

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority

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and

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Country Ridge

CHFA # 98078D

Watertown Housing Authority

Watertown, CT

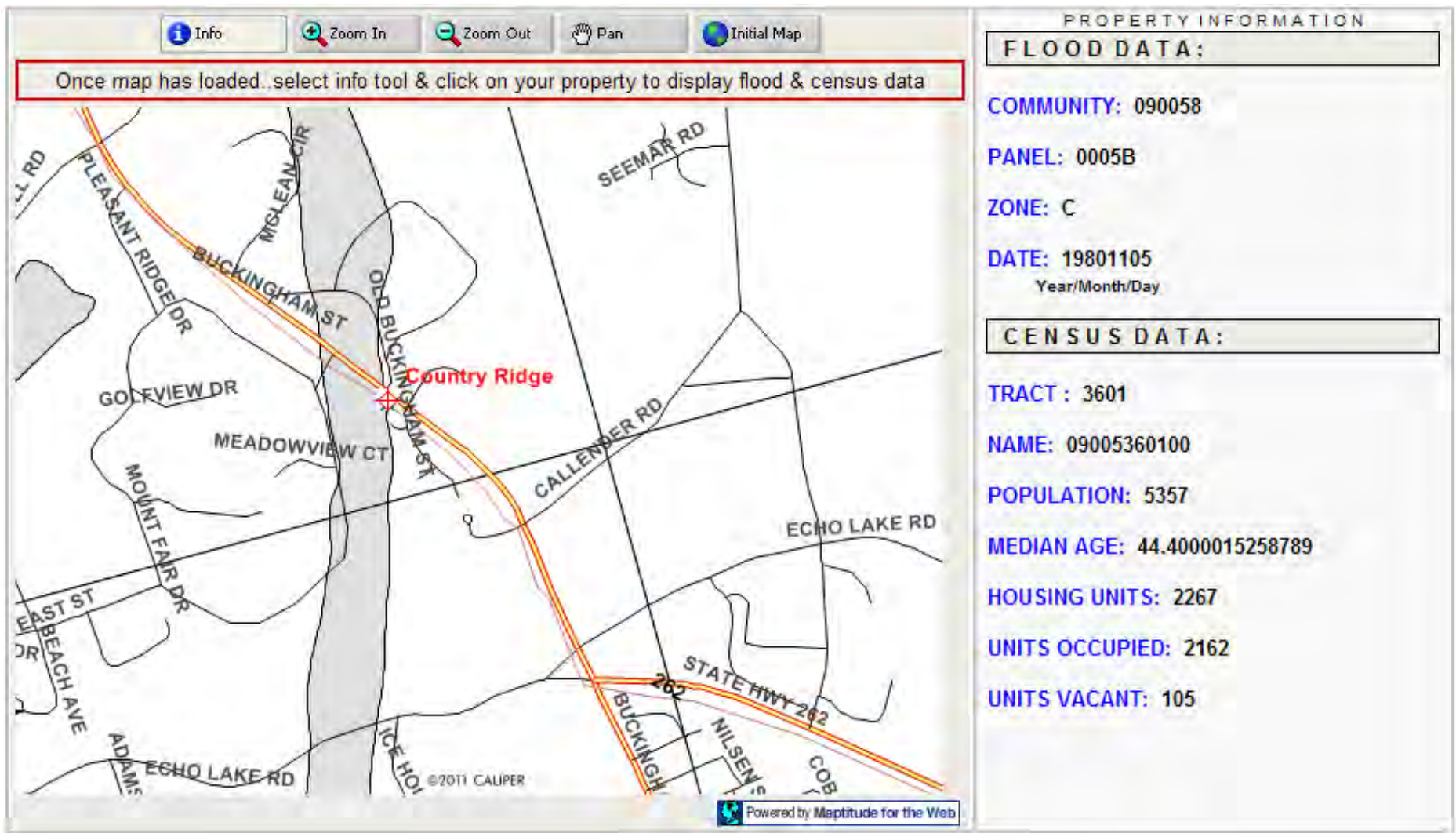
February 26, 2013

Final Report



Country Ridge

1091 Buckingham Street
Watertown, CT 06795



Country Ridge

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Watertown, CT 06795

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

Executive Summary

Country Ridge

Watertown, CT

Country Ridge is a residential development for seniors, comprised of 12 residential buildings and 1 clubhouse building. The development includes a total of 40 one-bedroom units. Original construction of the development dates to 1997, opening for residents in 1998. The property is situated adjacent to the older, Buckingham Terrace development

Overall the development is in good condition. Reserve funding for the development is shared with two other Watertown Housing Authority properties (Buckingham Terrace 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, especially along curb lines. Resurfacing costs are shown in Years 1-3 of the plan. Future paving maintenance allowances are shown in Years 8, 12, 16, and 20. Concrete walks and sections of curbing display sporadic cracking and spalling, especially at the front of the clubhouse. Periodic repair allowances are shown in the plan, starting in Year 1. Dumpster enclosure fencing is shown being updated in Years 1 and 13. Sections of chain link fencing are shown for replacement, as needed, as well. Site signage is upgraded in Year 2. Original, pole mounted site lighting fixtures are shown for future upgrades in Years 5 and 6.
- Building exterior vinyl siding and trim/soffit elements are original, and minimal damage and organic material growth were observed. Periodic repair and powerwashing allowances are shown in the plan. Future replacement is shown in Year 17. Vinyl framed casement type windows are shown for future replacement concurrent with the siding work. Unit entrance and storm doors, building service doors, as well as doors to the community building, exhibit good overall conditions. Spot rusting is developing. Storm doors

