

# CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

**Connecticut Housing Finance Authority**

999 West Street  
Rocky Hill, CT 06067

and

**Recap Real Estate Advisors**

38 Chauncy Street, Suite 600  
Boston, MA 02111



38 Chauncy Street, Suite 600 | Boston, MA 02111  
T: 617.338.9484 | F: 617.338.9422

[on-site-insight.com](http://on-site-insight.com)



Gladys Green Apartments

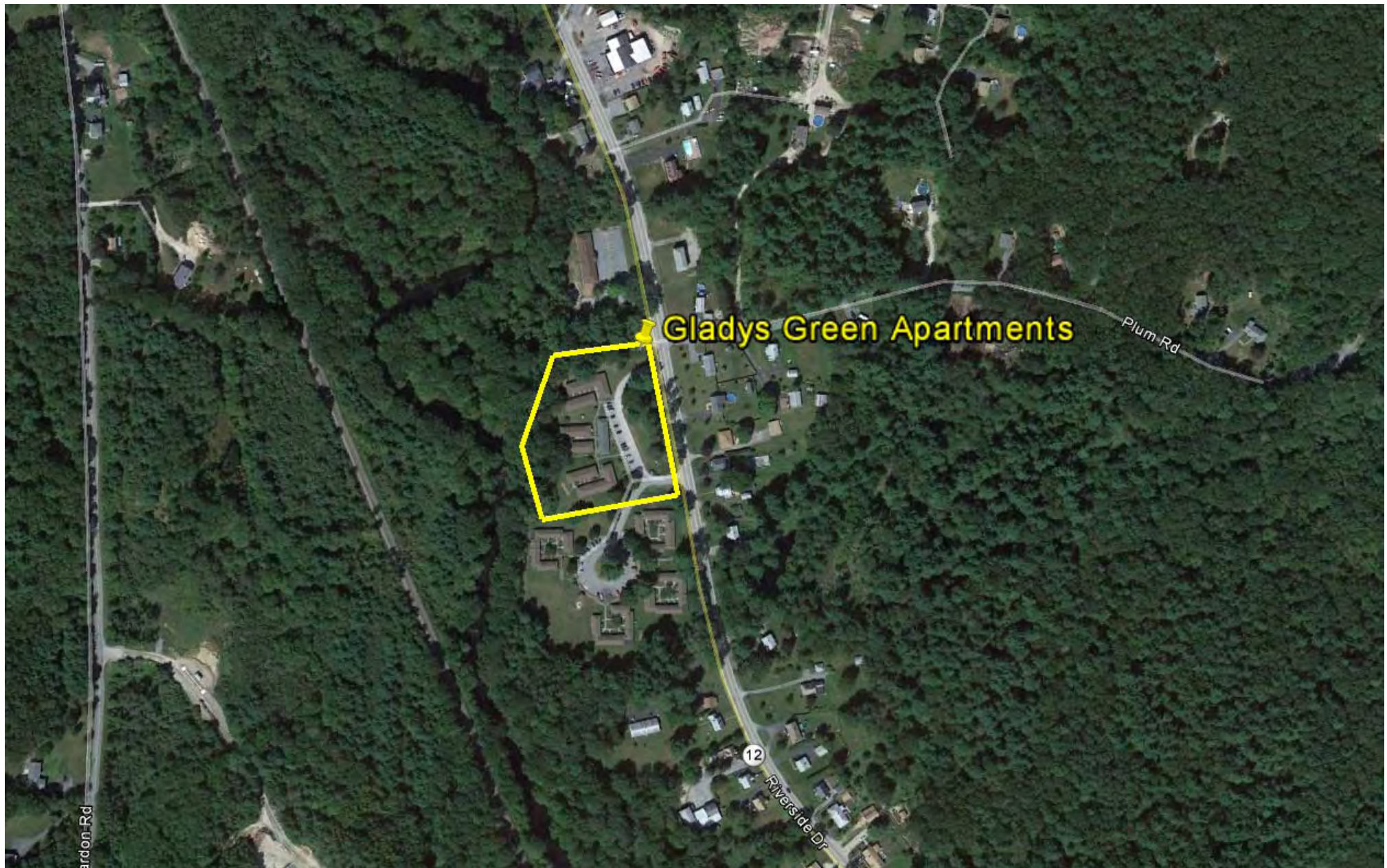
CHFA # 85188D

Thompson Housing Authority

North Grosvenor Dale, CT

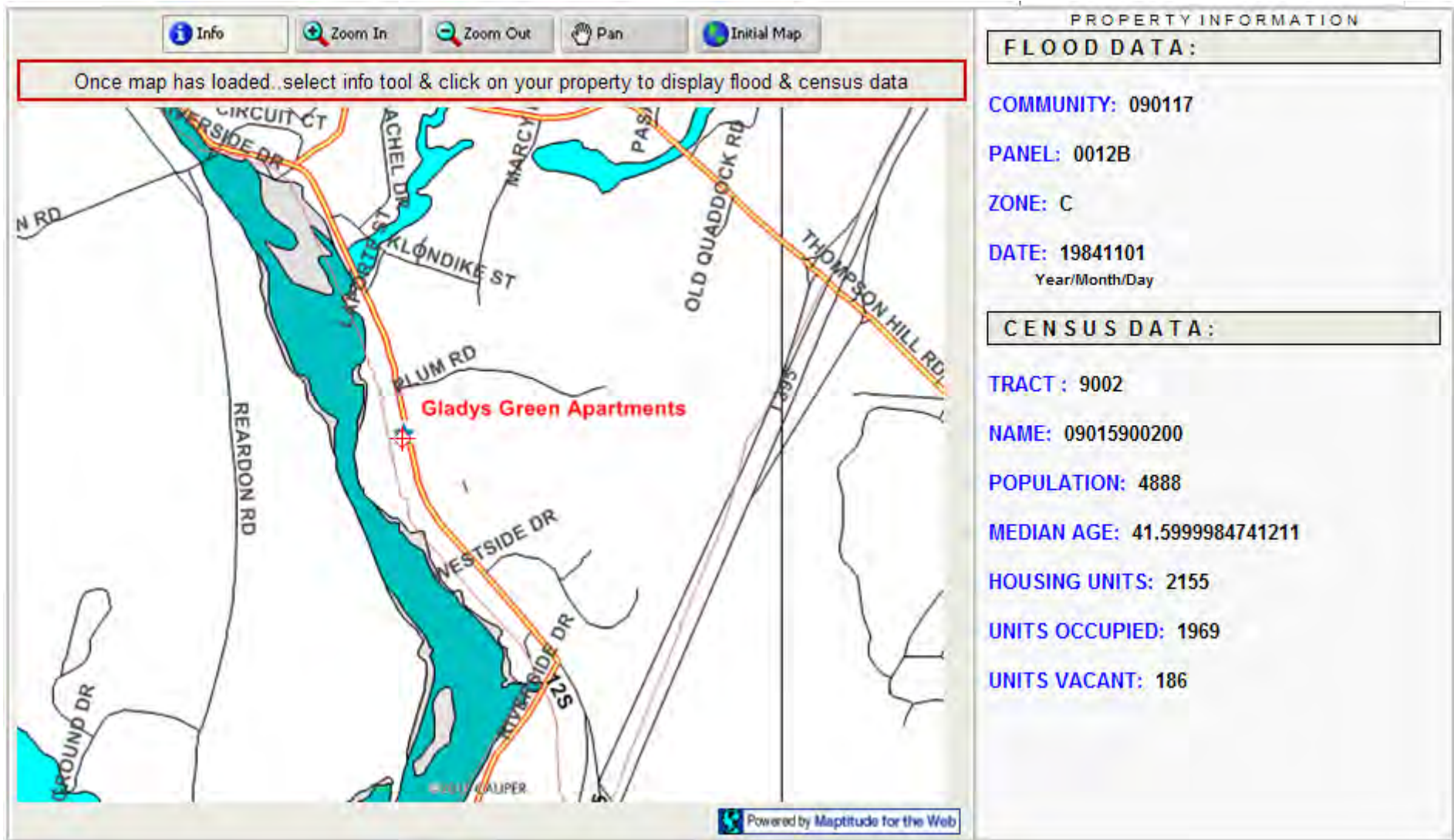
April 29, 2013

*Final Report*



**Gladys Green Apartments**  
500 Riverdale Drive  
North Grosvenor Dale, CT 06255





## Gladys Green Apartments

500 Riverside Drive  
North Grosvenor Dale, CT 06255

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

## Executive Summary

### Gladys Green Apartments

North Grosvenor Dale, CT

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**Gladys Green Apartments** is a residential development for seniors and the disabled that is comprised of 6 residential buildings and a community building. The development includes 22 studio and 8 one-bedroom unit layouts (total of 30 apartments). Original construction of the development dates to 1975.

Overall, the development is in good condition. Site representatives noted that a planned renovation of the development will include building envelope work, unit interior upgrades, and the conversion of three apartments into handicap accessible layouts. As shown on the attached capital needs worksheets, the development faces significant capital expenditures in the near term and over the course of the plan. Replacement Reserve funding is shared with the adjacent Pineview Court development. Based on 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:

