

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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Green Manor

CHFA #85186D

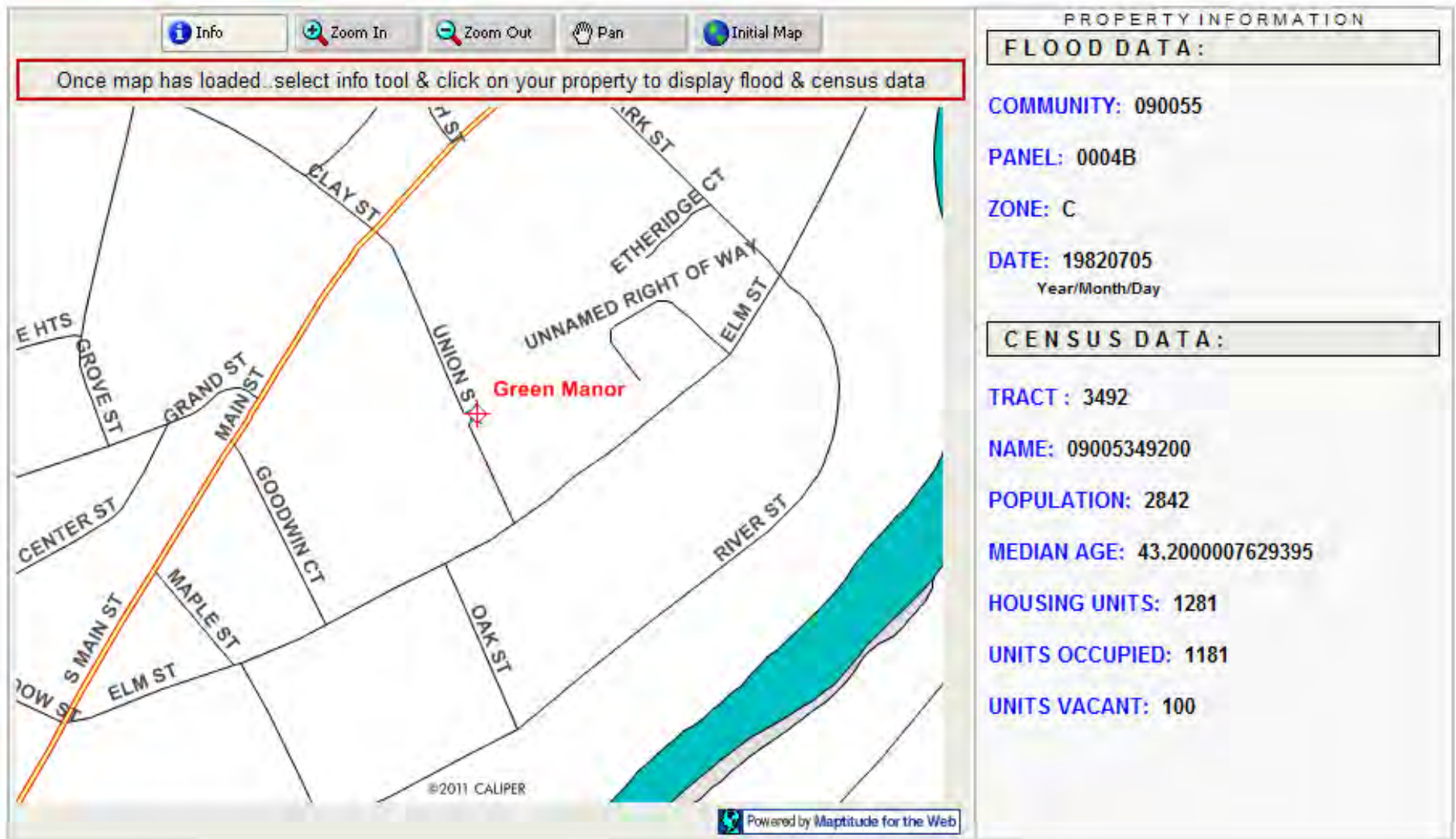
Thomaston Housing Authority
Thomaston, CT

February 19, 2013

Final Report



Green Manor
65 Union Street
Thomaston, CT 06787



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65 Union Street
Thomaston, CT 06787

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

Executive Summary

Green Manor

Thomaston, CT

Green Manor provides housing for elderly residents. There are a total of 62 one-bedroom units (singles (efficiencies) and doubles (standard one-bedroom units)). Built in two phases (1969 and 1971), this development has 12 residential buildings, including a pair of two-story walk-up structures. The community building is freestanding and contains the community room, site office, and public restrooms. The public laundry is located nearby in one of the residential buildings. This development has recently been upgraded with a series of energy efficient measures including electric heat pump (for space heating and cooling), bathroom exhaust fans, and low flow shower heads. Additionally, blower door testing was performed to measure the weather-tightness of these buildings.