are shown being updated in Years 3-7. Most other doors are shown being replaced/upgraded later in the plan. The buildings' roofs have 3-tab composite shingles that are original. Spot lifting and curling of shingles was observed, as well as some staining. Replacement is shown in Years 7-8. Leaks at such areas as roof crickets near chimney masses are shown being repaired in Years 1-3. Gutters and downspouts are shown being updated concurrent with roofing replacement work.

- Interior common areas are located within the centrally located clubhouse building. Finishes in this building are mostly original. 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 heating and domestic hot water equipment is located in the basement. The domestic hot water tank is shown for replacement in Year 5, and the heating boiler is to be replaced in Year 10. The thru-wall air conditioners serving the clubhouse spaces are shown for future replacement in Years 4 and 17. The fire detection and emergency call monitoring systems are original, and system upgrades are carried in Year 5. Emergency generator engine overhaul work is anticipated by Year 3, with future replacement in Year 15.
- Unit living areas, kitchens, and baths primarily have original vinyl tile flooring. Some rooms display marked and seam separating tiles. Costs for replacements are shown over time in Years 1-10, with future costs starting in Year 18. 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 fiberglass/PVC surrounds. Tub, surround, and plumbing upgrades are shown later in the plan, starting in Year 19. Wall hung sinks, toilets, and wall accessories/medicine cabinets are shown being updated, over time, starting in Year 9. Unit kitchen cabinetry displays good overall conditions, and minimal finish wear and countertop damage were observed. Future replacement of cabinetry, counters, and sinks/faucets is shown in Years 8-12. Interim cabinetry refinishing and countertop replacements would be handled from operations. Refrigerators and ranges are original. Replacement costs are shown in the plan. Domestic hot water tanks and unit heating boilers are shown for replacement starting in Years 2 and 6 respectively. 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. Accessibility improvements would include lowering electric circuit breaker panels, adjustment of kitchen cabinetry counter and wall cabinet heights, and installation of cabinetry hardware.