- Site parking and roadway paving displays good overall conditions, with minimal cracking. Periodic repair, crackfilling, sealcoating allowances are shown in the plan. Resurfacing costs are shown in Year 17. Asphalt paved walks exhibit sections of minor heaving and cracking. Sectional re-paving allowances are shown throughout the plan. Site signage and ground lights are shared with the adjacent Pineview Court property, and future updates are shown in Year 12. Site representatives noted some problems with site lighting fixtures, and upgrades are shown by Year 6. The mailbox kiosk structure is to be upgraded, with costs shown in Year 2 for replacement.

- The community building is located at the center of the site. Costs associated with this facility's exterior and roofing are shared with the adjacent Pineview Court property, and apportioned costs are shown accordingly. The residential buildings are clad with brick masonry on the end elevations and wood clapboard siding and wood trim. Wood deterioration was observed, and replacement with vinyl siding is anticipated in Years 2-3 of the plan. Minimal brick masonry repairs are shown in Year 1 and again in Year 16. Original doors and windows are to be replaced. Future storm door replacements are shown starting in Year 14. Exterior lighting upgrades are shown concurrent with siding work. Roofing shingles display spot lifting and organic material growth. Roofing replacement is shown in Years 7-8. Roofing gutters and downspouts, some sections observed to be sagging, are shown for replacement concurrent with the siding work.
- The community building is shared with the adjacent Pineview Court property. Costs associated with this facility's interior finishes and mechanicals are shared with the Pineview Court property, and apportioned costs are shown accordingly. Painting allowances and flooring replacement costs are shown in the plan. The community room kitchenette is to be updated to meet accessibility requirements. Laundry equipment is maintained under a leasing agreement. Accessibility improvements would include installing a front load washer and replacement of the laundry room's door hardware.
