

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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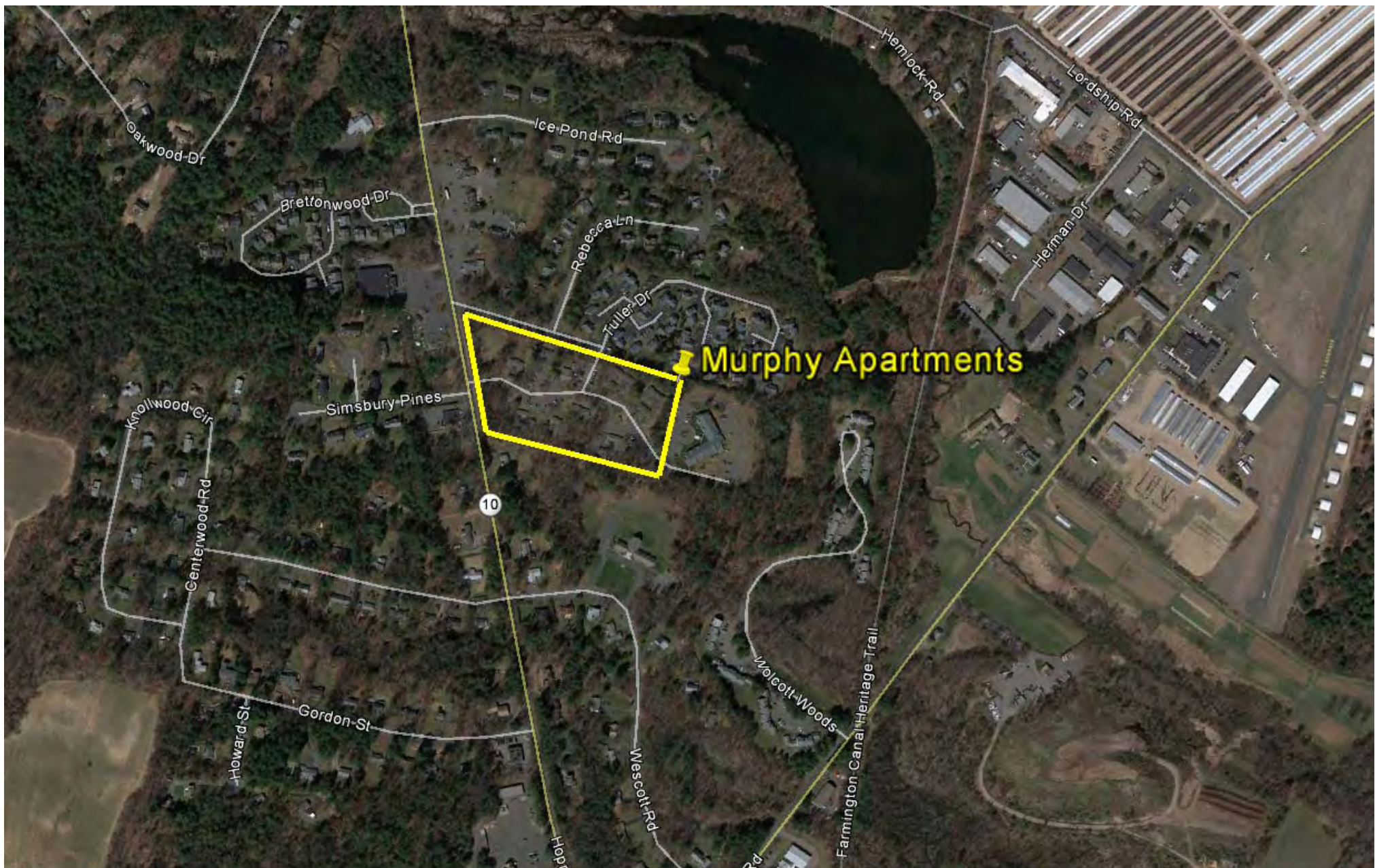
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Murphy Apartments
CHFA # 85163D
Simsbury Housing Authority
Simsbury, CT

