

# *CHFA* Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

**Connecticut Housing Finance Authority**

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and

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## Buckingham Terrace

CHFA # 85215D

Watertown Housing Authority

Watertown, CT

February 26, 2013

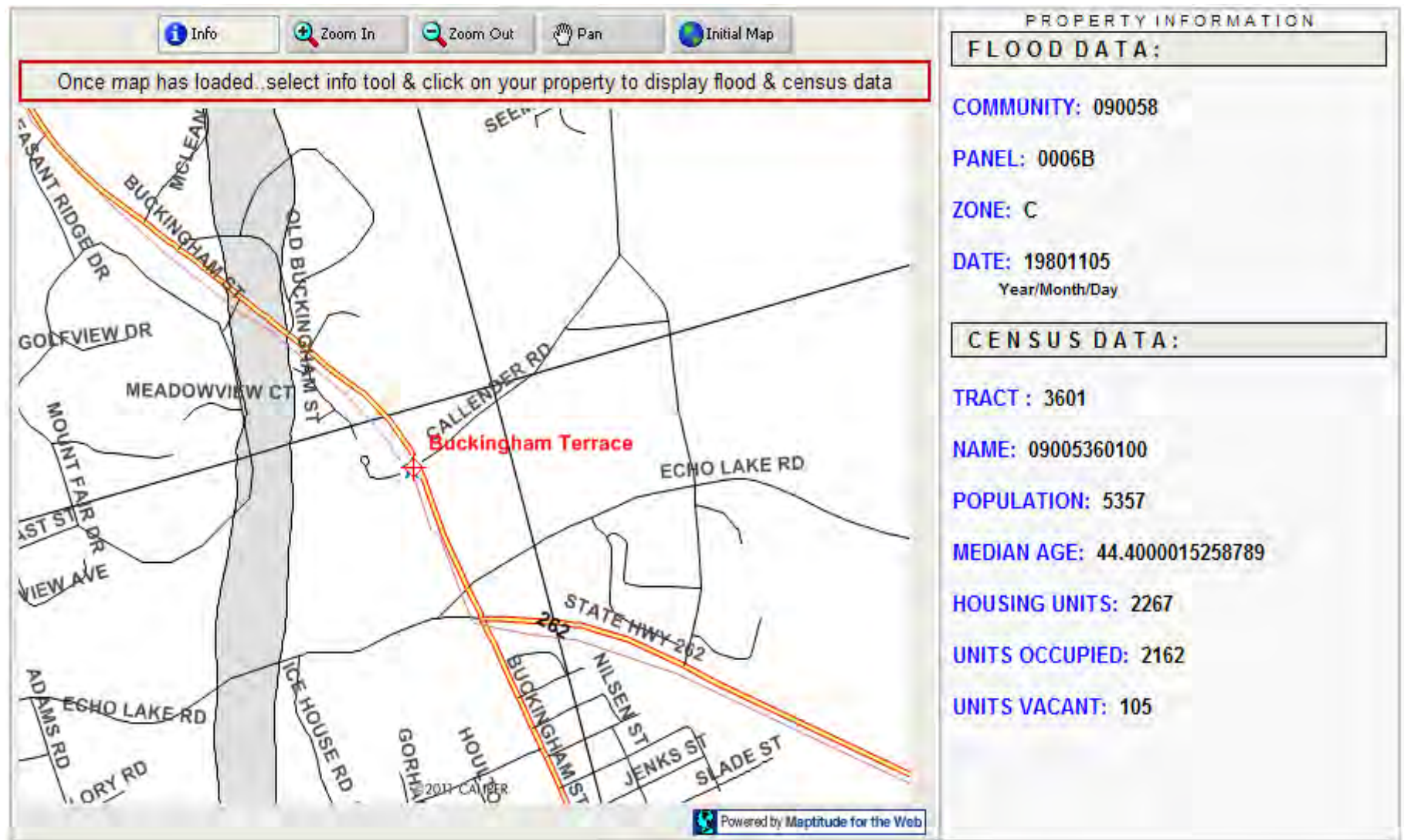
*Final Report*



## **Buckingham Terrace**

935 Buckingham Street  
Watertown, CT 06795





## Buckingham Terrace

935 Buckingham Street  
Watertown, CT 06795

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

## Executive Summary

### Buckingham Terrace

Watertown, CT

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**Buckingham Terrace** is a residential development for seniors, comprised of 5 residential buildings and 1 community building. The development includes 32 efficiency and 8 one-bedroom units (40 units total). Original construction of the development dates to 1981. The property is situated adjacent to the newer, Country Ridge development