- Site representatives noted that as part of a pending renovation of the property, three units are to be renovated to meet handicap accessibility requirements. Anticipated costs are shown accordingly in the plan. Unit interiors are similar in finishes and fixtures. Walls and ceilings are painted drywall, with painting usually upon unit turnover from operations. Flooring is primarily vinyl tile. Variable conditions were observed, including some seam separation and marking. Replacement costs are shown in Years 1-3 and again starting in Year 17 for the replacement of vinyl flooring. Unit baths are to undergo tub/shower and surround upgrades, and costs are shown for this work are shown starting in Year 1. Wall hung sinks and toilets are shown being upgraded as well. Unit kitchen cabinetry is mostly original. Some damage was observed, but cabinetry is exceeding its overall useful life. Upgrades are shown in Years 1-3. Refrigerators and stoves are shown for replacement, as needed, throughout the plan. Electrical circuit breaker panels are mostly original, and updates are shown, over time, starting in Year 6. Those in units to be converted to be handicap accessible should be relocated to meet requirements as well, and costs are shown in Year 1. Local ring smoke/fire detection and emergency call systems are to be upgraded in the near future as part of a site-wide detection/notification system. Allowances are shown throughout the plan for domestic hot water tank replacements, as needed. Heat pump HVAC systems are shown for future replacement in Years 13-14 of the plan.

