

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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Flax Hill

CHFA # 90115D

South Windsor Housing Authority
South Windsor, CT

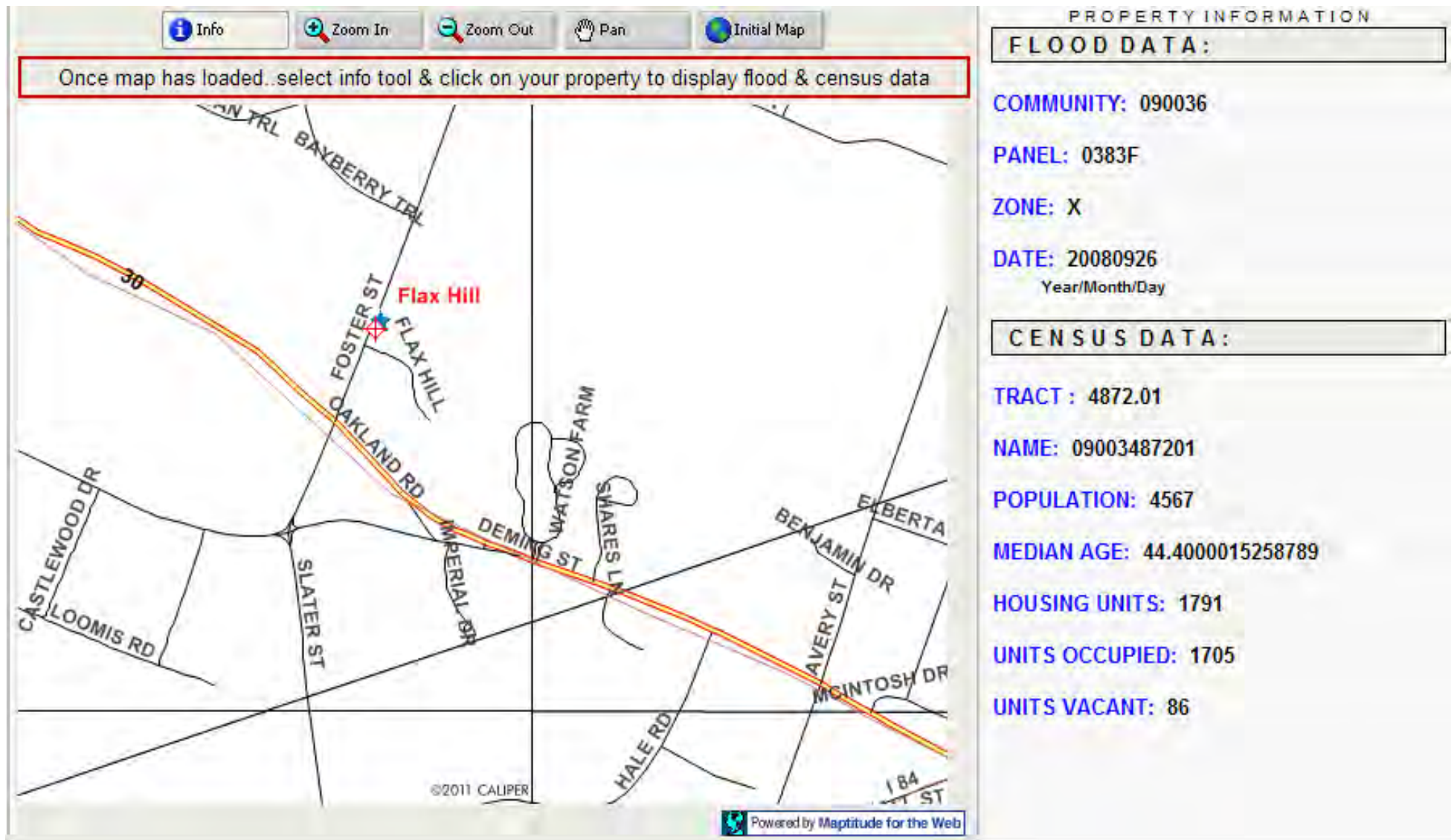
March 20, 2013

Final Report



Flax Hill

30 Foster Street
South Windsor, CT 06074



Flax Hill

30 Foster Street
South Windsor, CT 06074

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

Executive Summary

Flax Hill

South Windsor, CT

Flax Hill is a residential development for seniors and the disabled that is comprised of 7 residential buildings, a maintenance building, and a community building. The development includes 40 one-bedroom units. There are reportedly 4 handicap accessible apartment layouts at this development. The development opened for residents in 1989. Housing Authority staff notes that there is no capital reserve funding in place for the property.

