

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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and

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Truman Terrace

CHFA # 85214D

Watertown Housing Authority
Watertown, CT

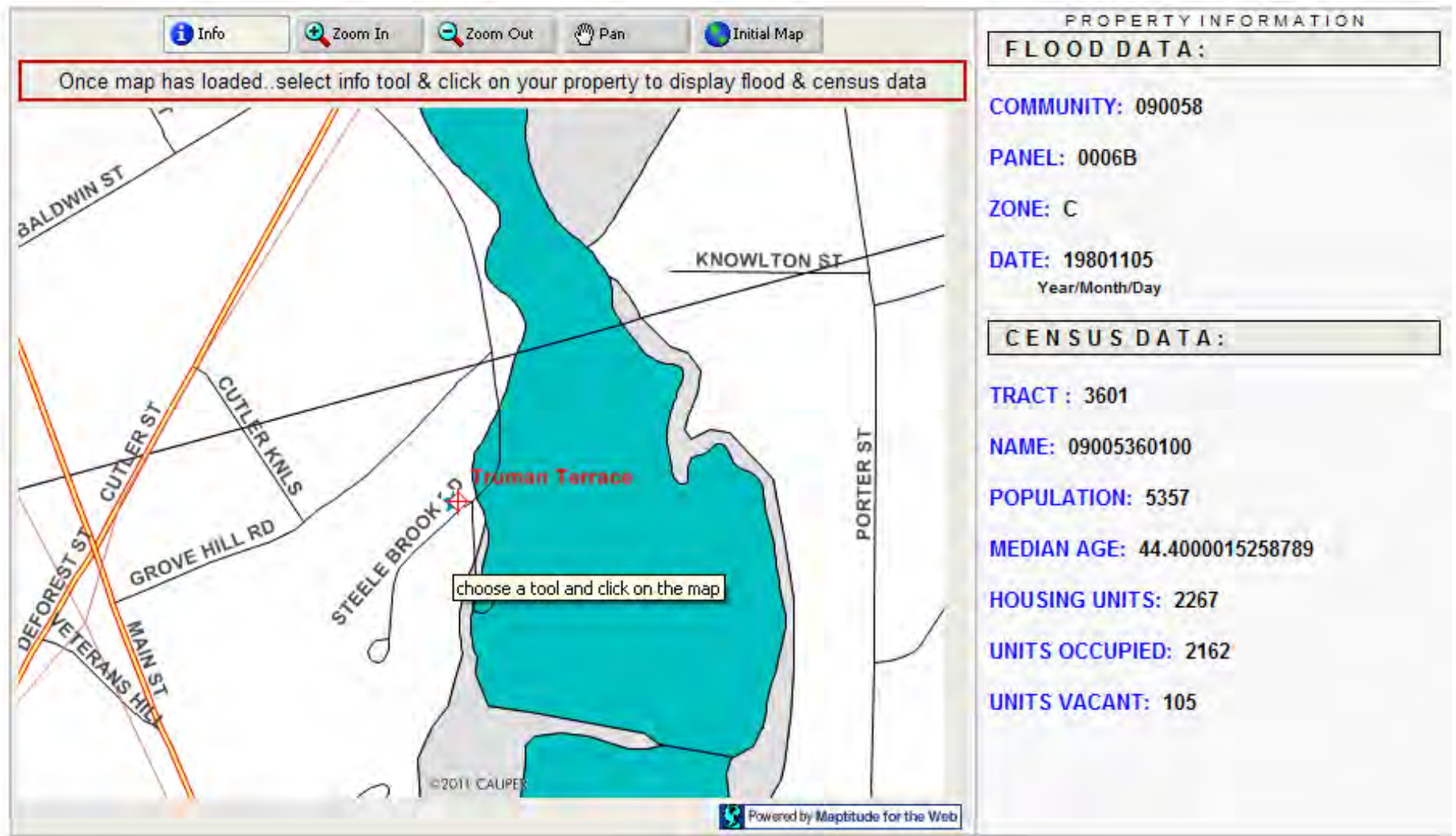
February 28, 2013

Final Report



Truman Terrace

100 Steele Brook Road
Watertown, CT 06795



Truman Terrace

100 Steele Brook Road
Watertown, CT 06795

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

Executive Summary

Truman Terrace

Watertown, CT

Truman Terrace is a residential development for seniors, comprised of 2 residential buildings and 1 community building. The development includes 28 efficiency and 12 one-bedroom units (40 units total). Due to the age and construction of the residential buildings, there are no handicap accessible apartments at this property. Original construction of the development dates to 1973. The property is located in a mostly residential neighborhood of Watertown, CT.

Overall the development is in good condition. Reserve funding for the development is shared with two other Watertown Housing Authority properties (Country Ridge and Buckingham 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 some cracking and minimal settlement. Resurfacing costs are shown in Years 7 and 8. Interim and future paving maintenance allowances are shown in Years 2-3 and 15-16. Concrete walks and stairs display minimal cracking and surface spalling. Periodic repair allowances are shown in the plan. Dumpster enclosure fencing is shown being updated in Years 4 and 17. Site signage displays some deterioration, and upgrades are shown in Year 2. Pole mounted site lighting is being replaced with LED type fixtures. Costs for replacements are shown in Years 1-5, and again starting in Year 16. Stone retaining walls are shown for repairs in Years 1 and 16.
- Building exterior vinyl siding and trim/soffit elements date to 1990, and minimal damage and organic material growth were observed. Periodic repair and power-washing allowances are shown in the plan. Replacement is shown in Year 10. Parged concrete

and CMU block surfaces exhibit minimal cracking and spalling. Refinishing allowances are shown in Years 4, 12, and 20. Original, wood framed, casement type windows are to be replaced in Year 5. Unit entrance and storm doors, as well as doors to the stairwells, were recently replaced. Storm doors are shown being updated in Years 4-7. Community building doors are shown being replaced in Year 6. Most other doors are shown being replaced/upgraded later in the plan. Concrete balconies and bridges display spot cracking and spalling. Railings exhibit some rusting. Repair and painting allowances are shown every five years in the plan. The buildings' roofs have 3-tab composite shingled roofs. Some lifting and curling of shingles was observed, as well as some decking deflection. Replacement is shown in Year 3. Gutters and downspouts are shown being updated later in the plan.

