

# *CHFA* Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

**Connecticut Housing Finance Authority**  
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Rocky Hill, CT 06067

and

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Harold J. Murphy Complex  
CHFA #89038D  
Rocky Hill Housing Authority  
Rocky Hill, CT

May 2, 2013

*Final Report*

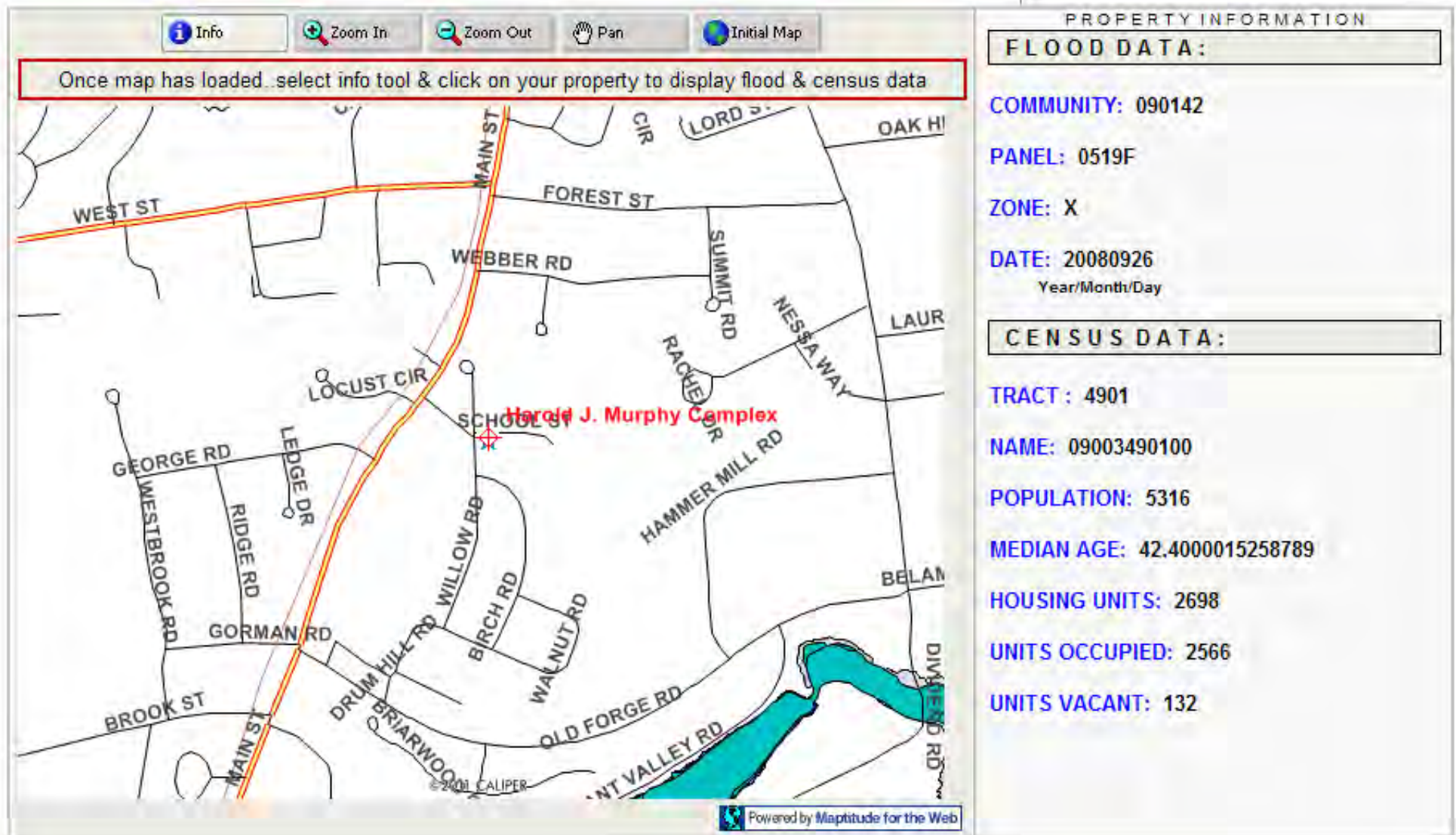




## Harold J. Murphy Complex

20 School Street  
Rocky Hill, CT 06067





## Harold J. Murphy Complex

20 School Street  
Rocky Hill, CT 06067

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

## Executive Summary

### Harold J. Murphy Complex

Rocky Hill, CT

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The **Harold J. Murphy Complex** is a residential development for the elderly that is comprised of seven residential buildings and a freestanding community building. The development dates to 1988, and it includes 10 efficiency and 20 one-bedroom units.