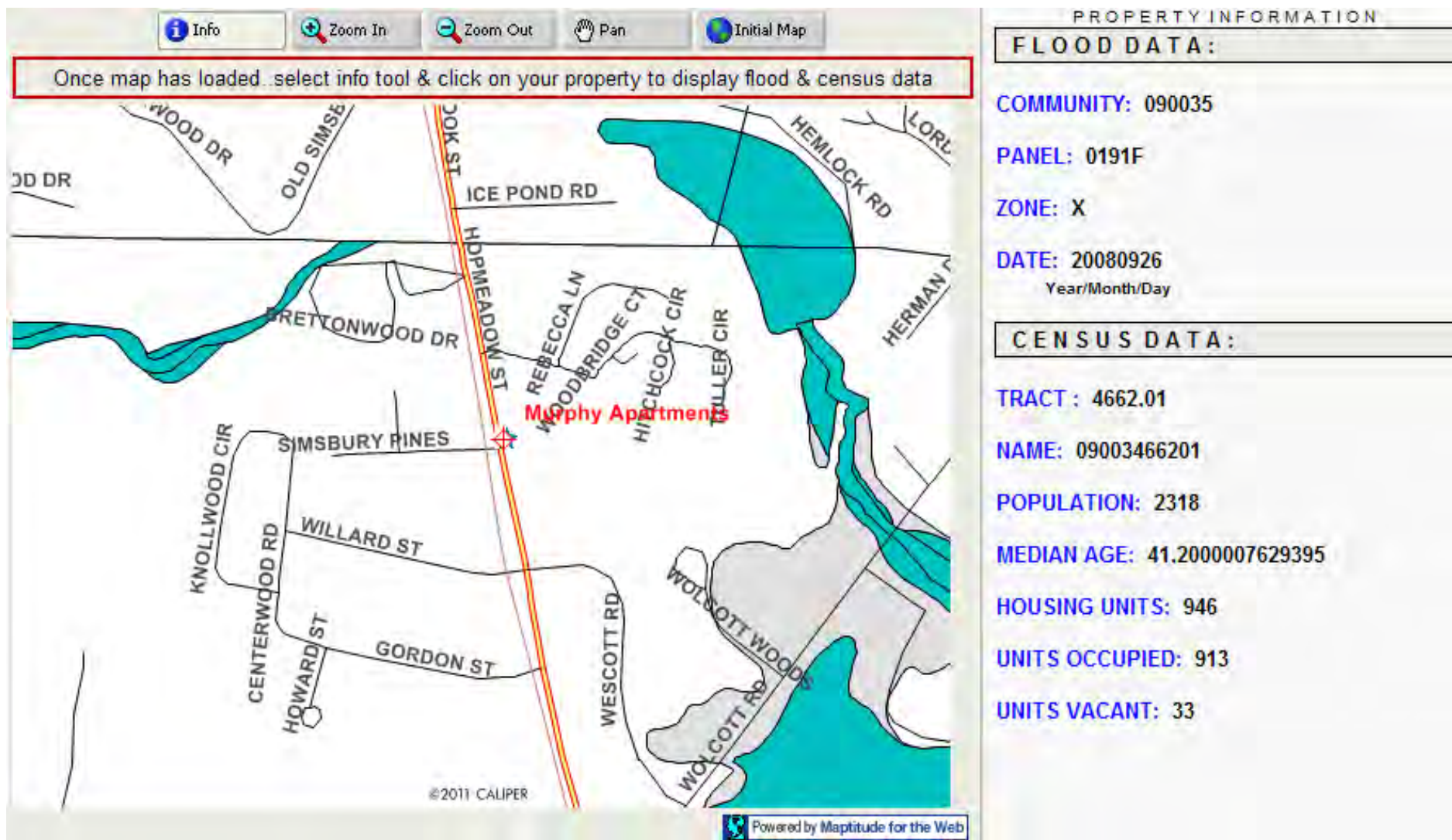
May 10, 2013

Final Report



Murphy Apartments

1600 Hopmeadow Street
Simsbury, CT 06070



Murphy Apartments

1600 Hopmeadow Street
Simsbury, CT 06070

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

Executive Summary

Murphy Apartments

Simsbury, CT

Dr. Owen L. Murphy Apartments is a development for senior and disabled residents that is comprised of 8 residential buildings and a community building. The Virginia Colony development is located adjacent to the property, and many site features, including the access roadway, are shared between both developments. The Murphy Apartments development includes 49 studio and 21 one-bedroom unit layouts (total of 70 apartments). There are no handicap accessible unit layouts associated with this development. Original construction of the property dates to 1970 and 1971.

