

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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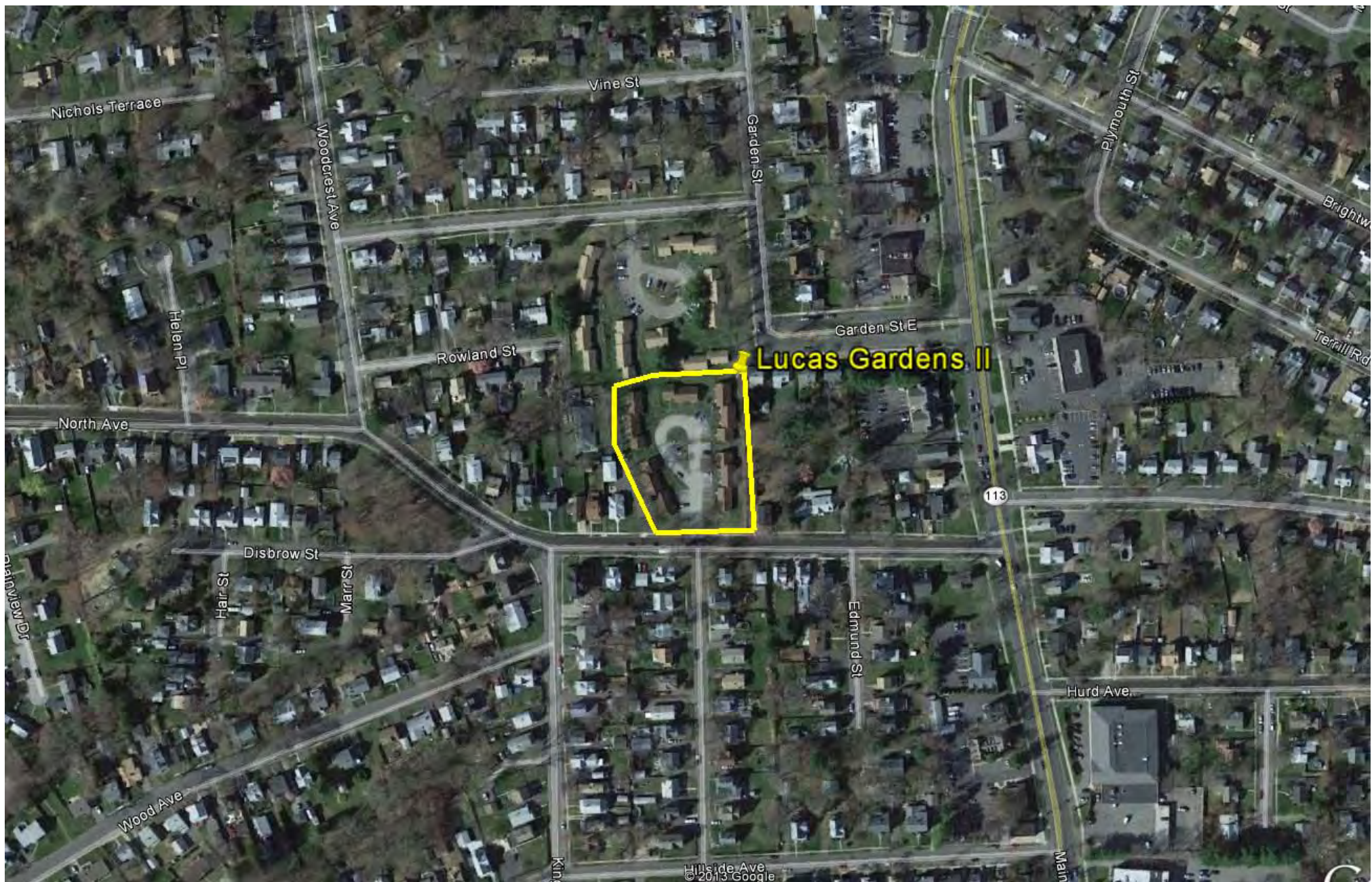
Lucas Gardens II

