

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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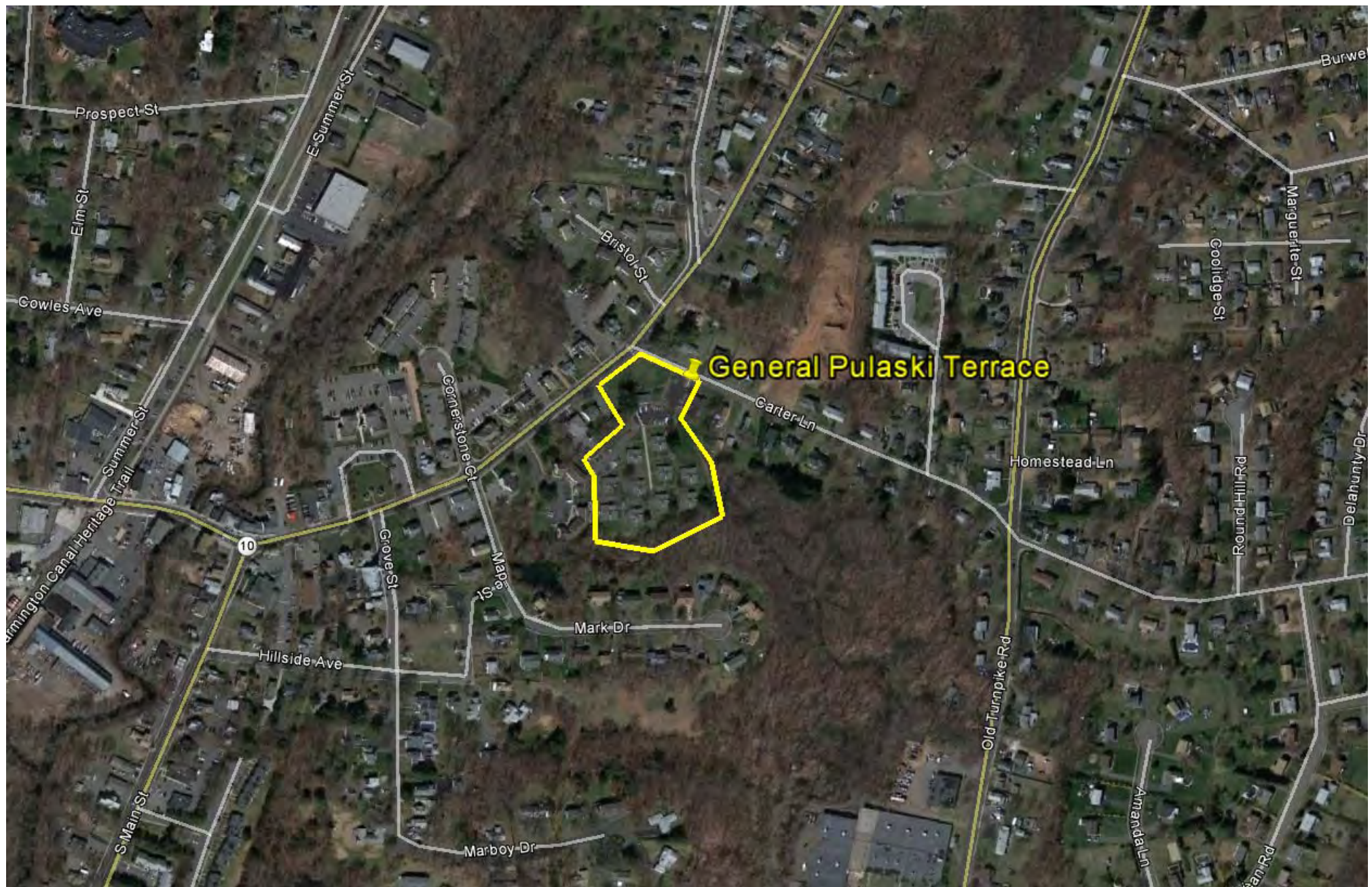
on-site-insight.com



General Pulaski Terrace
CHFA # 85167D
Southington Housing Authority
Southington, CT

