

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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Rocky Hill, CT 06067

and

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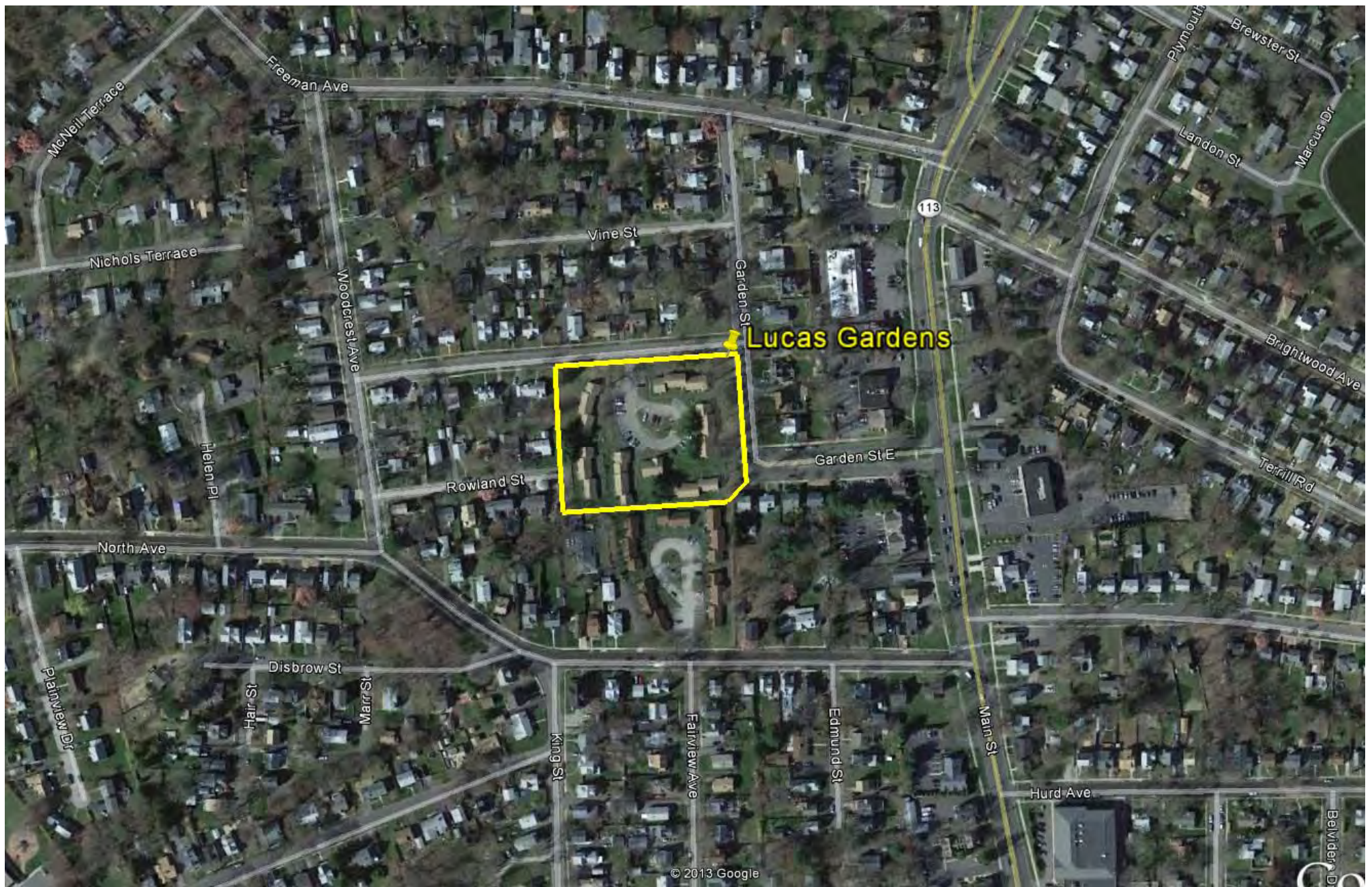
Lucas Gardens