Overall the development is in good condition. The current renovation addressed most of the near-term concerns. Based on these projections, the development is seen as requiring an adjustment to current replacement reserve funding and/or an infusion of additional capital. With the current reserve balance and annual contribution the reserve account would only be able to fund capital costs through Year 4. An infusion of \$1,400,000 would fully fund this plan.

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

- Resurfacing all asphalt paving (access road, parking areas, and walkways) in Year 1.

- Repair the rusted arcade supports and damaged brickwork (on several arcade support columns).
- Replacement of caulking, which is dried and cracked, leading to possible air infiltration.
- Repainting window lintels, which currently are rusted.
- Replace the older roof coverings (Buildings 1 through 6 and the community (Clark) building).
- Upgrade apartment finishes and replace appliances.

Additional Notes:

1. The Physical Assessment of the property was conducted on January 9, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by David Jackson. We would like to thank site staff for their assistance.
2. Cost estimates used in this assessment are based on data from *RS Means Facilities and Construction Cost Data*. These cost estimates have been applied uniformly across the entire study portfolio to help ensure consistency of future projections. Actual owner and/or site pricing could vary significantly.
3. Unless required by fire, safety, or accessibility codes, items are typically shown being replaced in kind and do not include any planned upgrades or potential upgrade opportunities.
4. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.
5. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.



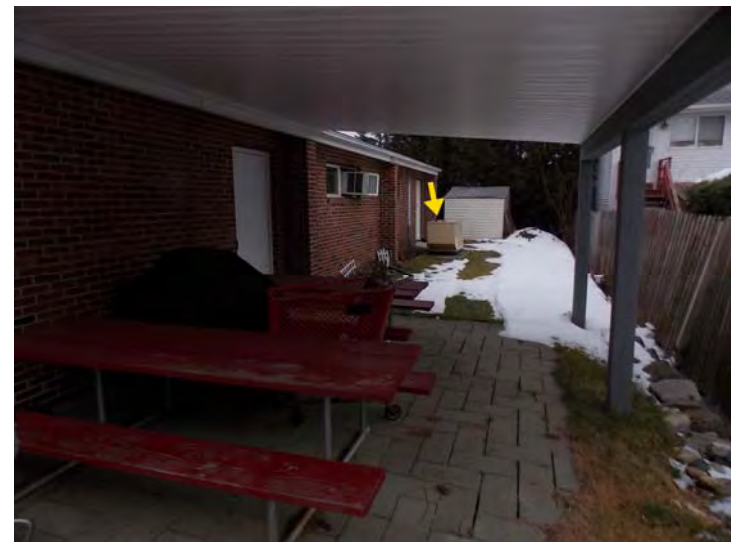
The site has asphalt-paved walkways and pole-mounted lighting.



A view from the main entrance to the property.



A view of some of the surface damage on the access road.



This covered patio is behind the community building.
The emergency generator is in the rear (arrow).



This development has a pair of two-story buildings (one partially shown on the left) and a series of single story buildings.



Roofs are pitched and covered with asphalt shingles.



A window with cracked and dried caulking and a rusted lintel.



A view of the arcade at the rear of the two-story buildings.
The upper level provides a second means of egress for the second floor apartments.



This arcade support has significant rust.



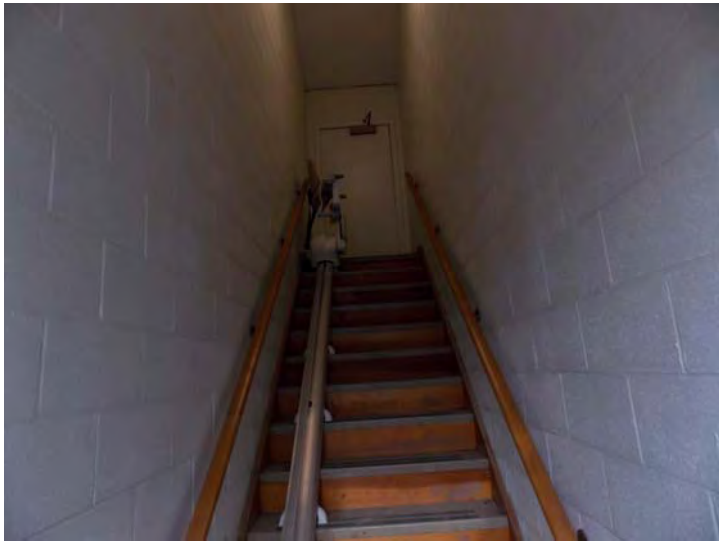
This arcade support column has cracks along the brick work.