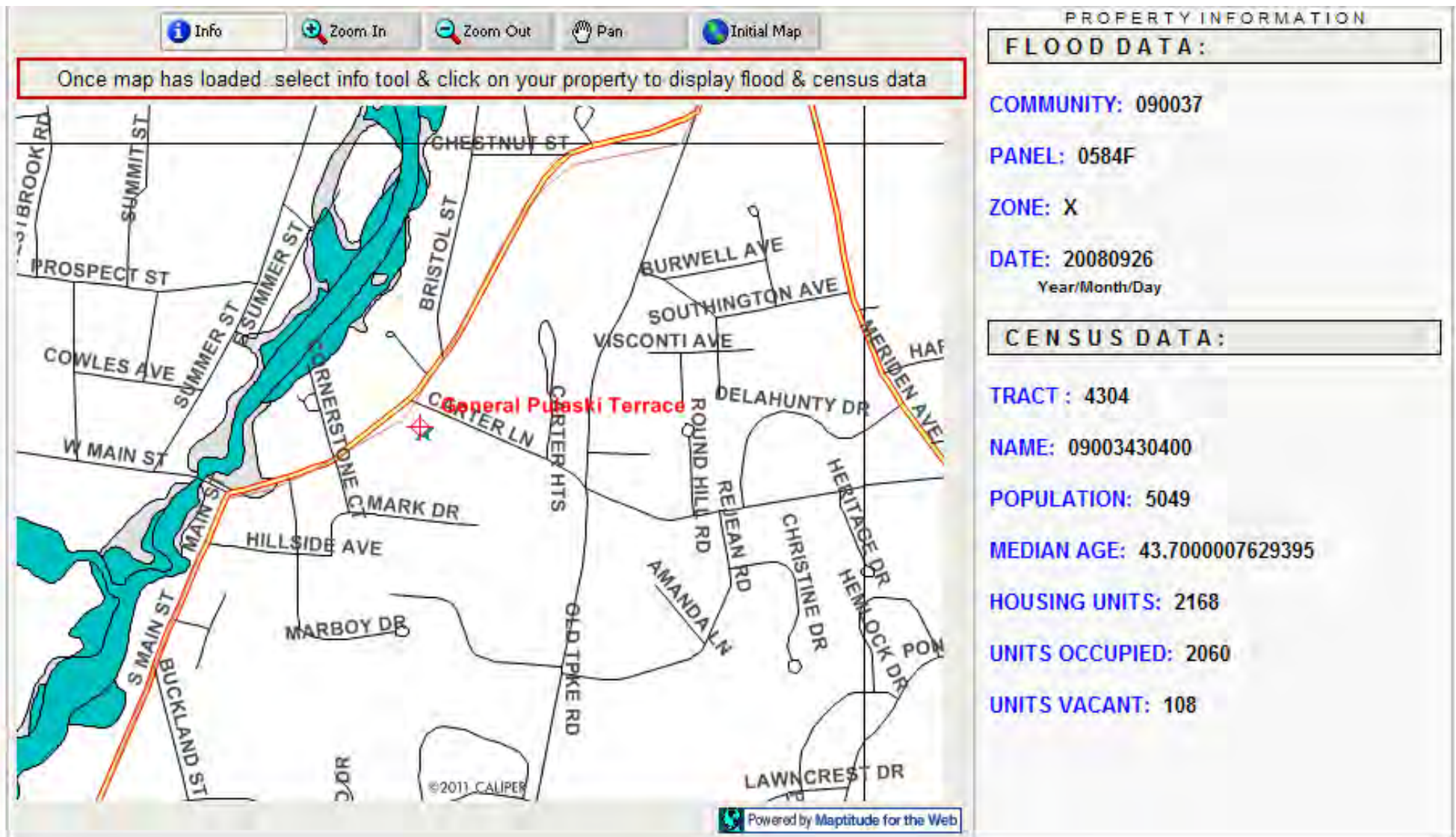
April 17, 2013

Final Report



General Polaski Terrace

6 Carter Lane
Southington, CT 06489



General Pulaski Terrace

6 Carter Lane
Southington, CT 06489

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

Executive Summary

General Pulaski Terrace

Southington, CT

General Pulaski Terrace provides housing for elderly residents. There are a total of 40 apartments: 24 efficiencies (singles) and 16 one-bedroom (double) units. Built in 1967, this development has ten residential buildings, and a separate community building which contains the community spaces (laundry, community room and kitchen, and restrooms). Recently, this development has implemented a series of cost-effective energy improvements, including Energy Star-rated heat pumps, increased attic insulation, improved bathroom ventilation, vinyl framed double glazed windows, and induction exterior lighting. Additionally, the parking lot and access roadway were recently resurfaced. Roof coverings, which include architectural shingles (on pitched sections and the community building mansard) and rubber membrane (flat sections on the community building and the residential buildings cupola caps) have also been replaced.

