

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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and

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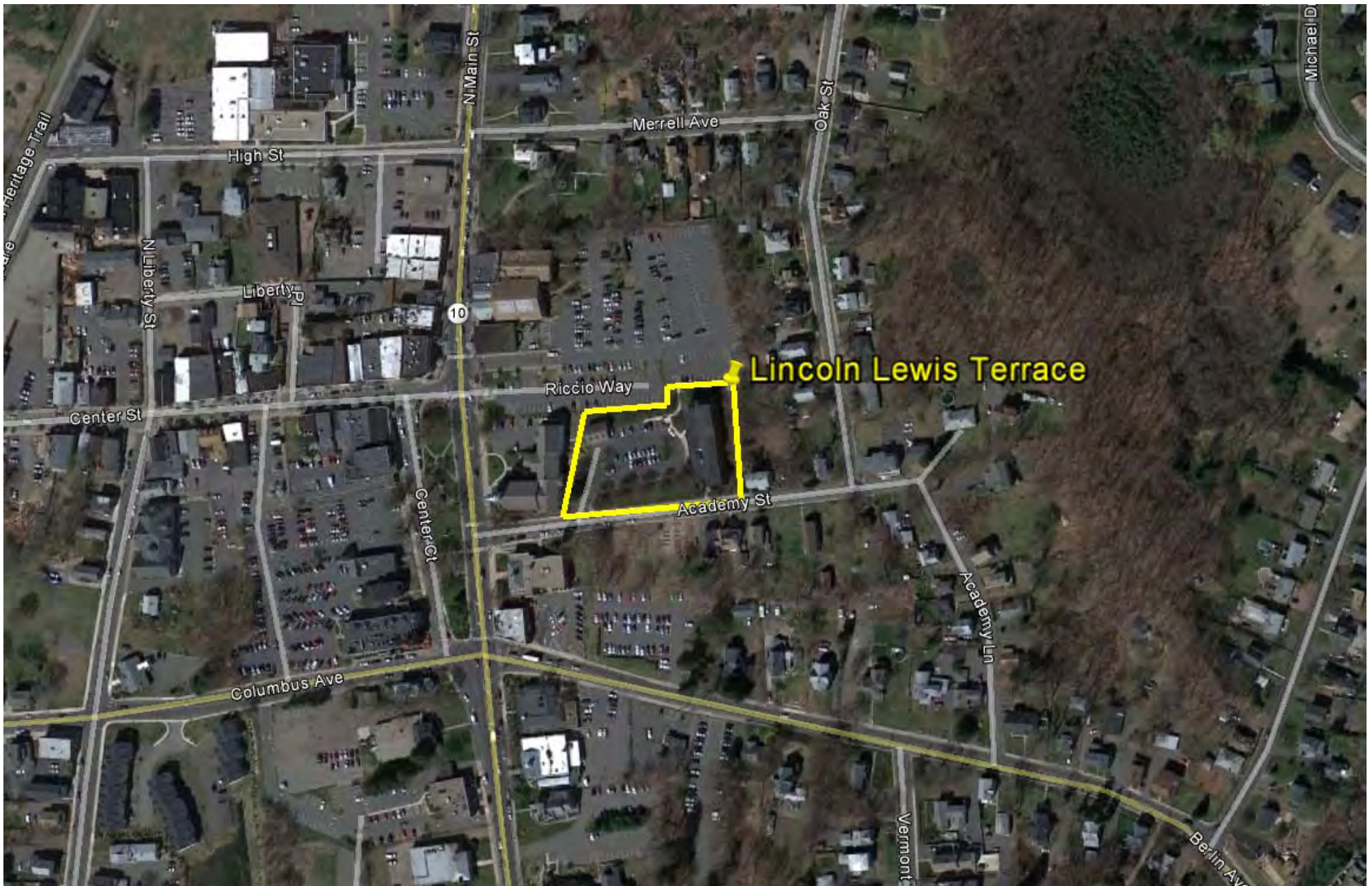
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Lincoln Lewis Terrace
CHFA # 85171D
Southington Housing Authority
Southington, CT