Overall the development is in good condition. Reserve funding for the development is shared with two other Watertown Housing Authority properties (Country Ridge and Truman Terrace). As shown on the attached capital needs worksheets, the development faces significant capital needs over the term of the plan. 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 as part of this assessment include the following:

- Site paving displays deteriorating conditions. Resurfacing costs are shown in Years 1 and 2. Future paving maintenance allowances are shown in Years 8, 12, 16, and 20. Concrete walks display sporadic cracking and spalling. Periodic repair allowances are shown in the plan. Dumpster enclosure fencing is shown being updated in Years 2 and 13. Site signage is upgraded in Year 10. Recently updated pole mounted site lighting is shown for future upgrades in Year 10 as well.
- Building exterior vinyl siding and trim/soffit elements have been updated in recent years, and minimal damage and organic material growth were observed. Periodic repair and powerwashing allowances are shown in the plan. Vinyl framed casement type windows are to be maintained from operations. Unit entrance and storm doors, as well as doors to the community building, were recently replaced. Storm doors are shown being updated in Years 4-5. Most other doors are shown being replaced/upgraded later in the plan.

The buildings' roofs have 3-tab composite shingles that were installed over a previous roofing layer. Some lifting and curling of shingles was observed, as well as some staining. Replacement is shown in Year 3. Gutters and downspouts are shown being updated later in the plan.

- Interior common areas are located within the centrally located community building. Finishes in this building have recently been upgraded, including replacement of most flooring with vinyl plank type flooring (vinyl sheet in lobby, restrooms, and laundry). Future painting and flooring update allowances are shown in the plan. The kitchen area does not meet accessibility requirements for cabinetry and countertop height, and modification allowances are shown in Year 1.
- The community building's domestic hot water tank was recently replaced, and future replacement is shown in Year 13. The thru-wall air conditioner serving the community room space is shown for future replacement in Years 7 and 19. The fire detection and emergency call monitoring systems at each building and in each unit have recently been updated. These systems are shown for major upgrade work in Year 18.
- Unit living areas, kitchens, and baths primarily have original vinyl tile flooring. Many rooms display marked and seam separating tiles. Site representatives noted that units (upon turnover) will be receiving new vinyl plank flooring throughout (one unit replaced to date). Costs for this replacement work are shown over time starting in Years 1-10. All in-unit painting and repair/replacement of passage and closet doors would be handled as an operating expense. Unit baths have enameled steel tubs with ceramic tile surrounds. Few have been refinished. Tub, surround, and plumbing upgrades are shown, over time, starting in Year 9. Wall hung sinks, mostly original toilets, and wall accessories/medicine cabinets are shown being updated, over time, starting in Year 3. Unit kitchen cabinetry has recently been replaced, and minimal finish wear and countertop damage were observed. Future replacement of cabinetry, counters, and sinks/faucets is shown in Years 17-20. Interim cabinetry refinishing and countertop replacements would be handled from operations. Refrigerators and ranges vary in age and condition. Replacement costs are shown in the plan. Most domestic hot water tanks are shown for replacement twice in the plan, as they fail. Air conditioners are the responsibility of the individual residents. Smoke detectors and emergency pull cord devices are monitored, tested, maintained, and replaced as operating expenses. Original electrical circuit breaker panels are reportedly not problematic. However, considering their age, costs are shown for their replacement in Years 15-18.