Overall the development is in good condition. The current renovation addressed most of the near-term concerns. Based on these projections, the development is seen as requiring an adjustment to current replacement reserve funding and/or an infusion of additional capital. With the current reserve balance and annual contribution, the reserve account would be able to fund capital costs through Year 17. An infusion of \$200,000 would fully fund this plan.

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

- The plan includes the cost to upgrade the community kitchen to comply with accessibility requirements. This cost includes replacing the existing cabinets and countertops to incorporate features that comply with reach and floor clearance requirements, as well as replacing the existing refrigerator and range.
- The storm doors (found on all residential entry doors) are to be replaced starting in Year 1.
- Unit upgrades are shown starting in Year 1.
- Future replacements of bathroom exhaust fans are based on a variable speed fan that is governed by a humidistat. This type of fan reacts to varying moisture levels within the bathroom and adjusts fan speed (and exhaust rate) accordingly.

Additional Notes:

1. The Physical Assessment of the property was conducted March 13, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by David Jackson. We would like to thank site staff for their assistance.
2. Cost estimates used in this assessment are based on data from *RS Means Facilities and Construction Cost Data*. These cost estimates have been applied uniformly across the entire study portfolio to help ensure consistency of future projections. Actual owner and/or site pricing could vary significantly.
3. Unless required by fire, safety, or accessibility codes, items are typically shown being replaced in kind and do not include any planned upgrades or potential upgrade opportunities.
4. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.
5. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.



A view of the access road and parking area from the main entrance.



The main walkway is concrete.



The secondary walkways are asphalt-paved.
Note the cracked section.



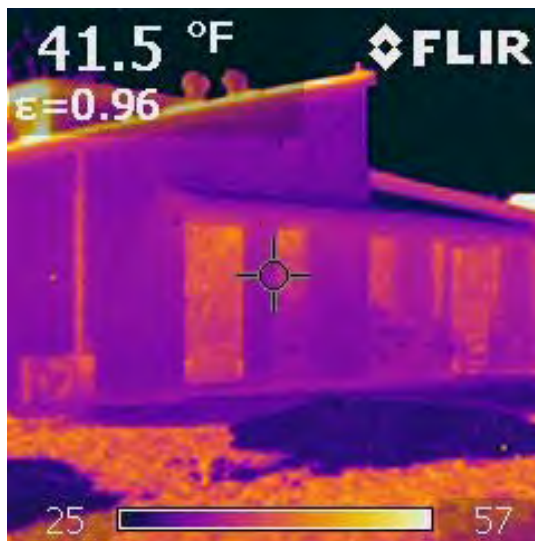
The pole-mounted lighting has been upgraded with induction lamp fixtures, which use 65 watts of power.



This is an induction lamp with a rectangular profile.



The residential buildings have wood (on right) and brick siding.



An infra-red image of one of the residential buildings.
The lighter colors indicate warm surfaces (possible heat loss).



The small attic area on the residential buildings
is clad in vinyl siding.



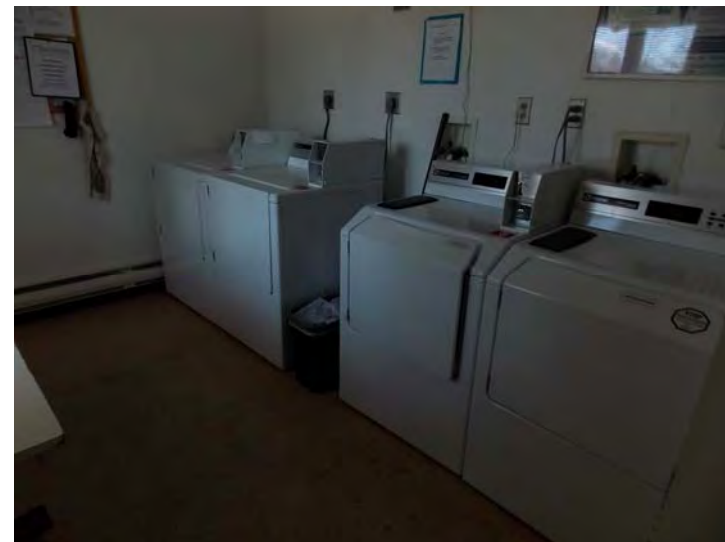
The site also has a separate community building, which contains all of the site-related common areas.