Overall the development is in good condition. As shown on the attached capital needs worksheets, the development faces significant capital expenditures over the course of the plan. Based on these projections, the development is seen as requiring instituting replacement reserve funding and/or an infusion of capital.

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

- Site paving exhibits sporadic cracking and minimal settlement. Future parking area resurfacing costs are shown in Year 5. Periodic spot repair and crack-fill/sealcoating allowances are shown throughout the plan. Asphalt walks vary in condition. Surface maintenance and re-paving costs are shown concurrent with the parking areas. Pole mounted site lighting fixtures are mostly original. Carriage lamp fixtures are shown being updated in Year 5. High pole HID fixtures are shown being upgraded in Years 8-10. The recently installed gazebo structure is maintained from operations. Wood fencing at garbage can areas is shown for replacement in Years 2-3 and again in Years 18-19. Accessibility improvements would include the installation of lever-type door hardware at the gazebo.

- Building exteriors exhibit good overall conditions. Vinyl siding and trim elements display minimal damage and organic material growth. Repairs and powerwashing are shown in the plan. Replacement is shown in Years 7 and 8. Vinyl clad ceilings exhibit sagging and minimal damage. Replacement is shown in Year 2. Brick masonry displays minimal mortar deterioration, and repair allowances are shown twice in the plan. Windows are original models, and site staff noted minimal glazing and operation problems. Replacement is shown concurrent with the siding work. Unit entrance doors are mostly original, and replacement with more energy efficient models is shown starting in Year 7. Storm doors are replaced as needed. The community building doors are shown for future replacement in Year 7. Roofs exhibit spot lifting and organic material growth (moss/lichen). Replacement is shown in Years 9-10. Gutters and downspouts are shown for replacement concurrent with the siding work in Years 7-8.
- Interior common areas are located within the community building. Wall and ceiling finishes are shown for painting periodically in the plan. Carpet flooring is shown for replacement concurrent with the painting programs. Vinyl flooring in the restrooms, kitchen area, hallway, and laundry facility is shown being updated in the plan. Accessibility improvements would include upgrading the community kitchen to meet requirements, as well as laundry facility and restroom improvements.
- The community building's domestic hot water tank is shown for future replacement in Year 6. The newly installed heat pump/HVAC system serving the facility is shown for future replacement in Year 14. Site staff noted minimal problems with sanitary waste lines clogging. Repair and jetting allowances are handled as operating expenses. Fire/smoke detection devices are local ring systems. These are monitored, tested, maintained, and replaced as operating expenses.
- Unit interiors have painted wall and ceiling surfaces that are maintained as operating expenses. Living areas are carpeted, and kitchens/baths have vinyl tile flooring. Replacement/update allowances are shown throughout the plan. Interior passage and bypass closet doors are maintained as operating expenses. Unit baths have original fiberglass tubs/showers. Surface refinishing allowances are shown later in the plan. Vanities have had some tops replaced. These are to be upgraded over time. Toilets continue to be upgraded to low-flow models. Unit kitchens have original cabinetry sets, with some sets having been refinished. Future replacement is shown starting in Year 13. Appliances are replaced, as needed. Heat pump/HVAC systems are shown for future replacement in Years 16-17. DHW tanks are to be replaced as they fail. Electric circuit breaker panels are shown for replacement later in the plan. ECAS systems continue to be updated. Smoke/fire detection devices are replaced from operations.

Additional Notes:

1. The Physical Assessment of the property was conducted on Wednesday, February 27th, 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. George Daniels from the South Windsor Housing Authority for his 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. Typical site paving conditions