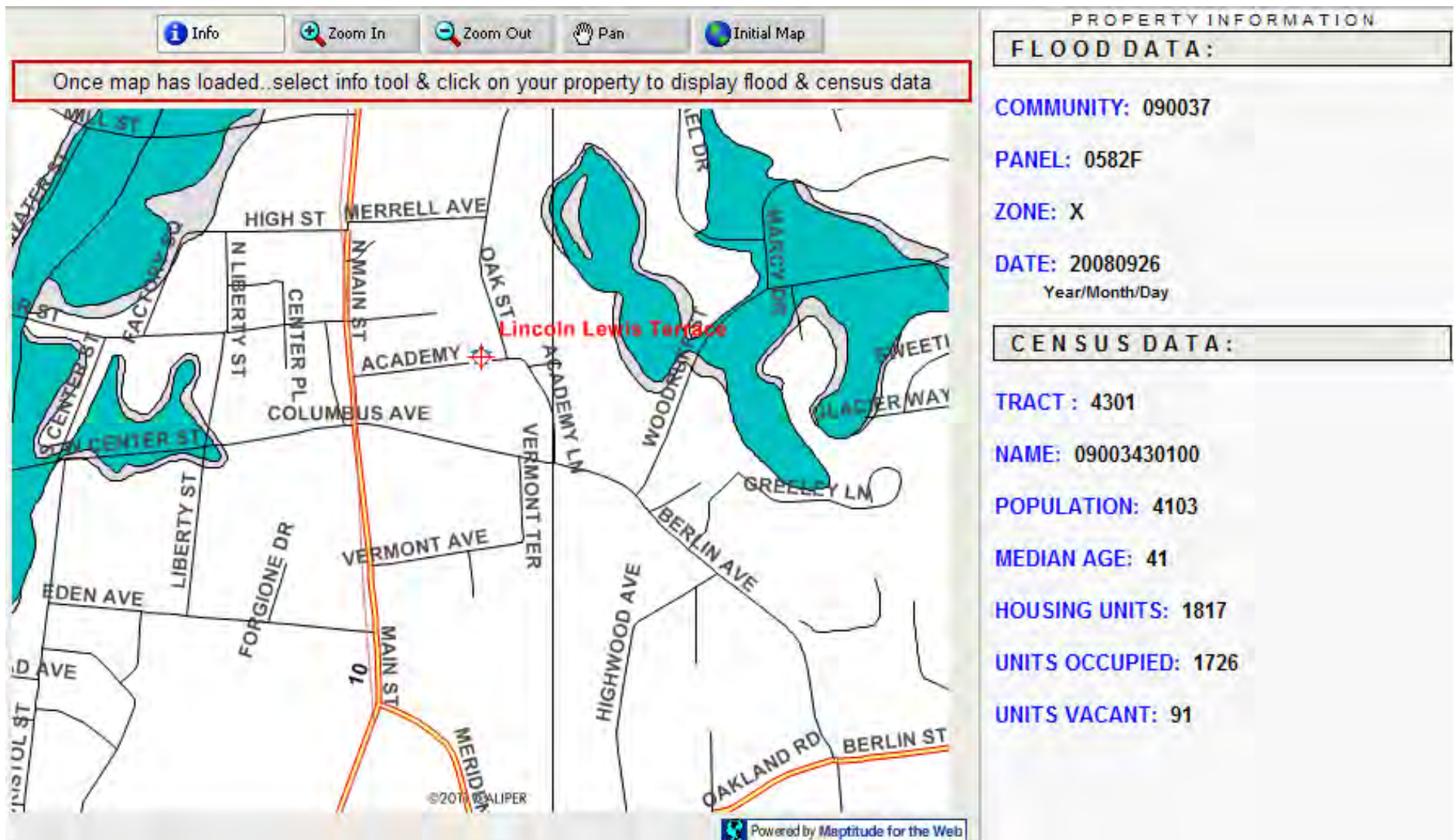
April 12, 2013

Final Report



Lincoln Lewis Terrace

43 Academy Street
Southington, CT 06489



Lincoln Lewis Terrace

43 Academy Street
Southington, CT 06489

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

Executive Summary

Lincoln Lewis Terrace

Southington, CT

Lincoln Lewis Terrace is a residential development for seniors and the disabled that is comprised of a single, multi-story residential building and a maintenance garage. The residential building houses 32 efficiency and 8 one-bedroom units. Original construction of the facility dates to 1985, while the maintenance garage was built in the late 1990s.

Overall, the development is in good condition. As shown on the attached capital needs worksheets, the development faces significant capital expenditures over the term of the plan. Reserve funding (total of \$1,281,192) for this property (\$320,298) is shared with three other properties – Pulaski, Zdunczyk Terrace, and Dicaprio Forgione Terrace. Based on capital expenditure projections, the development is seen as requiring an adjustment to current replacement reserve funding and/or an infusion of additional capital.