Additional Notes:

1. The Physical Assessment of the property was conducted on Wednesday afternoon, February 6<sup>th</sup> and Thursday, February 7<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. Patricia Norman and the Watertown Housing Authority 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. There were no drawings or blueprints available for the property. Dimensional information utilized in this report was procured via field measurements during the days of the assessment and via the Google Maps website, which utilizes satellite imagery of the property.
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. Asphalt paving, poor conditions observed



2. Concrete walkway cracking at spot locations



3. View of community building



4. Typical residential building elevations



5. Spot impact and seam damage of vinyl siding



6. Organic material growth on some vinyl sided elevations



7. Spot lifting and curling of roofing shingles



8. Community room finishes and furnishings





9. Community kitchenette cabinetry and appliances



10. Laundry facility finishes and equipment



11. Domestic hot water tank serving community building  
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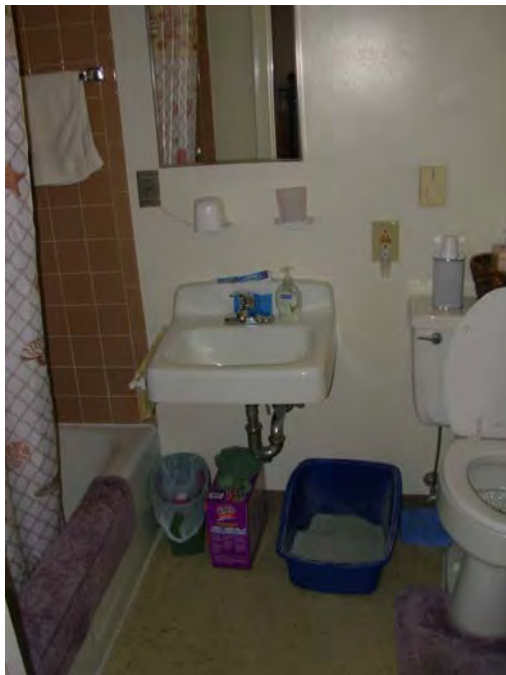
12. Fire and ECAS detection - monitoring systems



13. Typical unit living area finishes



14. Typical unit kitchen cabinetry and appliances



15. Typical unit bathroom finishes and fixtures



16. Electric DHW tanks serving all unit hot water needs

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Watertown Housing Authority
Project Name:	Buckingham Terrace
Project City / Town:	Watertown, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 26, 2013

Number of Units:	40
Total Square Feet:	22,385
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$139,333
Annual Replacement Reserve Contribution:	\$14,067
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	33,180	38,772	0	0	0	0	0	13,602	0	61,073	0	15,310	3,244	0	0	17,231	0	3,616	0	19,394	0
2	Building Exterior	0	0	0	5,354	0	10,796	11,120	6,026	0	0	0	13,502	0	0	0	24,494	0	0	40,214	47,732	0	0	0
3	Roofing	0	0	0	0	116,386	0	0	0	0	0	0	0	0	0	0	44,922	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	2,407	2,407	0	0	0	0	0	0	0	4,518	0	1,337	0	383	0	0	0	0	7,888	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	500	500	0	0	0	0	0	0	0	298	0	0	0	599	0	0	0	0	389	0	0	0
9	Common Area Restrooms	0	1,154	1,154	0	0	0	0	0	0	0	447	0	0	0	746	0	0	0	0	583	0	0	0
10	Building Boilers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,424	0	0	0	0	0	0	0	0
11	Building Mechanical	0	0	0	0	0	0	0	0	952	0	0	0	0	0	0	0	0	0	0	0	1,358	0	0
12	Building Electrical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	84,370	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	3,000	11,552	8,808	9,072	9,345	9,625	9,914	10,211	10,517	10,833	11,158	0	0	0	0	0	3,416	0	14,135	14,559	14,995	0
16	Unit Kitchens	0	2,282	3,957	1,725	1,777	1,830	1,885	4,840	4,985	5,135	5,289	5,447	7,862	8,098	8,341	0	0	2,610	51,952	53,511	55,116	56,770	0
17	Unit Bathrooms	0	0	0	0	5,296	5,455	5,619	5,787	5,961	6,140	13,147	13,542	13,948	14,367	7,680	7,911	8,148	8,392	8,644	8,903	9,170	9,446	0
18	Unit Electrical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18,529	19,085	19,658	20,247	0	0	0
19	Unit Mechanical	0	0	4,250	4,378	4,509	4,644	4,783	4,927	0	3,485	3,589	3,697	0	0	0	6,241	6,429	6,621	6,820	7,025	7,235	0	0
20	Annual Planned Expenditures	0	9,344	57,000	59,037	137,041	32,070	33,032	31,494	22,109	38,879	38,121	108,420	23,147	37,774	23,416	83,568	33,106	57,356	127,288	248,398	87,438	100,604	0
21	Annual Provision (indexed at 3%)			14,067	14,489	14,923	15,371	15,832	16,307	16,796	17,300	17,819	18,354	18,904	19,471	20,056	20,657	21,277	21,915	22,573	23,250	23,947	24,666	
22	Outside Capital			911,000																				
23	Cumulative Reserve Balance	139,333	129,990	998,056	953,507	831,390	814,691	797,491	782,304	776,991	755,412	735,110	645,044	640,802	622,499	619,139	556,228	544,399	508,959	404,243	179,096	115,605	39,666	