CHFA #88048D

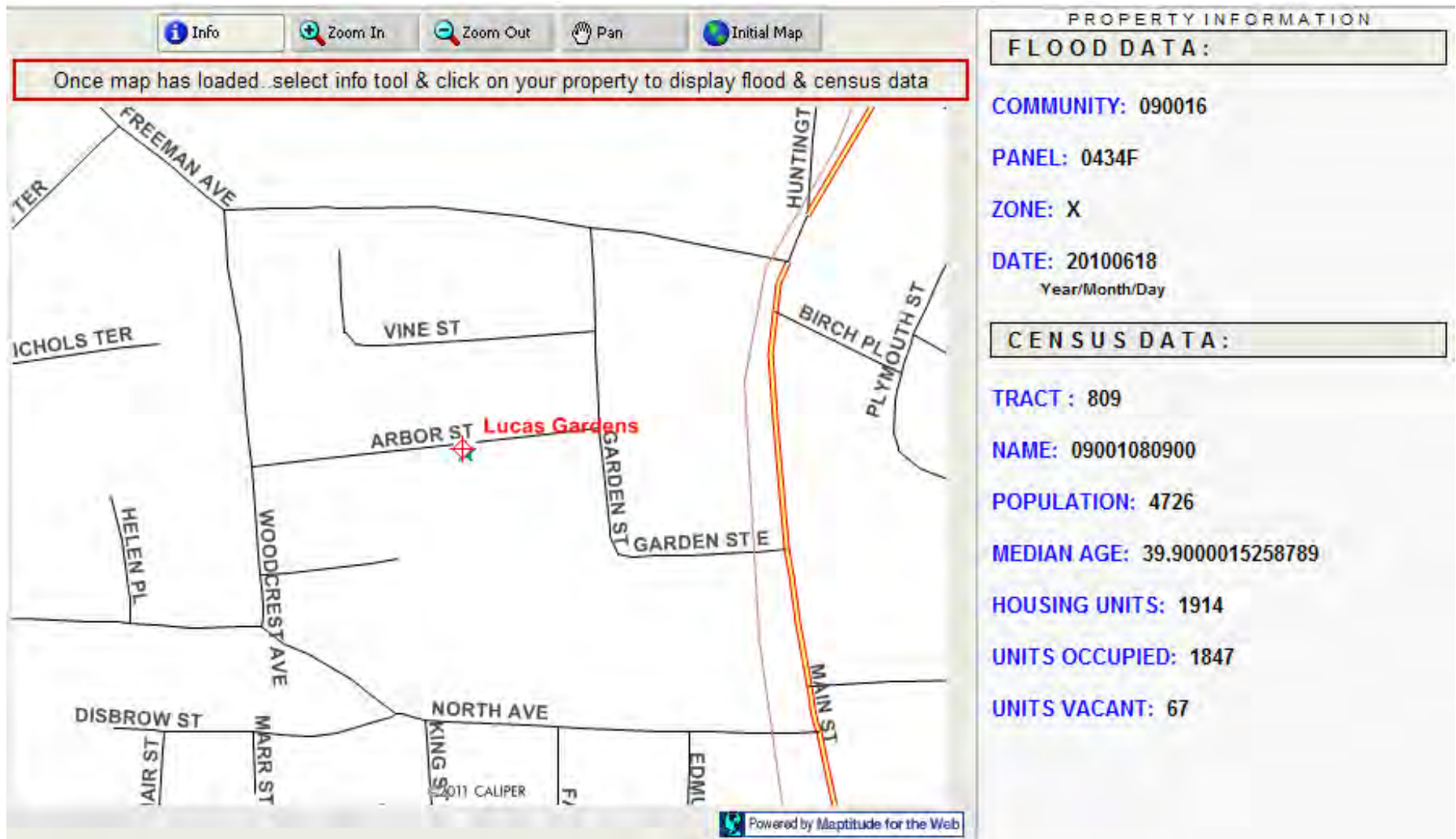
Stratford Housing Authority
Stratford, CT

