

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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

and

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



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

on-site-insight.com



Robert Bulger Apartments
CHFA # 85007D
Putnam Housing Authority
Putnam, CT

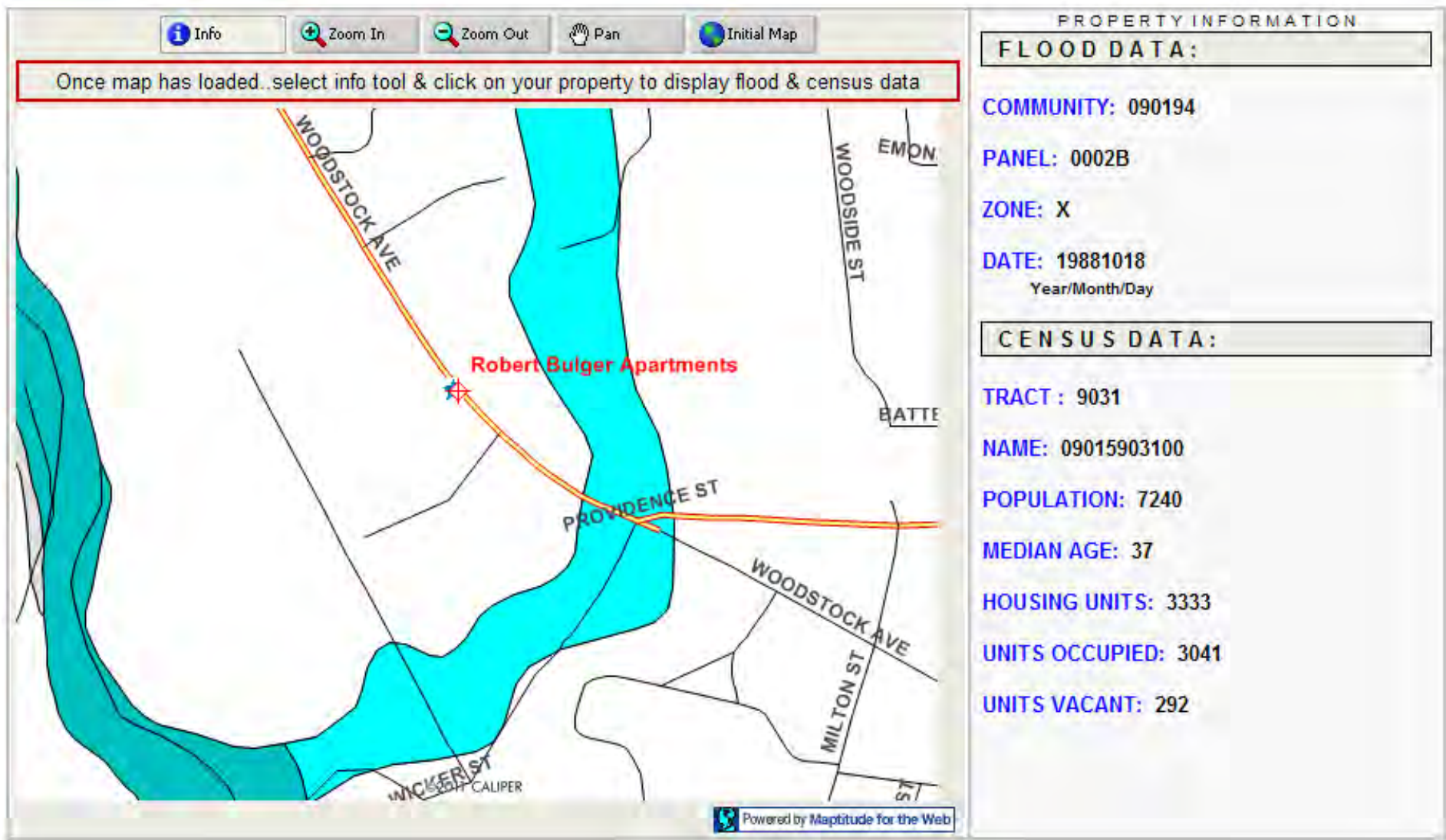
March 14, 2013

Final Report



Robert Bulger Apartments

218 Woodstock Avenue
Putnam, CT 06260



Robert Bulger Apartments

218 Woodstock Avenue
Putnam, CT 06260

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

Executive Summary

Robert Bulger Apartments

Putnam, CT

Robert Bulger Apartments provides housing for elderly residents. There are a total of 27 apartments: 23 efficiencies including a pair of accessible efficiencies, and 4 one-bedroom units including an accessible one-bedroom unit. Built in 1981, this development has two residential buildings (Buildings 1 and 2) each with direct entry garden-style apartments. Both buildings have stucco exterior walls and pitched roofs covered with architectural shingles. The community building, an additional section added to one end of Building 1, contains the community spaces (community room and kitchen, laundry, and restrooms). The community room also has a sliding glass door that provides access to a screened-in patio. The apartments have been recently upgraded with heat pumps, new storm doors, and vinyl framed double-glazed windows. Several areas of hairline cracks were observed on the stucco walls. The asphalt paving (parking lots and access road) also has areas of cracks and surface damage.

Overall the development is in good condition. The current renovation addressed most of the near-term concerns. Based on these projections, the development is seen as requiring an adjustment to current replacement reserve funding and/or an infusion of additional capital. With the current reserve balance coupled with the annual contribution, the reserve account is not able to keep pace with the projected capital costs. An infusion of \$550,000 would fully fund this plan.

