

# CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

**Connecticut Housing Finance Authority**  
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and

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Francis J. Pitkat  
Congregate  
CHFA # 91242D  
Vernon Housing Authority  
Vernon, CT

January 10, 2013

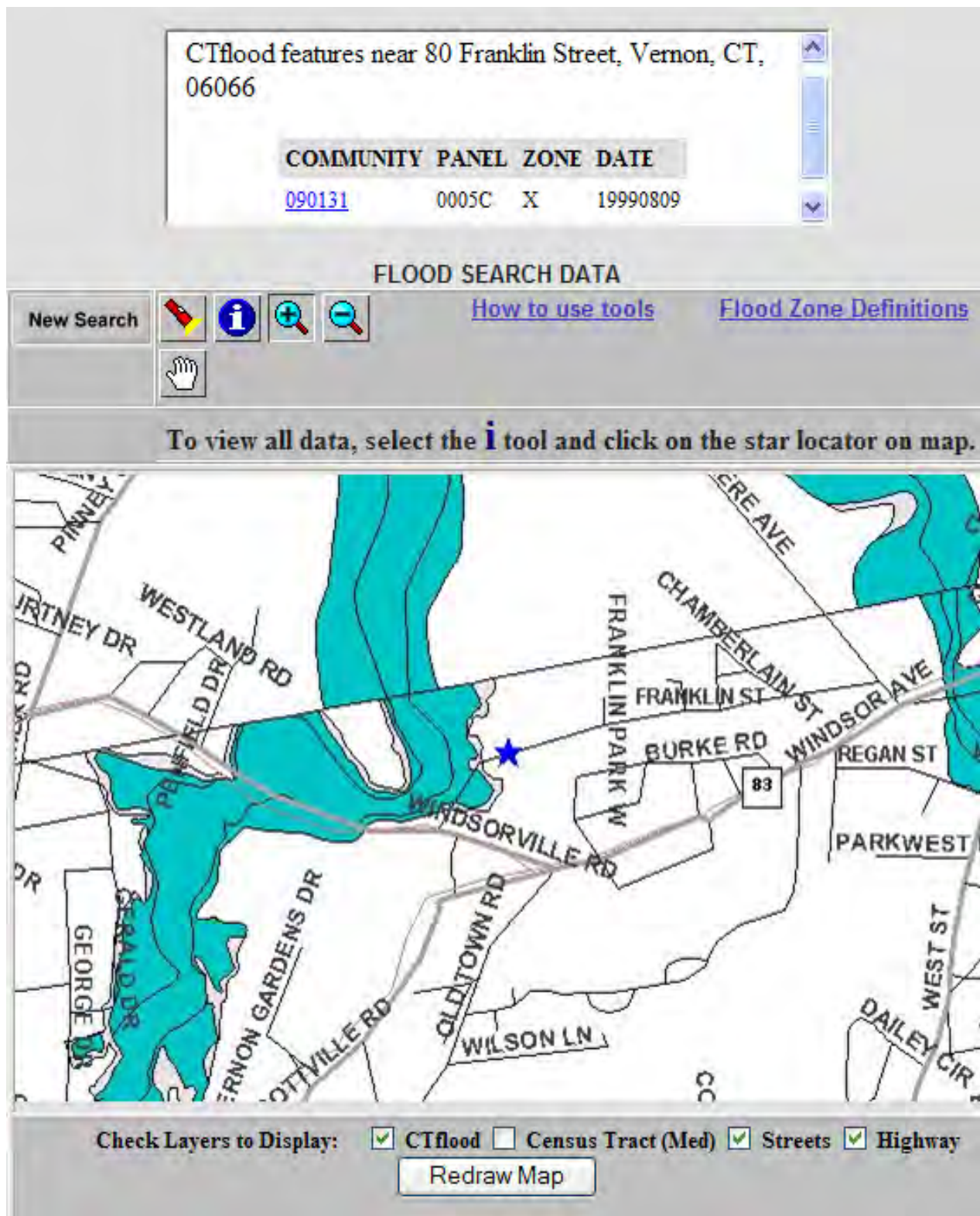
*Final Report*



## Francis J. Pitkat Congregate

80 Franklin Street  
Vernon, CT 06066





## Francis J. Pitkat Congregate

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Vernon, CT 06066

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

## Executive Summary

### Francis J. Pitkat Congregate

Vernon, CT

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The **Francis J. Pitkat Congregate** property is a residential development for senior residents (62 and older) comprised of a single building that houses 36 studio and 7 one-bedroom (43 units total) apartments. A maintenance/storage garage is located at the rear of the residential building. The facility dates to 1990. Ample parking for residents is located at the front of the building. Interior common spaces include a library, community room, dining room, restroom/shower rooms, and an arts & crafts room.

