

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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and

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Wapping Mews

CHFA # 85172D

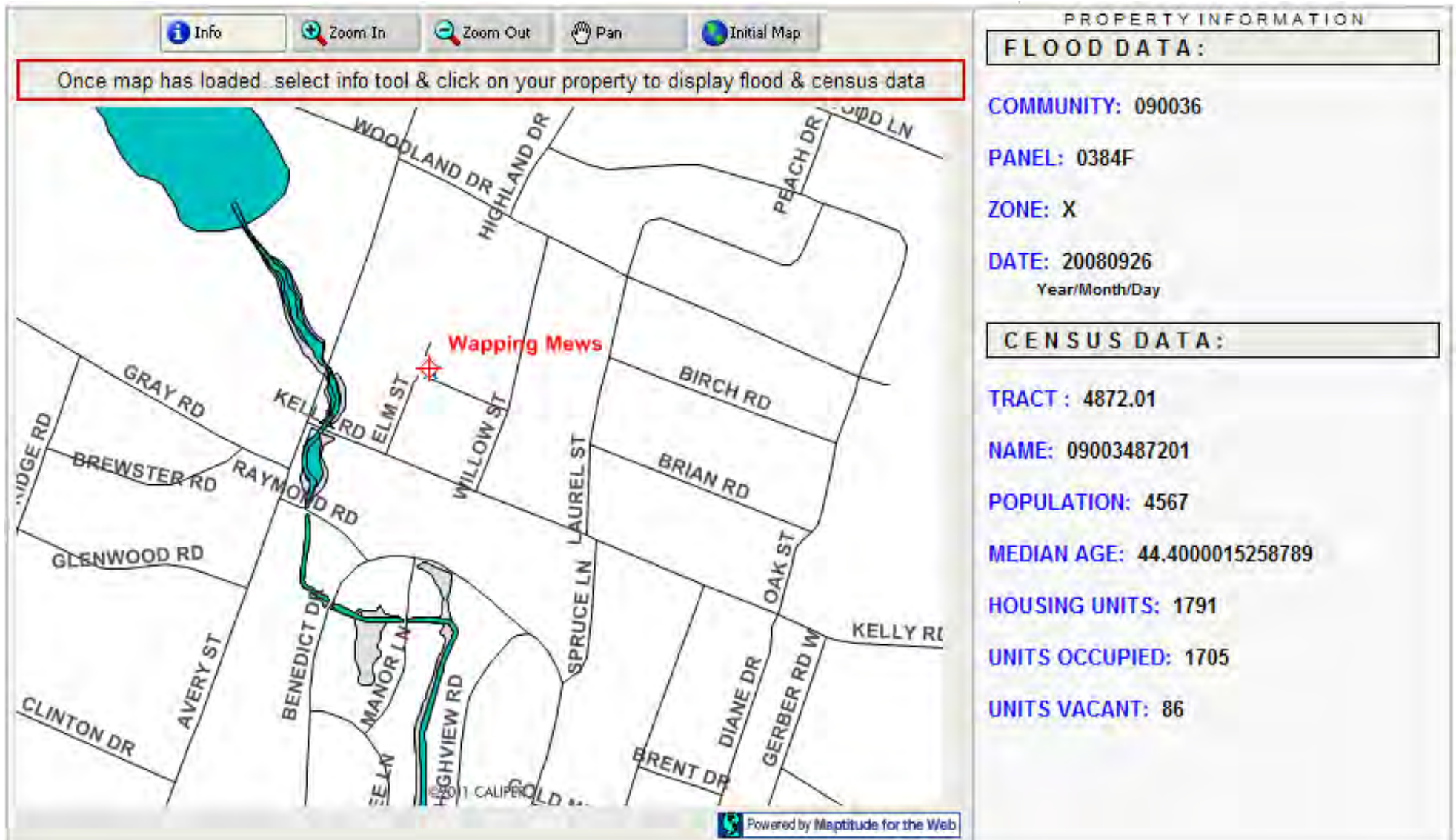
South Windsor Housing Authority
South Windsor, CT

March 20, 2013

Final Report



Wapping Mews
50 Elm Street
South Windsor, CT 06074



Wapping Mews

50 Elm Street
South Windsor, CT 06074

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

Executive Summary

Wapping Mews

South Windsor, CT

Wapping Mews is a residential development for seniors and the disabled that is comprised of 8 residential buildings and a community/maintenance building. The development includes 30 one-bedroom units. There are reportedly no handicap accessible apartment layouts at this development. The development opened for residents in 1972. Housing Authority staff notes that there is no capital reserve funding in place for the property.