Key findings identified as part of this assessment include the following:

- Repaving of the parking lot and access road, re-grading of the landscaping, and servicing of the sewer main line is shown in Year 1.
- The costs for repairs and repainting of the exterior walls are also shown in Year 1, with a future cycle shown in Year 11.
- The costs to upgrade the community kitchen to comply with accessibility requirements (cabinets, countertops, cooktop, and wall oven) are shown in Year 1.
- The costs to continue upgrading the units, including kitchen cabinet replacement, are shown starting in Year 1.

Additional Notes:

1. The Physical Assessment of the property was conducted on February 26, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by David Jackson. 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*.



This is the main parking lot for residents.



This designated parking space should be upgraded with a striped access aisle and a standing designation sign.



An elevation view of one of the buildings.



The roofs are covered with architectural shingles and unit entry doors are protected with storm doors.



Cracks observed along a portion of the exterior wall.



A close-up of a caulked control joint that has cracked.



A view of the community room.



The community kitchen is adjacent to the community room and has standard kitchen appliances and finishes.



The laundry room is located in the community building wing of Building 1.



The emergency generator (left) uses propane (storage tank on right) to provide emergency power to the community room.



A recently upgraded kitchen with new cabinets and countertops.



This kitchen has original cabinets and new countertops.



Most bathrooms have wall-hung sinks and tubs with an anti-scald mixing valve.



Accessible bathrooms have a roll-in shower.



One of the heat pump terminal units.



This is a typical apartment circuit breaker panel.

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Putnam Housing Authority
Project Name:	Robert Bulger Apartments
Project City / Town:	Putnam, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 8, 2013