Overall, the facility is in good condition. As shown on the attached capital needs worksheets, the development faces substantial capital expenditures over the term of the plan. Based on these projections, the development is seen as requiring an infusion of additional capital.

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

- The asphalt paved parking and roadway surfaces and the walks along the front of the building display settlement, cracking, and vehicle fluid staining. Resurfacing work is shown in Year 1. Future spot repair, crackfill, and sealcoating allowances are shown in Years 5, 10, 15, and 20. Landscaping maintenance and updates of site furnishings, such as benches, are considered to be addressed from operations. The wood-framed gazebo structure's ramp should be re-built to meet accessibility requirements. The gazebo is shown for re-building work in Year 11. Site signage is updated in Years 3 and 18. Site pole mounted lighting is shown for upgrades in Year 1. Dumpster enclosure fencing is added in Year 1, with future replacement in Year 17.
- The building is clad with EIFS, brick masonry, and composite trim materials. The EIFS and sealant joints are shown for refinishing work in Years 3 and 13. A brick masonry pointing allowance is shown in Year 3. Vinyl siding at the rear bridge structure and at the garage are shown for replacement in Years 11 and 16 respectively. The bridge structures at the rear of the building is shown for repairs, re-decking, and painting work in Years 2, 6, 11, and 16.

- The main entrance doors are shown for replacement, with auto-opening devices installed as well, in Year 2. Service doors around the building are shown for replacement/update costs starting in Year 2. The garage's service and overhead door are updated in Year 8.
- Original windows throughout the building are reportedly in good working order, with minimal glazing failures. Future window upgrades are shown in Year 13. Exterior lighting upgrades are shown starting in Year 6.
- The original, 3-tab shingled roofing surfaces display some decking deflection and lifting shingles. Replacement is shown in Year 2. The maintenance building roof is shown for replacement in Year 6. Roof drainage systems would be replaced/upgraded in Year 16.
- Community spaces include a hallways, stairways, a laundry room, restroom/shower rooms, a community room, dining room, commercial kitchen, and library. Finishes upgrade allowances are shown. Kitchen equipment/upgrade allowances are shown annually.
- Original heating and DHW boilers are shown for replacement in Year 3. The recently replaced DHW storage tank is shown for future replacement in Year 11. The kitchen's exhaust hood is to be upgraded (increased in size) and the grease trap is to be replaced, both in the near future. The central core's HVAC equipment (in the attic and at the exterior) is to be replaced in Year 2. Other HVAC and exhaust equipment are to be updated in Years 1-6. Attic fire suppression piping lines are shown for replacement in Years 1-4. The building security system is shown for upgrades in Years 2 and 18. The original fire detection/monitoring system is shown for updates in Year 2. The emergency generator is overhauled in Year 3, and replacement is anticipated by Year 13. Elevator system upgrades are shown in Year 13.
- Unit interiors have painted wall and ceiling surfaces, maintained from operations. Vinyl and carpet flooring replacement cycles are shown. Most kitchen cabinetry sets are original, and update allowances are shown in Years 3-6. Ranges and refrigerators are replaced based on age and expected useful service life. Unit baths have mostly wall-hung sinks and original non-low-flow toilets. Replacements are shown over several years. Tub refinishing, surround maintenance, and mixing valve replacements are shown annually, as needed. Tub cuts are to be installed in all bath tubs in the near future. Smoke detectors are shown for periodic replacement in the plan. Annual allowances for baseboard heating zone valve replacements are shown throughout the plan as well.

Additional Notes:

1. The Physical Assessment of the property was conducted on Monday, December 3<sup>rd</sup> and Tuesday, December 4<sup>th</sup>, 2012. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Craig Torres. We would like to thank Mr. Jeffrey Arn for his assistance.
2. Cost estimates used in this assessment are based on data from *RS Means Facilities and Construction Cost Data*. These cost estimates have been applied uniformly across the entire study portfolio to help ensure consistency of future projections. Actual owner and/or site pricing could vary significantly.
3. Unless required by fire, safety, or accessibility codes, items are typically shown being replaced in kind and do not include any planned upgrades or potential upgrade opportunities.
4. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.
5. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.