Overall the development is in good condition. The property's main parking area has recently been resurfaced. 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:

- The parking area and flanking walkways have recently been resurfaced, exhibiting good conditions. Future parking area resurfacing costs are shown in Year 20. Periodic spot repair and crack-fill/sealcoating allowances are shown throughout the plan. Site asphalt walks vary in condition. Re-paving costs are shown in Year 5. Pole mounted site lighting fixtures are mostly original. Site representatives noted some underground wiring problems. Upgrades are shown in Year 2. The gazebo structure is shown being upgraded in Year 8. Vinyl fencing at the garbage can areas has recently been updated, and future replacement is shown in Year 11. Accessibility improvements would include striping at least one handicap accessible parking space in the parking area, with appropriate side access aisle and signage.

- 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. 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 2. Storm doors are replaced as needed. The community building doors and auto-opening devices are shown for future replacement in Year 5. Roofs exhibit spot lifting and organic material growth (moss/lichen). Replacement is shown in Years 2-3. 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. Recently installed vinyl tile in the community room/kitchen areas is shown for future updates in Year 14. Vinyl flooring in the restrooms and laundry facility is shown being updated early in the plan. Accessibility improvements would include upgrading the community kitchenette 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 work, as needed, are handled as operating expenses. Fire/smoke detection devices are local ring systems. These devices 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 bi-fold closet doors are maintained as operating expenses. Unit baths have original, enameled steel tubs and PVC surrounds. Upgrades are anticipated later in the plan starting in Year 13. Vanities vary in age and condition. These are to be upgraded over time. Toilets continue to be upgraded to low-flow models. Unit kitchens have original cabinetry sets, with most sets having been refinished. Replacement is shown starting in Year 2, with newer wood cabinetry. Refrigerators have recently been replaced, stoves vary in age. 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. Newly paved parking area