This is the community room.



The community kitchen has standard finishes and appliances. It could be upgraded to comply with accessibility requirements.



The public laundry has front-loading washers and electric dryers.



This propane-powered generator serves the community building.



Each apartment has its own heat pump (arrow).



One of the wall-mounted heat pump terminal units.



Each kitchen includes a frost-free refrigerator, an electric range, and laminated particleboard countertops and cabinets.



The bathroom was recently upgraded with a shower stall.



Bathrooms have a vanity, vinyl flooring, and most have a bathtub.



Each apartment has an electric-heated DHW tank.



This is a circuit breaker panel in one of the apartments.

Comprehensive Capital Needs Assessment Schedule

Summary

| | |
|----------------------|-------------------------------|
| Owner Sponsor Name: | Southington Housing Authority |
| Project Name: | General Pulaski Terrace |
| Project City / Town: | Southington, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | March 29, 2013 |

| | |
|-------------------------|-------|
| Number of Units: | 40 |
| Total Square Feet: | 6,440 |
| Default Inflation Rate: | 3.0% |

| | |
|--|-----------|
| Beginning Replacement Reserve Balance: | \$283,514 |
| Annual Replacement Reserve Contribution: | \$28,008 |
| Additional Misc. Contribution: | |

| | Component | Total Planned Expenditures by Year | | | | | | | | | | | | | | | | | | | | | | |
|----|----------------------------------|------------------------------------|----------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|--------|----------------|
| | | Emergency | Deferred | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | Revitalization |
| | | | | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | |
| 1 | Site Improvements | 0 | 0 | 0 | 0 | 9,284 | 0 | 0 | 5,796 | 0 | 10,763 | 0 | 0 | 0 | 0 | 12,477 | 0 | 0 | 0 | 84,261 | 1,937 | 0 | 0 | 0 |
| 2 | Building Exterior | 0 | 0 | 1,976 | 2,035 | 2,096 | 2,159 | 2,224 | 2,291 | 2,359 | 12,851 | 2,503 | 2,578 | 9,610 | 0 | 0 | 0 | 0 | 3,543 | 3,649 | 17,763 | 3,871 | 3,987 | 0 |
| 3 | Roofing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 184,373 | 0 | 0 |
| 4 | Lobby - Mail Area | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5 | Community Room | 0 | 0 | 3,645 | 0 | 0 | 4,241 | 0 | 0 | 10,149 | 0 | 0 | 0 | 0 | 0 | 0 | 5,699 | 0 | 0 | 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 | 0 | 0 | 0 | 0 | 576 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 295 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9 | Common Area Restrooms | 0 | 0 | 0 | 0 | 0 | 423 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 238 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10 | Building Boilers | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11 | Building Mechanical | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 985 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,008 | 0 | 0 | 1,405 | 0 | 0 | 0 |
| 12 | Building Electrical | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 719 | 0 | 9,839 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 966 | 0 | 41,321 | 0 | 0 | 0 |
| 13 | Building Elevator | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14 | Building Structural | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15 | Unit Living | 0 | 0 | 2,519 | 2,595 | 2,672 | 2,753 | 2,835 | 2,920 | 3,008 | 3,098 | 3,191 | 3,287 | 3,385 | 3,487 | 3,591 | 3,699 | 3,810 | 3,925 | 4,042 | 4,164 | 4,288 | 4,417 | 0 |
| 16 | Unit Kitchens | 0 | 0 | 484 | 3,369 | 3,470 | 3,574 | 3,682 | 22,572 | 23,249 | 23,947 | 24,665 | 25,405 | 4,396 | 4,528 | 4,664 | 4,804 | 4,948 | 5,096 | 5,249 | 5,406 | 10,417 | 10,730 | 0 |
| 17 | Unit Bathrooms | 0 | 0 | 10,304 | 10,613 | 10,932 | 11,259 | 12,520 | 12,896 | 13,283 | 13,681 | 14,092 | 14,514 | 17,906 | 4,740 | 4,882 | 5,028 | 5,179 | 1,907 | 1,964 | 2,023 | 2,084 | 2,146 | 0 |
| 18 | Unit Electrical | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15,152 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17,586 | 0 | 0 | 0 |
| 19 | Unit Mechanical | 0 | 0 | 0 | 0 | 3,607 | 3,715 | 4,840 | 4,985 | 5,134 | 5,288 | 5,447 | 5,611 | 5,779 | 5,952 | 1,283 | 79,154 | 86,671 | 6,699 | 6,900 | 7,107 | 7,320 | 7,540 | 0 |
| 20 | Annual Planned Expenditures | 0 | 0 | 18,928 | 18,612 | 32,061 | 28,700 | 26,101 | 53,164 | 57,183 | 94,619 | 49,898 | 51,395 | 41,077 | 18,707 | 26,897 | 98,917 | 104,617 | 22,136 | 106,065 | 98,713 | 212,354 | 28,821 | 0 |
| 21 | Annual Provision (indexed at 3%) | | | 28,008 | 28,848 | 29,714 | 30,605 | 31,523 | 32,469 | 33,443 | 34,446 | 35,480 | 36,544 | 37,640 | 38,770 | 39,933 | 41,131 | 42,365 | 43,636 | 44,945 | 46,293 | 47,682 | 49,112 | |
| 22 | Outside Capital | | | 200,000 | | | | | | | | | | | | | | | | | | | | |
| 23 | Cumulative Reserve Balance | 283,514 | 283,514 | 492,594 | 502,830 | 500,482 | 502,387 | 507,809 | 487,114 | 463,374 | 403,201 | 388,783 | 373,932 | 370,495 | 390,559 | 403,594 | 345,807 | 283,555 | 305,055 | 243,935 | 191,515 | 26,842 | 47,134 | |