1. Pavement cracking and settlement at main parking area



2. Paving settlement and cracking at trash hauler drive lane



3. View of rear of building, note brick and EIFS



4. Sealant joint cracking at EIFS - composite trim detail





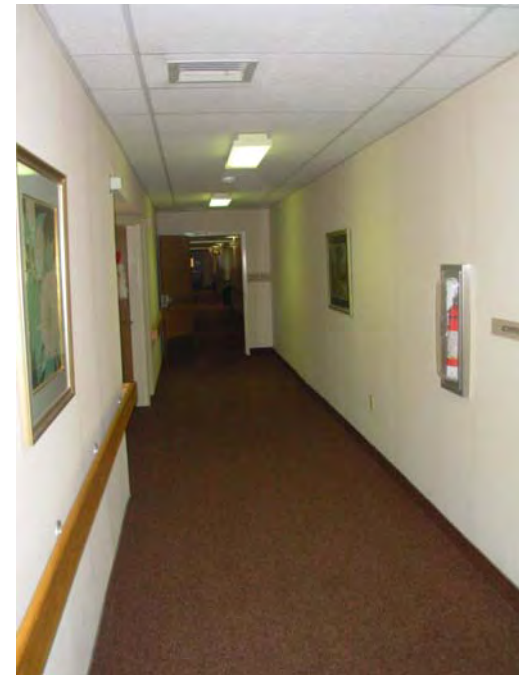
5. Gutter and fascia damage at rear of building



6. View of the rear entrance bridge



7. View of the main building's roof, note decking deflection



8. Second floor hallway finishes





9. First floor hallway finishes



10. Community room finishes and furnishings



11. Dining room finishes and furnishings



12. Commercial kitchen equipment, hood to be updated



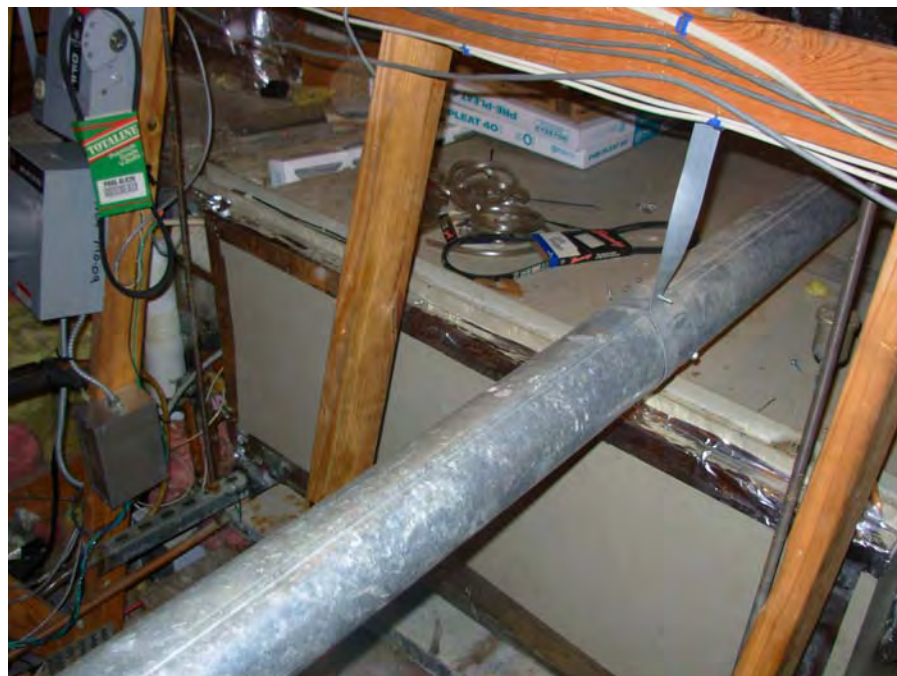
13. Common restroom - shower room



14. Heating boilers serving the facility



15. DHW boiler and storage tank



16. Central core HVAC air handler, in attic





17. Condenser-compressor unit serving central core HVAC



18. Condenser-compressor units serving kitchen refrigeration



19. View of the emergency generator



20. Fire detection-monitoring panel and intercom call system





21. Elevator machine room equipment



22. Typical unit living area



23. Typical unit kitchen cabinetry and appliances



24. Unit bathroom finishes and fixtures

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Vernon Housing Authority
Project Name:	Francis J. Pitkat Congregate
Project City / Town:	Vernon, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 10, 2013