2. Garbage can pen fencing - to update



3. Typical building front elevations



4. Typical building rear elevations



5. Minimal mortar deterioration at some gable end walls



6. Spot vinyl siding damage



7. Spot lifting roofing shingles



8. View of the community room finishes and furnishings



9. Community kitchen to update for accessibility



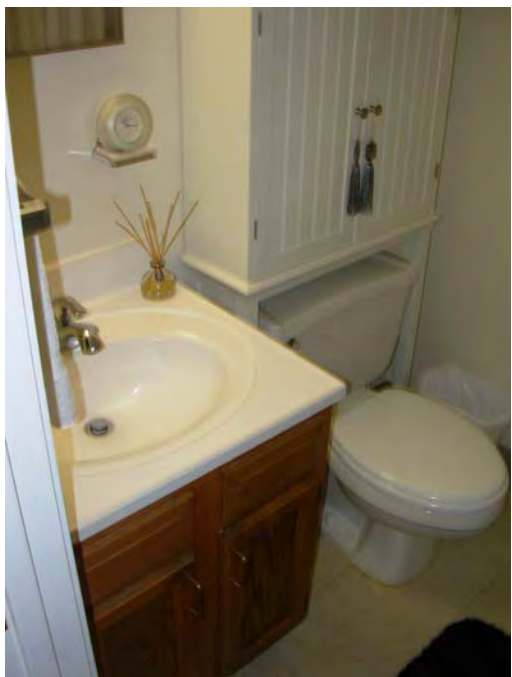
10. Laundry facility - to add a front load washer



11. DHW tank serving Cmnty. Bldg.



12. Typical unit living area finishes



13. Typical unit bathroom fixtures



14. Walk-in showers in accessible unit baths



15. Typical unit kitchen cabinetry



16. Heat pump HVAC system exterior condensers, typical

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	South Windsor Housing Authority
Project Name:	Flax Hill
Project City / Town:	South Windsor, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 20, 2013

Number of Units:	40
Total Square Feet:	24,335
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$0
Annual Replacement Reserve Contribution:	\$0
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	18,445	5,768	2,228	0	323,157	0	0	3,161	3,256	3,353	0	25,533	0	0	0	28,737	0	3,471	3,575	32,344	0
2	Building Exterior	0	0	6,029	25,012	2,096	2,159	2,224	2,291	114,111	99,913	24,672	25,412	3,360	0	2,817	11,467	5,338	3,079	3,171	5,833	6,008	3,465	0
3	Roofing	0	0	0	0	0	0	0	0	14,940	15,388	80,134	82,538	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	5,486	5,886	4,211	0	0	0	0	0	0	0	0	0	0	0	6,003	0	623	0	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	1,525	1,525	1,243	0	1,164	1,199	1,235	1,272	1,310	1,349	0	0	0	0	535	0	1,659	1,709	1,760	1,813	1,867	0
9	Common Area Restrooms	0	1,950	1,950	701	0	0	0	0	0	0	0	0	0	0	0	434	0	0	0	0	0	0	0
10	Building Boilers	0	0	0	0	0	0	0	1,971	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11	Building Mechanical	0	0	0	0	0	871	0	0	0	0	0	0	1,072	0	0	7,783	0	0	0	0	1,358	0	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	4,800	4,944	5,092	5,245	5,402	5,565	5,731	5,903	6,080	6,263	6,451	6,644	6,844	7,049	7,260	7,478	7,703	7,934	8,172	8,417	0
16	Unit Kitchens	0	4,400	13,771	9,652	12,594	12,972	13,361	13,762	7,876	8,113	5,067	5,219	0	9,738	67,149	58,833	60,598	62,416	4,166	6,770	11,230	11,567	0
17	Unit Bathrooms	0	2,220	7,377	5,312	5,471	5,636	5,805	7,282	2,327	2,397	2,469	3,078	2,062	2,123	9,580	9,867	10,163	8,717	10,476	12,153	12,518	12,894	0
18	Unit Electrical	0	0	0	0	0	0	0	4,521	4,657	4,797	4,940	0	0	0	0	0	0	0	0	0	20,855	21,480	0
19	Unit Mechanical	0	0	0	8,317	8,567	8,824	9,088	0	0	0	0	0	1,142	1,177	11,513	11,858	12,214	95,153	85,049	0	0	0	0
20	Annual Planned Expenditures	0	15,581	59,783	65,160	36,049	36,871	360,236	36,625	150,915	140,981	127,967	125,863	14,086	45,215	97,903	113,830	95,573	207,862	112,274	37,921	65,528	92,034	0
21	Annual Provision (indexed at 3%)			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
22	Outside Capital			2,078,000																				
23	Cumulative Reserve Balance	0	(15,581)	2,002,636	1,937,476	1,901,427	1,864,556	1,504,321	1,467,696	1,316,781	1,175,800	1,047,833	921,970	907,884	862,669	764,766	650,936	555,363	347,501	235,227	197,306	131,778	39,744	