## Site Improvements

Number of Units:	40
Total Square Feet:	22,385
Default Inflation Rate:	3.0%

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## Building Exterior

Number of Units:	40
Total Square Feet:	22,385
Default Inflation Rate:	3.0%

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## Roofing

Owner Sponsor Name:	Watertown Housing Authority
Project Name:	Buckingham Terrace
Project City / Town:	Watertown, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 26, 2013

Number of Units:	40
Total Square Feet:	22,385
Default Inflation Rate:	3.0%

[illegible]



## Lobby / Mail Area

Owner Sponsor Name:	Watertown Housing Authority
Project Name:	Buckingham Terrace
Project City / Town:	Watertown, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 26, 2013

Number of Units:	40
Total Square Feet:	22,385
Default Inflation Rate:	3.0%

[illegible]

## Community Room

Number of Units:	40
Total Square Feet:	22,385
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 Improvements (Kitchen Cabinetry)	2,407		20	20	2013		4	2,407	2,407	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Walls (Cmnty./Kitchen/Office)	1,122		1	<10	2021				0	0	0	0	0	0	0	1,421	0	0	0	0	0	0	0	0	1,854	0	0							
18	Ceilings (Cmnty./Kitchen/Office)	456		1	<10	2021				0	0	0	0	0	0	0	578	0	0	0	0	0	0	0	0	754	0	0							
19	Floors (Vinyl Plank)	3,194		1	15+	2030				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,280	0	0							
20	Floors (Vinyl Sheet) - in lobby	269		1	10+	2025				0	0	0	0	0	0	0	0	0	0	383	0	0	0	0	0	0	0	0							
21	Kitchen Cabinetry / Appliances	995		varies	10+	2023				0	0	0	0	0	0	0	0	0	1,337	0	0	0	0	0	0	0	0	0							
22	Furnishings (Cmnty. / Office) - operating									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
23	Mail Facilities (Alum. Boxes - recessed) - refurbish	1,989		32	35+	2021				0	0	0	0	0	0	0	2,519	0	0	0	0	0	0	0	0	0	0	0							
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	2,407	2,407	0	0	0	0	0	0	0	4,518	0	1,337	0	383	0	0	0	0	7,888	0	0	0						
28	Cumulative Reserve Balance						139,333	129,990	998,056	953,507	831,390	814,691	797,491	782,304	776,991	755,412	735,110	645,044	640,802	622,499	619,139	556,228	544,399	508,959	404,243	179,096	115,605	39,666							

## Common Hallways

Number of Units:	40
Total Square Feet:	22,385
Default Inflation Rate:	3.0%

Buckingham Terrace CHFA SS 2/27/2013



## Common Stairways

Number of Units:	40
Total Square Feet:	22,385
Default Inflation Rate:	3.0%

Buckingham Terrace CHFA SS 2/27/2013

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Watertown Housing Authority
Project Name:	Buckingham Terrace
Project City / Town:	Watertown, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 26, 2013