March 14, 2013

Final Report



Lucas Gardens
125 Arbor Street
Stratford, CT 06614



Lucas Gardens

125 Arbor Street
Stratford, CT 06615

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

Executive Summary

Lucas Gardens

Stratford, CT

Lucas Gardens is a residential development for the elderly that is comprised of 30 units in 6 one story wood-framed buildings with brick and vinyl clapboard siding. All of the buildings have pitched asphalt shingle roofs and share a Community Center on a sloping site. The development includes 23 one-bedroom units, 3 of which are designated as handicapped accessible and 7 efficiency flats. There are 30 parking spaces, 3 of which are designated as handicapped accessible and have accessible routes to the accessible units. Original occupancy of Lucas Gardens I was 1987. The roofs are original and a few select windows and storm doors were replaced in 2002. The unit kitchens and bathrooms are generally original. Unit interiors are refurbished at unit turnover.

Overall the development is in good condition. As shown on the attached capital needs worksheets, the development faces significant capital needs in the near and mid-term and the latter years of the assessment period. Based on the reported annual contributions, the development is seen as requiring an adjustment to current replacement reserve funding and/or an infusion of additional capital.

Key findings identified by this assessment of Lucas Gardens I include the following:

- Asphalt paving at drives and parking is shown with crack repair and sealcoat periodically over the plan.
- Asphalt paving at drives and parking is shown with asphalt overlay early in the plan.
- Asphalt walks and rear stoops and drying yards are shown to be replaced early in the plan.

- Site light poles and bollard lights are shown to be replaced early in the plan.
- Brick cleaning, vinyl siding and soffit replacement at the residential buildings and Community Center are shown early in the plan.
- Entry door, storm door and window replacement at the residential buildings and Community Center are shown early and mid-plan.
- New exterior electric meter and cable cabinets at all buildings are shown early in the plan.
- New asphalt roofing at the residential buildings is shown late in the plan and at the Community Center early in the plan.
- New finishes and appliances in the Community Center are shown over the plan.
- A new Community Center fire alarm control panel and upgrades to the residential building systems is shown early in the plan.
- A new emergency generator is shown early in the plan.
- New vinyl flooring in the living area is over the plan, kitchens early in the plan and bathrooms mid-plan.
- Interior wood doors and bi-fold doors in the units are shown to be replaced as needed over the plan.
- Unit wall and ceiling finishes are in good condition. Painting at unit turn-over is funded from operating accounts.
- Bathroom flooring, fixtures, accessories, lights and exhaust fans are shown to be replaced mid-plan.
- Kitchen appliances are shown to be replaced over the plan; cabinets, counters and sinks are shown to be replaced early in the plan.
- The electric hot water heaters for the Community Center and each residential unit are shown to be replaced over the plan.
- The electric baseboards at the Community Center and units are shown to be replaced mid-plan based on EUL and condition.
- The split system heat pumps at the accessible units and unit thermostats are shown to be replaced mid-plan.
- An accessible route from parking to the residential buildings and to and through the Community Center is generally present.

Additional Notes:

1. The Physical Assessment of the property was conducted on January 30, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Brian Ameche, Principal of Clearstory LLC. 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*.



Asphalt drive, parking and walks at the Community Center and site-wide is in poor condition.



Typical asphalt drives paving sub-base failure.



Typical asphalt walkway paving sub-base failure.



Typical front elevation of 6 5-apartment buildings.



Typical grille condition at building soffits.



Newer asphalt roofing on building in the foreground and older asphalt roofing on the building behind.



Select service doors should be replaced.