CHFA #92080D

Stratford Housing Authority
Stratford, CT

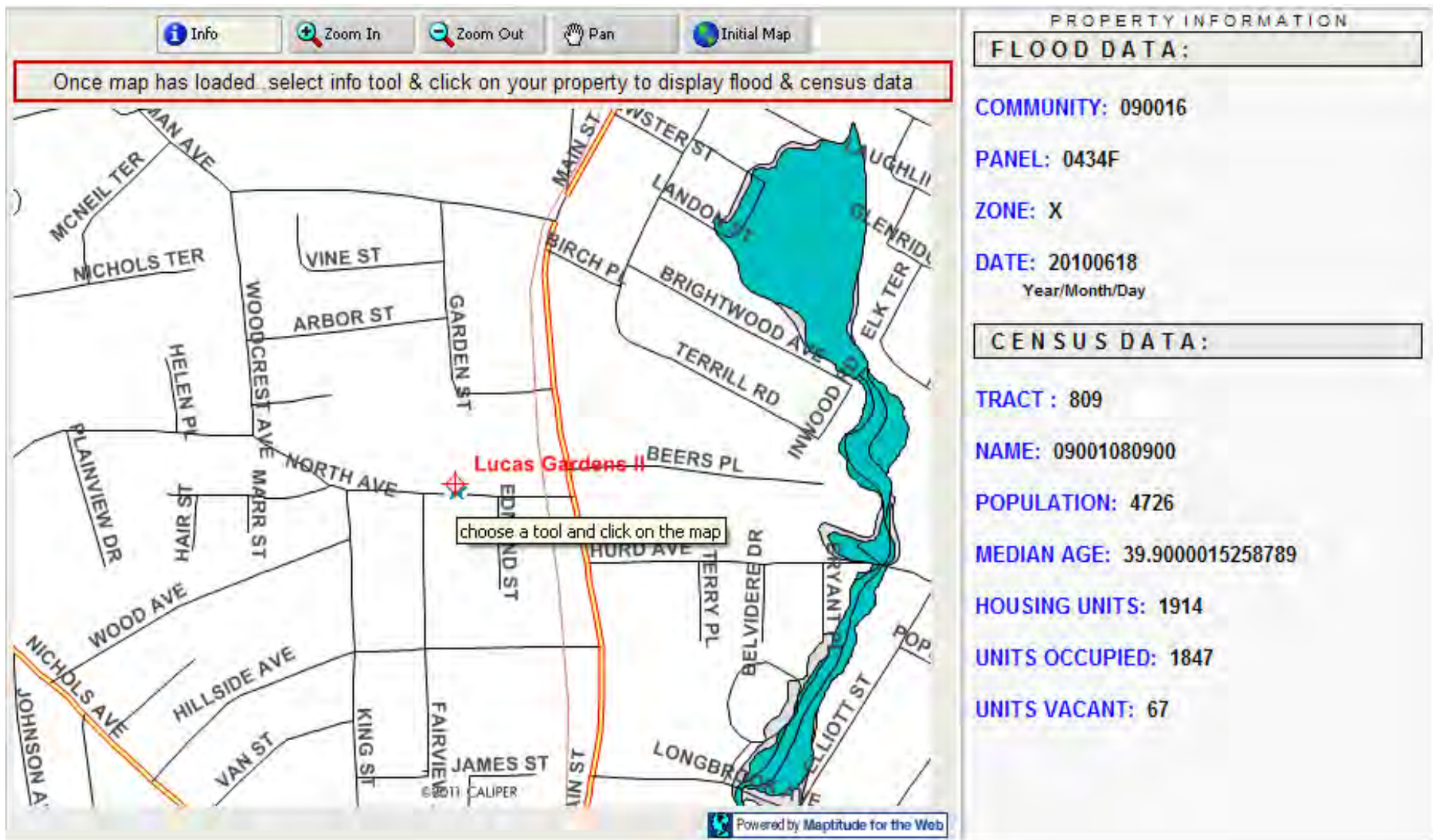
March 14, 2013

Final Report



Lucas Gardens II

1100 North Avenue
Stratford, CT 06614



Lucas Gardens II

1100 North Avenue
Stratford, CT 06614

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

Executive Summary

Lucas Gardens II

Stratford, CT

Lucas Gardens II is a residential development for the elderly that is comprised of 23 units in 5 one story wood-framed buildings with brick and vinyl clapboard siding. All of the buildings are on a flat site and have pitched asphalt shingle roofs. This site shares the Community Center facilities and programming on the adjacent Lucas I site but no costs. The development includes 20 one-bedroom units, 2 of which are designated as handicapped accessible and 1 efficiency flat. There are 23 parking spaces, 2 of which are designated as handicapped accessible and have accessible routes to the accessible units. Original occupancy of Lucas Gardens II was 1990. 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 these projections, 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 II include the following:

- Asphalt paving at drives and parking is shown with crack repair and sealcoat periodically during the plan.
- Asphalt paving at drives and parking is shown with asphalt overlay both 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 mid-plan.
- Brick cleaning, vinyl siding and soffit replacement are shown mid-plan.
- Entry door, storm door and window replacement are shown mid-plan.
- New exterior electric meter and cable cabinets at all buildings are shown mid-plan.