Overall, the development is in good condition. As shown on the attached capital needs worksheets, the property faces significant capital expenditures over the course of the plan. Costs associated with the access roadway, lighting fixtures illuminating this roadway, and street signage are shared between both developments (costs in this report shown based on a 64% responsibility). Based on projections, the development is seen as requiring an increase in Capital Reserve funding and/or an infusion of additional capital.

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

- Parking area and roadway asphalt paving displays some cracking, settlement, and vehicle fluid staining. Periodic repair, crackfilling, and sealcoating allowances are shown in the plan. Resurfacing costs are shown in Year 4. Recently paved asphalt walks at building courtyards display good conditions. Perimeter / connecting walks exhibit sections of patched paving. Resurfacing costs are shown concurrent with parking/roadway paving work in Year 4. Site signage and illumination lighting are shown being updated in Year 4 as well. Pole mounted site lighting upgrades are anticipated in Year 4. PVC fencing at trash receptacle areas displays minimal damage. Interim repairs are from operations. Replacement is shown in Year 4. The two gazebos are shown being upgraded by Year 8.

Accessibility improvements would include building up walkways to laundry facility doors, and to the gazebo doors. These doors should also be widened to meet requirements. Landscaping is maintained from operations. Tree pruning allowances are shown periodically.

- The buildings are clad with vinyl siding and aluminum wrap trim. Siding powerwashing and repair allowances are shown throughout the plan. Siding/trim/ceiling replacement costs are shown in Year 6. Mostly original unit entrance doors are to be replaced. Storm doors are shown for replacement concurrently and in the future. Windows are original models, and site staff reports minimal operation and hardware concerns. Replacement with more energy efficient window units is shown in Year 6, concurrent with siding work. Exterior lighting upgrades are shown concurrent with the siding work as well. Roofing shingles display minimal lifting, and organic material growth. Roofing replacement is anticipated in Years 18-19. Roofing gutters and downspouts are shown for replacement concurrent with the siding work. Sections of gutters should be installed over unit rear entrance doors as well, and costs for this work are shown in Year 6.
- The community building is located at the center of the development. Painting allowances and flooring replacement costs are shown in the plan. The community kitchen area cabinetry and appliances are to be updated to meet accessibility requirements. Laundry equipment is maintained under a leasing agreement. Accessibility improvements would include widening entrance doors to the laundry facilities and upgrades to fixtures in restrooms.
- Domestic hot water tanks serving the laundry facilities and providing hot water for the community building are shown for replacement in the near future. The fire detection / monitoring system serving the entire site is to be updated by Year 11. Federal Pacific electrical equipment in the community building is to be replaced in Year 1.
- Wall and ceiling painting allowances (20% of costs) are carried, usually upon unit turnover of units with “smokers” as residents. Flooring throughout units is vinyl tile, exhibiting variable conditions. Replacement costs are shown throughout the plan. Unit baths have mostly original tubs/showers and surrounds. Bathroom upgrade costs are shown starting in Year 5. Wall hung sinks and toilets should be replaced as part of this upgrade work. Laminated particleboard unit kitchen cabinetry dates to the mid-1980s. Some damage and deterioration were observed, as cabinetry is exceeding its overall useful service life. Upgrades are shown in Years 1-3. Refrigerators vary in age, and several ranges have been replaced in recent years. Appliance replacements are shown, as needed, throughout the plan. Federal Pacific electrical circuit breaker panels are to be replaced in several units in Year 1, while others are due for replacement in later years. Allowances are shown throughout the plan for domestic hot water tank replacements. Heat pump HVAC systems are shown for future replacement in Years 12-13 of the plan. Accessibility improvement costs are shown for up to seven apartments in the plan.