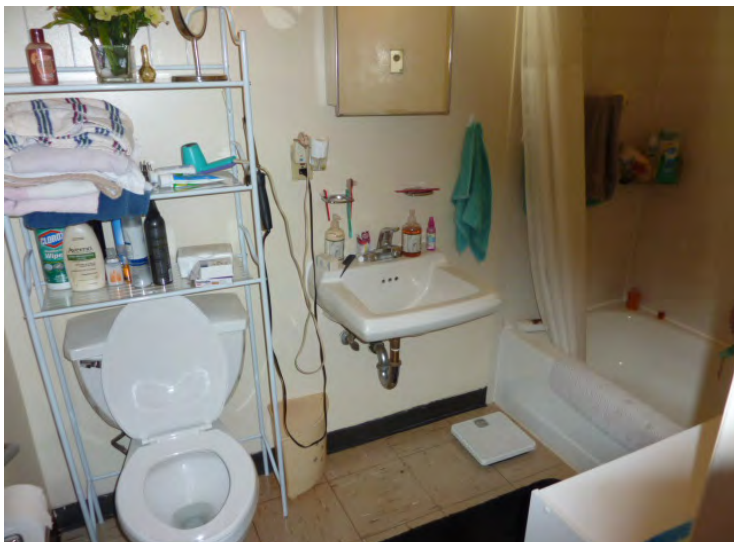
Old emergency generator shown to be replaced.



Community Center main room.



Typical living and dining areas in the efficiency units.



Typical bathroom in efficiency apartments.



Typical kitchen and dining area in efficiency apartments.



Typical sleeping area in efficiency apartments.



Typical living area in 1 bedroom apartments.



Typical kitchen in 1 bedroom apartments.



Typical bedroom in 1 bedroom apartments.

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Stratford Housing Authority
Project Name:	Lucas Gardens
Project City / Town:	Stratford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 25, 2013

Number of Units:	30
Total Square Feet:	17,410
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$154,136
Annual Replacement Reserve Contribution:	\$1,550
Additional Misc. Contribution:	\$0

	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	48,012	0	0	6,553	51,160	6,952	0	0	10,134	6,678	0	0	0	0	16,250	0	12,838	0	0	62,822	0
2	Building Exterior	0	0	0	0	0	0	60,087	30,630	31,549	32,496	33,471	0	0	0	0	0	0	0	0	0	0	0	0
3	Roofing	0	0	0	0	0	0	7,455	0	0	0	0	0	0	0	0	0	0	0	0	0	0	134,922	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	1,381	0	0	0	0	9,971	0	0	0	0	4,879	0	0	0	0	0	0	0	0	0	0
6	Common Hallways	0	0	0	0	316	0	0	0	0	553	0	0	0	0	424	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	276	0	0	0	0	609	0	0	0	0	370	0	0	0	0	0	0	0	0
9	Common Area Restrooms	0	0	0	0	444	0	0	0	0	461	0	0	0	0	597	0	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	1,367	0	0	0	0	0	0	0	0	0	0	0	1,950	0	0	0	0
12	Building Electrical	0	0	96,000	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	2,995	3,085	3,177	3,273	3,371	3,472	3,576	3,683	3,794	3,908	4,025	4,146	4,270	4,398	4,530	4,666	4,806	4,950	5,099	5,252	0
16	Unit Kitchens	0	0	2,512	35,084	36,136	37,220	2,827	2,912	2,999	3,089	3,182	3,278	3,376	3,477	3,582	3,689	3,800	3,914	11,332	11,672	12,023	4,405	0
17	Unit Bathrooms	0	0	0	0	0	0	0	0	0	0	0	56,249	57,936	59,674	0	0	0	0	0	0	0	0	0
18	Unit Electrical	0	0	3,715	3,826	3,941	4,059	4,181	4,307	4,436	4,569	4,706	14,163	14,588	15,026	5,297	5,456	5,619	5,788	5,961	6,140	6,325	6,514	0
19	Unit Mechanical	0	0	0	0	0	0	0	0	0	0	0	22,703	0	0	0	0	0	0	0	0	0	0	0
20	Annual Planned Expenditures	0	0	154,615	41,995	44,290	51,105	130,449	58,244	42,561	45,461	55,287	106,978	84,805	82,323	14,540	13,543	30,199	14,368	36,887	22,763	23,446	213,914	0
21	Annual Provision (indexed at 3%)			1,550	1,597	1,644	1,694	1,745	1,797	1,851	1,906	1,963	2,022	2,083	2,146	2,210	2,276	2,345	2,415	2,487	2,562	2,639	2,718	
22	Outside Capital			1,100,000																				
23	Cumulative Reserve Balance	154,136	154,136	1,101,071	1,060,673	1,018,027	968,615	839,910	783,463	742,753	699,199	645,875	540,919	458,198	378,020	365,690	354,424	326,569	314,616	280,216	260,015	239,208	28,012	