Additional Notes:

1. The Physical Assessment of the property was conducted on Tuesday, April 9<sup>th</sup>, 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 Ms. Deborah Flanigan and Mr. Peter Marcoux from the Thompson Housing Authority staff for their assistance.
2. There were no drawings or blueprints available of the property. Dimensional information included in this report was procured via field measurements during the site visit or via the GoogleMaps website program.
3. 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.
4. 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.
5. 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.
6. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.





1. Spot cracking of parking surfaces



2. Typical site walkway conditions



3. View of the community building



4. Typical building elevations





5. Wood siding deterioration and damage



6. Brick masonry on ends of residential buildings



7. Typical residential building soffit conditions



8. Community building kitchenette, to upgrade for accessibility





9. DHW tank serving the community facility



10. Typical unit living area finishes



11. Vinyl tile flooring seam separation, marking  
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12. Typical unit bathroom fixtures, to upgrade



13. Typical unit bathroom tubs and surrounds, to upgrade



14. Typical unit kitchen cabinetry, appliances



15. Cabinetry finish wear



16. Typical DHW tank serving unit hot water needs



Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Thompson Housing Authority
Project Name:	Gladys Green Apartments
Project City / Town:	North Grosvenor Dale, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 29, 2013

Number of Units:	30
Total Square Feet:	18,150
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$218,204
Annual Replacement Reserve Contribution:	\$15,823
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	9,851	0	0	0	41,544	0	0	0	9,632	0	5,585	0	7,337	0	0	51,933	0	0	0	0
2	Building Exterior	0	1,148	2,648	99,197	104,876	0	0	0	0	5,120	0	0	0	5,763	0	3,109	3,202	12,122	4,756	6,802	9,559	14,516	0
3	Roofing	0	0	0	13,764	14,177	0	0	0	56,140	57,825	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	2,597	2,597	1,249	0	0	0	0	0	3,007	0	0	0	288	297	305	0	0	1,946	2,858	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	75	486	0	0	0	0	0	199	0	0	0	0	0	238	0	0	380	0	0	284	0	0
9	Common Area Restrooms	0	410	410	177	0	0	0	153	0	0	0	0	0	0	0	194	0	0	276	0	0	0	0
10	Building Boilers	0	0	0	0	0	0	0	0	0	0	0	1,010	0	0	0	0	0	0	0	0	0	0	0
11	Building Mechanical	0	0	0	0	0	0	0	398	0	0	0	0	0	0	0	3,347	0	534	0	0	0	0	0
12	Building Electrical	0	0	72,000	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	20,885	21,511	22,157	1,302	1,341	1,382	1,423	1,466	1,510	1,555	1,602	1,650	1,699	1,750	1,803	1,857	20,873	21,499	22,144	22,809	0
16	Unit Kitchens	0	9,210	36,435	37,528	38,654	3,196	3,292	3,391	3,493	3,597	3,705	3,816	3,931	4,049	2,388	2,460	2,534	2,610	4,694	4,835	4,980	5,129	0
17	Unit Bathrooms	0	31,476	62,786	32,249	33,217	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18	Unit Electrical	0	3,675	3,675	0	0	0	0	2,556	2,633	2,712	2,793	2,877	2,963	3,052	3,144	3,238	3,335	3,435	3,538	3,645	3,754	3,866	0
19	Unit Mechanical	0	0	2,125	2,189	2,254	2,322	2,392	2,463	2,537	2,613	2,692	2,773	2,856	2,941	59,704	61,495	3,214	3,311	3,410	3,512	3,618	3,726	0
20	Annual Planned Expenditures	0	48,592	204,047	217,716	215,335	6,821	7,025	51,887	66,425	76,341	10,700	21,663	11,352	23,329	67,469	83,236	14,088	24,248	91,427	43,151	44,339	50,047	0
21	Annual Provision (indexed at 3%)			15,823	16,298	16,786	17,290	17,809	18,343	18,893	19,460	20,044	20,645	21,265	21,903	22,560	23,236	23,934	24,652	25,391	26,153	26,937	27,746	
22	Outside Capital			765,000																				
23	Cumulative Reserve Balance	218,204	169,613	746,389	544,971	346,423	356,892	367,676	334,132	286,600	229,719	239,063	238,046	247,958	246,532	201,623	141,624	151,469	151,872	85,836	68,838	51,437	29,136	