Number of Units:	43
Total Square Feet:	37,447
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$42,409
Annual Replacement Reserve Contribution:	\$23,700
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	1,940	106,480	0	3,713	0	15,684	0	0	0	0	18,182	8,735	0	0	0	21,078	0	3,651	5,785	0	24,436	0
2	Building Exterior	0	0	2,423	7,114	25,191	563	580	19,868	6,525	5,202	589	607	13,397	644	114,776	683	0	14,043	13,152	0	0	0	0
3	Roofing	0	0	5,152	147,818	0	0	0	6,517	0	0	0	0	0	0	0	0	0	2,293	0	0	0	0	0
4	Lobby - Mail Area	0	0	1,035	0	0	0	801	0	6,676	0	0	0	0	0	9,298	0	0	0	8,972	0	0	0	0
5	Community Room	0	0	10,000	2,575	2,652	2,732	2,814	11,593	14,480	3,075	3,167	27,488	13,439	3,461	3,564	3,671	3,781	15,580	19,460	4,132	4,256	9,352	0
6	Common Hallways	0	0	0	0	0	0	0	0	16,861	0	0	9,235	0	0	0	0	0	0	112,973	0	0	0	0
7	Common Stairways	0	0	0	0	0	0	0	0	0	22,449	0	0	0	0	0	0	0	0	0	0	0	0	0
8	Common Laundry	0	0	0	0	0	0	939	0	0	0	0	0	0	0	399	0	0	0	0	0	0	973	0
9	Common Area Restrooms	0	545	729	0	1,894	551	0	0	0	0	0	0	5,263	0	0	0	0	286	0	833	0	0	0
10	Building Boilers	0	0	0	0	49,674	0	0	0	0	0	0	0	6,048	0	0	0	0	0	0	8,264	0	0	0
11	Building Mechanical	0	0	51,917	54,810	18,262	22,179	4,086	5,133	0	0	0	1,696	1,949	0	0	0	4,538	8,439	22,541	5,036	10,436	1,105	0
12	Building Electrical	0	0	0	20,600	64,222	0	0	0	0	0	0	0	0	0	45,784	0	0	0	0	33,057	0	0	0
13	Building Elevator	0	0	6,500	0	0	0	0	0	0	0	0	0	0	0	109,071	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	3,553	3,660	3,770	5,492	5,656	5,826	6,001	6,181	6,366	6,557	4,776	4,919	5,066	7,380	7,602	7,830	8,065	8,306	8,556	8,812	0
16	Unit Kitchens	0	10,560	22,483	12,281	48,424	49,876	43,266	44,564	1,955	2,014	2,074	2,136	2,200	12,928	13,316	16,214	16,700	5,980	11,107	10,614	10,933	11,261	0
17	Unit Bathrooms	0	0	52,086	2,272	14,888	6,348	6,539	6,735	6,937	7,145	7,360	7,580	7,808	8,042	3,146	3,240	3,337	3,437	3,540	3,647	3,756	3,869	0
18	Unit Electrical	0	675	675	0	8,668	0	0	0	0	10,312	10,350	0	0	0	0	0	13,379	0	0	87,064	0	0	0
19	Unit Mechanical	0	0	452	465	479	493	508	523	539	555	572	589	0	0	0	663	683	703	725	746	769	792	0
20	Annual Planned Expenditures	0	13,720	263,484	251,596	241,835	88,234	80,873	100,759	59,975	56,933	30,477	74,071	63,615	29,993	304,420	31,851	71,098	58,591	204,185	167,484	38,705	60,599	0
21	Annual Provision (indexed at 3%)			23,700	24,411	25,143	25,897	26,674	27,475	28,299	29,148	30,022	30,923	31,851	32,806	33,790	34,804	35,848	36,924	38,031	39,172	40,347	41,558	
22	Outside Capital			1,655,500																				
23	Cumulative Reserve Balance	42,409	28,689	1,444,405	1,217,220	1,000,528	938,192	883,993	810,709	779,033	751,248	750,793	707,645	675,881	678,694	408,064	411,017	375,767	354,099	187,945	59,633	61,276	42,234	