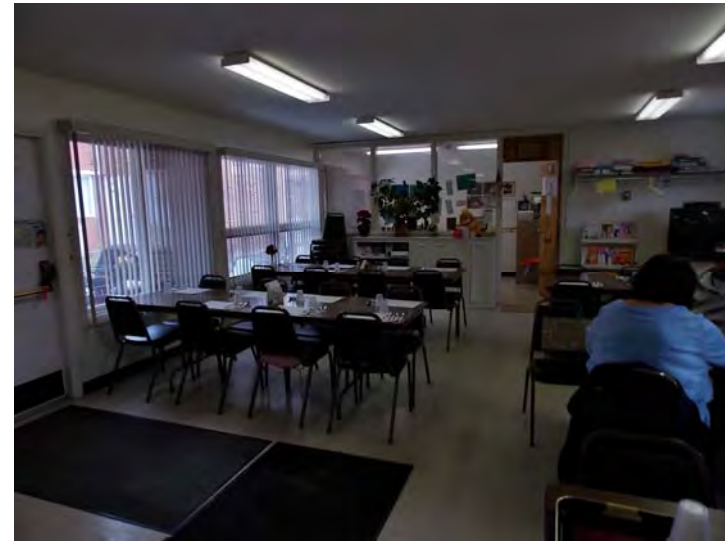
A close-up view of a step crack one the end section of a two-story building.



One of the main stairways in one of the two-story buildings.



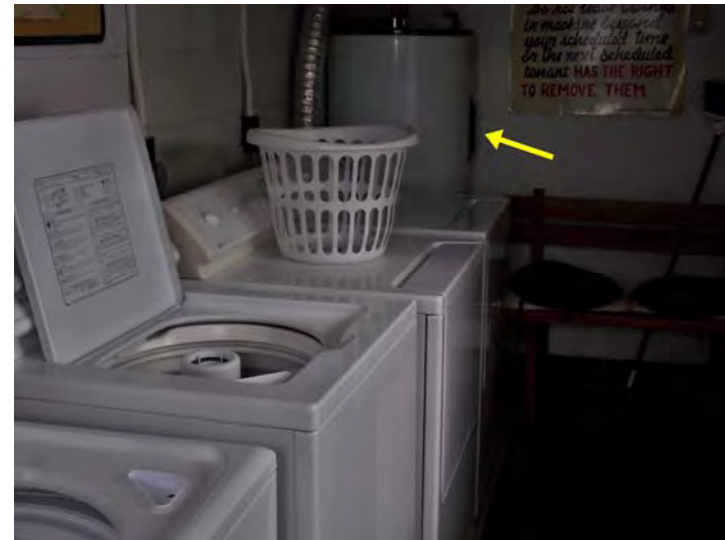
This secondary stairway at one of the two-story buildings has been upgraded with a chair lift.



This is the community room.



One of the public restrooms.



A view of the public laundry room. The electric-heated DHW tank is in the rear (arrow).



Kitchens include a through-wall exhaust fan.



Bathrooms have wall-hung sinks, enameled steel tubs and vinyl flooring.



Bathtubs/showers have an anti-scald mixing valve.



One of the heat pump terminal (blower) units in an apartment.



Each apartment has its own circuit breaker panel.



A typical apartment electric-heated DHW tank.



This is the electric-heated DHW tank that serves the community building.



A pair of heat pump condensers.

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Thomaston Housing Authority
Project Name:	Green Manor
Project City / Town:	Thomaston, CT

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

Number of Units:	62
Total Square Feet:	36,690
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$393,821
Annual Replacement Reserve Contribution:	\$0
Additional Misc. Contribution:	