Site Improvements

Number of Units:	40
Total Square Feet:	24,335
Default Inflation Rate:	3.0%

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Building Exterior

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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	Exterior Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Glass Doors (Sliders)					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Exterior Walls - Masonry					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Exterior Walls - EIFS					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Ext. Walls - Vinyl Siding					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Ext. Walls - Wood Siding					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Windows					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Exterior Soffits and Fascia					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Caulking					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Unit Balconies / Decks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Common Door (Auto-Opening Devices) - Cmnty. Bldg.	3,000		9	15	2019				0	0	0	0	0	0	3,582	0	0	0	0	0	0	0	0	0	0	0	0							
13	Maint. Bldg (Door / Window) - operating			2	30	2041				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Ceilings (Vinyl) / Columns - some sagging - replace	20,755		24	25	2014				0	21,377	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Service Doors (at Res. Bldgs.) - metering closets	7,210		24	30	2019				0	0	0	0	0	0	8,609	0	0	0	0	0	0	0	0	0	0	0	0							
16	Service Doors (Cmnty. Bldg)	515		24	30	2019				0	0	0	0	0	0	615	0	0	0	0	0	0	0	0	0	0	0	0							
17	Exterior Common Doors (Cmnty. Bldg.)	2,673		24	30	2019				0	0	0	0	0	0	3,192	0	0	0	0	0	0	0	0	0	0	0	0							
18	Exterior Unit Doors (Metal/Glass) - mostly original	70,000		24	25+	2019				0	0	0	0	0	0	20,896	21,523	22,168	22,834	0	0	0	0	0	0	0	0	0							
19	Unit Storm Doors - vary in age (replacement allowances)	19,760		varies	10+	2013				1,976	2,035	2,096	2,159	2,224	2,291	2,359	2,430	2,503	2,578	0	0	2,817	2,902	2,989	3,079	3,171	3,266	3,364	3,465						
20	Brick Masonry (Minimal Deterioration) - repair	2,500		24	20+	2013				2,500	0	0	0	0	0	0	0	0	3,360	0	0	0	0	0	0	0	0	0							
21	Vinyl Siding/Trim (spot damage, organic mtl.)	3,106		24	30+	2013				1,553	1,599	0	0	0	0	0	0	0	0	0	0	2,280	2,349	0	0	2,567	2,644	0							
22	Vinyl and Alum. Siding/Trim (future replacement)	67,288		24	30+	2019				0	0	0	0	0	0	40,173	41,378	0	0	0	0	0	0	0	0	0	0	0							
23	Windows (Vinyl Clad, Wood-framed Csmnt.) - min. probs.	51,315		24	30+	2019				0	0	0	0	0	0	30,636	31,555	0	0	0	0	0	0	0	0	0	0	0							
24	Bldg. Mounted Lighting (Unit Front Doors, Cmnty. Bldg.)	4,922		varies	15	2019				0	0	0	0	0	0	2,939	3,027	0	0	0	0	0	0	0	0	0	0	0							
25	Bldg. Mounted Lighting (Fixtures at Unit Rear Doors)	4,280		<2	15	2026				0	0	0	0	0	0	0	0	0	0	0	0	0	6,285	0	0	0	0	0							
26	HID Fixtures (Cmnty. Bldg.)	930		varies	15	2019				0	0	0	0	0	0	1,110	0	0	0	0	0	0	0	0	0	0	0	0							
27	Annual Planned Expenditures						0	0	6,029	25,012	2,096	2,159	2,224	2,291	114,111	99,913	24,672	25,412	3,360	0	2,817	11,467	5,338	3,079	3,171	5,833	6,008	3,465	0						
28	Cumulative Reserve Balance						0	(15,581)	2,002,636	1,937,476	1,901,427	1,864,556	1,504,321	1,467,696	1,316,781	1,175,800	1,047,833	921,970	907,884	862,669	764,766	650,936	555,363	347,501	235,227	197,306	131,778	39,744							

Roofing

Owner Sponsor Name:	South Windsor Housing Authority
Project Name:	Flax Hill
Project City / Town:	South Windsor, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 20, 2013

Number of Units:	40
Total Square Feet:	24,335
Default Inflation Rate:	3.0%

[illegible]