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

- The site's parking surfaces have recently been re-paved. Maintenance allowances are shown periodically throughout the plan. Re-paving costs are shown in Year 17. Concrete walks at the front entrance area display spot spalling and cracking – repairs are shown in Years 2 and 17. The gazebo structure is used often by residents. A second structure may be added. Costs for repairs / replacement of the gazebo are shown in Year 10. Pole mounted site lighting and the property's sign have recently been updated. Future replacement is shown in Year 16. Chain link fencing along the western property line has recently been painted, and replacement is anticipated by Year 7 of the plan. The metal guardrail displays some damage, and repairs / replacement are also shown in Year 7. Newer chain link fencing along Academy Street is to be maintained from operations.
- The residential building's exterior is clad with brick masonry, stucco covered CMU block, and EIFS at the newer elevator tower. Brick masonry displays minimal mortar deterioration – repairs and sealant work are shown in Years 13-14. EIFS surfaces are shown for

refinishing work in Year 10. The stucco covered surfaces display some step cracking and deterioration. Repair and refinishing costs are shown in Years 3-4 and 13-14. Balconies are shown for minor repair and refinishing work in Years 3-4 and 13-14 as well. Railing screens are maintained from operations. The main entrance doors (and opening devices) are shown being updated in Year 7. Original service doors are shown being replaced in Year 3. Newer doors at the elevator tower are maintained from operations. Unit doors out to balconies are shown for replacement, over three years, starting in Year 6. Minimal damage of the standing seam metal roofing is shown for repairs in Year 1. The rubber membrane roofing system is shown for future replacement in Year 8, after twenty years of service. Allowances for maintenance garage siding, window, and door replacement are shown later in the plan. The roof on this facility is shown for shingle replacement in Year 12.

- Interior common areas within the residential building include the community room / kitchen, laundry room, restrooms, offices, hallways, and stairways. Most finishes are due to be updated (painting/wallpaper borders; carpet flooring; vinyl tile flooring; kitchen layout for accessibility improvements). Redecorating costs are shown within the first three years of the plan, with future costs shown later in the plan. Accessibility improvements would include renovations of the community kitchen space and updating restroom fixtures (including mounting heights) in order to meet underside and reach requirements.
- The domestic hot water tank serving the common areas of the facility is shown for replacement in Year 2 and again in Year 17. Heat pump HVAC systems serving the offices and community room space have recently been installed, and future replacement is anticipated by Year 15 of the plan. The rooftop air handling unit serving the common hallways in the facility is original equipment, and replacement is anticipated in Year 1 (costs pending specifications). Exterior lighting has recently been updated, and future replacement costs are shown in the second half of the plan. An overhaul of the emergency generator's engine and controls is anticipated by Year 10. Security camera systems are shown being updated in Years 2 and 12. The building entry / call system is shown for upgrades in Year 2 as well. Fire detection / monitoring systems have recently been upgraded, and major system updates are anticipated by Year 17. The elevators are maintained under a service contract. The original elevator is due for an overhaul by Year 9.
- In unit improvements will include entrance door lockset replacements, flooring updates, kitchen cabinetry replacements, appliance replacements – as needed, bathroom fixture replacements, tub/surround repairs/refinishing, domestic hot water tank replacements, and future heat pump (HVAC) system replacements. Smoke / fire detection devices are monitored, tested, maintained, and replaced as needed from operations.

Additional Notes:

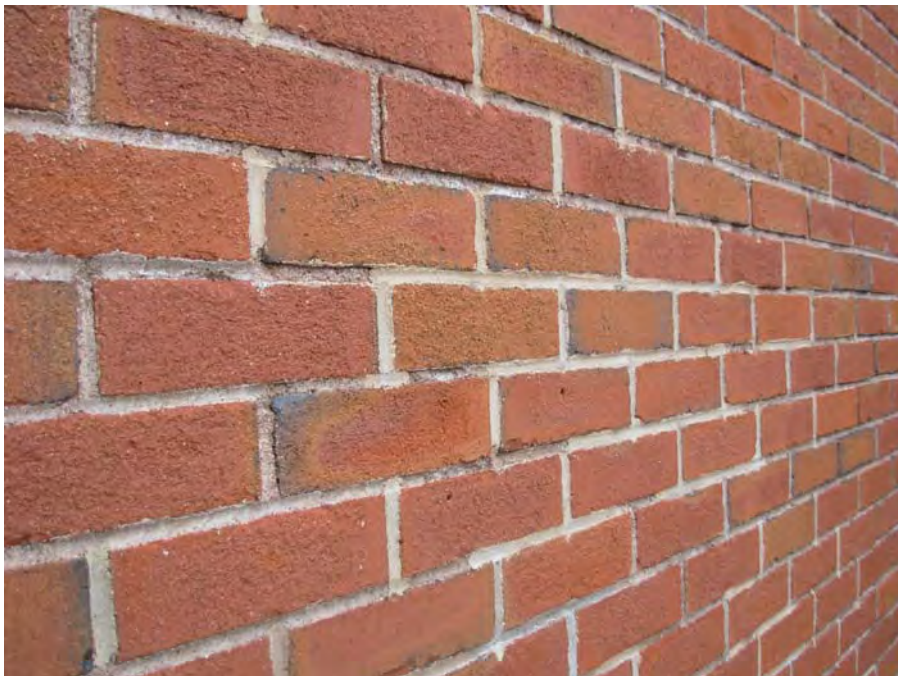
1. The Physical Assessment of the property was conducted on Monday, March 25th and Tuesday, March 26th, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Craig Torres. We would like to thank Mr. Steve Palmieri, Mr. Bob McBride, and the Southington Housing Authority staff for their assistance.
2. Cost estimates used in this assessment are based on data from *RS Means Facilities and Construction Cost Data*. These cost estimates have been applied uniformly across the entire study portfolio to help ensure consistency of future projections. Actual owner and/or site pricing could vary significantly.
3. Unless required by fire, safety, or accessibility codes, items are typically shown being replaced in kind and do not include any planned upgrades or potential upgrade opportunities.
4. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.
5. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.