Additional Notes:

1. The Physical Assessment of the property was conducted on Wednesday afternoon, February 6th and Thursday, February 7th, 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. Cracking and spalling walks, paving cracking



2. Cracking and settlement of asphalt paving



3. Typical residential building front elevations



4. Typical residential building rear elevations



5. View of the clubhouse building



6. Rear elevation of clubhouse, note generator



7. Spot vinyl siding seam separation, organic growth



8. Spot rusting of service and unit doors



9. Wood-framed deck aside the clubhouse building



10. Spot lifting of roofing shingles



11. Community kitchen layout



12. Community room finishes and furnishings



13. Clubhouse heating and DHW equipment



14. Typical unit kitchen cabinetry and appliances



15. Typical unit bathroom finishes and fixtures



16. Typical unit heating boilers and peripherals

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Watertown Housing Authority
Project Name:	Country Ridge
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:	33,070
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	34,333	28,824	25,364	0	27,479	28,304	0	15,537	0	12,232	0	16,547	1,497	0	0	19,681	0	21,280	0	20,961	0
2	Building Exterior	0	0	975	9,222	4,193	4,318	4,448	19,812	8,552	3,948	0	11,682	1,310	0	0	35,683	26,417	21,251	580,280	26,305	0	15,699	0
3	Roofing	0	0	4,667	4,807	4,951	0	0	0	142,954	147,243	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	4,259	4,259	2,433	6,549	0	0	0	0	0	0	0	1,337	0	0	0	0	9,035	3,791	3,905	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	768	433	0	0	0	0	0	0	0	0	360	0	0	0	0	0	0	0	715	0	0
9	Common Area Restrooms	0	0	337	424	0	0	0	0	0	0	0	0	453	0	0	0	0	0	0	0	700	0	0
10	Building Boilers	0	0	0	0	0	0	3,761	0	0	0	0	8,912	0	0	0	0	0	0	0	0	0	0	0
11	Building Mechanical	0	0	0	0	0	2,614	0	0	0	0	0	0	0	0	0	0	0	0	3,839	0	0	0	0
12	Building Electrical	0	0	0	0	5,835	0	57,452	0	0	0	0	0	0	0	0	0	27,794	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	12,380	12,751	13,134	13,528	13,934	14,352	14,782	15,226	15,683	16,153	0	0	0	0	0	0	0	20,462	21,076	21,708	0
16	Unit Kitchens	0	5,082	11,782	6,901	9,760	10,053	2,814	2,898	2,985	36,045	37,126	38,240	36,028	37,109	0	0	0	0	10,752	11,074	15,662	16,132	0
17	Unit Bathrooms	0	0	0	0	0	0	0	0	0	0	6,273	6,461	6,655	6,855	7,060	2,455	2,529	5,222	5,379	5,540	16,616	17,114	0
18	Unit Electrical	0	4,900	4,900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19	Unit Mechanical	0	0	0	7,004	7,214	7,431	7,653	84,530	78,947	81,315	0	0	0	0	0	0	0	0	10,912	11,239	11,577	11,924	0
20	Annual Planned Expenditures	0	14,742	74,401	72,799	77,000	37,944	117,540	149,896	248,220	299,313	59,082	93,680	46,144	60,510	8,557	38,138	56,741	55,189	614,952	99,806	66,346	103,539	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			1,917,000																				
23	Cumulative Reserve Balance	139,333	124,592	1,981,257	1,922,947	1,860,870	1,838,297	1,736,589	1,603,000	1,371,576	1,089,563	1,048,300	972,973	945,734	904,695	916,193	898,712	863,248	829,975	237,595	161,039	118,640	39,767	

Site Improvements

Number of Units:	40
Total Square Feet:	33,070
Default Inflation Rate:	3.0%

13090 - Country Ridge - FINAL SS 2/27/2013

Comprehensive Capital Needs Assessment Schedule

Building Exterior

Owner Sponsor Name:	Watertown Housing Authority
Project Name:	Country Ridge
Project City / Town:	Watertown, CT