2. Typical site walkway conditions



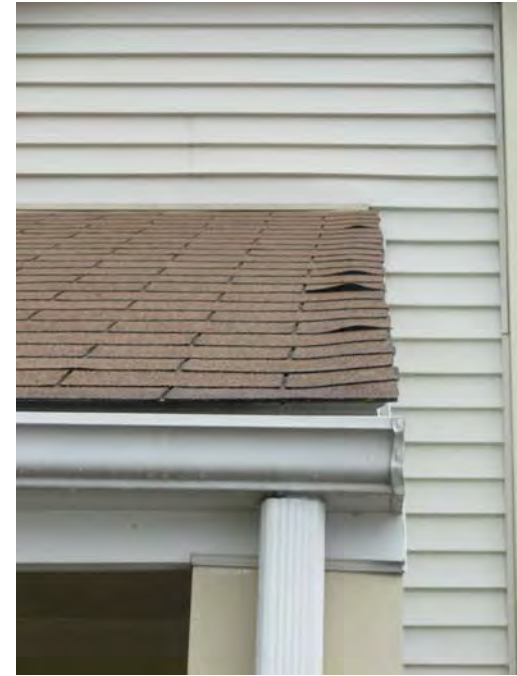
3. View of the site's gazebo



4. Typical building elevations, vinyl sided



5. Most vinyl siding damage at grade level



6. Spot lifting and curling of roofing shingles



7. View of the community room and kitchenette



8. Restroom fixtures-finishes, some access. modifications



9. Add front load washer to laundry facility



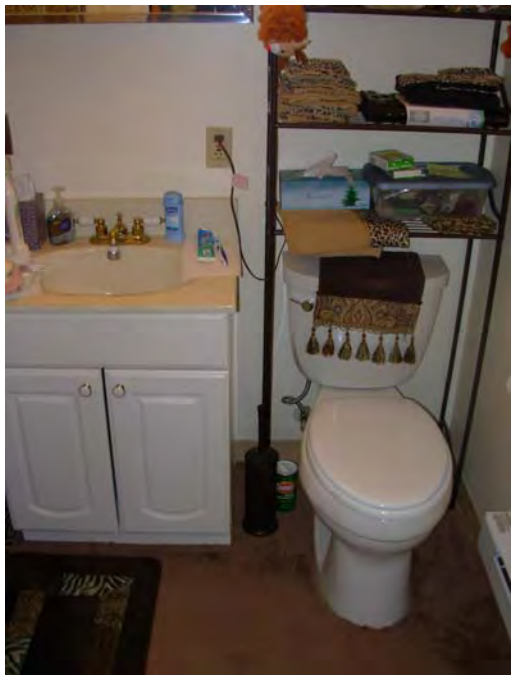
10. Typical unit living area finishes



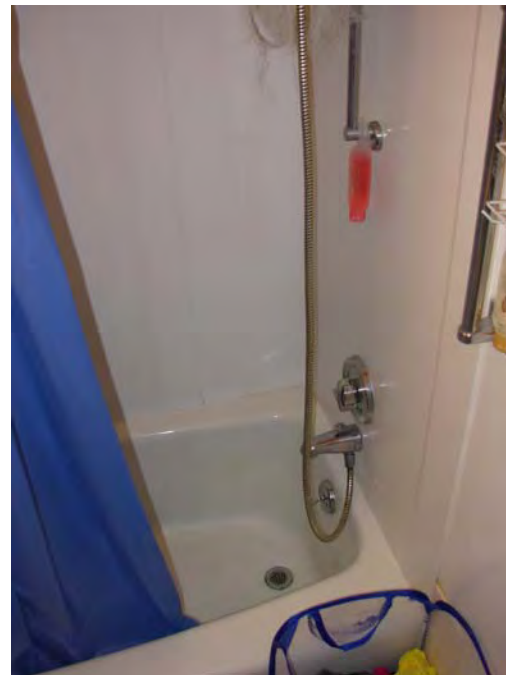
11. Typical unit kitchen cabinetry and appliances



12. Some base cabinets repaired



13. Typical unit bath fixtures



14. Typical unit bath tub and surround conditions



15. Typical DHW heater serving apartments



16. Typical heat pump HVAC system exterior condenser units

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	South Windsor Housing Authority
Project Name:	Wapping Mews
Project City / Town:	South Windsor, CT

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

Number of Units:	30
Total Square Feet:	13,410
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$0
Annual Replacement Reserve Contribution:	\$0
Additional Misc. Contribution:	

	Component	Total Planned Expenditures by Year																						Revitalization
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
				2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Site Improvements	0	0	0	34,412	0	0	20,356	0	0	13,294	0	0	11,759	7,350	0	0	0	8,272	0	0	0	62,563	0
2	Building Exterior	0	0	2,275	16,211	14,284	14,712	19,851	15,608	98,505	106,082	0	0	0	0	2,113	5,518	5,683	2,309	2,378	6,210	6,396	5,229	0
3	Roofing	0	0	0	35,809	36,883	0	0	0	15,530	15,996	0	0	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	4,692	4,692	0	0	0	0	0	0	0	1,814	0	0	0	0	3,884	0	0	0	0	2,438	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	975	1,395	0	0	1,164	1,469	1,235	1,272	1,310	1,349	0	323	0	0	0	0	2,314	2,095	1,760	1,813	1,867	0
9	Common Area Restrooms	0	2,427	2,427	0	0	0	711	0	0	0	0	0	378	0	0	0	0	0	452	0	0	614	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	3,096	3,189	3,285	3,383	3,485	3,589	3,697	3,808	3,922	4,040	4,161	4,286	4,414	4,547	4,683	4,823	4,968	5,117	5,271	5,429	0
16	Unit Kitchens	0	0	0	19,529	22,104	22,775	23,458	24,162	24,887	2,594	2,672	2,752	315	14,236	14,663	3,249	3,346	3,447	3,550	3,657	6,958	3,699	0
17	Unit Bathrooms	0	0	3,071	3,163	3,257	3,355	3,456	4,537	3,057	3,149	3,244	3,341	1,133	1,167	12,002	12,362	12,733	11,802	13,784	15,003	15,453	15,917	0
18	Unit Electrical	0	0	0	0	0	0	0	3,391	3,493	3,597	26,982	23,975	0	0	0	0	0	0	0	0	0	0	0
19	Unit Mechanical	0	0	4,888	5,034	5,185	5,341	0	0	0	0	0	0	3,998	10,884	6,968	7,177	7,393	61,929	63,787	0	0	0	0
20	Annual Planned Expenditures	0	8,094	21,843	117,347	84,998	51,602	72,786	54,493	150,440	149,831	39,983	34,108	23,139	37,922	40,161	44,520	33,838	94,896	91,014	31,748	39,687	95,318	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			1,347,000																				
23	Cumulative Reserve Balance	0	(8,094)	1,317,062	1,199,715	1,114,717	1,063,115	990,329	935,837	785,396	635,565	595,583	561,475	538,335	500,414	460,253	415,733	381,895	286,999	195,985	164,237	124,549	29,231	