- New asphalt roofing at the residential buildings is shown mid-plan.
- Upgrades to the residential building fire alarm systems are 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 later in the 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 each unit are shown to be replaced over the plan.
- The electric baseboards at the units are shown to be replaced mid-plan based on EUL and condition.
- The split system heat pumps at the two accessible units and unit thermostats are shown to be replaced mid-plan.
- An accessible route from parking to the two accessible units is generally present.

Additional Notes:

1. The Physical Assessment of the property was conducted on January 29th, 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*.



Entrance to Lucas Gardens II site from North Avenue.



Damaged curb to be replaced when the asphalt overlay takes place early in the plan.



Typical asphalt walkway paving sub-base failure.



Community garden on lawn between Lucas Gardens I and II.



Typical front elevation of 4 5-apartment buildings.



Typical electric/cable/fire alarm cabinets at each building are leaking and shown to be replaced.



Typical split system unit heat pumps only at the 2 accessible units.



Typical grille condition at building soffits.



Typical living room in 1 bedroom accessible units.



Typical accessible bathroom in 1 bedroom accessible units.



Typical kitchen in 1 bedroom accessible units.



Typical bedroom in 1 bedroom accessible units.



Typical living room in 1 bedroom units.



Typical bathroom in 1 bedroom units.



Typical kitchen in 1 bedroom units.



Typical bedroom in 1 bedroom units.