Additional Notes:

1. The Physical Assessment of the property was conducted on Wednesday, April 24th, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Craig Torres. We would like to thank Mr. Edward LaMontagne and Mr. Ken Baska from the Simsbury Housing Authority for their assistance.
2. Cost estimates used in this assessment are based on data from *RS Means Facilities and Construction Cost Data*. These cost estimates have been applied uniformly across the entire study portfolio to help ensure consistency of future projections. Actual owner and/or site pricing could vary significantly.
3. Unless required by fire, safety, or accessibility codes, items are typically shown being replaced in kind and do not include any planned upgrades or potential upgrade opportunities.
4. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.
5. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.



1. Patched asphalt paving at access roadway



2. Trash receptacle enclosure fencing, minimal damage



3. Walks to gazebos in need of replacement to improve access



4. Courtyard elevations of buildings, note newer paving



5. Typical rear elevations



6. View of the community building



7. Spot damage and organic material growth on siding



8. Spot seam separation at soffits



9. Roof decking deflection, note tree limbs



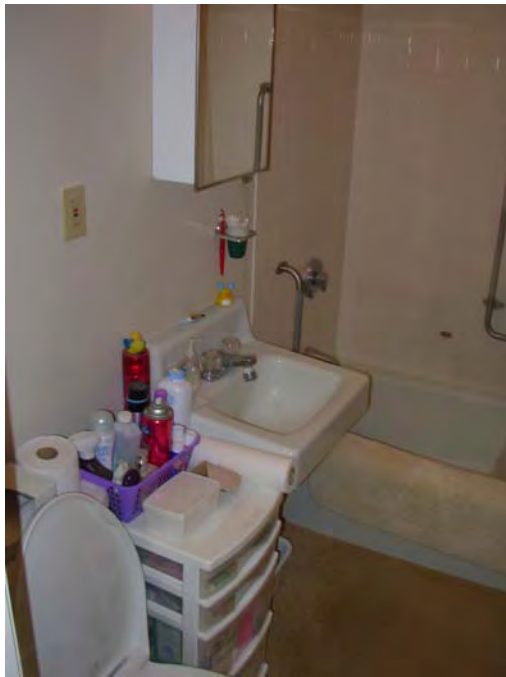
10. Remote laundry facility entrance to modify, raise walk



11. Cmnty. bldg common room and kitchen



12. Fire detection - monitoring upgrades to system



13. Typical unit bath fixtures and finishes



14. Typical unit kitchen cabinetry and appliances



15. FPE Stablok circuit breaker panels to replace
Murphy Apartments • Capital Needs Assessment • © On-Site Insight



16. Heat pump HVAC system exterior condensers

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Simsbury Housing Authority
Project Name:	Murphy Apartments
Project City / Town:	Simsbury, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 10, 2013

