	Lincoln Park
Project City / Town:	Preston Housing Authority

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

Number of Units:	40
Total Square Feet:	19,890
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	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Electric Baseboard Replacement	51,240		38	50	2025				0	0	0	0	0	0	0	0	0	0	0	14,611	15,050	15,501	15,966	16,445	0	0	0							
19	Call For Aid Replacement	12,000		38	35	2013				12,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Smoke and Heat Detector Replacement	15,200		varies	8	2013				15,200	0	0	0	0	0	0	0	19,255	0	0	0	0	0	0	0	24,392	0	0	0						
21	Electric Domestic Hot Water Heater Replacement	34,000		varies	12	2013				1,700	1,751	1,804	1,858	1,913	1,971	2,030	2,091	2,154	2,218	2,285	2,353	2,424	2,497	2,571	2,649	2,728	2,810	2,894	2,981						
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	28,900	1,751	1,804	1,858	1,913	1,971	2,030	2,091	21,408	2,218	2,285	2,353	17,035	17,546	18,072	18,615	43,565	2,810	2,894	2,981	0				
28	Cumulative Reserve Balance							34,625		34,625	1,069,109	1,094,064	978,137	1,003,668	999,743	1,015,227	1,039,320	1,064,136	1,034,099	893,291	771,642	623,668	567,487	523,284	434,179	240,017	144,528	179,990	217,212	204,916					

Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

Owner Sponsor Name:	Preston Housing Authority
Project Name:	Lincoln Park
Project City / Town:	Preston Housing Authority

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

Number of Units:	40
Total Square Feet:	19,890
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	Radiators					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Unit Temperature Controls					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Air Conditioning Unit / Sleeve					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Electric Baseboards					2013					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						
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	Split System Unit Heat Pumps	212,000		4	15	2024					0	0	0	0	0	0	0	0	0	0	58,692	60,452	62,266	64,134	66,058	0	0	0	0						
18	Unit Temperature Controls	8,400		4	15	2024					0	0	0	0	0	0	0	0	0	0	2,326	2,395	2,467	2,541	2,617	0	0	0	0						
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	0	0	0	0	0	0	61,017	62,848	64,733	66,675	68,675	0	0	0	0	0					
28	Cumulative Reserve Balance							34,625		34,625	1,069,109	1,094,064	978,137	1,003,668	999,743	1,015,227	1,039,320	1,064,136	1,034,099	893,291	771,642	623,668	567,487	523,284	434,179	240,017	144,528	179,990	217,212	204,916					

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.