Site Improvements

| | |
|-------------------------|-------|
| Number of Units: | 40 |
| Total Square Feet: | 6,440 |
| Default Inflation Rate: | 3.0% |

13178 Gen Pulaski-SS 3/29/2013

Building Exterior

| | |
|----------------------|-------------------------------|
| Owner Sponsor Name: | Southington Housing Authority |
| Project Name: | General Pulaski Terrace |
| Project City / Town: | Southington, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
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| | |
|-------------------------|-------|
| Number of Units: | 40 |
| Total Square Feet: | 6,440 |
| Default Inflation Rate: | 3.0% |

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Roofing

| | |
|-------------------------|-------|
| Number of Units: | 40 |
| Total Square Feet: | 6,440 |
| 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 | 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 | 89,600 | | 2 | 20 | 2031 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 152,537 | 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 | 18,700 | | 2 | 20 | 2031 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 31,835 | 0 | | | | | | | |
| 8 | Other | | | | | 2013 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 9 | Other | | | | | 2013 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 10 | Other | | | | | 2013 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 11 | Other | | | | | 2013 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 12 | Other | | | | | 2013 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 13 | Other | | | | | 2013 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 14 | Other | | | | | 2013 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 15 | Other | | | | | 2013 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 16 | Other | | | | | 2013 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 17 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 18 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 19 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 26 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 27 | Annual Planned Expenditures | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 184,373 | 0 | 0 | | | | | | |
| 28 | Cumulative Reserve Balance | | | | | | 283,514 | 283,514 | 492,594 | 502,830 | 500,482 | 502,387 | 507,809 | 487,114 | 463,374 | 403,201 | 388,783 | 373,932 | 370,495 | 390,559 | 403,594 | 345,807 | 283,555 | 305,055 | 243,935 | 191,515 | 26,842 | 47,134 | | | | | | | |

Lobby / Mail Area

| | |
|----------------------|-------------------------------|
| Owner Sponsor Name: | Southington Housing Authority |
| Project Name: | General Pulaski Terrace |
| Project City / Town: | Southington, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | March 29, 2013 |

| | |
|-------------------------|-------|
| Number of Units: | 40 |
| Total Square Feet: | 6,440 |
| Default Inflation Rate: | 3.0% |