## Site Improvements

Number of Units:	30
Total Square Feet:	18,150
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Building Exterior

Owner Sponsor Name:	Thompson Housing Authority
Project Name:	Gladys Green Apartments
Project City / Town:	North Grosvenor Dale, CT

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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	Exterior Doors	1,148		38	30	2013			4	1,148	1,148	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	2,548		38	40	2015					0	0	2,703	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	Overhead Garage Doors (Cmnty. Bldg.)	1,500		2	20	2031					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,554	0					
15	Exterior Walls (Cmnty. Bldg.) - Vinyl - repair / pwrwsh - Optg.			2	30	2041					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
16	Exterior Walls (Brick Masonry) - minimal mortar deter. - repair	1,500		38	15	2013					1,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,337	0	0	0	0					
17	Exterior Siding (wood clapboard) - to install Vinyl	90,207		38	30+	2014					0	46,457	47,850	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
18	Exterior Siding / Trim (Repair and Powerwash)	4,163		38	4	2020					0	0	0	0	0	0	5,120	0	0	0	5,763	0	0	0	6,486	0	0	0	7,301						
19	Soffits / Fascia (Wood Clad) - see "Exterior Siding" above			38	30+	2014					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
20	Exterior Ceilings (at transition halls) - wood to Vinyl clad	4,147		varies	10+	2014					0	2,136	2,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
21	Windows (Wood-framed / Vinyl Clad) - larger models	11,920		38	30+	2014					0	6,139	6,323	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
22	Windows (Wood-framed / Vinyl Clad) - smaller models	26,270		38	30+	2014					0	13,529	13,935	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
23	Exterior Unit Doors - mostly original (to upgrade)	37,260		38	25+	2014					0	19,189	19,765	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
24	Storm / Screen Doors	14,820		varies	10+	2014					0	7,632	7,861	0	0	0	0	0	0	0	0	0	3,109	3,202	3,298	4,756	3,499	3,604	3,712						
25	Exterior Lighting (Combo. Light/Alarm, HIDs)	7,992		varies	15+	2014					0	4,116	4,239	0	0	0	0	0	0	0	0	0	0	0	0	0	3,302	3,401	3,504						
26																																			
27	Annual Planned Expenditures							0		1,148	2,648	99,197	104,876	0	0	0	0	5,120	0	0	0	5,763	0	3,109	3,202	12,122	4,756	6,802	9,559	14,516	0				
28	Cumulative Reserve Balance							218,204		169,613	746,389	544,971	346,423	356,892	367,676	334,132	286,600	229,719	239,063	238,046	247,958	246,532	201,623	141,624	151,469	151,872	85,836	68,838	51,437	29,136					

## Roofing

Number of Units:	30
Total Square Feet:	18,150
Default Inflation Rate:	3.0%

[illegible]



## Lobby / Mail Area

Owner Sponsor Name:	Thompson Housing Authority
Project Name:	Gladys Green Apartments
Project City / Town:	North Grosvenor Dale, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 29, 2013