Comprehensive Capital Needs Assessment Schedule

Summary

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

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

Number of Units:	23
Total Square Feet:	11,605
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$118,171
Annual Replacement Reserve Contribution:	\$1,189
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	21,022	0	55,333	0	0	5,969	0	27,266	5,067	0	6,920	0	0	0	0	8,022	6,419	7,128	0	0	0
2	Building Exterior	0	0	0	0	0	0	0	0	36,265	29,511	25,805	26,580	27,377	0	0	0	0	0	0	0	0	0	0
3	Roofing	0	0	0	0	0	0	0	0	0	68,509	0	0	0	0	0	0	0	0	0	0	0	0	0
4	Lobby - Mail Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	Community Room	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9	Common Area Restrooms	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	Building Electrical	0	0	45,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	78,908	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	1,937	1,995	2,055	2,117	2,180	2,246	2,313	2,382	2,454	2,527	2,603	2,681	2,762	2,845	2,930	3,018	3,108	3,202	3,298	3,397	0
16	Unit Kitchens	0	0	1,925	1,983	27,704	28,535	29,391	2,232	2,299	2,368	2,439	2,512	2,587	2,665	2,745	2,827	2,912	3,000	3,090	3,182	9,216	9,492	0
17	Unit Bathrooms	0	0	0	0	0	0	0	0	0	0	0	0	0	0	47,124	48,538	49,994	0	0	0	0	0	0
18	Unit Electrical	0	0	2,722	2,850	2,936	3,024	3,114	3,208	3,304	3,403	3,505	3,610	3,719	3,830	11,730	12,082	12,444	4,311	4,440	4,574	4,711	4,852	0
19	Unit Mechanical	0	0	0	0	0	0	0	0	0	0	0	6,915	0	0	10,330	0	0	0	0	0	0	0	0
20	Annual Planned Expenditures	0	0	72,606	6,828	88,028	33,675	34,685	13,655	44,180	133,439	39,270	42,145	43,206	9,177	74,691	66,292	68,280	18,351	17,057	18,085	17,224	96,649	0
21	Annual Provision (indexed at 3%)			1,189	1,225	1,261	1,299	1,338	1,378	1,420	1,462	1,506	1,551	1,598	1,646	1,695	1,746	1,798	1,852	1,908	1,965	2,024	2,085	
22	Outside Capital			800,000																				
23	Cumulative Reserve Balance	118,171	118,171	846,754	841,150	754,384	722,008	688,661	676,385	633,624	501,647	463,883	423,289	381,681	374,150	301,155	236,609	170,127	153,629	138,480	122,360	107,160	12,596	

Site Improvements

Number of Units:	23
Total Square Feet:	11,605
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Asphalt Parking / Roadways					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Crack Fill / Sealant					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Concrete Sidewalks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Bituminous Sidewalks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Fencing					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Landscaping					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Dumpster Enclosures					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Storm Water System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Site Lighting					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	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	5,149		23	5	2013				5,149	0	0	0	0	5,969	0	0	0	0	6,920	0	0	0	0	8,022	0	0	0	0						
18	Asphalt Walk Replacement	18,410		23	25	2015				0	0	19,531	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	Site Bollard Lights	6,750		23	30	2020				0	0	0	0	0	0	8,302	0	0	0	0	0	0	0	0	0	0	0	0							
20	Site Light Poles	15,420		23	30	2020				0	0	0	0	0	0	18,965	0	0	0	0	0	0	0	0	0	0	0	0							
21	Development Signage	2,500		23	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	4,000		23	8	2013				4,000	0	0	0	0	0	0	5,067	0	0	0	0	0	0	0	6,419	0	0	0							
23	Asphalt Overlay Drives & Parking	30,895		23	25	2013				0	0	32,777	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
24	Replace Rusted Chain Link Fence at Property Line	9,373		23	40	2013				9,373	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	4,313		23	40	2030				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,128	0	0								
26	Replace Asphalt Stoop at Unit Rear Doors/Drying Yard Pads	2,852		23	25	2017				0	0	3,025	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
27	Annual Planned Expenditures						0	0	21,022	0	55,333	0	0	5,969	0	27,266	5,067	0	6,920	0	0	0	0	8,022	6,419	7,128	0	0	0						
28	Cumulative Reserve Balance						118,171	118,171	846,754	841,150	754,384	722,008	688,661	676,385	633,624	501,647	463,883	423,289	381,681	374,150	301,155	236,609	170,127	153,629	138,480	122,360	107,160	12,596							