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Community Room

| | |
|----------------------|-------------------------------|
| Owner Sponsor Name: | Southington Housing Authority |
| Project Name: | General Pulaski Terrace |
| Project City / Town: | Southington, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
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| | |
|-------------------------|-------|
| Number of Units: | 40 |
| Total Square Feet: | 6,440 |
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Common Hallways

| | |
|-------------------------|-------|
| Number of Units: | 40 |
| Total Square Feet: | 6,440 |
| Default Inflation Rate: | 3.0% |

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Common Stairways

| | |
|-------------------------|-------|
| Number of Units: | 40 |
| Total Square Feet: | 6,440 |
| Default Inflation Rate: | 3.0% |

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Comprehensive Capital Needs Assessment Schedule

Common Laundry

| | |
|----------------------|-------------------------------|
| Owner Sponsor Name: | Southington Housing Authority |
| Project Name: | General Pulaski Terrace |
| Project City / Town: | Southington, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
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| | |
|-------------------------|-------|
| Number of Units: | 40 |
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| 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 | Ventilation | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 5 | Lighting Fixtures | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 6 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 7 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 8 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 9 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 10 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 11 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 12 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 13 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 14 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 15 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 16 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 17 | Walls: Repaint | 161 | | 6 | 10 | 2016 | | | | 0 | 0 | 0 | 176 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 236 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 18 | Ceiling: Repaint | 40 | | 6 | 10 | 2016 | | | | 0 | 0 | 0 | 44 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 59 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 19 | Floors: VCT-Replace | 326 | | 16 | 20 | 2016 | | | | 0 | 0 | 0 | 356 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 26 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 27 | Annual Planned Expenditures | | | | | | | 0 | | 0 | 0 | 0 | 0 | 576 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 295 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| 28 | Cumulative Reserve Balance | | | | | | | 283,514 | | 283,514 | 492,594 | 502,830 | 500,482 | 502,387 | 507,809 | 487,114 | 463,374 | 403,201 | 388,783 | 373,932 | 370,495 | 390,559 | 403,594 | 345,807 | 283,555 | 305,055 | 243,935 | 191,515 | 26,842 | 47,134 | | | | | |

Common Area Restrooms

| | |
|----------------------|-------------------------------|
| Owner Sponsor Name: | Southington Housing Authority |
| Project Name: | General Pulaski Terrace |
| Project City / Town: | Southington, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | March 29, 2013 |

| | |
|-------------------------|-------|
| Number of Units: | 40 |
| Total Square Feet: | 6,440 |
| Default Inflation Rate: | 3.0% |

General Pulaski Terrace • Capital Needs Assessment • © On-Site Insights

Building Boilers

| | |
|----------------------|-------------------------------|
| Owner Sponsor Name: | Southington Housing Authority |
| Project Name: | General Pulaski Terrace |
| Project City / Town: | Southington, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | March 29, 2013 |

| | |
|-------------------------|-------|
| Number of Units: | 40 |
| Total Square Feet: | 6,440 |
| Default Inflation Rate: | 3.0% |

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Building Mechanical

| | |
|-------------------------|-------|
| Number of Units: | 40 |
| Total Square Feet: | 6,440 |
| Default Inflation Rate: | 3.0% |

[illegible]

Building Electrical

| | |
|----------------------|-------------------------------|
| Owner Sponsor Name: | Southington Housing Authority |
| Project Name: | General Pulaski Terrace |
| Project City / Town: | Southington, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | March 29, 2013 |

| | |
|-------------------------|-------|
| Number of Units: | 40 |
| Total Square Feet: | 6,440 |
| Default Inflation Rate: | 3.0% |

General Pulaski Terrace • Capital Needs Assessment • © On-Site Insight

Building Elevator

| | |
|----------------------|-------------------------------|
| Owner Sponsor Name: | Southington Housing Authority |
| Project Name: | General Pulaski Terrace |
| Project City / Town: | Southington, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
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| | |
|-------------------------|-------|
| Number of Units: | 40 |
| Total Square Feet: | 6,440 |
| Default Inflation Rate: | 3.0% |