Site Improvements

Number of Units:	30
Total Square Feet:	13,410
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Asphalt Parking / Roadways					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Crack Fill / Sealant					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Concrete Sidewalks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Bituminous Sidewalks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Fencing					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Landscaping					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Dumpster Enclosures					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Storm Water System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Site Lighting					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	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	Accessibility (Parking Spaces w/ side aisles) - operating					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Site Signage - to update	3,500		10	20	2023				0	0	0	0	0	0	0	0	4,704	0	0	0	0	0	0	0	0	0	0							
16	Asphalt Parking (Recently Resurfaced) - Future \$\$\$	31,857		1	20	2032				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	55,861							
17	Crack Fill / Sealant / Spot Repair	5,310		1	5	2020				0	0	0	0	0	0	6,530	0	0	0	7,350	0	0	0	8,272	0	0	0	0							
18	Walks (Asphalt) - sporadic cracking - future resurface	18,086		varies	20+	2017				0	0	0	0	20,356	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	Walks (Asphalt) - newer walks at Parking - future resurface	3,822		1	20	2032				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,702							
20	Site Lighting (Pole Mt. Carriage Lamps & HIDs) - upgrade	33,410		>20	20	2014				0	34,412	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
21	Site Furnishings / Gazebo (Future Upgrade)	5,500		16	20+	2020				0	0	0	0	0	0	6,764	0	0	0	0	0	0	0	0	0	0	0	0							
22	Garbage Can Fencing Enclosures	5,250		1	12	2014				0	0	0	0	0	0	0	7,056	0	0	0	0	0	0	0	0	0	0	0							
23	Planter / Retaining Walls (Maintained - operating)			5	20+	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	0	0	34,412	0	0	20,356	0	0	13,294	0	0	11,759	7,350	0	0	0	8,272	0	0	0	62,563	0						
28	Cumulative Reserve Balance						0	(8,094)	1,317,062	1,199,715	1,114,717	1,063,115	990,329	935,837	785,396	635,565	595,583	561,475	538,335	500,414	460,253	415,733	381,895	286,999	195,985	164,237	124,549	29,231							

Building Exterior

Number of Units:	30
Total Square Feet:	13,410
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	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	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Common Door (Auto-Opening Device) - Cmnty. Bldg.	1,500		11	15	2017				0	0	0	0	1,688	0	0	0	0	0	0	0	0	0	0	0	0	0	2,630							
14	Ceilings (Vinyl) - at Cmnty. Bldg. - replace	1,229		23	30	2020				0	0	0	0	0	0	1,511	0	0	0	0	0	0	0	0	0	0	0	0							
15	Service Doors (at Maint. Shop)	1,030		23	30	2020				0	0	0	0	0	0	0	1,267	0	0	0	0	0	0	0	0	0	0	0							
16	Canopy (Metal) - rear of Cmnty. Bldg.	1,500		23	30	2020				0	0	0	0	0	0	0	1,845	0	0	0	0	0	0	0	0	0	0	0							
17	Exterior Common Doors (Cmnty. Bldg.)	2,673		41	30+	2017				0	0	0	0	3,008	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	Exterior Unit Doors (Metal/Glass) - mostly original	52,500		41	25+	2014				0	10,815	11,139	11,474	11,818	12,172	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	Unit Storm Doors - vary in age (replacement allowances)	14,820		varies	10+	2014				0	3,053	3,145	3,239	3,336	3,436	0	0	0	0	0	0	2,113	2,176	2,242	2,309	2,378	2,450	2,523	2,599						
20	Windows (Vinyl Clad, Wood-framed Csmnt.) - min. probs.	57,585		41	30+	2018				0	0	0	0	0	0	34,380	35,411	0	0	0	0	0	0	0	0	0	0	0							
21	Vinyl Siding/Trim (spot damage, organic mtl.)	4,550		23	30+	2013				2,275	2,343	0	0	0	0	0	0	0	0	0	0	0	3,341	3,441	0	0	3,761	3,873	0						
22	Vinyl and Alum. Siding/Trim (future replacement)	98,592		23	30+	2019				0	0	0	0	0	0	58,862	60,628	0	0	0	0	0	0	0	0	0	0	0							
23	Bldg. Mounted Lighting (Fluorescent Fixtures)	6,955		varies	15	2019				0	0	0	0	0	0	4,152	4,277	0	0	0	0	0	0	0	0	0	0	0							
24	HID Fixtures (Cmnty. Bldg.)	1,860		varies	15	2019				0	0	0	0	0	0	1,110	1,144	0	0	0	0	0	0	0	0	0	0	0							
25						2026				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
26						2019				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
27	Annual Planned Expenditures						0	0	2,275	16,211	14,284	14,712	19,851	15,608	98,505	106,082	0	0	0	0	2,113	5,518	5,683	2,309	2,378	6,210	6,396	5,229	0						
28	Cumulative Reserve Balance						0	(8,094)	1,317,062	1,199,715	1,114,717	1,063,115	990,329	935,837	785,396	635,565	595,583	561,475	538,335	500,414	460,253	415,733	381,895	286,999	195,985	164,237	124,549	29,231							