Number of Units:	27
Total Square Feet:	15,150
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$27,260
Annual Replacement Reserve Contribution:	\$6,670
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	45,657	0	0	0	0	7,411	0	0	0	0	8,592	0	0	0	0	9,960	0	5,206	0	0	0
2	Building Exterior	0	0	22,025	0	0	0	0	0	0	0	0	0	29,600	2,051	2,113	2,176	2,242	12,417	2,808	2,892	2,979	3,069	0
3	Roofing	0	0	0	0	0	0	0	0	0	0	0	84,320	0	0	0	0	0	0	0	0	0	0	0
4	Lobby - Mail Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	Community Room	0	0	5,001	0	0	0	0	0	0	8,769	0	0	0	0	0	19,825	0	0	0	11,785	0	0	0
6	Common Hallways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7	Common Stairways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8	Common Laundry	0	0	0	0	0	0	0	0	0	2,144	0	0	0	0	0	0	0	0	0	2,882	0	0	0
9	Common Area Restrooms	0	0	0	0	0	0	0	0	0	784	0	0	0	0	0	0	0	0	0	1,054	0	0	0
10	Building Boilers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11	Building Mechanical	0	0	0	0	0	929	0	0	0	0	0	0	0	0	0	3,892	0	1,324	0	0	0	0	0
12	Building Electrical	0	0	0	0	806	0	0	0	0	0	0	0	0	0	1,084	0	0	0	18,775	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	2,146	2,210	2,277	2,345	2,415	2,488	2,562	2,639	2,718	2,800	2,884	2,971	3,060	3,151	3,246	3,343	3,444	3,547	3,653	3,763	0
16	Unit Kitchens	0	0	597	16,837	17,343	17,863	672	692	7,913	8,150	8,395	779	802	7,055	8,536	8,792	2,249	2,317	2,386	2,458	2,532	2,607	0
17	Unit Bathrooms	0	0	675	695	716	1,147	1,182	1,217	1,254	3,118	3,211	1,370	1,411	1,453	1,497	1,542	1,588	1,636	1,685	1,735	1,788	1,841	0
18	Unit Electrical	0	0	0	0	6,249	0	0	0	0	0	0	0	0	0	8,398	0	0	0	0	0	0	0	0
19	Unit Mechanical	0	0	0	626	8,761	9,024	9,294	705	726	748	770	793	817	842	36,219	37,305	49,996	12,866	13,252	1,005	1,035	1,066	0
20	Annual Planned Expenditures	0	0	76,101	20,369	36,151	31,308	13,564	12,513	12,455	26,353	15,095	90,062	44,106	14,373	60,906	76,684	59,321	43,863	42,350	32,564	11,987	12,346	0
21	Annual Provision (indexed at 3%)			6,670	6,871	7,077	7,289	7,508	7,733	7,965	8,204	8,450	8,703	8,964	9,233	9,510	9,796	10,090	10,392	10,704	11,025	11,356	11,697	
22	Outside Capital			550,000																				
23	Cumulative Reserve Balance	27,260	27,260	507,830	494,331	465,257	441,238	435,182	430,401	425,911	407,762	401,117	319,759	284,617	279,478	228,083	161,195	111,963	78,493	46,847	25,308	24,677	24,027	

Site Improvements

Number of Units:	27
Total Square Feet:	15,150
Default Inflation Rate:	3.0%

Robert Bulger Apartments • Capital Needs Assessment • © On-Site Insight

Building Exterior

Owner Sponsor Name:	Putnam Housing Authority
Project Name:	Robert Bulger Apartments
Project City / Town:	Putnam, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 8, 2013

Number of Units:	27
Total Square Feet:	15,150
Default Inflation Rate:	3.0%

Robert Bulger Apartments • Capital Needs Assessment • © On-Site Insight

Lobby / Mail Area

Owner Sponsor Name:	Putnam Housing Authority
Project Name:	Robert Bulger Apartments
Project City / Town:	Putnam, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 8, 2013

Number of Units:	27
Total Square Feet:	15,150
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	Putnam Housing Authority
Project Name:	Robert Bulger Apartments
Project City / Town:	Putnam, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 8, 2013