Number of Units:	70
Total Square Feet:	36,075
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$233,353
Annual Replacement Reserve Contribution:	\$32,000
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	20,750	37,883	0	0	218,287	5,628	3,992	0	24,597	6,334	21,676	0	0	7,129	44,545	0	0	8,024	61,966	7,627	0	0
2	Building Exterior	0	4,586	20,430	21,471	22,116	22,779	34,812	461,890	0	0	0	0	10,079	13,959	0	3,627	3,736	19,559	5,549	4,083	4,205	32,114	0
3	Roofing	0	0	0	0	0	0	0	42,025	0	0	0	0	0	0	0	0	0	0	0	168,107	173,150	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	6,040	6,040	0	0	0	0	0	1,552	0	0	0	0	670	690	710	0	0	9,885	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	1,685	0	0	0	936	0	0	0	0	0	0	0	1,185	0	0	2,625	0	0	0	0	0
9	Common Area Restrooms	0	5,892	8,197	0	0	0	333	0	0	0	0	0	0	410	0	0	0	605	0	0	504	0	0
10	Building Boilers	0	0	0	3,708	0	0	0	0	0	0	0	0	0	0	0	5,287	0	0	0	0	0	0	0
11	Building Mechanical	0	0	1,500	1,545	1,591	1,639	1,688	1,739	1,791	1,845	1,900	1,957	2,016	2,076	3,276	2,203	2,269	2,337	2,407	2,479	2,554	2,630	0
12	Building Electrical	0	0	3,063	0	0	0	0	0	0	0	0	0	98,778	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	3,150	19,062	16,389	16,881	17,387	17,909	21,826	22,481	23,156	23,850	24,566	6,874	7,080	7,292	7,511	7,736	7,968	30,213	31,119	32,053	33,014	0
16	Unit Kitchens	0	29,365	119,936	123,534	127,240	5,125	5,279	5,437	5,600	5,768	5,941	6,119	0	0	10,251	10,559	10,876	7,307	14,881	15,327	15,787	16,261	0
17	Unit Bathrooms	0	6,503	6,503	0	0	0	25,652	26,421	27,214	28,030	28,871	29,737	30,629	31,548	32,495	0	0	0	0	0	0	0	0
18	Unit Electrical	0	0	29,400	0	0	0	12,684	13,065	13,457	13,861	14,276	0	0	0	0	0	0	0	0	0	0	0	0
19	Unit Mechanical	0	0	4,577	4,714	4,856	5,001	5,151	5,306	5,465	5,629	5,798	5,972	6,151	134,723	138,765	6,721	6,923	7,131	7,345	7,565	7,792	8,026	0
20	Annual Planned Expenditures	0	76,286	258,275	171,362	172,683	270,219	110,072	581,701	77,560	102,886	86,971	90,028	154,527	190,466	201,082	81,163	31,540	47,531	78,303	290,646	243,671	92,045	0
21	Annual Provision (indexed at 3%)			32,000	32,960	33,949	34,967	36,016	37,097	38,210	39,356	40,537	41,753	43,005	44,295	45,624	46,993	48,403	49,855	51,351	52,891	54,478	56,112	
22	Outside Capital			2,387,000																				
23	Cumulative Reserve Balance	233,353	157,067	2,317,792	2,179,390	2,040,656	1,805,404	1,731,349	1,186,745	1,147,394	1,083,864	1,037,430	989,155	877,633	731,463	576,005	541,835	558,698	561,021	534,069	296,314	107,121	71,188	

Site Improvements

Number of Units:	70
Total Square Feet:	36,075
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Building Exterior

Owner Sponsor Name:	Simsbury Housing Authority
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	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Exterior Doors	716		42	30	2013			4	716	716	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
2	Glass Doors (Sliders)					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
3	Exterior Walls - Masonry					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
4	Exterior Walls - EIFS					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
5	Ext. Walls - Vinyl Siding					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
6	Ext. Walls - Wood Siding					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
7	Windows					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
8	Exterior Soffits and Fascia					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
9	Caulking					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
10	Unit Balconies / Decks					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
11	Railings					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
12	Service Doors (Electrical/Storage/Laundry)	5,760		19	19	2013					5,760	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,100					
13	Overhead Garage Doors (Maint. / Cmnty. Bldgs.)	3,000		10	20	2023					0	0	0	0	0	0	0	0	0	4,032	0	0	0	0	0	0	0	0	0	0					
14	Maintenance Shed / Garage (rear of Cmnty.) - upgrades	4,500		15	25	2023					0	0	0	0	0	0	0	0	0	6,048	0	0	0	0	0	0	0	0	0	0					
15	Accessibility - (Ext. Common Doors at Cmnty.) - rplc./widen	3,870		42	30	2013			4	3,870	3,870	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
16	Exterior Ceilings (Vinyl Clad) - re-clad concurrent w/ siding	2,243		27	32	2018					0	0	0	0	0	2,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
17	Exterior Siding / Trim / Soffits (Vinyl) - future replacement	218,486		27	30+	2018					0	0	0	0	0	253,285	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
18	Exterior Siding / Trim (Repair and Powerwash)	10,084		27	4	2013					10,084	0	0	0	11,350	0	0		0	0	0	13,959	0	0	0	15,711	0	0	0	17,682					
19	Soffits / Fascia (Vinyl / Alum. Clad) - see above			27	30+	2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
20	Windows (Wood-framed, Vinyl Clad Csmnts.) - mostly orig.	131,705		42-43	30+	2018					0	0	0	0	0	152,682	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
21	Exterior Lighting (Carriage Lamps, Dual Emergency)	23,771		varies	15+	2018					0	0	0	0	0	27,557	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
22	Service Doors (Cmnty. Bldg.)	1,380		42	30+	2018					0	0	0	0	0	1,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
23	Exterior Unit Doors - mostly original (to upgrade)	86,940		42-43	25+	2014					0	17,910	18,447	19,000	19,570	20,157	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
24	Storm / Screen Doors	17,290		varies	10+	2014					0	3,562	3,669	3,779	3,892	4,009	0	0	0	0	0	0	0	3,627	3,736	3,848	5,549	4,083	4,205	4,331					
25																																			
26																																			
27	Annual Planned Expenditures							0		4,586	20,430	21,471	22,116	22,779	34,812	461,890	0	0	0	0	10,079	13,959	0	3,627	3,736	19,559	5,549	4,083	4,205	32,114	0				
28	Cumulative Reserve Balance							233,353		157,067	2,317,792	2,179,390	2,040,656	1,805,404	1,731,349	1,186,745	1,147,394	1,083,864	1,037,430	989,155	877,633	731,463	576,005	541,835	558,698	561,021	534,069	296,314	107,121	71,188					