Comprehensive Capital Needs Assessment Schedule

Site Improvements

Owner Sponsor Name:	Stratford Housing Authority
Project Name:	Lucas Gardens
Project City / Town:	Stratford

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	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	Fencing - Chain Link					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Retaining Walls					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	Crackfill & Sealcoat Asphalt Drives & Parking	5,118		26	5	2018					0	0	0	0	5,760	0	0	0	0	6,678	0	0	0	0	7,742	0	0	0	0	8,975					
18	Asphalt Walk Replacement	25,340		26	25	2017					0	0	0	0	28,520	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Site Bollard Lights	9,000		26	30	2017					0	0	0	0	10,130	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Site Light Poles	17,990		26	30	2016					0	0	0	6,553	6,749	6,952	0	0	0	0	0	0	0	0	0	0	0	0	0						
21	Development Signage	2,500		26	25	2013					2,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
22	Repair/paint Wood Fences Screening Dumpsters	8,000		26	8	2013					8,000	0	0	0	0	0	0	10,134	0	0	0	0	0	0	0	12,838	0	0	0						
23	Asphalt Overlay Drives & Parking	30,708		26	25	2013					30,708	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53,847						
24	Replace Rusted Chain Link Fence at Property Line	3,717		26	25	2013					3,717	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
25	Replace Concrete Stoop at Unit Front Entrances	5,625		26	40	2027					0	0	0	0	0	0	0	0	0	0	0	0	0	8,508	0	0	0	0	0						
26	Replace Asphalt Stoop at Unit Rear Doors/Drying Yard Pads	3,087		26	25	2013					3,087	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
27	Annual Planned Expenditures							0		0	48,012	0	0	6,553	51,160	6,952	0	0	10,134	6,678	0	0	0	0	16,250	0	12,838	0	0	62,822	0				
28	Cumulative Reserve Balance							154,136		154,136	1,101,071	1,060,673	1,018,027	968,615	839,910	783,463	742,753	699,199	645,875	540,919	458,198	378,020	365,690	354,424	326,569	314,616	280,216	260,015	239,208	28,012					

Building Exterior

Number of Units:	30
Total Square Feet:	17,410
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							
2	Glass Doors (Sliders)					2013					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							
4	Exterior Walls - EIFS					2013					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							
6	Ext. Walls - Wood Siding					2013					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							
8	Exterior Soffits and Fascia					2013					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							
10	Unit Balconies / Decks					2013					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							
12	Other					2013					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							
14	Other					2013					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							
16	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Clean Brick at All Buildings	7,812		26	30	2017					0	0	0	0	8,792	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	New Windows at Community Center	6,390		26	30	2017					0	0	0	0	6,646	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	New Vinyl Panels at Windows/ Doors at Community Center	1,248		26	30	2017					0	0	0	0	1,405	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	New Vinyl Panels at Windows/ Doors at Residential Buildings	13,832		26	30	2017					0	0	0	0	3,113	3,207	3,303	3,402	3,504	0	0	0	0	0	0	0	0	0							
21	New Windows at Residential Buildings	73,130		26	30	2017					0	0	0	0	16,462	16,956	17,464	17,988	18,528	0	0	0	0	0	0	0	0	0							
22	New Steel Exterior and Storm Doors at All Bldgs.	36,000		26	30	2017					0	0	0	0	8,104	8,347	8,597	8,855	9,121	0	0	0	0	0	0	0	0	0							
23	Repair/Replace Soffits at All Buildings	1,830		26	30	2017					0	0	0	0	2,060	2,121	2,185	2,251	2,318	0	0	0	0	0	0	0	0	0							
24	New Exterior Electric/Cable Cabinets at All Buildings	12,000		26	30	2017					0	0	0	0	13,506	0	0	0	0	0	0	0	0	0	0	0	0	0							
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	60,087	30,630	31,549	32,496	33,471	0	0	0	0	0	0	0	0	0	0	0						
28	Cumulative Reserve Balance						154,136	154,136	1,101,071	1,060,673	1,018,027	968,615	839,910	783,463	742,753	699,199	645,875	540,919	458,198	378,020	365,690	354,424	326,569	314,616	280,216	260,015	239,208	28,012							