Number of Units:	30
Total Square Feet:	18,150
Default Inflation Rate:	3.0%

[illegible]

## Community Room

Number of Units:	30
Total Square Feet:	18,150
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	Accessibility (Kitchenette Cabinetry / Appliances)	2,597		38	20	2013		4	2,597	2,597	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Kitchenette Appliances (Future Updates)	624		varies	10+	2024				0	0	0	0	0	0	0	0	288	297	305	0	0	0	0	0	0	0	0							
18	Furnishings - maintained operating			varies						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	Cmnty. / Office - Walls / Ceilings (Painted Surfaces)	1,729		<3	10	2020				0	0	0	0	0	0	0	2,127	0	0	0	0	0	0	0	0	2,858	0	0							
20	Cmnty. / Office - Carpet Flooring	716		<3	10	2020				0	0	0	0	0	0	0	880	0	0	0	0	0	0	0	0	0	0	0							
21	Cmnty / Office - Vinyl Tile Flooring	1,213		>15	15	2014				0	1,249	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,946	0	0	0						
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	2,597	2,597	1,249	0	0	0	0	0	3,007	0	0	0	288	297	305	0	0	1,946	2,858	0	0	0						
28	Cumulative Reserve Balance						218,204	169,613	746,389	544,971	346,423	356,892	367,676	334,132	286,600	229,719	239,063	238,046	247,958	246,532	201,623	141,624	151,469	151,872	85,836	68,838	51,437	29,136							



## Common Hallways

Number of Units:	30
Total Square Feet:	18,150
Default Inflation Rate:	3.0%

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## Common Stairways

Number of Units:	30
Total Square Feet:	18,150
Default Inflation Rate:	3.0%

13247 - Gladys Green - FINAL SS 4/29/2013

## Common Laundry

Number of Units:	30
Total Square Feet:	18,150
Default Inflation Rate:	3.0%

[illegible]



## Common Area Restrooms

Owner Sponsor Name:	Thompson Housing Authority
Project Name:	Gladys Green Apartments
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## Building Boilers

Owner Sponsor Name:	Thompson Housing Authority
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Comprehensive Capital Needs Assessment Schedule

Building Mechanical

Owner Sponsor Name:	Thompson Housing Authority
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Total Square Feet:	18,150
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	Building Fire Suppression					2013				0	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	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	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	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	0							
6	Ventalation & Exhaust					2013				0	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	0							
8	Air Conditioning (Cmnty. / Office) - future replacement	343		5	10	2018				0	0	0	0	0	398	0	0	0	0	0	0	0	0	0	0	534	0	0	0	0						
9	Heat Pump / HVAC System (Cmnty. Bldg.)	2,279		2	15	2026				0	0	0	0	0	0	0	0	0	0	0	0	0	3,347	0	0	0	0	0	0	0						
10	Electric Baseboard Heat - supplemental - maint. Optg.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Sanitary Waste Lines (to Jet and Route as needed) Optg.					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						
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21																																				
22																																				
23																																				
24																																				
25																																				
26																																				
27	Annual Planned Expenditures							0		0	0	0	0	0	398	0	0	0	0	0	0	0	3,347	0	534	0	0	0	0	0	0					
28	Cumulative Reserve Balance							218,204		169,613	746,389	544,971	346,423	356,892	367,676	334,132	286,600	229,719	239,063	238,046	247,958	246,532	201,623	141,624	151,469	151,872	85,836	68,838	51,437	29,136						



## Building Electrical

Number of Units:	30
Total Square Feet:	18,150
Default Inflation Rate:	3.0%

13247 - Gladys Green - FINAL SS 4/29/2013

Comprehensive Capital Needs Assessment Schedule

Building Elevator

Owner Sponsor Name:	Thompson Housing Authority
Project Name:	Gladys Green Apartments
Project City / Town:	North Grosvenor Dale, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 29, 2013