Number of Units:	40
Total Square Feet:	22,385
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	184		1	9	2021				0	0	0	0	0	0	0	0	232	0	0	0	0	0	0	0	0	303	0	0							
2	Ceilings	52		1	9	2021				0	0	0	0	0	0	0	0	66	0	0	0	0	0	0	0	0	86	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	Ventilation					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Lighting Fixtures					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Floors (Vinyl Sheet)	420		1	13	2025				0	0	0	0	0	0	0	0	0	0	0	0	599	0	0	0	0	0	0	0							
7	Laundry Equipment - maintained by service provider					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Accessibility Improvements (front load washer, folding tbl.)	500		20	20	2013			4	500	500	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		500	500	0	0	0	0	0	0	298	0	0	0	599	0	0	0	0	389	0	0	0						
28	Cumulative Reserve Balance							139,333		129,990	998,056	953,507	831,390	814,691	797,491	782,304	776,991	755,412	735,110	645,044	640,802	622,499	619,139	556,228	544,399	508,959	404,243	179,096	115,605	39,666						

Comprehensive Capital Needs Assessment Schedule

Common Area Restrooms

Owner Sponsor Name:	Watertown Housing Authority
Project Name:	Buckingham Terrace
Project City / Town:	Watertown, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 26, 2013

Number of Units:	40
Total Square Feet:	22,385
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	288		1	9	2021				0	0	0	0	0	0	0	0	364	0	0	0	0	0	0	0	0	475	0	0						
2	Ceilings	65		1	9	2021				0	0	0	0	0	0	0	0	82	0	0	0	0	0	0	0	0	107	0	0						
3	Sinks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Toilets					2013				0	0	0	0	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	0						
6	Accessories					2013				0	0	0	0	0	0	0	0	0	0	0	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	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	Fixtures (Toilet, Wall Hung Sink) - maint. - operating			1	20	2032				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Accessories (Mirrors, Dispensers) - maint. - Optg.			1	20	2032				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Floors (Vinyl Sheet)	523		1	13	2025				0	0	0	0	0	0	0	0	0	0	0	0	746	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	Accessibility (Toilet Grabs, Pipe Insul., Disp. & Mirrors)	1,154		1		2013		4	1,154	1,154	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	1,154	1,154	0	0	0	0	0	0	0	447	0	0	0	746	0	0	0	0	583	0	0	0						
28	Cumulative Reserve Balance						139,333	129,990	998,056	953,507	831,390	814,691	797,491	782,304	776,991	755,412	735,110	645,044	640,802	622,499	619,139	556,228	544,399	508,959	404,243	179,096	115,605	39,666							



## Building Boilers

Owner Sponsor Name:	Watertown Housing Authority
Project Name:	Buckingham Terrace
Project City / Town:	Watertown, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 26, 2013

Number of Units:	40
Total Square Feet:	22,385
Default Inflation Rate:	3.0%

[illegible]

## Building Mechanical

Number of Units:	40
Total Square Feet:	22,385
Default Inflation Rate:	3.0%

Buckingham Terrace CHFA SS 2/27/2013

## Building Electrical

Owner Sponsor Name:	Watertown Housing Authority
Project Name:	Buckingham Terrace
Project City / Town:	Watertown, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 26, 2013

Number of Units:	40
Total Square Feet:	22,385
Default Inflation Rate:	3.0%

[illegible]

## Building Elevator

Owner Sponsor Name:	Watertown Housing Authority
Project Name:	Buckingham Terrace
Project City / Town:	Watertown, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 26, 2013

Number of Units:	40
Total Square Feet:	22,385
Default Inflation Rate:	3.0%

[illegible]



## Building Structural

Number of Units:	40
Total Square Feet:	22,385
Default Inflation Rate:	3.0%

Buckingham Terrace CHFA SS 2/27/2013

Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	Watertown Housing Authority
Project Name:	Buckingham Terrace
Project City / Town:	Watertown, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 26, 2013

Number of Units:	40
Total Square Feet:	22,385
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																													
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization					
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032						
1	Interior Doors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Walls					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Ceilings					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Interior Stairs					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Floors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	AC Sleeve					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Electrical Outlets					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Lighting Fixtures					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	Accessibility Improvements (Lower Closet Shelving)	3,000		32	20	2013			4	3,000	3,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Floors (Vinyl Plank) at 1 unit - recently installed	2,193		2	17	2028					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,416	0	0	0	0						
17	Floors (Vinyl Tile) - mostly original - replacing w/ plank	85,516		varies - 32	15+	2013					8,552	8,808	9,072	9,345	9,625	9,914	10,211	10,517	10,833	11,158	0	0	0	0	0	0	0	14,135	14,559	14,995						
18	Walls / Ceilings (Painted Surfaces) - maint. - operating	52,750 sf ttl.																																		
19	Doors (Closet & Passage) - maint. Operating	280 doors ttl.																																		
20																																				
21																																				
22																																				
23																																				
24																																				
25																																				
26																																				
27	Annual Planned Expenditures						0		3,000	11,552	8,808	9,072	9,345	9,625	9,914	10,211	10,517	10,833	11,158	0	0	0	0	0	3,416	0	14,135	14,559	14,995	0						
28	Cumulative Reserve Balance						139,333		129,990	998,056	953,507	831,390	814,691	797,491	782,304	776,991	755,412	735,110	645,044	640,802	622,499	619,139	556,228	544,399	508,959	404,243	179,096	115,605	39,666							