1. Overhead view of parking area, recently resurfaced



2. Spot concrete walkway cracking and spalling



3. Spot masonry mortar deterioration



4. Spot step cracking at stucco covered surfaces



5. EIFS finished surfaces at elevator tower addition



6. Typical balconies with screened railing walls



7. View of the main roof surface



8. Typical common hallway finishes



9. Laundry room finishes and equipment



10. Main entrance lobby finishes



11. Cmnty. kitchen cabinetry and appliances to update for accessibility



12. Rooftop air handling unit, to replace



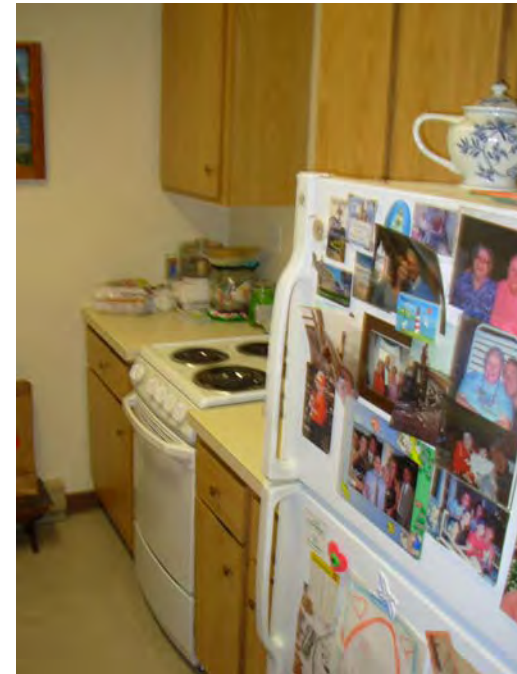
13. View of the emergency generator



14. Recently updated fire detection - monitoring system



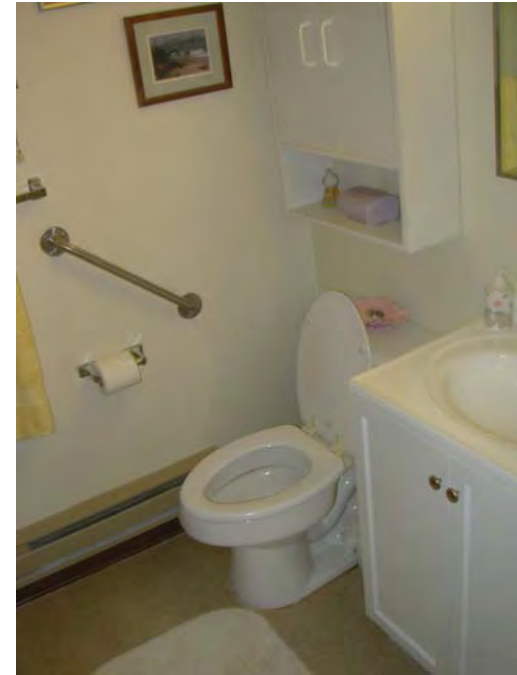
15. Original elevator machine room equipment



16. Typical unit kitchen cabinetry and appliances



17. Spot delamination of kitchen cabinetry



18. Typical unit bathroom fixtures



19. Typical unit domestic hot water tank



20. Heat pump HVAC system exterior condensers, serving each apartment

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Southington Housing Authority
Project Name:	Lincoln Lewis Terrace
Project City / Town:	Southington, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 12, 2013