Number of Units:	30
Total Square Feet:	18,150
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	0						
2	Cabs					2013				0	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	0						
4	Other					2013				0	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	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						
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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	0					
28	Cumulative Reserve Balance						218,204	169,613	746,389	544,971	346,423	356,892	367,676	334,132	286,600	229,719	239,063	238,046	247,958	246,532	201,623	141,624	151,469	151,872	85,836	68,838	51,437	29,136								

## Building Structural

Number of Units:	30
Total Square Feet:	18,150
Default Inflation Rate:	3.0%

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## Unit Living

Number of Units:	30
Total Square Feet:	18,150
Default Inflation Rate:	3.0%

[illegible]

## Unit Bathrooms

Number of Units:	30
Total Square Feet:	18,150
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	Accessibility (Walls/Ceilings) - Reconfigure/Expand	30,000		38	20	2013		4	30,000	30,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Wall Accessories - maintained / replaced - operating	30 unit baths				2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	Tubs / Showers / Surrounds - replacing w/ fiberglass	60,600		38	25+	2013				20,200	20,806	21,430	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	Sinks (Wall Hung)	12,600		38	20+	2013				4,200	4,326	4,456	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	Toilets (Mix of non low-flow and early generation low-flow)	12,300		varies	20+	2013				4,100	4,223	4,350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
21	Accessibility (Grab Bars, Pipe Insulation)	1,476		varies	20+	2013		4	1,476	1,476	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
22	Exhaust Fans / Ventilation	8,430		varies	15+	2013				2,810	2,894	2,981	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	31,476	62,786	32,249	33,217	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
28	Cumulative Reserve Balance						218,204	169,613	746,389	544,971	346,423	356,892	367,676	334,132	286,600	229,719	239,063	238,046	247,958	246,532	201,623	141,624	151,469	151,872	85,836	68,838	51,437	29,136							

## Unit Kitchens

Owner Sponsor Name:	Thompson Housing Authority
Project Name:	Gladys Green Apartments
Project City / Town:	North Grosvenor Dale, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 29, 2013

Number of Units:	30
Total Square Feet:	18,150
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	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	Cabinetry / Counters/ Sinks	92,100		38	20+	2013		4	9,210	30,700	31,621	32,570	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	Refrigerators	20,100		varies	10+	2013			1,675	1,725	1,777	1,830	1,885	1,942	2,000	2,060	2,122	2,185	2,251	2,319	2,388	2,460	2,534	2,610	2,688	2,769	2,852	2,937							
20	Stoves (varying in age and condition)	15,000		varies	15+	2013			1,250	1,288	1,326	1,366	1,407	1,449	1,493	1,537	1,583	1,631	1,680	1,730	0	0	0	0	2,006	2,066	2,128	2,192							
21	Ceiling Mount - Ventilation Fans	8,430		varies	20	2013			2,810	2,894	2,981	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
22	Countertops - maintained, spot replaced - operating	30 unit kitchens		varies	10+	2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	9,210	36,435	37,528	38,654	3,196	3,292	3,391	3,493	3,597	3,705	3,816	3,931	4,049	2,388	2,460	2,534	2,610	4,694	4,835	4,980	5,129	0						
28	Cumulative Reserve Balance						218,204	169,613	746,389	544,971	346,423	356,892	367,676	334,132	286,600	229,719	239,063	238,046	247,958	246,532	201,623	141,624	151,469	151,872	85,836	68,838	51,437	29,136							



## Unit Electrical

Number of Units:	30
Total Square Feet:	18,150
Default Inflation Rate:	3.0%

13247 - Gladys Green - FINAL SS 4/29/2013

## Unit Mechanical

Owner Sponsor Name:	Thompson Housing Authority
Project Name:	Gladys Green Apartments
Project City / Town:	North Grosvenor Dale, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 29, 2013

Number of Units:	30
Total Square Feet:	18,150
Default Inflation Rate:	3.0%

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## **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.