Number of Units:	27
Total Square Feet:	15,150
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						
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	Kitchen Appliances: Upgrade for accessibility	2,301		20	20	2013				2,301	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Kitchen Cabinets / Sink: Accessibility Upgrade	2,700		20	20	2013				2,700	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	Furnishings	13,500		2	15	2026				0	0	0	0	0	0	0	0	0	0	0	0	19,825	0	0	0	0	0	0	0						
17	Walls	1,151		2	10	2020				0	0	0	0	0	0	0	1,416	0	0	0	0	0	0	0	0	0	1,902	0	0						
18	Ceiling	2,549		2	10	2020				0	0	0	0	0	0	0	3,135	0	0	0	0	0	0	0	0	0	4,213	0	0						
19	Floor	3,430		2	10	2020				0	0	0	0	0	0	0	4,218	0	0	0	0	0	0	0	0	0	5,669	0	0						
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	5,001	0	0	0	0	0	0	8,769	0	0	0	0	0	19,825	0	0	0	11,785	0	0	0						
28	Cumulative Reserve Balance						27,260	27,260	507,830	494,331	465,257	441,238	435,182	430,401	425,911	407,762	401,117	319,759	284,617	279,478	228,083	161,195	111,963	78,493	46,847	25,308	24,677	24,027							

Common Hallways

Owner Sponsor Name:	Putnam Housing Authority
Project Name:	Robert Bulger Apartments
Project City / Town:	Putnam, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 8, 2013

Number of Units:	27
Total Square Feet:	15,150
Default Inflation Rate:	3.0%

[illegible]

Common Stairways

Number of Units:	27
Total Square Feet:	15,150
Default Inflation Rate:	3.0%

13047 Bulger SS 3/8/2013

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Putnam Housing Authority
Project Name:	Robert Bulger Apartments
Project City / Town:	Putnam, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 8, 2013

Number of Units:	27
Total Square Feet:	15,150
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	327		3	10	2020				0	0	0	0	0	0	0	403	0	0	0	0	0	0	0	0	0	541	0	0						
2	Ceilings	156		3	10	2020				0	0	0	0	0	0	0	192	0	0	0	0	0	0	0	0	0	258	0	0						
3	Floors	1,260		3	10	2020				0	0	0	0	0	0	0	1,550	0	0	0	0	0	0	0	0	0	2,083	0	0						
4	Ventilation					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Lighting Fixtures					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	2,144	0	0	0	0	0	0	0	0	0	2,882	0	0	0						
28	Cumulative Reserve Balance						27,260	27,260	507,830	494,331	465,257	441,238	435,182	430,401	425,911	407,762	401,117	319,759	284,617	279,478	228,083	161,195	111,963	78,493	46,847	25,308	24,677	24,027							

Common Area Restrooms

Owner Sponsor Name:	Putnam Housing Authority
Project Name:	Robert Bulger Apartments
Project City / Town:	Putnam, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 8, 2013

Number of Units:	27
Total Square Feet:	15,150
Default Inflation Rate:	3.0%

[illegible]

Building Boilers

Owner Sponsor Name:	Putnam Housing Authority
Project Name:	Robert Bulger Apartments
Project City / Town:	Putnam, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 8, 2013

Number of Units:	27
Total Square Feet:	15,150
Default Inflation Rate:	3.0%

Robert Bulger Apartments • Capital Needs Assessment • © On-Site Insight

Building Mechanical

Number of Units:	27
Total Square Feet:	15,150
Default Inflation Rate:	3.0%

13047 Bulger SS 3/8/2013

Comprehensive Capital Needs Assessment Schedule

Building Electrical

Owner Sponsor Name:	Putnam Housing Authority
Project Name:	Robert Bulger Apartments
Project City / Town:	Putnam, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 8, 2013

Number of Units:	27
Total Square Feet:	15,150
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	0						
2	Emergency Generator	11,700		9	25	2029				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18,775	0	0	0						
3	Smoke / Fire Detection	760		8	10	2015				0	0	806	0	0	0	0	0	0	0	0	0	1,084	0	0	0	0	0	0	0						
4	Signaling / Communication					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Building Wiring					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	806	0	0	0	0	0	0	0	0	0	1,084	0	0	0	18,775	0	0	0	0						
28	Cumulative Reserve Balance						27,260	27,260	507,830	494,331	465,257	441,238	435,182	430,401	425,911	407,762	401,117	319,759	284,617	279,478	228,083	161,195	111,963	78,493	46,847	25,308	24,677	24,027							