Lobby / Mail Area

Owner Sponsor Name:	South Windsor Housing Authority
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Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	South Windsor Housing Authority
Project Name:	Flax Hill
Project City / Town:	South Windsor, CT

Current Year:	2013
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Number of Units:	40
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	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Floor					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Kitchen Cabinets / Sink					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Kitchen Appliances					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Furnishings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Floors (Carpet)	2,000		11	12	2014				0	2,060	0	0	0	0	0	0	0	0	0	0	0	2,938	0	0	0	0	0	0						
6	Floors (VCT)	400		24	15	2013				400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	623	0	0	0	0						
7	Walls / Ceilings (Painted Surfaces)	1,331		11	12	2014				0	1,371	0	0	0	0	0	0	0	0	0	0	1,955	0	0	0	0	0	0	0						
8	Office Floors (Carpet)	430		11	12	2014				0	443	0	0	0	0	0	0	0	0	0	0	632	0	0	0	0	0	0	0						
9	Office Walls / Ceilings (Painted Surfaces)	326		11	12	2014				0	336	0	0	0	0	0	0	0	0	0	0	479	0	0	0	0	0	0	0						
10	Accessibility (Kitchen Cabinetry / Appliances)	5,486		24	20	2013			4	5,486	5,486	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Furnishings - maintained from operations					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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27	Annual Planned Expenditures							0		5,486	5,886	4,211	0	0	0	0	0	0	0	0	0	0	6,003	0	623	0	0	0	0	0					
28	Cumulative Reserve Balance							0		(15,581)	2,002,636	1,937,476	1,901,427	1,864,556	1,504,321	1,467,696	1,316,781	1,175,800	1,047,833	921,970	907,884	862,669	764,766	650,936	555,363	347,501	235,227	197,306	131,778	39,744					

Common Hallways

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[illegible]

Common Stairways

Number of Units:	40
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Common Laundry

Owner Sponsor Name:	South Windsor Housing Authority
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Flax Hill • Capital Needs Assessment • © On-Site Insights

Common Area Restrooms

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											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls	248		11	12	2014			0	255	0	0	0	0	0	0	0	0	0	0	0	364	0	0	0	0	0	0							
2	Ceilings	48		11	12	2014			0	49	0	0	0	0	0	0	0	0	0	0	0	70	0	0	0	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					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	Floors (Vinyl)	385		24	25	2014			0	397	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Accessibility (Grab Bars, Raise Sinks, Pipe Insul., Disps.)	1,950		24	20	2013		4	1,950	1,950	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Restroom Fixtures / Accessories - 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							
17																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	1,950	1,950	701	0	0	0	0	0	0	0	0	0	0	0	434	0	0	0	0	0	0	0						
28	Cumulative Reserve Balance						0	(15,581)	2,002,636	1,937,476	1,901,427	1,864,556	1,504,321	1,467,696	1,316,781	1,175,800	1,047,833	921,970	907,884	862,669	764,766	650,936	555,363	347,501	235,227	197,306	131,778	39,744							

Building Boilers

Owner Sponsor Name:	South Windsor Housing Authority
Project Name:	Flax Hill
Project City / Town:	South Windsor, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 20, 2013

Number of Units:	40
Total Square Feet:	24,335
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Mechanical

Owner Sponsor Name:	South Windsor Housing Authority
Project Name:	Flax Hill
Project City / Town:	South Windsor, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 20, 2013

Number of Units:	40
Total Square Feet:	24,335
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	Ventilation & 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	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	Electric Baseboard Radiators - maintained operating					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Heat Pump / HVAC System (Cmnty. Bldg.)	5,300		2	15	2026				0	0	0	0	0	0	0	0	0	0	0	0	7,783	0	0	0	0	0	0	0						
17	Bldg. Sanitary Waste (occasional clogs) - jet Optg.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Air Conditioners (2 at Cmnty. Bldg.) - vary in age - replace	798		varies	15	2016				0	0	0	871	0	0	0	0	0	0	1,072	0	0	0	0	0	0	0	1,358	0						
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	871	0	0	0	0	0	0	1,072	0	0	7,783	0	0	0	0	1,358	0	0				
28	Cumulative Reserve Balance							0		(15,581)	2,002,636	1,937,476	1,901,427	1,864,556	1,504,321	1,467,696	1,316,781	1,175,800	1,047,833	921,970	907,884	862,669	764,766	650,936	555,363	347,501	235,227	197,306	131,778	39,744					