Roofing

Owner Sponsor Name:	Simsbury Housing Authority
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Project City / Town:	Simsbury, CT

Current Year:	2013
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Report Date:	May 10, 2013

Number of Units:	70
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	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Chimney					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Hatches / Skylights					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Penthouse / Machine Rooms					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Roof Railings					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Roof - Asphalt Shingle					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Roof - Built-up Tar and Gravel					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Roof - Single-ply Membrane					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	Roofing (mix of 3-tab and Arch.) - minimal lifting, stains	203,415		3-4	20+	2030			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	168,107	173,150	0							
19	Gutters and Downspouts - aluminum - upgrade w/ Siding	21,761		27	25+	2018			0	0	0	0	0	25,227	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	Gutters and Downspouts - add 8' sections above rear doors	14,490		ADD	25+	2018			0	0	0	0	0	16,798	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
21	Chimneys (Brick Masonry at Cmnty. Bldg.) - monitor Optg.			43	50+	2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	42,025	0	0	0	0	0	0	0	0	0	0	0	168,107	173,150	0	0						
28	Cumulative Reserve Balance						233,353	157,067	2,317,792	2,179,390	2,040,656	1,805,404	1,731,349	1,186,745	1,147,394	1,083,864	1,037,430	989,155	877,633	731,463	576,005	541,835	558,698	561,021	534,069	296,314	107,121	71,188							

Lobby / Mail Area

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Murphy Apartments • Capital Needs Assessment • © On-Site Insights

Community Room

Number of Units:	70
Total Square Feet:	36,075
Default Inflation Rate:	3.0%

Murphy Apartments • Capital Needs Assessment • © On-Site Insights

Common Hallways

Number of Units:	70
Total Square Feet:	36,075
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Page 14

Common Stairways

Number of Units:	70
Total Square Feet:	36,075
Default Inflation Rate:	3.0%

13202 - Murphy Apartments - FINAL SS 5/10/2013

Common Laundry

Number of Units:	70
Total Square Feet:	36,075
Default Inflation Rate:	3.0%

13202 - Murphy Apartments - FINAL SS 5/10/2013

Common Area Restrooms

Owner Sponsor Name:	Simsbury Housing Authority
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Total Square Feet:	36,075
Default Inflation Rate:	3.0%

[illegible]

Building Boilers

Owner Sponsor Name:	Simsbury Housing Authority
Project Name:	Murphy Apartments
Project City / Town:	Simsbury, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 10, 2013

Number of Units:	70
Total Square Feet:	36,075
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Mechanical

Owner Sponsor Name:	Simsbury Housing Authority
Project Name:	Murphy Apartments
Project City / Town:	Simsbury, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 10, 2013