Comprehensive Capital Needs Assessment Schedule

Building Elevator

Owner Sponsor Name:	Putnam Housing Authority
Project Name:	Robert Bulger Apartments
Project City / Town:	Putnam, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 8, 2013

Number of Units:	27
Total Square Feet:	15,150
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						27,260	27,260	507,830	494,331	465,257	441,238	435,182	430,401	425,911	407,762	401,117	319,759	284,617	279,478	228,083	161,195	111,963	78,493	46,847	25,308	24,677	24,027							

Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	Putnam Housing Authority
Project Name:	Robert Bulger Apartments
Project City / Town:	Putnam, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 8, 2013

Number of Units:	27
Total Square Feet:	15,150
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					
28	Cumulative Reserve Balance							27,260		27,260	507,830	494,331	465,257	441,238	435,182	430,401	425,911	407,762	401,117	319,759	284,617	279,478	228,083	161,195	111,963	78,493	46,847	25,308	24,677	24,027					

Unit Living

Number of Units:	27
Total Square Feet:	15,150
Default Inflation Rate:	3.0%

[illegible]

Unit Bathrooms

Number of Units:	27
Total Square Feet:	15,150
Default Inflation Rate:	3.0%

[illegible]

Unit Kitchens

Owner Sponsor Name:	Putnam Housing Authority
Project Name:	Robert Bulger Apartments
Project City / Town:	Putnam, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 8, 2013

Number of Units:	27
Total Square Feet:	15,150
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	Floors	7,169		Varies	12	2013				597	615	633	652	672	692	713	734	756	779	802	826	851	877	903	930	958	987	1,016	1,047						
18	Refrigerators	18,090		8	15	2019				0	0	0	0	0	0	7,200	7,416	7,639	0	0	0	0	0	0	0	0	0	0	0						
19	Ranges	13,500		8	25	2024				0	0	0	0	0	0	0	0	0	0	6,229	6,416	6,608	0	0	0	0	0	0	0						
20	Cabinets: Replace older ones	49,500		Varies	25	2014				0	16,223	16,709	17,210	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21	Countertops: Future replacement	10,681		Varies	12	2025				0	0	0	0	0	0	0	0	0	0	0	1,269	1,307	1,346	1,387	1,428	1,471	1,515	1,561							
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	597	16,837	17,343	17,863	672	692	7,913	8,150	8,395	779	802	7,055	8,536	8,792	2,249	2,317	2,386	2,458	2,532	2,607	0						
28	Cumulative Reserve Balance						27,260	27,260	507,830	494,331	465,257	441,238	435,182	430,401	425,911	407,762	401,117	319,759	284,617	279,478	228,083	161,195	111,963	78,493	46,847	25,308	24,677	24,027							

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

Owner Sponsor Name:	Putnam Housing Authority
Project Name:	Robert Bulger Apartments
Project City / Town:	Putnam, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 8, 2013

Number of Units:	27
Total Square Feet:	15,150
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	5,890		8	10	2015				0	0	6,249	0	0	0	0	0	0	0	0	8,398	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																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	6,249	0	0	0	0	0	0	0	8,398	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							27,260		27,260	507,830	494,331	465,257	441,238	435,182	430,401	425,911	407,762	401,117	319,759	284,617	279,478	228,083	161,195	111,963	78,493	46,847	25,308	24,677	24,027					

Unit Mechanical

Owner Sponsor Name:	Putnam Housing Authority
Project Name:	Robert Bulger Apartments
Project City / Town:	Putnam, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 8, 2013

Number of Units:	27
Total Square Feet:	15,150
Default Inflation Rate:	3.0%

Robert Bulger Apartments • Capital Needs Assessment • © On-Site Insight

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.