Number of Units:	40
Total Square Feet:	30,910
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$320,298
Annual Replacement Reserve Contribution:	\$36,272
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	10,316	0	0	0	8,133	10,902	0	0	18,940	0	0	0	10,930	0	37,485	72,363	0	0	0	0
2	Building Exterior	0	0	0	0	7,684	6,227	580	6,863	19,835	7,281	0	15,094	0	0	17,379	17,900	5,427	0	0	1,760	4,205	4,331	0
3	Roofing	0	0	1,500	0	0	0	0	0	0	90,009	0	0	0	7,890	0	0	0	0	0	0	0	0	0
4	Lobby - Mail Area	0	0	0	2,650	0	0	0	0	0	0	0	0	0	9,200	0	0	0	0	0	0	0	0	0
5	Community Room	0	5,906	6,291	2,981	1,995	0	0	0	0	0	0	0	0	5,329	813	3,599	0	0	0	0	0	0	0
6	Common Hallways	0	0	0	10,877	11,204	0	0	0	0	0	0	0	0	14,618	15,057	0	0	0	13,422	13,824	0	0	0
7	Common Stairways	0	0	0	0	0	0	0	0	3,472	3,576	0	0	0	0	0	0	0	0	0	0	0	0	0
8	Common Laundry	0	0	0	1,098	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,711	0	0	0	0
9	Common Area Restrooms	0	2,033	2,033	2,837	0	0	0	0	0	0	0	0	0	428	0	0	0	0	662	0	0	0	0
10	Building Boilers	0	0	0	1,751	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,728	0	0	0	0
11	Building Mechanical	0	0	15,000	0	0	871	0	0	0	0	0	0	0	0	0	0	12,025	1,242	0	0	0	0	0
12	Building Electrical	0	0	0	10,652	0	0	0	0	0	0	0	9,786	0	8,917	4,641	0	0	0	67,398	0	3,006	3,096	0
13	Building Elevator	0	0	0	0	0	0	0	0	0	0	82,340	0	0	13,842	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	725	7,527	7,006	7,217	7,433	7,656	4,872	5,018	5,168	5,323	5,483	5,648	5,817	0	0	0	0	6,743	6,946	7,154	7,369	0
16	Unit Kitchens	0	16,780	22,446	31,761	32,714	33,695	34,706	35,747	39,056	9,272	9,550	9,837	10,132	10,436	0	3,873	7,367	7,588	10,650	13,724	14,136	9,935	0
17	Unit Bathrooms	0	1,880	11,047	9,442	9,725	6,765	6,968	7,177	4,944	5,092	5,245	5,403	5,565	5,732	4,882	3,378	3,479	0	1,150	3,443	3,547	5,091	0
18	Unit Electrical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37,058	38,170	0	0	0	0	0
19	Unit Mechanical	0	0	4,675	4,815	4,960	5,108	5,262	5,420	0	2,439	2,512	2,588	0	6,471	6,665	6,865	87,239	89,856	7,502	0	0	3,478	0
20	Annual Planned Expenditures	0	27,324	70,519	96,187	75,498	60,100	55,171	68,211	83,228	122,838	104,971	67,130	21,344	88,680	49,437	46,545	152,596	174,341	184,329	39,698	32,047	33,300	0
21	Annual Provision (indexed at 3%)			36,272	37,360	38,481	39,635	40,824	42,049	43,311	44,610	45,948	47,327	48,747	50,209	51,715	53,267	54,865	56,511	58,206	59,952	61,751	63,603	
22	Outside Capital			480,000																				
23	Cumulative Reserve Balance	320,298	292,974	738,727	679,900	642,882	622,418	608,072	581,910	541,993	463,765	404,742	384,939	412,341	373,870	376,148	382,869	285,138	167,307	41,184	61,438	91,142	121,445	

Site Improvements

Number of Units:	40
Total Square Feet:	30,910
Default Inflation Rate:	3.0%

[illegible]