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

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Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																													
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization					
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032						
1	Exterior Doors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Glass Doors (Sliders)					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Exterior Walls - Masonry					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Exterior Walls - EIFS					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Ext. Walls - Vinyl Siding					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Ext. Walls - Wood Siding					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Windows					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Exterior Soffits and Fascia					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Caulking					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Unit Balconies / Decks					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Railings					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Exterior Ceilings (Vented / Vinyl Clad) - maint. - operating					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Balcony / Deck (Cmnty. Bldg.) - repair and stain/waterproof	975		16	5	2013					975	0	0	0	0	0	1,130	0	0	0	0	1,310	0	0	0	0	1,519	0	0	0	0					
14	Balcony / Deck (Cmnty. Bldg.) - re-build	3,250		16	33	2030					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,372	0	0						
15	Exterior Common Doors (Cmnty. Bldg.) - to deck	3,500		16	30	2027					0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,294	0	0	0	0	0						
16	Exterior Walls / Trim (Vinyl) - future replacement	193,986		16	32	2029					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	311,291	0	0	0	0						
17	Exterior Walls / Trim (Vinyl) - periodic repair / powerwash	8,953		16	30+	2014					0	9,222	0	0	0	10,379	0	0	0	11,682	0	0	0	13,148	0	0	0	0	0	0	15,699					
18	Exterior Common/Service Doors (Cmnty. Bldg.)	1,380		16	25+	2026					0	0	0	0	0	0	0	0	0	0	0	0	0	2,027	0	0	0	0	0	0						
19	Exterior Unit Doors	27,600		16	25+	2026					0	0	0	0	0	0	0	0	0	0	0	0	0	8,106	8,349	8,600	8,858	9,124	0	0						
20	Storm / Screen Doors	19,760		16	15+	2015					0	0	4,193	4,318	4,448	4,581	4,719	0	0	0	0	0	0	5,804	5,978	6,157	6,342	6,532	0	0						
21	Service Doors (Mechanical Closets) - some rusting	15,965		16	25+	2026					0	0	0	0	0	0	0	0	0	0	0	0	0	4,689	4,830	4,975	5,124	5,278	0	0						
22	Service Doors (Clubhouse Basement Level)	2,600		16	25+	2026					0	0	0	0	0	0	0	0	0	0	0	0	1,909	1,966	0	0	0	0	0	0						
23	Patios / Stoops (At Unit Rear Doors) - operating										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
24	Windows (Vinyl Csmnt.) - maintained from operations	154,960		16	30+	2029					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	248,665	0	0	0	0						
25	Exterior Lighting (Recessed & Globe Type)	9,630		16	20+	2018					0	0	0	0	0	0	3,721	3,833	3,948	0	0	0	0	0	0	0	0	0	0	0						
26																																				
27	Annual Planned Expenditures							0		0	975	9,222	4,193	4,318	4,448	19,812	8,552	3,948	0	11,682	1,310	0	0	35,683	26,417	21,251	580,280	26,305	0	15,699	0					
28	Cumulative Reserve Balance							139,333		124,592	1,981,257	1,922,947	1,860,870	1,838,297	1,736,589	1,603,000	1,371,576	1,089,563	1,048,300	972,973	945,734	904,695	916,193	898,712	863,248	829,975	237,595	161,039	118,640	39,767						

Roofing

Owner Sponsor Name:	Watertown Housing Authority
Project Name:	Country Ridge
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:	33,070
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Lobby / Mail Area

Owner Sponsor Name:	Watertown Housing Authority
Project Name:	Country Ridge
Project City / Town:	Watertown, CT

Current Year:	2013
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Number of Units:	40
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	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																													
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization					
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032						
1	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	Mail Facilities					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17																																				
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26																																				
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
28	Cumulative Reserve Balance						139,333	124,592	1,981,257	1,922,947	1,860,870	1,838,297	1,736,589	1,603,000	1,371,576	1,089,563	1,048,300	972,973	945,734	904,695	916,193	898,712	863,248	829,975	237,595	161,039	118,640	39,767								