Number of Units:	70
Total Square Feet:	36,075
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	Building Fire Suppression					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Building Heating Distribution					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Domestic Hot / Cold Water Dist.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Building Sanitary Waste & Vent.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Make-Up Air Unit					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Ventalation & Exhaust					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Air Handling Units					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Air Conditioning (Cmnty. Bldg.) - thru wall - future replace	798		3	15	2025				0	0	0	0	0	0	0	0	0	0	0	1,137	0	0	0	0	0	0	0	0						
9	Sanitary Waste Lines (to Jet and Route as needed) Optg.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Plumbing Leaks (DHW, San. Line) - repairs as needed	1,500		1	1	2013				1,500	1,545	1,591	1,639	1,688	1,739	1,791	1,845	1,900	1,957	2,016	2,076	2,139	2,203	2,269	2,337	2,407	2,479	2,554	2,630						
11	Electric Baseboard Heat - supplemental - maint. Optg.					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						
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20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	1,500	1,545	1,591	1,639	1,688	1,739	1,791	1,845	1,900	1,957	2,016	2,076	3,276	2,203	2,269	2,337	2,407	2,479	2,554	2,630	0						
28	Cumulative Reserve Balance						233,353	157,067	2,317,792	2,179,390	2,040,656	1,805,404	1,731,349	1,186,745	1,147,394	1,083,864	1,037,430	989,155	877,633	731,463	576,005	541,835	558,698	561,021	534,069	296,314	107,121	71,188							

Building Electrical

Number of Units:	70
Total Square Feet:	36,075
Default Inflation Rate:	3.0%

13202 - Murphy Apartments - FINAL SS 5/10/2013

Comprehensive Capital Needs Assessment Schedule

Building Elevator

Owner Sponsor Name:	Simsbury Housing Authority
Project Name:	Murphy Apartments
Project City / Town:	Simsbury, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 10, 2013

Number of Units:	70
Total Square Feet:	36,075
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																																			
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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						233,353	157,067	2,317,792	2,179,390	2,040,656	1,805,404	1,731,349	1,186,745	1,147,394	1,083,864	1,037,430	989,155	877,633	731,463	576,005	541,835	558,698	561,021	534,069	296,314	107,121	71,188							

Building Structural

Number of Units:	70
Total Square Feet:	36,075
Default Inflation Rate:	3.0%

13202 - Murphy Apartments - FINAL SS 5/10/2013

Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	Simsbury Housing Authority
Project Name:	Murphy Apartments
Project City / Town:	Simsbury, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 10, 2013

Number of Units:	70
Total Square Feet:	36,075
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Interior Doors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Walls					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Ceilings					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Interior Stairs					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Floors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	AC Sleeve					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Electrical Outlets					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Lighting Fixtures					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Unit Floors (Vinyl Tile) - varies in age, condition.	137,130		varies	15	2013					13,713	14,124	14,548	14,985	15,434	15,897	16,374	16,865	17,371	17,892	0	0	0	0	0	0	22,005	22,665	23,345	24,046					
18	Doors (Closet & Passage) - mostly originals - upgrades	58,318		varies	20+	2018					0	0	0	0	0	3,380	3,482	3,586	3,694	3,805	3,919	4,036	4,157	4,282	4,411	4,543	4,679	4,820	4,964	5,113					
19	Walls / Ceilings (painted surfaces) - 20% allows.	13,192		varies	<10	2013					2,199	2,265	2,333	2,403	2,475	2,549	2,625	2,704	2,785	2,869	2,955	3,043	3,135	3,229	3,326	3,425	3,528	3,634	3,743	3,855					
20	Accessibility - add horn/strobe devices	3,150		ADD	20	2013			4	3,150	3,150	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		3,150	19,062	16,389	16,881	17,387	17,909	21,826	22,481	23,156	23,850	24,566	6,874	7,080	7,292	7,511	7,736	7,968	30,213	31,119	32,053	33,014	0				
28	Cumulative Reserve Balance							233,353		157,067	2,317,792	2,179,390	2,040,656	1,805,404	1,731,349	1,186,745	1,147,394	1,083,864	1,037,430	989,155	877,633	731,463	576,005	541,835	558,698	561,021	534,069	296,314	107,121	71,188					