Building Exterior

Number of Units:	40
Total Square Feet:	30,910
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	1,545		28	30	2015				0	0	1,639	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Glass Doors (Sliders)					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Exterior Walls - Masonry					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Exterior Walls - EIFS					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Ext. Walls - Vinyl Siding					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Ext. Walls - Wood Siding					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Windows					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Exterior Soffits and Fascia					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Caulking					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Unit Balconies / Decks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Garage (Windows) - future replacement	1,065		16	33	2030				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,760	0	0	0						
13	Garage (Overhead Doors)	6,600		16	25	2022				0	0	0	0	0	0	0	0	8,612	0	0	0	0	0	0	0	0	0	0	0						
14	Garage (Service Door)	515		16	20	2017				0	0	0	0	580	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Garage (Brick Masonry) - maintained Optg.			16	40	2037				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Garage (Vinyl Siding / Soffits / Trim) - future upgrades	3,588		16	30	2027				0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,427	0	0	0	0	0						
17	Exterior Walls (EIFS) - at elevator walls - future refinsh	4,968		5	15	2022				0	0	0	0	0	0	0	0	6,482	0	0	0	0	0	0	0	0	0	0	0						
18	Exterior Walls (Stucco) - spot cracking, repair and refinsh	6,334		7-16	10	2015				0	0	3,360	3,461	0	0	0	0	0	0	0	4,515	4,651	0	0	0	0	0	0	0						
19	Exterior Walls (Brick Masonry) - spot pointing, sealant, clean	12,981		7	20	2025				0	0	0	0	0	0	0	0	0	0	0	9,254	9,532	0	0	0	0	0	0	0						
20	Balconies (Concrete) - cleaning, repair, refinsh/seal	5,063		7-28	10	2015				0	0	2,685	2,766	0	0	0	0	0	0	0	3,609	3,717	0	0	0	0	0	0	0						
21	Balcony Railings / Screens (see above) - Optg.			7-28	10	2015				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
22	Windows (Vinyl and Alum. Framed) - newer - maint. Optg.			1-5	30+	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
23	Exterior Common Doors (Alum. & Glass) - main entr.	6,392		28	30+	2019				0	0	0	0	0	0	7,632	0	0	0	0	0	0	0	0	0	0	0	0	0						
24	Auto-Opening Devices (Main Entrance Doors)	4,300		13	15+	2019				0	0	0	0	0	0	5,134	0	0	0	0	0	0	0	0	0	0	0	0	0						
25	Exterior Unit Doors (at Balconies) - future upgrade	10,350		28	30+	2018				0	0	0	0	0	3,999	4,119	4,243	0	0	0	0	0	0	0	0	0	0	0	0						
26	Storm / Screen Doors	7,410		varies	10+	2018				0	0	0	0	0	2,863	2,949	3,038	0	0	0	0	0	0	0	0	0	0	4,205	4,331						
27	Annual Planned Expenditures						0	0	0	0	7,684	6,227	580	6,863	19,835	7,281	0	15,094	0	0	17,379	17,900	5,427	0	0	1,760	4,205	4,331	0						
28	Cumulative Reserve Balance						320,298	292,974	738,727	679,900	642,882	622,418	608,072	581,910	541,993	463,765	404,742	384,939	412,341	373,870	376,148	382,869	285,138	167,307	41,184	61,438	91,142	121,445							

Roofing

Owner Sponsor Name:	Southington Housing Authority
Project Name:	Lincoln Lewis Terrace
Project City / Town:	Southington, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 12, 2013

Number of Units:	40
Total Square Feet:	30,910
Default Inflation Rate:	3.0%

[illegible]

Lobby / Mail Area

Owner Sponsor Name:	Southington Housing Authority
Project Name:	Lincoln Lewis Terrace
Project City / Town:	Southington, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 12, 2013

Number of Units:	40
Total Square Feet:	30,910
Default Inflation Rate:	3.0%

[illegible]

Community Room

Number of Units:	40
Total Square Feet:	30,910
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	Floor					2013				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							
3	Kitchen Appliances					2013				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							
5	Other					2013				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							
7	Other					2013				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							
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Office Walls / Ceilings	655		9	10+	2015				0	0	695	0	0	0	0	0	0	0	0	0	962	0	0	0	0	0	0							
18	Office Flooring (Carpet)	1,226		9	10+	2015				0	0	1,300	0	0	0	0	0	0	0	0	0	1,800	0	0	0	0	0	0							
19	Office Furnishings / Equipment - maintained / updated Optg.			varies	10	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	Cmnty. Room / Kitchen Walls / Ceilings	1,094		9	10	2014				0	1,127	0	0	0	0	0	0	0	1,515	0	0	0	0	0	0	0	0	0							
21	Cmnty. Room Flooring (Carpet)	1,800		9	10	2014				0	1,854	0	0	0	0	0	0	0	2,492	0	0	0	0	0	0	0	0	0							
22	Cmnty. Kitchen Flooring (Vinyl Tile)	385		varies	10+	2013				385	0	0	0	0	0	0	0	533	0	0	0	0	0	0	0	0	0	0							
23	Cmnty. Kitchen Cabinetry (Accessibility Improvements)	4,195		28	20+	2013		4	4,195	4,195	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
24	Cmnty. Kitchen Appliances	1,711		varies	10+	2013		4	1,711	1,711	0	0	0	0	0	0	0	789	813	838	0	0	0	0	0	0	0	0							
25	Cmnty. Room Furnishings - maintained Optg.			varies		2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
26																																			
27	Annual Planned Expenditures						0	5,906	6,291	2,981	1,995	0	0	0	0	0	0	0	5,329	813	3,599	0	0	0	0	0	0	0	0						
28	Cumulative Reserve Balance						320,298	292,974	738,727	679,900	642,882	622,418	608,072	581,910	541,993	463,765	404,742	384,939	412,341	373,870	376,148	382,869	285,138	167,307	41,184	61,438	91,142	121,445							