General Pulaski Terrace • Capital Needs Assessment • © On-Site Insights

Building Structural

| | |
|-------------------------|-------|
| Number of Units: | 40 |
| Total Square Feet: | 6,440 |
| Default Inflation Rate: | 3.0% |

[illegible]

Unit Living

| | |
|-------------------------|-------|
| Number of Units: | 40 |
| Total Square Feet: | 6,440 |
| Default Inflation Rate: | 3.0% |

[illegible]

Unit Bathrooms

| | |
|----------------------|-------------------------------|
| Owner Sponsor Name: | Southington Housing Authority |
| Project Name: | General Pulaski Terrace |
| Project City / Town: | Southington, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | March 29, 2013 |

| | |
|-------------------------|-------|
| Number of Units: | 40 |
| Total Square Feet: | 6,440 |
| Default Inflation Rate: | 3.0% |

General Pulaski Terrace • Capital Needs Assessment • © On-Site Insight

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

| | |
|----------------------|-------------------------------|
| Owner Sponsor Name: | Southington Housing Authority |
| Project Name: | General Pulaski Terrace |
| Project City / Town: | Southington, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | March 29, 2013 |

| | |
|-------------------------|-------|
| Number of Units: | 40 |
| Total Square Feet: | 6,440 |
| 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 | Other | | | | | 2013 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 16 | Other | | | | | 2013 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 17 | Floors | 9,690 | | Varies | 20 | 2013 | | | 484 | 499 | 513 | 529 | 545 | 561 | 578 | 595 | 613 | 632 | 650 | 670 | 690 | 711 | 732 | 754 | 777 | 800 | 824 | 849 | | | | | | | |
| 18 | Refrigerators | 26,800 | | Varies | 15 | 2014 | | | 0 | 1,841 | 1,896 | 1,953 | 2,011 | 2,072 | 2,134 | 2,198 | 2,264 | 2,332 | 2,402 | 2,474 | 2,548 | 2,624 | 2,703 | 2,784 | 2,868 | 2,954 | 3,042 | 3,134 | | | | | | | |
| 19 | Ranges | 20,000 | | Varies | 25 | 2014 | | | 0 | 1,030 | 1,061 | 1,093 | 1,126 | 1,159 | 1,194 | 1,230 | 1,267 | 1,305 | 1,344 | 1,384 | 1,426 | 1,469 | 1,513 | 1,558 | 1,605 | 1,653 | 1,702 | 1,754 | | | | | | | |
| 20 | Cabinets/Countertops | 81,000 | | 18 | 25 | 2018 | | | 0 | 0 | 0 | 0 | 0 | 18,780 | 19,344 | 19,924 | 20,522 | 21,137 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 21 | Countertops: Future Replacement | 14,242 | | 18 | 12 | 2031 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,849 | 4,994 | | | | | | | |
| 22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 26 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 27 | Annual Planned Expenditures | | | | | | | 0 | | 0 | 484 | 3,369 | 3,470 | 3,574 | 3,682 | 22,572 | 23,249 | 23,947 | 24,665 | 25,405 | 4,396 | 4,528 | 4,664 | 4,804 | 4,948 | 5,096 | 5,249 | 5,406 | 10,417 | 10,730 | 0 | | | | |
| 28 | Cumulative Reserve Balance | | | | | | | 283,514 | | 283,514 | 492,594 | 502,830 | 500,482 | 502,387 | 507,809 | 487,114 | 463,374 | 403,201 | 388,783 | 373,932 | 370,495 | 390,559 | 403,594 | 345,807 | 283,555 | 305,055 | 243,935 | 191,515 | 26,842 | 47,134 | | | | | |

Unit Electrical

| | |
|-------------------------|-------|
| Number of Units: | 40 |
| Total Square Feet: | 6,440 |
| Default Inflation Rate: | 3.0% |

[illegible]

Unit Mechanical

| | |
|----------------------|-------------------------------|
| Owner Sponsor Name: | Southington Housing Authority |
| Project Name: | General Pulaski Terrace |
| Project City / Town: | Southington, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
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| | |
|-------------------------|-------|
| Number of Units: | 40 |
| Total Square Feet: | 6,440 |
| 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.