Roofing

Number of Units:	30
Total Square Feet:	13,410
Default Inflation Rate:	3.0%

[illegible]

Lobby / Mail Area

Owner Sponsor Name:	South Windsor Housing Authority
Project Name:	Wapping Mews
Project City / Town:	South Windsor, CT

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

Number of Units:	30
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Default Inflation Rate:	3.0%

[illegible]

Community Room

Number of Units:	30
Total Square Feet:	13,410
Default Inflation Rate:	3.0%

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Common Hallways

Number of Units:	30
Total Square Feet:	13,410
Default Inflation Rate:	3.0%

[illegible]

Common Stairways

Number of Units:	30
Total Square Feet:	13,410
Default Inflation Rate:	3.0%

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Common Laundry

Number of Units:	30
Total Square Feet:	13,410
Default Inflation Rate:	3.0%

[illegible]

Common Area Restrooms

Owner Sponsor Name:	South Windsor Housing Authority
Project Name:	Wapping Mews
Project City / Town:	South Windsor, CT

Current Year:	2013
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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	238		2	6	2017			0	0	0	0	268	0	0	0	0	0	320	0	0	0	0	0	382	0	0	0							
2	Ceilings	43		2	6	2017			0	0	0	0	49	0	0	0	0	0	58	0	0	0	0	0	70	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)	350		11	15	2017			0	0	0	0	394	0	0	0	0	0	0	0	0	0	0	0	0	0	0	614							
10	Accessibility (Grab Bars, Raise Sinks, Door Hdw., Disps.)	2,427		41	20	2013		4	2,427	2,427	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																																			
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21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	2,427	2,427	0	0	0	711	0	0	0	0	0	378	0	0	0	0	0	452	0	0	614	0						
28	Cumulative Reserve Balance						0	(8,094)	1,317,062	1,199,715	1,114,717	1,063,115	990,329	935,837	785,396	635,565	595,583	561,475	538,335	500,414	460,253	415,733	381,895	286,999	195,985	164,237	124,549	29,231							

Building Boilers

Owner Sponsor Name:	South Windsor Housing Authority
Project Name:	Wapping Mews
Project City / Town:	South Windsor, CT

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

Number of Units:	30
Total Square Feet:	13,410
Default Inflation Rate:	3.0%

[illegible]

Building Mechanical

Number of Units:	30
Total Square Feet:	13,410
Default Inflation Rate:	3.0%

13130 - Wapping Mews - FINAL SS 3/20/2013

Building Electrical

Number of Units:	30
Total Square Feet:	13,410
Default Inflation Rate:	3.0%

[illegible]

Building Elevator

Owner Sponsor Name:	South Windsor Housing Authority
Project Name:	Wapping Mews
Project City / Town:	South Windsor, CT

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

Number of Units:	30
Total Square Feet:	13,410
Default Inflation Rate:	3.0%

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Building Structural

Number of Units:	30
Total Square Feet:	13,410
Default Inflation Rate:	3.0%

13130 - Wapping Mews - FINAL SS 3/20/2013

Unit Living

Number of Units:	30
Total Square Feet:	13,410
Default Inflation Rate:	3.0%

[illegible]