Common Hallways

Owner Sponsor Name:	Southington Housing Authority
Project Name:	Lincoln Lewis Terrace
Project City / Town:	Southington, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 12, 2013

Number of Units:	40
Total Square Feet:	30,910
Default Inflation Rate:	3.0%

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Common Stairways

Number of Units:	40
Total Square Feet:	30,910
Default Inflation Rate:	3.0%

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Common Laundry

Number of Units:	40
Total Square Feet:	30,910
Default Inflation Rate:	3.0%

[illegible]

Common Area Restrooms

Owner Sponsor Name:	Southington Housing Authority
Project Name:	Lincoln Lewis Terrace
Project City / Town:	Southington, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 12, 2013

Number of Units:	40
Total Square Feet:	30,910
Default Inflation Rate:	3.0%

[illegible]

Building Boilers

Number of Units:	40
Total Square Feet:	30,910
Default Inflation Rate:	3.0%

[illegible]

Building Mechanical

Number of Units:	40
Total Square Feet:	30,910
Default Inflation Rate:	3.0%

13180 - Lincoln Lewis Terrace - FINAL SS 4/12/2013

Building Electrical

Number of Units:	40
Total Square Feet:	30,910
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	Switch Gear					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Emergency Generator					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Smoke / Fire Detection					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Signaling / Communication					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Building Wiring					2013				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							
7	Other					2013				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							
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Exterior Lighting (Balconies and Main Entrance)	3,531		2	15+	2031				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,006	3,096							
18	Exterior Lighting (Bldg. Mtd. HID Fixtures)	3,255		2	15	2025				0	0	0	0	0	0	0	0	0	0	4,641	0	0	0	0	0	0	0	0							
19	Emergency Generator (Overhaul Allowance)	7,500		5	30+	2022				0	0	0	0	0	0	0	0	0	9,786	0	0	0	0	0	0	0	0	0							
20	Emergency Lighting (Some Battery Packs) - Optg.			varies	<10	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
21	Fire Detection / Monitoring (Fire-Lite Panel, Devices)	42,000		3	20	2029				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	67,398	0	0	0						
22	Security System / Cameras - system upgrades	6,442		8	10	2014				0	6,635	0	0	0	0	0	0	0	8,917	0	0	0	0	0	0	0	0	0	0						
23	Emergency Call System (Local Ring) - monitor - Optg.			>10	20+	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
24	Intercom / Buzzer / Call System	3,900		28	20+	2014				0	4,017	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		0	0	10,652	0	0	0	0	0	0	9,786	0	8,917	4,641	0	0	0	67,398	0	3,006	3,096		0				
28	Cumulative Reserve Balance							320,298		292,974	738,727	679,900	642,882	622,418	608,072	581,910	541,993	463,765	404,742	384,939	412,341	373,870	376,148	382,869	285,138	167,307	41,184	61,438	91,142	121,445					

Building Elevator

Owner Sponsor Name:	Southington Housing Authority
Project Name:	Lincoln Lewis Terrace
Project City / Town:	Southington, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 12, 2013

Number of Units:	40
Total Square Feet:	30,910
Default Inflation Rate:	3.0%

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Building Structural

Number of Units:	40
Total Square Feet:	30,910
Default Inflation Rate:	3.0%

13180 - Lincoln Lewis Terrace - FINAL SS 4/12/2013

Unit Living

Number of Units:	40
Total Square Feet:	30,910
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Interior Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Interior Stairs					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	AC Sleeve					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Electrical Outlets					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Lighting Fixtures					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Accessibility (Bath Doors, Closet Door Hdwre.)	725		28	20	2013		4	725	725	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Unit Hallway/Entrance Doors (Locksets) - to replace/update	13,000		28	25+	2013				2,600	2,678	2,758	2,841	2,926	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	Unit Interior / Closet Doors - maintained - Optg.			varies	25+	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	Walls / Ceilings (Painted Surfaces) - maint. Optg.			varies	<10	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	Floors (Carpet to Vinyl Tile)	50,428		varies	15+	2013				4,202	4,328	4,458	4,592	4,730	4,872	5,018	5,168	5,323	5,483	5,648	5,817	0	0	0	0	6,743	6,946	7,154	7,369						
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	725	7,527	7,006	7,217	7,433	7,656	4,872	5,018	5,168	5,323	5,483	5,648	5,817	0	0	0	0	6,743	6,946	7,154	7,369	0						
28	Cumulative Reserve Balance						320,298	292,974	738,727	679,900	642,882	622,418	608,072	581,910	541,993	463,765	404,742	384,939	412,341	373,870	376,148	382,869	285,138	167,307	41,184	61,438	91,142	121,445							