Building Electrical

Number of Units:	40
Total Square Feet:	24,335
Default Inflation Rate:	3.0%

[illegible]

Building Elevator

Owner Sponsor Name:	South Windsor Housing Authority
Project Name:	Flax Hill
Project City / Town:	South Windsor, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 20, 2013

Number of Units:	40
Total Square Feet:	24,335
Default Inflation Rate:	3.0%

[illegible]

Building Structural

Number of Units:	40
Total Square Feet:	24,335
Default Inflation Rate:	3.0%

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Unit Living

Number of Units:	40
Total Square Feet:	24,335
Default Inflation Rate:	3.0%

[illegible]

Unit Bathrooms

Number of Units:	40
Total Square Feet:	24,335
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	Walls / Ceilings (See "Unit Living" section)					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Accessibility (Raise W/H Sinks to 27" underside clearance)	2,220		24	24	2013		4	2,220	2,220	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Tubs/Surrounds (Fiberglass) - updates	41,400		24	30+	2025				0	0	0	0	0	0	0	0	0	0	0	7,378	7,600	7,828	8,062	8,304	8,553	8,810	9,074							
18	Vanities / Sinks (Refinished w/ Newer Tops)	1,230		<7	<20	2022				0	0	0	0	0	0	0	535	551	568	0	0	0	0	0	0	0	0	0							
19	Vanities / Sinks (Older Models) - some deterioration, wear	15,170		24	20	2013				2,528	2,604	2,682	2,763	2,846	2,931	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	Toilets (Older Models) - to install Low Flow models	10,824		24	20+	2013				1,804	1,858	1,914	1,971	2,030	2,091	0	0	0	0	0	0	0	0	0	0	0	0	0							
21	Toilets (Newer Low Flow Models)	5,412		<7	20+	2029				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,171	2,236	2,303	2,372						
22	Ceiling Exhaust Fans	11,240		varies	15+	2018				0	0	0	0	0	1,303	1,342	1,382	1,424	1,467	1,511	1,556	1,603	1,651	1,700	0	0	0	0							
23	Accessories (Med. Cabs.; Wall Mounted Holders/Rails) Optg.			varies	15+	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
24	Wall Hung Sinks (Accessible Unit Baths)	1,680		24	20+	2025				0	0	0	0	0	0	0	0	0	0	599	617	635	654	0	0	0	0								
25	Walk-in Showers (Accessible Unit Baths) - operating			24	25+	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
26	Floors (Vinyl Tile) - minimal marking, staining, seam sep.	8,250		24	15+	2013				825	850	875	901	929	956	985	1,015	1,045	1,076	0	0	0	0	0	0	1,364	1,405	1,447							
27	Annual Planned Expenditures						0	2,220	7,377	5,312	5,471	5,636	5,805	7,282	2,327	2,397	2,469	3,078	2,062	2,123	9,580	9,867	10,163	8,717	10,476	12,153	12,518	12,894	0						
28	Cumulative Reserve Balance						0	(15,581)	2,002,636	1,937,476	1,901,427	1,864,556	1,504,321	1,467,696	1,316,781	1,175,800	1,047,833	921,970	907,884	862,669	764,766	650,936	555,363	347,501	235,227	197,306	131,778	39,744							

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	South Windsor Housing Authority
Project Name:	Flax Hill
Project City / Town:	South Windsor, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 20, 2013