Unit Bathrooms

Number of Units:	30
Total Square Feet:	13,410
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	Accessories (Med. Cabs.; Wall Mounted Holders/Rails) Optg.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Tubs/Surrounds (E/S w/ PVC Surrounds) - updates	60,600		41	30+	2025				0	0	0	0	0	0	0	0	0	0	0	10,800	11,124	11,458	11,802	12,156	12,520	12,896	13,283							
18	Floors (Vinyl Tile) - minimal marking, staining, seam sep.	4,875		varies	15+	2013				488	502	517	533	549	565	582	600	618	636	0	0	0	0	0	0	806	830	855							
19	Vanities / Sinks (LPB) - spot finish deterioration, wear	12,300		varies	20	2013				1,230	1,267	1,305	1,344	1,384	1,426	1,469	1,513	1,558	1,605	0	0	0	0	0	0	0	0	0							
20	Toilets (Older Models) - to install Low Flow models	8,118		41	20+	2013				1,353	1,394	1,435	1,478	1,523	1,568	0	0	0	0	0	0	0	0	0	0	0	0	0							
21	Toilets (Newer Low Flow Models)	4,059		<7	20+	2029				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,628	1,677	1,728	1,779							
22	Ceiling Exhaust Fans	8,430		varies	15+	2018				0	0	0	0	0	977	1,007	1,037	1,068	1,100	1,133	1,167	1,202	1,238	1,275	0	0	0	0							
23										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
24										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
25										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
26										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
27	Annual Planned Expenditures						0	0	3,071	3,163	3,257	3,355	3,456	4,537	3,057	3,149	3,244	3,341	1,133	1,167	12,002	12,362	12,733	11,802	13,784	15,003	15,453	15,917	0						
28	Cumulative Reserve Balance						0	(8,094)	1,317,062	1,199,715	1,114,717	1,063,115	990,329	935,837	785,396	635,565	595,583	561,475	538,335	500,414	460,253	415,733	381,895	286,999	195,985	164,237	124,549	29,231							

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	South Windsor Housing Authority
Project Name:	Wapping Mews
Project City / Town:	South Windsor, CT

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

Number of Units:	30
Total Square Feet:	13,410
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)	103,968		41	30+	2014			0	17,848	18,383	18,935	19,503	20,088	20,691	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Kitchen Cabinetry (Counters)	11,868		varies	10+	2026			0	0	0	0	0	0	0	0	0	0	0	0	2,905	2,992	3,082	3,174	3,269	3,367	0								
19	Refrigerators (New)	20,100		1	10+	2024			0	0	0	0	0	0	0	0	0	13,912	14,329	0	0	0	0	0	0	0	0	0	0						
20	Ventilation Fans / Rangehoods (replace w/ Cabinetry)	8,430		varies	15+	2014			0	1,447	1,491	1,535	1,581	1,629	1,678	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21	Ranges / Stoves (vary in age) - replace as needed	15,000		varies	15+	2015			0	0	1,989	2,049	2,110	2,174	2,239	2,306	2,375	2,446	0	0	0	0	0	0	0	0	3,192	3,288							
22	Floors (Vinyl Tile) - minimal marking, staining, seam sep.	3,750		varies	15+	2013			0	234	241	256	264	272	280	288	297	306	315	324	334	344	355	365	376	387	399	411							
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	19,529	22,104	22,775	23,458	24,162	24,887	2,594	2,672	2,752	315	14,236	14,663	3,249	3,346	3,447	3,550	3,657	6,958	3,699	0				
28	Cumulative Reserve Balance							0		(8,094)	1,317,062	1,199,715	1,114,717	1,063,115	990,329	935,837	785,396	635,565	595,583	561,475	538,335	500,414	460,253	415,733	381,895	286,999	195,985	164,237	124,549	29,231					

Unit Electrical

Number of Units:	30
Total Square Feet:	13,410
Default Inflation Rate:	3.0%

[illegible]

Unit Mechanical

Owner Sponsor Name:	South Windsor Housing Authority
Project Name:	Wapping Mews
Project City / Town:	South Windsor, CT

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

Number of Units:	30
Total Square Feet:	13,410
Default Inflation Rate:	3.0%

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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.