Unit Bathrooms

Number of Units:	40
Total Square Feet:	30,910
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	Accessibility (Raise Sinks, Add Pipe Insulation)	1,880		28	20	2013		4	1,880	1,880	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Walls / Ceilings (Painted Surfaces) - maint. Optg.			28	20	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Bathroom Sinks (Wall Hung at Accessible Unit Baths)	see above				2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	Floors (Vinyl Tile)	8,600		varies	15+	2013				717	738	760	783	807	831	856	881	908	935	963	992	0	0	0	0	1,150	1,185	1,220	1,257						
19	Bathroom Vanities / Sink Tops	12,300		>20	20	2013				2,050	2,112	2,175	2,240	2,307	2,377	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Bathroom Vanities / Sink Tops	4,100		<3	20	2030				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,259	2,327	2,396							
21	Toilets (Newer Low-Flow Models)	4,100		<5	20+	2032				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,438							
22	Toilets (Older / Original Models) - install Low-Flows	12,300		28	20+	2013				4,100	4,223	4,350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
23	Bath Tubs / Showers (Fiberglass) - refinish/cut-outs	34,500		28	25+	2013				2,300	2,369	2,440	2,513	2,589	2,666	2,746	2,829	2,914	3,001	3,091	3,184	3,279	3,378	3,479	0	0	0	0							
24	Wall Accessories / Medicine Cabinets - maintained Optg.			varies	20	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
25	Exhaust / Ventilation Fans	11,240		varies	15+	2016				0	0	0	1,228	1,265	1,303	1,342	1,382	1,424	1,467	1,511	1,556	1,603	0	0	0	0	0	0	0						
26																																			
27	Annual Planned Expenditures						0	1,880	11,047	9,442	9,725	6,765	6,968	7,177	4,944	5,092	5,245	5,403	5,565	5,732	4,882	3,378	3,479	0	1,150	3,443	3,547	5,091	0						
28	Cumulative Reserve Balance						320,298	292,974	738,727	679,900	642,882	622,418	608,072	581,910	541,993	463,765	404,742	384,939	412,341	373,870	376,148	382,869	285,138	167,307	41,184	61,438	91,142	121,445							

Unit Kitchens

Owner Sponsor Name:	Southington Housing Authority
Project Name:	Lincoln Lewis Terrace
Project City / Town:	Southington, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 12, 2013

Number of Units:	40
Total Square Feet:	30,910
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Cabinets					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Countertops					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Sink					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Kitchen Exhaust Fan					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	GFI Outlet					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Vent Hood					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Refrigerators					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Stove					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Range					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Dishwasher					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Disposal					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Accessibility (Replace Cabinets-lower walls & cntrs.)	16,780		28	20	2013		4	16,780	16,780	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Walls / Ceilings (Painted Surfaces) - maint. Optg.			28	20	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Floors (Vinyl Tile)	21,190		varies	15+	2013				1,766	1,819	1,873	1,930	1,987	2,047	2,108	2,172	2,237	2,304	2,373	2,444	0	0	0	0	2,834	2,919	3,006	3,096						
18	Kitchen Cabinetry (LPB) - some delamination - replace	151,020		28	20+	2014				0	25,925	26,703	27,504	28,329	29,179	30,054	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Cabinetry / Counters - future refinish / replace	15,824		varies	10+	2026				0	0	0	0	0	0	0	0	0	0	0	0	3,873	3,989	4,109	4,232	4,359	4,490	0							
20	Refrigerators	26,800		varies	10+	2013				2,233	2,300	2,369	2,440	2,514	2,589	2,667	2,747	2,829	2,914	3,001	3,091	0	0	3,378	3,479	3,584	3,691	3,802	3,916						
21	Ranges / Stoves	20,000		varies	15+	2013				1,667	1,717	1,768	1,821	1,876	1,932	1,990	2,050	2,111	2,175	2,240	2,307	0	0	0	0	0	2,755	2,837	2,923						
22	Exhaust / Ventilation (Ceiling Fans)	11,240		varies	15+	2019				0	0	0	0	0	0	2,237	2,304	2,373	2,444	2,518	2,593	0	0	0	0	0	0	0	0						
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0		16,780	22,446	31,761	32,714	33,695	34,706	35,747	39,056	9,272	9,550	9,837	10,132	10,436	0	3,873	7,367	7,588	10,650	13,724	14,136	9,935	0					
28	Cumulative Reserve Balance						320,298		292,974	738,727	679,900	642,882	622,418	608,072	581,910	541,993	463,765	404,742	384,939	412,341	373,870	376,148	382,869	285,138	167,307	41,184	61,438	91,142	121,445						

Unit Electrical

Number of Units:	40
Total Square Feet:	30,910
Default Inflation Rate:	3.0%

[illegible]

Unit Mechanical

Number of Units:	40
Total Square Feet:	30,910
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.