Roofing

Owner Sponsor Name:	Stratford Housing Authority
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Project City / Town:	Stratford

Current Year:	2013
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Number of Units:	30
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Default Inflation Rate:	3.0%

[illegible]

Lobby / Mail Area

Number of Units:	30
Total Square Feet:	17,410
Default Inflation Rate:	3.0%

Spreadsheet_2_25_LucasGardens | 2/26/2013

Community Room

Owner Sponsor Name:	Stratford Housing Authority
Project Name:	Lucas Gardens
Project City / Town:	Stratford

Current Year:	2013
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Number of Units:	30
Total Square Feet:	17,410
Default Inflation Rate:	3.0%

[illegible]

Common Hallways

Owner Sponsor Name:	Stratford Housing Authority
Project Name:	Lucas Gardens
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Report Date:	February 25, 2013

Number of Units:	30
Total Square Feet:	17,410
Default Inflation Rate:	3.0%

[illegible]

Common Stairways

Number of Units:	30
Total Square Feet:	17,410
Default Inflation Rate:	3.0%

Spreadsheet_2_25_LucasGardens | 2/26/2013

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Stratford Housing Authority
Project Name:	Lucas Gardens
Project City / Town:	Stratford

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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	198		8	10	2015				0	0	210	0	0	0	0	0	0	0	0	0	283	0	0	0	0	0	0	0						
2	Ceilings	61		8	10	2015				0	0	65	0	0	0	0	0	0	0	0	88	0	0	0	0	0	0	0	0						
3	Floors	495		8	15	2020				0	0	0	0	0	0	609	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	0					
7	Other					2013				0	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	0					
9	Other					2013				0	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	0					
11	Other					2013				0	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	0					
13	Other					2013				0	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	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																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	276	0	0	0	0	609	0	0	0	0	370	0	0	0	0	0	0	0	0	0	0				
28	Cumulative Reserve Balance						154,136	154,136	1,101,071	1,060,673	1,018,027	968,615	839,910	783,463	742,753	699,199	645,875	540,919	458,198	378,020	365,690	354,424	326,569	314,616	280,216	260,015	239,208	28,012							

Common Area Restrooms

Number of Units:	30
Total Square Feet:	17,410
Default Inflation Rate:	3.0%

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Building Boilers

Owner Sponsor Name:	Stratford Housing Authority
Project Name:	Lucas Gardens
Project City / Town:	Stratford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 25, 2013

Number of Units:	30
Total Square Feet:	17,410
Default Inflation Rate:	3.0%

[illegible]

Building Mechanical

Number of Units:	30
Total Square Feet:	17,410
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Building Electrical

Owner Sponsor Name:	Stratford Housing Authority
Project Name:	Lucas Gardens
Project City / Town:	Stratford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 25, 2013

Number of Units:	30
Total Square Feet:	17,410
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	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	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	New Emergency Generator	30,000		26	25	2013					30,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Upgrade Community Building Fire Alarm Control Panel	12,000		26	20	2013					12,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Upgrade Residential Building Fire Alarm Systems	54,000		26	20	2013					54,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	96,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							154,136		154,136	1,101,071	1,060,673	1,018,027	968,615	839,910	783,463	742,753	699,199	645,875	540,919	458,198	378,020	365,690	354,424	326,569	314,616	280,216	260,015	239,208	28,012					