## Building Exterior

Number of Units:	43
Total Square Feet:	37,447
Default Inflation Rate:	3.0%

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## Lobby / Mail Area

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[illegible]



## Community Room

Owner Sponsor Name:	Vernon Housing Authority
Project Name:	Francis J. Pitkat Congregate
Project City / Town:	Vernon, CT

Current Year:	2013
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Number of Units:	43
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Default Inflation Rate:	3.0%

[illegible]

## Common Hallways

Number of Units:	43
Total Square Feet:	37,447
Default Inflation Rate:	3.0%

Francis Pitkat Congregate SS 1/10/2013

## Common Stairways

Number of Units:	43
Total Square Feet:	37,447
Default Inflation Rate:	3.0%

Francis Pitkat Congregate SS 1/10/2013

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Vernon Housing Authority
Project Name:	Francis J. Pitkat Congregate
Project City / Town:	Vernon, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 10, 2013

Number of Units:	43
Total Square Feet:	37,447
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	211		4	8	2017				0	0	0	0	237	0	0	0	0	0	0	0	0	301	0	0	0	0	0	0	0					
2	Ceilings	69		4	8	2017				0	0	0	0	77	0	0	0	0	0	0	0	98	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	0					
4	Ventilation					2013				0	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	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	Floors (Vinyl Sheet)	555		23	15+	2017				0	0	0	0	625	0	0	0	0	0	0	0	0	0	0	0	0	0	0	973						
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	939	0	0	0	0	0	0	399	0	0	0	0	0	0	0	0	973	0						
28	Cumulative Reserve Balance						42,409	28,689	1,444,405	1,217,220	1,000,528	938,192	883,993	810,709	779,033	751,248	750,793	707,645	675,881	678,694	408,064	411,017	375,767	354,099	187,945	59,633	61,276	42,234							



## Common Area Restrooms

Number of Units:	43
Total Square Feet:	37,447
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	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Sinks	1,949		23	33	2023				0	0	0	0	0	0	0	0	0	2,619	0	0	0	0	0	0	0	0	0							
4	Toilets	1,785		23	25	2015				0	0	1,894	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Partitions					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Accessories	545		23	33	2023				0	0	0	0	0	0	0	0	0	732	0	0	0	0	0	0	0	0	0							
7	Floor					2013				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							
9	Restrooms / Shower Rooms (Walls/Ceilings)	504		4	7	2016				0	0	0	551	0	0	0	0	0	677	0	0	0	0	0	0	833	0	0							
10	Restroom Flooring (Vinyl)	184		23	15	2013				184	0	0	0	0	0	0	0	0	0	0	0	0	0	0	286	0	0	0							
11	Restroom Flooring (Ceramic Tile)	919		23	33	2023				0	0	0	0	0	0	0	0	0	1,235	0	0	0	0	0	0	0	0	0							
12	Accessibility Improvements (Pipe Insul., Lower Disp.)	545		23	20	2013		4	545	545	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																																			
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21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	545	729	0	1,894	551	0	0	0	0	0	0	5,263	0	0	0	0	286	0	833	0	0	0						
28	Cumulative Reserve Balance						42,409	28,689	1,444,405	1,217,220	1,000,528	938,192	883,993	810,709	779,033	751,248	750,793	707,645	675,881	678,694	408,064	411,017	375,767	354,099	187,945	59,633	61,276	42,234							