Comprehensive Capital Needs Assessment Schedule

Building Exterior

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

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

Number of Units:	23
Total Square Feet:	11,605
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Exterior Doors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	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	Other	2013									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
18	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
19	Clean Brick at All Buildings	3,624		23	30	2020					0	0	0	0	0	0	4,457	0	0	0	0	0	0	0	0	0	0	0	0	0					
20	New Vinyl Panels at Windows/ Doors at Residential Buildings	10,868		23	30	2019					0	0	0	0	0	0	2,596	2,674	2,754	2,837	2,922	0	0	0	0	0	0	0	0	0					
21	New Windows at Residential Buildings	57,865		23	30	2019					0	0	0	0	0	0	13,819	14,233	14,660	15,100	15,553	0	0	0	0	0	0	0	0	0					
22	New Steel Exterior and Storm Doors at All Bldgs.	27,600		23	25	2019					0	0	0	0	0	0	1,318	1,358	1,399	1,440	1,484	0	0	0	0	0	0	0	0	0					
23	Repair/Replace Soffits at All Buildings	7,150		23	30	2019					0	0	0	0	0	0	6,591	6,789	6,993	7,202	7,418	0	0	0	0	0	0	0	0	0					
24	New Exterior Electric/Cable Cabinets at All Buildings	10,000		23	30	2019					0	0	0	0	0	0	11,941	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	0	36,265	29,511	25,805	26,580	27,377	0	0	0	0	0	0	0	0	0	0				
28	Cumulative Reserve Balance							118,171		118,171	846,754	841,150	754,384	722,008	688,661	676,385	633,624	501,647	463,883	423,289	381,681	374,150	301,155	236,609	170,127	153,629	138,480	122,360	107,160	12,596					

Roofing

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

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Report Date:	February 25, 2013

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Lobby / Mail Area

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

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Number of Units:	23
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Default Inflation Rate:	3.0%

[illegible]

Community Room

Number of Units:	23
Total Square Feet:	11,605
Default Inflation Rate:	3.0%

Lucas Gardens II • Capital Needs Assessment • © On-Site Insight

Common Hallways

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

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Number of Units:	23
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Common Stairways

Number of Units:	23
Total Square Feet:	11,605
Default Inflation Rate:	3.0%

Spreadsheet_2_25 LucasGardens II 2/26/2013

Common Laundry

Number of Units:	23
Total Square Feet:	11,605
Default Inflation Rate:	3.0%

Page 16

Common Area Restrooms

Number of Units:	23
Total Square Feet:	11,605
Default Inflation Rate:	3.0%

Spreadsheet_2_25 LucasGardens II 2/26/2013

Building Boilers

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

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

Number of Units:	23
Total Square Feet:	11,605
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Mechanical

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

Current Year:	2013
Budget Effective Date:	January 1, 2013
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	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Building Fire Suppression					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Building Heating Distribution					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Domestic Hot / Cold Water Dist.					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Building Sanitary Waste & Vent.					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Make-Up Air Unit					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Ventalation & Exhaust					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Air Handling Units					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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																																			
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	0	0					
28	Cumulative Reserve Balance							118,171		118,171	846,754	841,150	754,384	722,008	688,661	676,385	633,624	501,647	463,883	423,289	381,681	374,150	301,155	236,609	170,127	153,629	138,480	122,360	107,160	12,596					

Building Electrical

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

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

Number of Units:	23
Total Square Feet:	11,605
Default Inflation Rate:	3.0%

Spreadsheet_2_25 LucasGardens II 2/26/2013

Comprehensive Capital Needs Assessment Schedule

Building Elevator

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

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

Number of Units:	23
Total Square Feet:	11,605
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	Shafts and Doorways					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Cabs					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Other					2013				0	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	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																																			
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	0	0	0	0					
28	Cumulative Reserve Balance						118,171	118,171	846,754	841,150	754,384	722,008	688,661	676,385	633,624	501,647	463,883	423,289	381,681	374,150	301,155	236,609	170,127	153,629	138,480	122,360	107,160	12,596							