Overall the development is in generally good condition. As shown on the attached capital needs worksheets, the development faces significant capital needs in the near term, most significantly with regards to the anticipated replacement of original windows. 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:

- Original asphalt-paving is in good condition for its age; future resurfacing is shown in Year 7.
- Concrete sidewalk surfaces are in good condition; periodic future allowances are shown starting in Years 6.
- No cracks, mortar loss, or other damage was noted at exterior brick veneer wall surfaces; no near-term needs are anticipated.
- Common, unit, and service entry doors are currently in good condition; no near-term needs are anticipated. Replacement allowances for storm doors are shown initially in Years 2-4 and again in Years 17-19.
- The original casement-style windows reportedly pose operational difficulties for residents, and replacement in 2013 was being planned at the time of the site assessment; an allowance to complete this anticipated scope of work is shown in Year 1.

- No problems related to the roof coverings were observed or reported – isolated minor areas of sheathing deflection were noted; future costs to rip and replace all existing roof coverings are shown in Year 11.
- Interior common area finishes are in good overall condition at the present time; future painting and floor covering replacement allowances are shown based on observed conditions, current ages, and expected useful service lives.
- No near-term needs related to the recently installed heat pump system serving the community building are anticipated. Replacement of the domestic hot water tank that serves the building is shown in Years 1 and 11.
- A full upgrade of the development's fire alarm system was recently completed; no capital costs are shown.
- Annual allowances for replacement of in-unit floor coverings are shown from Year 1 forward.
- Unit bathroom fixtures are in good overall condition; allowances for future replacement/upgrade are shown in Years 11-15.
- Cabinetry in unit kitchens is original and in generally good condition for its age; future replacement is shown in Years 3-5. Allowances for appliance replacement are shown based on observed conditions, current ages, and expected useful service lives.
- Heat pump systems were recently installed at all units; no near-term needs related to these systems are anticipated. Annual allowances for the as needed replacement of in-unit domestic hot water tanks are shown from Year 1 forward.
- Common area elements requiring replacement/modification for handicap accessibility compliance include installation of a compliant threshold at the main entry to the community building, installation of accessible-style cabinetry that includes knee clearance space at the sink and a thirty-inch wide work surface in the community kitchen; and relocation of toilets, grab bars, and sinks in the common restrooms.
- The development's unit mix includes three handicap accessible units. Among the elements in need of modification and/or replacement for compliance with accessibility standards in these units is the relocation of toilets so as to be centered at eighteen inches from the adjacent wall, relocation of toilet grab bars, provision of a seat for use in the bathtub/shower, and installation of cabinetry with a compliant height countertop and a thirty-inch wide work surface with knee clearance space.

Additional Notes:

1. The Physical Assessment of the property was conducted on April 4<sup>th</sup>, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Bruce Hutchinson. We would like to thank the Rocky Hill 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*.





Development sign



Asphalt-paved surfaces are in good condition for their age



No significant cracks, displacement, or trip hazards noted at concrete sidewalks



Typical building architecture at residential buildings





Building architecture as seen  
at community building



Typical original casement-style window –  
All due to be replaced in 2013



Typical unit entry and storm door



Roof shingles in fair condition – Isolated areas  
of warped/buckled roof sheathing noted





Community room



Kitchen area located at one end of community room – Note lack of knee clearance space at sink and work surface



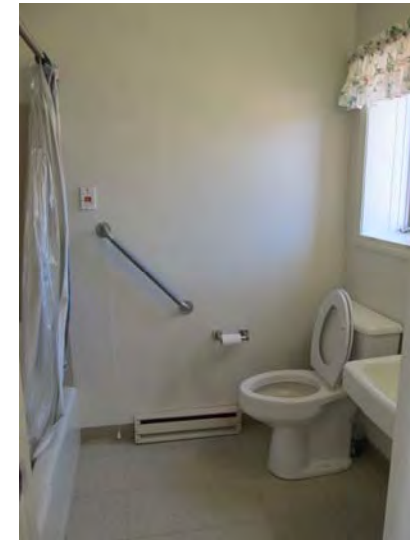
Electric domestic hot water tank serving community building – Serviceable but beyond end of expected useful service life



Exterior condenser for recently installed heat pump system at community building



Typical finishes in unit living areas



Typical finishes and fixtures in unit bathrooms



Typical finishes and equipment in 'standard' unit kitchens



Typical handicap accessible unit kitchen – Note lack of a thirty-inch wide work surface with necessary knee clearance space



Typical exterior condensers for heat pump systems that were recently installed at all units



Unit-level, electric-type, domestic hot water tanks are typical throughout the development



Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Rocky Hill Housing Authority
Project Name:	Harold J. Murphy Complex
Project City / Town:	Rocky Hill

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 11, 2013

Number of Units:	30
Total Square Feet:	19,956
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$130,405
Annual Replacement Reserve Contribution:	\$18,355
Additional Misc. Contribution:	