Building Elevator

Owner Sponsor Name:	Stratford Housing Authority
Project Name:	Lucas Gardens
Project City / Town:	Stratford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 25, 2013

Number of Units:	30
Total Square Feet:	17,410
Default Inflation Rate:	3.0%

[illegible]

Building Structural

Number of Units:	30
Total Square Feet:	17,410
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	Stratford Housing Authority
Project Name:	Lucas Gardens
Project City / Town:	Stratford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 25, 2013

Number of Units:	30
Total Square Feet:	17,410
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	Interior Doors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Walls					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Ceilings					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Interior Stairs					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Floors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	AC Sleeve					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Electrical Outlets					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Lighting Fixtures					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	New Vinyl Floors	25,330		varies	15	2013					1,687	1,738	1,790	1,843	1,899	1,956	2,014	2,075	2,137	2,201	2,267	2,335	2,405	2,477	2,552	2,628	2,707	2,788	2,872	2,958					
18	New Unit Interior Hung Doors	6,600		varies	30	2013					330	340	350	361	371	383	394	406	418	431	443	457	471	485	499	514	530	545	562	579					
19	New Unit Interior Bi-fold Doors	19,560		varies	30	2013					978	1,007	1,038	1,069	1,101	1,134	1,168	1,203	1,239	1,276	1,314	1,354	1,394	1,436	1,479	1,524	1,569	1,616	1,665	1,715					
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	2,995	3,085	3,177	3,273	3,371	3,472	3,576	3,683	3,794	3,908	4,025	4,146	4,270	4,398	4,530	4,666	4,806	4,950	5,099	5,252	0				
28	Cumulative Reserve Balance							154,136		154,136	1,101,071	1,060,673	1,018,027	968,615	839,910	783,463	742,753	699,199	645,875	540,919	458,198	378,020	365,690	354,424	326,569	314,616	280,216	260,015	239,208	28,012					

Unit Bathrooms

Number of Units:	30
Total Square Feet:	17,410
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	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	New toilet, sink and mixing valve	35,850		26	35	2022				0	0	0	0	0	0	0	0	15,592	16,060	16,542	0	0	0	0	0	0	0	0							
18	New tub, surround and mixing valve	60,600		26	35	2022				0	0	0	0	0	0	0	0	26,356	27,147	27,962	0	0	0	0	0	0	0	0							
19	New Bathroom Accessories	12,540		26	35	2022				0	0	0	0	0	0	0	0	5,454	5,618	5,786	0	0	0	0	0	0	0	0							
20	New Bathroom Exhaust Fans	4,500		26	35	2022				0	0	0	0	0	0	0	0	1,957	2,016	2,076	0	0	0	0	0	0	0	0							
21	New Bathroom Light	3,600		26	35	2022				0	0	0	0	0	0	0	0	1,566	1,613	1,661	0	0	0	0	0	0	0	0							
22	New Vinyl Bathroom Floor	6,000		26	15	2022				0	0	0	0	0	0	0	0	2,610	2,688	2,768	0	0	0	0	0	0	0	0							
23	Paint Bathrooms	6,240		26	10	2022				0	0	0	0	0	0	0	0	2,714	2,795	2,879	0	0	0	0	0	0	0	0							
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	56,249	57,936	59,674	0	0	0	0	0	0	0	0	0						
28	Cumulative Reserve Balance						154,136	154,136	1,101,071	1,060,673	1,018,027	968,615	839,910	783,463	742,753	699,199	645,875	540,919	458,198	378,020	365,690	354,424	326,569	314,616	280,216	260,015	239,208	28,012							

Unit Electrical

Number of Units:	30
Total Square Feet:	17,410
Default Inflation Rate:	3.0%

Spreadsheet_2_25_LucasGardens | 2/26/2013

Appendix A: Statement of Delivery

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

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