## Building Boilers

Number of Units:	43
Total Square Feet:	37,447
Default Inflation Rate:	3.0%

Francis Pitkat Congregate SS 1/10/2013

Comprehensive Capital Needs Assessment Schedule

Building Mechanical

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

Current Year:	2013
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											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	Kitchen Exhaust / Hood (Pending Specification)	19,500		23	20	2013					19,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Kitchen Grease Trap (Costs per Bids/Estimates)	20,000		23	20	2013					20,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Refrigerator / Freezer Compressors	5,500		12	15	2016					0	0	0	6,010	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,363	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	Building Fire Suppression (Attic Dry System Pipe Deter.)	40,000		23	25+	2013					10,000	10,300	10,609	10,927	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Ventilation & Exhaust (Rooftop Fans)	3,150		varies	15+	2014					0	649	668	688	709	730	0	0	0	0	0	0	0	0	0	0	1,011	1,041	1,073	1,105						
19	Thru-Wall HVAC Units (Common Areas - 1 Replaced)	1,450		4	15	2023					0	0	0	0	0	0	0	0	0	1,949	0	0	0	0	0	0	0	0	0	0						
20	Thru-Wall HVAC (Common Areas - Older Models)	7,250		>14	15	2013					2,417	2,489	2,564	0	0	0	0	0	0	0	0	0	0	0	0	3,765	3,878	3,994	0	0						
21	Central Core HVAC - Air Handler (Located in Attic)	25,000		23	20+	2014					0	25,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
22	Central Core HVAC - Condenser/Compressor Unit	11,000		23	15+	2014					0	11,330	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17,652	0	0	0						
23	Air Handling Units (Tempered Air for Common Areas/Dining)	12,500		23	20+	2014					0	4,292	4,420	4,553	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
24	Air Conditioning (Thru-Wall for Office)	798		5	10	2018					0	0	0	0	0	925	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
25	Heating Cabinets (Garage)	1,300		15	20+	2022					0	0	0	0	0	0	0	0	0	1,696	0	0	0	0	0	0	0	0	0	0						
26	Sewage Ejection Pumps	6,000		varies	10	2017					0	0	0	0	3,377	3,478	0	0	0	0	0	0	0	0	4,538	4,674	0	0	0	0						
27	Annual Planned Expenditures							0		0	51,917	54,810	18,262	22,179	4,086	5,133	0	0	0	1,696	1,949	0	0	0	4,538	8,439	22,541	5,036	10,436	1,105	0					
28	Cumulative Reserve Balance							42,409		28,689	1,444,405	1,217,220	1,000,528	938,192	883,993	810,709	779,033	751,248	750,793	707,645	675,881	678,694	408,064	411,017	375,767	354,099	187,945	59,633	61,276	42,234						

Comprehensive Capital Needs Assessment Schedule

Building Electrical

Owner Sponsor Name:	Vernon Housing Authority
Project Name:	Francis J. Pitkat Congregate
Project City / Town:	Vernon, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 10, 2013

Number of Units:	43
Total Square Feet:	37,447
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	0							
2	Emergency Generator	32,112		23	35	2025				0	0	0	0	0	0	0	0	0	0	0	0	45,784	0	0	0	0	0	0	0							
3	Smoke / Fire Detection	45,150		23	25	2015				0	0	47,900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Signaling / Communication	8,385		23	25	2015				0	0	8,896	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	0							
6	Emergency Generator (Engine Overhaul)	7,000		23	25	2015				0	0	7,426	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	Security System (Cameras / DVR - Costs per Bids)	20,000		varies	15+	2014				0	20,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	33,057	0	0								
18																																				
19																																				
20																																				
21																																				
22																																				
23																																				
24																																				
25																																				
26																																				
27	Annual Planned Expenditures						0	0	0	20,600	64,222	0	0	0	0	0	0	0	0	45,784	0	0	0	0	33,057	0	0	0								
28	Cumulative Reserve Balance						42,409	28,689	1,444,405	1,217,220	1,000,528	938,192	883,993	810,709	779,033	751,248	750,793	707,645	675,881	678,694	408,064	411,017	375,767	354,099	187,945	59,633	61,276	42,234								



## Building Elevator

Owner Sponsor Name:	Vernon Housing Authority
Project Name:	Francis J. Pitkat Congregate
Project City / Town:	Vernon, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 10, 2013

Number of Units:	43
Total Square Feet:	37,447
Default Inflation Rate:	3.0%

[illegible]



## Unit Living

Number of Units:	43
Total Square Feet:	37,447
Default Inflation Rate:	3.0%

Francis Pitkat Congregate SS 1/10/2013

## Unit Bathrooms

Number of Units:	43
Total Square Feet:	37,447
Default Inflation Rate:	3.0%

Francis Pitkat Congregate SS 1/10/2013



## Unit Kitchens

Owner Sponsor Name:	Vernon Housing Authority
Project Name:	Francis J. Pitkat Congregate
Project City / Town:	Vernon, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 10, 2013

Number of Units:	43
Total Square Feet:	37,447
Default Inflation Rate:	3.0%

Francis Pitkat Congregate SS 1/10/2013

## Unit Electrical

Number of Units:	43
Total Square Feet:	37,447
Default Inflation Rate:	3.0%

[illegible]





## **Appendix A: Statement of Delivery**

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

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