	Component	Total Planned Expenditures by Year																						
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization
				2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Site Improvements	0	0	0	13,771	0	0	0	3,437	95,787	0	0	0	3,984	18,507	0	0	0	10,071	21,455	0	0	0	0
2	Building Exterior	0	300	59,373	5,068	5,220	5,376	0	9,078	7,379	7,601	7,829	8,063	0	7,176	0	0	0	0	7,895	8,132	8,376	0	0
3	Roofing	0	0	0	0	0	0	0	0	0	0	0	0	116,798	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	2,025	500	0	0	0	0	0	5,008	0	0	0	0	0	0	0	1,013	0	2,017	0	0	0	0
6	Common Hallways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7	Common Stairways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8	Common Laundry	0	0	0	0	0	0	0	0	1,023	0	0	0	0	0	0	0	0	0	456	0	0	0	0
9	Common Area Restrooms	0	4,450	0	0	0	0	0	0	799	0	0	0	0	0	0	0	0	0	473	0	0	0	0
10	Building Boilers	0	0	2,450	0	0	0	0	0	0	0	0	0	3,293	0	0	0	0	0	0	0	0	0	0
11	Building Mechanical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,647	0
12	Building Electrical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13	Building Elevator	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	Building Structural	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	Unit Living	0	0	3,578	3,685	3,795	3,909	4,027	4,147	4,272	4,400	4,532	4,668	4,808	4,952	5,101	5,254	5,411	5,574	5,741	5,913	6,090	6,273	0
16	Unit Kitchens	0	7,763	1,358	1,399	27,934	28,772	29,636	1,575	1,622	1,671	1,721	1,772	1,825	7,445	7,668	7,898	8,135	8,379	2,180	2,245	2,312	2,382	0
17	Unit Bathrooms	0	6,600	1,335	1,375	1,417	1,459	1,503	1,548	1,594	1,642	1,692	1,742	24,776	25,519	26,284	27,073	27,885	2,080	2,143	2,207	2,273	2,342	0
18	Unit Electrical	0	0	450	464	477	492	506	522	537	553	570	2,075	2,137	2,201	2,267	2,335	2,405	2,477	2,551	2,628	2,707	2,788	0
19	Unit Mechanical	0	0	2,550	2,627	2,705	2,786	2,870	2,956	3,045	3,136	3,230	3,327	3,427	3,530	3,636	23,203	23,899	24,616	25,354	26,115	26,898	4,471	0
20	Annual Planned Expenditures	0	21,138	71,594	28,388	41,549	42,795	38,542	23,263	121,067	19,003	19,573	21,648	161,047	69,329	44,956	65,763	68,749	53,198	70,265	47,240	48,658	22,903	0
21	Annual Provision (indexed at 3%)			18,355	18,906	19,473	20,057	20,659	21,278	21,917	22,574	23,251	23,949	24,668	25,408	26,170	26,955	27,763	28,596	29,454	30,338	31,248	32,185	
22	Outside Capital			550,000																				
23	Cumulative Reserve Balance	130,405	109,268	606,029	596,546	574,470	551,732	533,849	531,865	432,715	436,286	439,965	442,266	305,886	261,964	243,178	204,370	163,385	138,783	97,973	81,070	63,661	72,943	

## Site Improvements

Number of Units:	30
Total Square Feet:	19,956
Default Inflation Rate:	3.0%

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## Building Exterior

Owner Sponsor Name:	<a href="#">Rocky Hill Housing Authority</a>
Project Name:	<a href="#">Harold J. Murphy Complex</a>
Project City / Town:	<a href="#">Rocky Hill</a>

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Harold J. Murphy Complex • Capital Needs Assessment • © On-Site Insight



## Roofing

Owner Sponsor Name:	<a href="#">Rocky Hill Housing Authority</a>
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## Lobby / Mail Area

Owner Sponsor Name:	<a href="#">Rocky Hill Housing Authority</a>
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## Community Room

Owner Sponsor Name:	<a href="#">Rocky Hill Housing Authority</a>
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Project City / Town:	<a href="#">Rocky Hill</a>

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## Common Hallways

Number of Units:	30
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## Common Stairways

Number of Units:	30
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## Common Laundry

Number of Units:	30
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Comprehensive Capital Needs Assessment Schedule

Common Area Restrooms

Owner Sponsor Name:	Rocky Hill Housing Authority
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Project City / Town:	Rocky Hill