Number of Units:	40
Total Square Feet:	24,335
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	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					2013			0	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	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					2013			0	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	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	Walls / Ceilings (See "Unit Living" section)					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Walls / Ceilings (See "Unit Living" section)					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Kitchen Cabinetry (Future Replacement)	138,624		24	30+	2025			0	0	0	0	0	0	0	0	0	0	0	0	49,411	50,894	52,420	53,993	0	0	0	0							
18	Kitchen Cabinetry (Counters / Refinish)	31,648		24	20+	2013			5,275	5,433	5,596	5,764	5,937	6,115	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Refrigerators (New)	14,070		1	10+	2024			0	0	0	0	0	0	0	0	0	0	9,738	10,030	0	0	0	0	0	0	0	0	0						
20	Refrigerators (Older Models)	20,770		varies	10+	2013			2,596	2,674	2,754	2,837	2,922	3,010	3,100	3,193	0	0	0	0	3,702	3,813	3,927	4,045	4,166	4,291	4,420	4,553							
21	Ranges / Stoves (vary in age) - replace as needed	20,000		varies	15+	2015			0	0	2,652	2,732	2,814	2,898	2,985	3,075	3,167	3,262	0	0	0	0	0	0	0	0	0	4,256	4,384						
22	Ventilation Fans / Rangehoods (replace w/ Cabinetry)	11,240		varies	15+	2025			0	0	0	0	0	0	0	0	0	0	0	4,006	4,127	4,250	4,378	0	0	0	0	0							
23	Floors (Vinyl Tile) - minimal marking, staining, seam sep.	15,000		24	15+	2013			1,500	1,545	1,591	1,639	1,688	1,739	1,791	1,845	1,900	1,957	0	0	0	0	0	0	0	2,479	2,554	2,630							
24	Accessibility (lower counters and wall cabinets)	4,400		varies	20+	2013		4	4,400	4,400	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	4,400	13,771	9,652	12,594	12,972	13,361	13,762	7,876	8,113	5,067	5,219	0	9,738	67,149	58,833	60,598	62,416	4,166	6,770	11,230	11,567	0						
28	Cumulative Reserve Balance						0	(15,581)	2,002,636	1,937,476	1,901,427	1,864,556	1,504,321	1,467,696	1,316,781	1,175,800	1,047,833	921,970	907,884	862,669	764,766	650,936	555,363	347,501	235,227	197,306	131,778	39,744							

Unit Electrical

Number of Units:	40
Total Square Feet:	24,335
Default Inflation Rate:	3.0%

[illegible]

Appendix A: Statement of Delivery

Our Capital Needs Assessment (the "CNA" or the "Report") on the subject property is delivered subject to the following terms and conditions:

1. This report and analysis are based upon observations for the visible and apparent condition of the building and its major components on the date of the fieldwork. Although care has been taken in the performance of this assessment, ON-SITE INSIGHT, Inc. (and/or its representatives) makes no representations regarding latent or concealed defects that may exist and no warranty or guarantee is expressed or implied. This report is made only in the best exercise of our ability and judgment.
2. We have undertaken no formal evaluation of environmental concerns, including but not limited to asbestos containing materials (ACMs), lead-based paint, chlorofluorocarbons (CFCs), polychlorinated biphenyls (PCBs), and mildew/mold.
3. Conclusions in this report are based on estimates of the age and normal working life of various items of equipment and/or statistical comparisons. Actual conditions can alter the useful life of any item. When an item needs immediate replacement depends on many factors, including previous use/misuse, irregularity of servicing, faulty manufacture, unfavorable conditions, Acts of God and unforeseen circumstances. Certain components that may be working when we made our inspection might deteriorate or break in the future without notice.
4. To prepare this report, we used historic data on capital activities and costs, blueprints (when available), and current prices for capital actions. We have not independently verified this information, have assumed that it is reliable, but assume no responsibility for its accuracy.
5. Unless otherwise noted in the report, we assume that all building components meet code requirements in force when the property was built.
6. If accessibility issues are referenced in the report, the site elements, common areas, and dwelling units at the development were examined for compliance with the requirements of the Uniform Federal Accessibility Standards (UFAS), and for Massachusetts properties, the Massachusetts Architectural Accessibility Board (AAB). The methodology employed in undertaking this examination is adapted from a Technical Assistance Guide (TAG-88-11) titled "Supplemental Information About the Section 504 Transition Plan Requirements" published by the Coordination and Review section of the U.S. Department of Justice Civil Rights Division, and the AAB Rules and Regulations, 521 CMR effective July 10, 1987. The Guide also incorporates the requirements of UFAS, published April 1, 1988 by the General Services Administration, the Department of Defense, the Department of Housing and Urban Development, and the U.S. Postal Service. Changes in legislation and/or regulations may make some observations moot.
7. Response Actions and estimated costs of responses were developed by ON-SITE INSIGHT, Inc. If additional structural work is necessary, costs for some Response Actions may exceed estimates. Whenever the Response Action is to remove, reposition, or modify walls, a competent structural engineer should be retained before any work is done, because such investigation may disclose that a Response Action is either more costly than estimated, or is not possible.
8. Conclusions reached in this report assume current and continuing responsible ownership and competent property management.
9. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.