Community Room

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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	Floor					2013			0	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	0							
3	Kitchen Appliances					2013			0	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	0							
5	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Walls (Cmnty./Kitchen/Office)	2,193		16	10+	2015			0	0	2,326	0	0	0	0	0	0	0	0	0	0	0	0	0	3,417	0	0	0	0						
18	Ceilings (Cmnty./Kitchen/Office)	763		16	10+	2015			0	0	809	0	0	0	0	0	0	0	0	0	0	0	0	0	1,188	0	0	0	0						
19	Flooring (Office) - Carpet	855		16	10+	2015			0	0	907	0	0	0	0	0	0	0	0	0	0	0	0	0	1,332	0	0	0	0						
20	Flooring (Vinyl Tile) - seam separation, marking)	4,725		16	15	2014			0	2,433	2,506	0	0	0	0	0	0	0	0	0	0	0	0	0	3,791	3,905	0	0							
21	Kitchen Cabinetry / Appliances	995		varies	10+	2023			0	0	0	0	0	0	0	0	0	0	1,337	0	0	0	0	0	0	0	0	0	0						
22	Furnishings (Cmnty. / Office) - operating			varies	10+				0	0	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		16	30+	2028			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,098	0	0	0	0							
24	Accessibility Improvements (Kitchen Cabinetry)	4,259		16	20+	2013		4	4,259	4,259	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
25																																			
26																																			
27	Annual Planned Expenditures						0	4,259	4,259	2,433	6,549	0	0	0	0	0	0	0	1,337	0	0	0	0	9,035	3,791	3,905	0	0	0						
28	Cumulative Reserve Balance						139,333	124,592	1,981,257	1,922,947	1,860,870	1,838,297	1,736,589	1,603,000	1,371,576	1,089,563	1,048,300	972,973	945,734	904,695	916,193	898,712	863,248	829,975	237,595	161,039	118,640	39,767							

Common Hallways

Owner Sponsor Name:	Watertown Housing Authority
Project Name:	Country Ridge
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:	33,070
Default Inflation Rate:	3.0%

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Common Stairways

Number of Units:	40
Total Square Feet:	33,070
Default Inflation Rate:	3.0%

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Common Laundry

Number of Units:	40
Total Square Feet:	33,070
Default Inflation Rate:	3.0%

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Common Area Restrooms

Number of Units:	40
Total Square Feet:	33,070
Default Inflation Rate:	3.0%

[illegible]

Building Boilers

Owner Sponsor Name:	Watertown Housing Authority
Project Name:	Country Ridge
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:	33,070
Default Inflation Rate:	3.0%

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Building Mechanical

Number of Units:	40
Total Square Feet:	33,070
Default Inflation Rate:	3.0%

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Building Electrical

Owner Sponsor Name:	Watertown Housing Authority
Project Name:	Country Ridge
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:	33,070
Default Inflation Rate:	3.0%

[illegible]

Building Elevator

Owner Sponsor Name:	Watertown Housing Authority
Project Name:	Country Ridge
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:	33,070
Default Inflation Rate:	3.0%

[illegible]

Building Structural

Number of Units:	40
Total Square Feet:	33,070
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	Watertown Housing Authority
Project Name:	Country Ridge
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:	33,070
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	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	Floors (Vinyl Tile) - minimal marking / seam separation	123,799		16	15+	2013				12,380	12,751	13,134	13,528	13,934	14,352	14,782	15,226	15,683	16,153	0	0	0	0	0	0	20,462	21,076	21,708							
18	Walls / Ceilings (Painted Surfaces) - maint. - operating	91,365 sf ttl.		varies						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Doors (Closet & Passage) - maint. Operating	240 doors ttl.		16	20+					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	12,380	12,751	13,134	13,528	13,934	14,352	14,782	15,226	15,683	16,153	0	0	0	0	0	0	20,462	21,076	21,708	0					
28	Cumulative Reserve Balance							139,333		124,592	1,981,257	1,922,947	1,860,870	1,838,297	1,736,589	1,603,000	1,371,576	1,089,563	1,048,300	972,973	945,734	904,695	916,193	898,712	863,248	829,975	237,595	161,039	118,640	39,767					