## Unit Bathrooms

Number of Units:	40
Total Square Feet:	22,385
Default Inflation Rate:	3.0%

Buckingham Terrace CHFA SS 2/27/2013

## Unit Kitchens

Owner Sponsor Name:	Watertown Housing Authority
Project Name:	Buckingham Terrace
Project City / Town:	Watertown, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 26, 2013

Number of Units:	40
Total Square Feet:	22,385
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	Walls / Ceilings (See "Unit Living")					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Floors (See "Unit Living")					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Kitchen Cabinetry / Counters - minor finish wear	122,800		5	20+	2029			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	49,264	50,742	52,265	53,833						
18	Refrigerators (Newer)	10,050		<4	15	2023			0	0	0	0	0	0	0	0	0	4,502	4,637	4,776	0	0	0	0	0	0	0	0							
19	Refrigerators (Older)	16,750		varies	15	2013			1,675	1,725	1,777	1,830	1,885	1,942	2,000	2,060	2,122	2,185	0	0	0	0	0	0	2,610	2,688	2,769	2,852	2,937						
20	Ranges / Stoves	20,000		<10	15+	2018			0	0	0	0	0	2,898	2,985	3,075	3,167	3,262	3,360	3,461	3,564	0	0	0	0	0	0	0							
21	Accessibility Improvements (Cab. Hdwre, Lower Cntrs, P.I.)	2,282		5	<20	2013		4	2,282	2,282	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	2,282	3,957	1,725	1,777	1,830	1,885	4,840	4,985	5,135	5,289	5,447	7,862	8,098	8,341	0	0	2,610	51,952	53,511	55,116	56,770	0						
28	Cumulative Reserve Balance						139,333	129,990	998,056	953,507	831,390	814,691	797,491	782,304	776,991	755,412	735,110	645,044	640,802	622,499	619,139	556,228	544,399	508,959	404,243	179,096	115,605	39,666							



## Unit Electrical

Number of Units:	40
Total Square Feet:	22,385
Default Inflation Rate:	3.0%

Buckingham Terrace CHFA SS 2/27/2013

## Unit Mechanical

Owner Sponsor Name:	Watertown Housing Authority
Project Name:	Buckingham Terrace
Project City / Town:	Watertown, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 26, 2013

Number of Units:	40
Total Square Feet:	22,385
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	Air Conditioners (Resident's Responsibility)					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Domestic Hot Water (Older Tanks)	25,500		varies - 15	10+	2013			4,250	4,378	4,509	4,644	4,783	4,927	0	0	0	0	0	0	0	6,241	6,429	6,621	6,820	7,025	7,235	0							
18	Domestic Hot Water (Newer Tanks)	8,500		<5	10+	2020			0	0	0	0	0	0	0	3,485	3,589	3,697	0	0	0	0	0	0	0	0	0	0							
19	Electric Baseboard Radiators (maintained - operating)			varies	20+				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	Thermostat Controls (wall mounted) - maint. - operating			varies	15+				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	4,250	4,378	4,509	4,644	4,783	4,927	0	3,485	3,589	3,697	0	0	0	6,241	6,429	6,621	6,820	7,025	7,235	0	0						
28	Cumulative Reserve Balance						139,333	129,990	998,056	953,507	831,390	814,691	797,491	782,304	776,991	755,412	735,110	645,044	640,802	622,499	619,139	556,228	544,399	508,959	404,243	179,096	115,605	39,666							

## **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.