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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	248		4	10	2019				0	0	0	0	0	0	296	0	0	0	0	0	0	0	0	0	398	0	0	0							
2	Ceilings	47		4	10	2019				0	0	0	0	0	0	56	0	0	0	0	0	0	0	0	0	75	0	0	0							
3	Sinks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Toilets					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Partitions					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Accessories					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Floor	375		24	30	2019				0	0	0	0	0	0	448	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	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	Accessibility Improvements	4,450		ADD	20	2013		4	4,450	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18																																				
19																																				
20																																				
21																																				
22																																				
23																																				
24																																				
25																																				
26																																				
27	Annual Planned Expenditures							0		4,450	0	0	0	0	0	0	799	0	0	0	0	0	0	0	0	0	473	0	0	0	0					
28	Cumulative Reserve Balance							130,405		109,268	606,029	596,546	574,470	551,732	533,849	531,865	432,715	436,286	439,965	442,266	305,886	261,964	243,178	204,370	163,385	138,783	97,973	81,070	63,661	72,943						



## Building Boilers

Owner Sponsor Name:	<a href="#">Rocky Hill Housing Authority</a>
Project Name:	<a href="#">Harold J. Murphy Complex</a>
Project City / Town:	<a href="#">Rocky Hill</a>

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 11, 2013

Number of Units:	30
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Default Inflation Rate:	3.0%

[illegible]

## Building Mechanical

Number of Units:	30
Total Square Feet:	19,956
Default Inflation Rate:	3.0%

Harold J Murphy - SS 4/14/2013

## Building Electrical

Number of Units:	30
Total Square Feet:	19,956
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## Building Elevator

Owner Sponsor Name:	<a href="#">Rocky Hill Housing Authority</a>
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[illegible]



## Building Structural

Number of Units:	30
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Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	Rocky Hill Housing Authority
Project Name:	Harold J. Murphy Complex
Project City / Town:	Rocky Hill

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Number of Units:	30
Total Square Feet:	19,956
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Interior Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Interior Stairs					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Floors	3,578		1	1	2013				3,578	3,685	3,795	3,909	4,027	4,147	4,272	4,400	4,532	4,668	4,808	4,952	5,101	5,254	5,411	5,574	5,741	5,913	6,090	6,273						
6	AC Sleeve					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Electrical Outlets					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Lighting Fixtures					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																																			
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21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	3,578	3,685	3,795	3,909	4,027	4,147	4,272	4,400	4,532	4,668	4,808	4,952	5,101	5,254	5,411	5,574	5,741	5,913	6,090	6,273	0						
28	Cumulative Reserve Balance						130,405	109,268	606,029	596,546	574,470	551,732	533,849	531,865	432,715	436,286	439,965	442,266	305,886	261,964	243,178	204,370	163,385	138,783	97,973	81,070	63,661	72,943							

## Unit Bathrooms

Owner Sponsor Name:	<a href="#">Rocky Hill Housing Authority</a>
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Harold J Murphy - SS 4/14/2013

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Rocky Hill Housing Authority
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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					2013			0	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	0						
3	Floors	608		1	1	2013			608	627	645	665	685	705	726	748	771	794	818	842	867	893	920	948	976	1,005	1,036	1,067							
4	Cabinets					2013			0	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	0						
6	Sink					2013			0	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	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	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	0						
10	Refrigerators					2013			0	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	0						
12	Range	750		1	1	2013			750	773	796	820	844	869	896	922	950	979	1,008	1,038	1,069	1,101	1,134	1,168	1,204	1,240	1,277	1,315							
13	Dishwasher					2013			0	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	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	Cabinets	66,488		24	25+	2015			0	0	23,512	24,218	24,944	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Refrigerators	20,100		<3	15	2024			0	0	0	0	0	0	0	0	0	0	5,565	5,732	5,904	6,081	6,263	0	0	0	0	0							
19	Kitchen Exhaust Fan	8,430		24	25+	2015			0	0	2,981	3,071	3,163	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Accessibility Improvements	7,763		ADD	20	2013		4	7,763	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	7,763	1,358	1,399	27,934	28,772	29,636	1,575	1,622	1,671	1,721	1,772	1,825	7,445	7,668	7,898	8,135	8,379	2,180	2,245	2,312	2,382	0						
28	Cumulative Reserve Balance						130,405	109,268	606,029	596,546	574,470	551,732	533,849	531,865	432,715	436,286	439,965	442,266	305,886	261,964	243,178	204,370	163,385	138,783	97,973	81,070	63,661	72,943							



## Unit Electrical

Number of Units:	30
Total Square Feet:	19,956
Default Inflation Rate:	3.0%

Harold J Murphy - SS 4/14/2013

## Unit Mechanical

Owner Sponsor Name:	<a href="#">Rocky Hill Housing Authority</a>
Project Name:	<a href="#">Harold J. Murphy Complex</a>
Project City / Town:	<a href="#">Rocky Hill</a>

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 11, 2013

Number of Units:	30
Total Square Feet:	19,956
Default Inflation Rate:	3.0%

Harold J Murphy - SS 4/14/2013

## **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.