Unit Bathrooms

Number of Units:	70
Total Square Feet:	36,075
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							
2	Ceiling					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Lavatory / Vanity					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Toilet					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Tub / Surround					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Floor					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Accessories					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Lighting Features					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Exhaust Fan					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	GFI Outlet					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	Accessibility - (add Grab Bars, Pipe Insulation, etc.)	6,503		42	20	2013		4	6,503	6,503	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Wall Accessories - maintained / replaced - operating	70 unit baths				2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	Tubs / Showers / Surrounds - future upgrades	141,400		42-43	25+	2017				0	0	0	0	17,683	18,213	18,760	19,323	19,902	20,499	21,114	21,748	22,400	0	0	0	0	0	0							
19	Sinks (Wall Hung)	29,400		42-43	20+	2017				0	0	0	0	3,677	3,787	3,901	4,018	4,138	4,262	4,390	4,522	4,657	0	0	0	0	0	0							
20	Toilets (mostly low-flow models) - upgrades	28,700		varies	20+	2013				0	0	0	0	3,589	3,697	3,808	3,922	4,040	4,161	4,286	4,414	4,547	0	0	0	0	0	0							
21	Exhaust Fans / Ventilation - to replace all w/ higher CFM	5,620		varies	15+	2017				0	0	0	0	703	724	746	768	791	815	839	864	890	0	0	0	0	0	0							
22	Walls / Ceilings (see refinishing in "Unit Living")			varies	<10	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
23	Floors (Vinyl Tile) - see "Unit Living"			varies	15	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0		6,503	6,503	0	0	0	25,652	26,421	27,214	28,030	28,871	29,737	30,629	31,548	32,495	0	0	0	0	0	0	0						
28	Cumulative Reserve Balance						233,353		157,067	2,317,792	2,179,390	2,040,656	1,805,404	1,731,349	1,186,745	1,147,394	1,083,864	1,037,430	989,155	877,633	731,463	576,005	541,835	558,698	561,021	534,069	296,314	107,121	71,188						

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Simsbury Housing Authority
Project Name:	Murphy Apartments
Project City / Town:	Simsbury, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 10, 2013

Number of Units:	70
Total Square Feet:	36,075
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	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Cabinetry / Counters/ Sinks (Accessibility at 7 Kitchens)	293,650		27	20+	2013		4	29,365	97,883	100,820	103,844	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Refrigerators	46,900		varies	10+	2013				4,690	4,831	4,976	5,125	5,279	5,437	5,600	5,768	5,941	6,119	0	0	6,687	6,887	7,094	7,307	7,526	7,752	7,984	8,224						
20	Stoves (varying in age and condition)	27,500	most date to 1986		15+	2013				9,167	9,442	9,725	0	0	0	0	0	0	0	0	0	0	0	0	0	7,355	7,576	7,803	8,037						
21	Stoves (newer models)	7,500		<5	15+	2025				0	0	0	0	0	0	0	0	0	0	0	0	3,564	3,671	3,781	0	0	0	0	0						
22	Thru-wall Ventilation Fans (Gasket Problems) - w/ Cabs.	24,588	replace w/ cabinetry	4	<20	2013				8,196	8,442	8,695	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
23	Countertops - maintained, spot replaced - operating	70 unit kitchens		varies	10+	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
24	Walls / Ceilings (see refinishing in "Unit Living")			varies	<10	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
25																																			
26																																			
27	Annual Planned Expenditures							0		29,365	119,936	123,534	127,240	5,125	5,279	5,437	5,600	5,768	5,941	6,119	0	0	10,251	10,559	10,876	7,307	14,881	15,327	15,787	16,261	0				
28	Cumulative Reserve Balance							233,353		157,067	2,317,792	2,179,390	2,040,656	1,805,404	1,731,349	1,186,745	1,147,394	1,083,864	1,037,430	989,155	877,633	731,463	576,005	541,835	558,698	561,021	534,069	296,314	107,121	71,188					

Unit Electrical

Number of Units:	70
Total Square Feet:	36,075
Default Inflation Rate:	3.0%

13202 - Murphy Apartments - FINAL SS 5/10/2013

Unit Mechanical

Number of Units:	70
Total Square Feet:	36,075
Default Inflation Rate:	3.0%

13202 - Murphy Apartments - FINAL SS 5/10/2013

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.