Comprehensive Capital Needs Assessment Schedule

Unit Bathrooms

Owner Sponsor Name:	Watertown Housing Authority
Project Name:	Country Ridge
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:	33,070
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																													
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization					
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032						
1	Walls					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceiling					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Lavatory / Vanity					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Toilet					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Tub / Surround					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Floor					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Accessories					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Lighting Features					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Exhaust Fan					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	GFI Outlet					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Accessibility Improvements (add Shower Wand) - Optg.					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	Tubs / Sur. (Enam. Steel w/ C.Tile Walls) - future upgrade	80,800		16	35+	2031					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13,756	14,168						
18	Wall Hung Sinks (Porcelain) - future upgrade	16,800		16	30+	2028					0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,617	2,696	2,777	2,860	2,946							
19	Toilets (mostly original, non-low-flow models)	16,400		16	20+	2021					0	0	0	0	0	0	0	4,155	4,280	4,408	4,540	4,676	0	0	0	0	0	0	0	0						
20	Medicine Cabinets / Wall Accessories - upgrade/replace	16,720		16	20+	2021					0	0	0	0	0	0	0	2,118	2,182	2,247	2,314	2,384	2,455	2,529	2,605	2,683	2,764	0	0							
21																																				
22																																				
23																																				
24																																				
25																																				
26																																				
27	Annual Planned Expenditures							0		0	0	0	0	0	0	0	0	6,273	6,461	6,655	6,855	7,060	2,455	2,529	5,222	5,379	5,540	16,616	17,114	0						
28	Cumulative Reserve Balance							139,333		124,592	1,981,257	1,922,947	1,860,870	1,838,297	1,736,589	1,603,000	1,371,576	1,089,563	1,048,300	972,973	945,734	904,695	916,193	898,712	863,248	829,975	237,595	161,039	118,640	39,767						

Unit Kitchens

Owner Sponsor Name:	Watertown Housing Authority
Project Name:	Country Ridge
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:	33,070
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 - future replc.	122,800		16	20+	2020				0	0	0	0	0	0	30,206	31,112	32,045	33,007	33,997	0	0	0	0	0	0	0	0	0						
18	Refrigerators	26,800		16	15+	2013				6,700	6,901	7,108	7,321	0	0	0	0	0	0	0	0	0	0	0	0	10,752	11,074	11,406	11,748						
19	Ranges / Stoves	20,000		16	15+	2015				0	0	2,652	2,732	2,814	2,898	2,985	3,075	3,167	3,262	0	0	0	0	0	0	0	0	4,256	4,384						
20	Rangehoods / Vents (Future Replace w/ Kitchen Cabinetry)	11,240		16	20+	2020				0	0	0	0	0	0	2,765	2,848	2,933	3,021	3,112	0	0	0	0	0	0	0	0	0						
21	Accessibility Improvements (Cab. Hdwre, Lower Cntrs, P.I.)	5,082		16	<20	2013		4	5,082	5,082	0	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		5,082	11,782	6,901	9,760	10,053	2,814	2,898	2,985	36,045	37,126	38,240	36,028	37,109	0	0	0	0	10,752	11,074	15,662	16,132	0					
28	Cumulative Reserve Balance						139,333		124,592	1,981,257	1,922,947	1,860,870	1,838,297	1,736,589	1,603,000	1,371,576	1,089,563	1,048,300	972,973	945,734	904,695	916,193	898,712	863,248	829,975	237,595	161,039	118,640	39,767						

Unit Electrical

Number of Units:	40
Total Square Feet:	33,070
Default Inflation Rate:	3.0%

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Unit Mechanical

Owner Sponsor Name:	Watertown Housing Authority
Project Name:	Country Ridge
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:	33,070
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.