	Component	Total Planned Expenditures by Year																						Revitalization
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
				2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Site Improvements	0	0	34,734	0	0	0	0	8,376	0	0	0	5,219	11,121	0	0	0	0	11,256	0	0	0	0	0
2	Building Exterior	0	0	50,423	28,805	29,669	1,590	0	0	0	0	0	686	707	728	750	2,909	796	63,018	45,721	47,093	895	922	0
3	Roofing	0	0	0	0	24,593	25,331	26,090	0	0	0	0	0	0	0	0	0	0	0	48,369	49,820	51,315	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	6,635	0	0	0	0	0	12,145	0	0	0	8,917	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	12,157	0	0	0	0	0	0	0	0	0	0
8	Common Laundry	0	0	0	0	0	0	0	0	0	3,992	0	0	0	0	0	0	0	0	0	0	0	5,692	0
9	Common Area Restrooms	0	0	0	0	0	0	0	0	0	823	0	0	0	0	0	0	0	0	0	1,107	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	1,015	0	0	1,566	0	0	0	0	8,017	0	0	0	1,447	0	0
12	Building Electrical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14,364	0	27,272	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	4,354	4,485	4,619	4,758	4,900	5,047	5,199	5,355	5,516	5,681	5,851	6,027	6,208	6,394	6,586	6,783	6,987	7,196	7,412	7,635	0
16	Unit Kitchens	0	0	19,442	20,025	20,626	21,245	21,882	22,539	23,215	23,911	24,629	25,367	10,929	11,257	11,594	11,942	12,300	12,669	13,049	13,441	13,844	14,260	0
17	Unit Bathrooms	0	0	3,267	3,365	3,466	3,570	3,677	3,787	3,901	4,018	4,139	4,263	4,391	4,522	4,658	4,798	4,942	5,090	5,243	5,400	11,367	11,708	0
18	Unit Electrical	0	0	0	0	9,378	9,660	0	0	0	0	0	0	0	0	11,107	11,440	0	0	0	0	0	0	0
19	Unit Mechanical	0	0	1,356	1,397	6,098	6,281	6,469	6,664	6,863	7,069	7,281	7,500	7,725	7,957	8,195	114,811	118,256	121,803	9,224	9,501	9,786	10,079	0
20	Annual Planned Expenditures	0	0	113,576	58,077	98,449	72,434	63,019	46,413	40,193	51,804	41,564	50,282	52,880	30,491	42,512	164,439	150,896	234,985	128,593	169,746	96,067	50,296	0
21	Annual Provision (indexed at 3%)			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
22	Outside Capital			1,400,000																				
23	Cumulative Reserve Balance	393,821	393,821	1,680,245	1,622,168	1,523,719	1,451,285	1,388,266	1,341,853	1,301,660	1,249,856	1,208,292	1,158,010	1,105,130	1,074,640	1,032,128	867,689	716,793	481,808	353,214	183,468	87,402	37,105	

Building Exterior

Owner Sponsor Name:	Thomaston Housing Authority
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Roofing

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[illegible]

Lobby / Mail Area

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[illegible]

Community Room

Owner Sponsor Name:	Thomaston Housing Authority
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[illegible]

Common Hallways

Owner Sponsor Name:	Thomaston Housing Authority
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Common Stairways

Number of Units:	62
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[illegible]

Common Laundry

Number of Units:	62
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[illegible]

Common Area Restrooms

Owner Sponsor Name:	Thomaston Housing Authority
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[illegible]

Building Boilers

Owner Sponsor Name:	Thomaston Housing Authority
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13013 Green Manor-SS 1/25/2013

Building Mechanical

Number of Units:	62
Total Square Feet:	36,690
Default Inflation Rate:	3.0%

13013 Green Manor-SS 1/25/2013

Building Electrical

Owner Sponsor Name:	Thomaston Housing Authority
Project Name:	Green Manor
Project City / Town:	Thomaston, CT

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[illegible]

Building Elevator

Owner Sponsor Name:	Thomaston Housing Authority
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[illegible]

Unit Bathrooms

Owner Sponsor Name:	Thomaston Housing Authority
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Project City / Town:	Thomaston, CT

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Report Date:	January 25, 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	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	Floors-Vinyl Sheet	13,200		Varies	15	2013				880	906	934	962	990	1,020	1,051	1,082	1,115	1,148	1,183	1,218	1,255	1,292	1,331	1,371	1,412	1,455	1,498	1,543						
18	Bathtub Reglazing	23,250		Varies	25	2013				775	798	822	847	872	898	925	953	982	1,011	1,042	1,073	1,105	1,138	1,172	1,207	1,244	1,281	1,319	1,359						
19	Sink Replacement	26,040		Varies	25	2013				1,042	1,073	1,105	1,139	1,173	1,208	1,244	1,282	1,320	1,360	1,400	1,442	1,486	1,530	1,576	1,623	1,672	1,722	1,774	1,827						
20	Exhaust Fan	6,820		1	20	2031				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,805	5,979							
21	Accessories	11,408		Varies	20	2013				570	587	605	623	642	661	681	701	722	744	766	789	813	837	862	888	915	942	970	999						
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	3,267	3,365	3,466	3,570	3,677	3,787	3,901	4,018	4,139	4,263	4,391	4,522	4,658	4,798	4,942	5,090	5,243	5,400	11,367	11,708	0						
28	Cumulative Reserve Balance						393,821	393,821	1,680,245	1,622,168	1,523,719	1,451,285	1,388,266	1,341,853	1,301,660	1,249,856	1,208,292	1,158,010	1,105,130	1,074,640	1,032,128	867,689	716,793	481,808	353,214	183,468	87,402	37,105							

Unit Electrical

Number of Units:	62
Total Square Feet:	36,690
Default Inflation Rate:	3.0%

13013 Green Manor-SS 1/25/2013

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.