Building Structural

Number of Units:	23
Total Square Feet:	11,605
Default Inflation Rate:	3.0%

Spreadsheet_2_25 LucasGardens II 2/26/2013

Unit Living

Number of Units:	23
Total Square Feet:	11,605
Default Inflation Rate:	3.0%

Page 23

Comprehensive Capital Needs Assessment Schedule

Unit Bathrooms

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

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

Number of Units:	23
Total Square Feet:	11,605
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	Ceiling					2013					0	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	0					
4	Toilet					2013					0	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	0					
6	Floor					2013					0	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	0					
8	Lighting Features					2013					0	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	0					
10	GFI Outlet					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	New toilet, sink and mixing valve	27,485		varies	35	2025					0	0	0	0	0	0	0	0	0	0	0	13,063	13,455	13,858	0	0	0	0	0	0					
18	New tub, surround and mixing valve	46,460		varies	35	2025					0	0	0	0	0	0	0	0	0	0	0	22,081	22,743	23,425	0	0	0	0	0	0					
19	New Bathroom Accessories	9,614		varies	35	2025					0	0	0	0	0	0	0	0	0	0	0	4,570	4,707	4,848	0	0	0	0	0	0					
20	New Bathroom Exhaust Fans	3,450		varies	35	2025					0	0	0	0	0	0	0	0	0	0	0	1,640	1,689	1,739	0	0	0	0	0	0					
21	New Bathroom Light	2,760		varies	35	2025					0	0	0	0	0	0	0	0	0	0	0	1,312	1,351	1,392	0	0	0	0	0	0					
22	New Vinyl Bathroom Floor	4,600		varies	15	2025					0	0	0	0	0	0	0	0	0	0	0	2,186	2,251	2,319	0	0	0	0	0	0					
23	Paint Bathrooms	4,784		varies	10	2025					0	0	0	0	0	0	0	0	0	0	0	2,274	2,342	2,413	0	0	0	0	0	0					
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	0	0	0	0	0	0	0	47,124	48,538	49,994	0	0	0	0	0	0	0				
28	Cumulative Reserve Balance							118,171		118,171	846,754	841,150	754,384	722,008	688,661	676,385	633,624	501,647	463,883	423,289	381,681	374,150	301,155	236,609	170,127	153,629	138,480	122,360	107,160	12,596					

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

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

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

Number of Units:	23
Total Square Feet:	11,605
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	Emergency Call System	345		1	1	2013				345	355	366	377	388	400	412	424	437	450	464	478	492	507	522	537	554	570	587	605						
2	Electrical Panel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Smoke Detectors	874		1	1	2013				874	900	927	955	984	1,013	1,044	1,075	1,107	1,140	1,175	1,210	1,246	1,283	1,322	1,362	1,403	1,445	1,488	1,533						
4	Intercom					2013				0	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	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	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Unit Electric Baseboard Replacement	16,380		23	35	2025				0	0	0	0	0	0	0	0	0	0	0	7,785	8,018	8,259	0	0	0	0	0	0						
19	Unit Electric Domestic Hot Water Heaters	19,550		varies	12	2013				1,503	1,595	1,642	1,692	1,742	1,795	1,849	1,904	1,961	2,020	2,081	2,143	2,207	2,273	2,342	2,412	2,484	2,559	2,636	2,715						
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	2,722	2,850	2,936	3,024	3,114	3,208	3,304	3,403	3,505	3,610	3,719	3,830	11,730	12,082	12,444	4,311	4,440	4,574	4,711	4,852	0				
28	Cumulative Reserve Balance							118,171		118,171	846,754	841,150	754,384	722,008	688,661	676,385	633,624	501,647	463,883	423,289	381,681	374,150	301,155	236,609	170,127	153,629	138,480	122,360	107,160	12,596					

Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

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

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

Number of Units:	23
Total Square Feet:	11,605
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	Radiators					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Unit Temperature Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Air Conditioning Unit / Sleeve					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Other					2013				0	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	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	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Unit Temperature Controls	7,245		23	35	2025				0	0	0	0	0	0	0	0	0	0	0	10,330	0	0	0	0	0	0	0	0						
19	Split System Unit Heat Pumps at 2 Accessible Units	5,300		6	15	2022				0	0	0	0	0	0	0	0	0	6,915	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	0	0	0	0	0	6,915	0	0	10,330	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							118,171		118,171	846,754	841,150	754,384	722,008	688,661	676,385	633,624	501,647	463,883	423,289	381,681	374,150	301,155	236,609	170,127	153,629	138,480	122,360	107,160	12,596					

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.