- Interior common areas are located within the community building. Finishes in this building are due to be upgraded, including replacement of most flooring with vinyl plank type flooring. Future painting and flooring update allowances are shown in the plan as well. The kitchen area does not meet accessibility requirements, and modification allowances are shown in Year 1.
- The community building's domestic hot water tank is to be replaced in Year 1 and again in Year 13. The thru-wall air conditioner serving the community room space is shown for future replacement in Years 7 and 19. Electric baseboard heating in the community building is shown being updated with redecoration work in Year 1. The fire detection and emergency call monitoring systems at each building and in each unit are due to be updated. These systems are shown for major upgrade work in Year 1.
- Unit living areas, kitchens, and baths primarily have mostly original vinyl tile flooring. Many rooms display marked and seam separating tiles. Costs for flooring replacement work are shown over time in Years 1-10, and again 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 fiberglass tubs and integrated surrounds. Few have been refinished. Tub, surround, and plumbing upgrades are shown, over time, starting in Year 5. Mostly original vanities/sinks, toilets, and wall accessories/medicine cabinets are shown being updated, over time, starting in Year 1. 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 15-18. 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. Domestic hot water tanks are located under base cabinets in unit kitchens. Premium costs for replacements, as needed, are shown in the plan. 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.

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 settlement of access road to upper parking



2. Cracking and settlement of lower parking area surfaces



3. Site walks, stairways, metal railings



4. Some stone retaining wall deterioration



5. Newer lighting fixtures



6. View of the community building



7. Residential building exteriors



8. Upper balconies, typical at both buildings



9. Spot cracking and spalling at upper balcony transitions



10. Spot parge coating spalling and cracking, mostly at balcony transition locations



11. Bridges displaying spot cracking and spalling



12. Patched concrete at bridges



13. Spot lifting and staining of roofing shingles



14. Common stairwell finishes, typical



15. View of the community room - finishes and furnishings



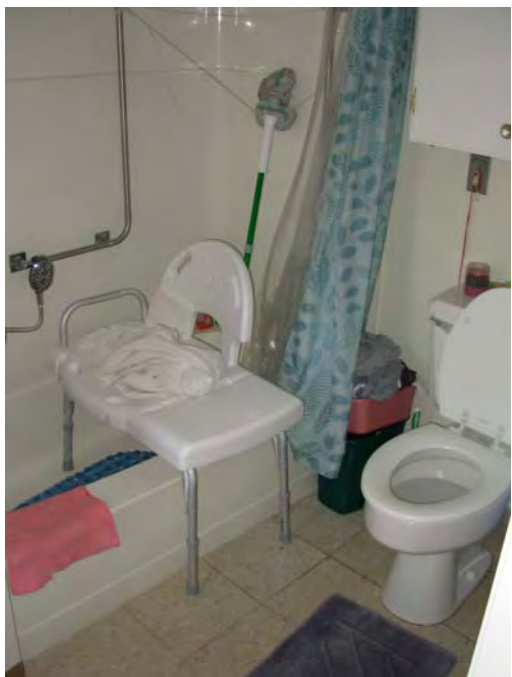
16. Community kitchen cabinetry and appliances, to upgrade



17. Fire detection - ECAS monitoring panel



18. Typical unit kitchen cabinetry and appliances



19. Typical unit bathroom tub-surround and toilet



20. Most unit baths have original LPB vanities and sink-faucet sets

Comprehensive Capital Needs Assessment Schedule

Summary

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

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 28, 2013

Number of Units:	40
Total Square Feet:	25,825
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	14,780	19,028	25,052	19,145	20,169	5,959	39,763	38,939	0	0	0	3,461	4,990	0	7,099	26,335	32,239	22,776	30,508	33,176	0
2	Building Exterior	0	0	11,892	8,758	0	16,674	147,639	22,483	14,553	572	589	135,934	11,427	30,755	0	9,120	14,519	13,248	19,840	6,091	9,798	40,083	0
3	Roofing	0	0	0	0	99,253	0	0	0	0	0	0	31,750	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	3,466	10,791	0	0	0	0	0	0	0	2,519	0	3,900	0	0	0	0	0	7,099	0	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	3,567	3,674	14,578	11,118	11,451	3,408	3,511	3,616	3,724	3,836	3,836	4,070	0	5,238	5,395	16,828	11,609	11,958	0	0	0
8	Common Laundry	0	500	1,294	0	0	0	0	0	0	0	0	0	361	0	0	0	0	0	843	0	0	0	0
9	Common Area Restrooms	0	4,416	5,105	0	0	0	0	0	0	0	0	0	405	0	0	0	0	0	622	0	0	0	0
10	Building Boilers	0	0	1,700	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	2,035	0	1,857	1,912	1,970	0	952	0	0	0	0	0	0	0	0	0	0	2,892	4,337	3,069	0
12	Building Electrical	0	0	51,045	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13	Building Elevator	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	Building Structural	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	Unit Living	0	0	6,510	6,705	6,906	7,114	7,327	7,547	7,773	8,006	8,247	8,494	0	0	0	0	0	0	0	10,760	11,083	11,415	0
16	Unit Kitchens	0	11,282	12,622	5,191	5,347	5,507	5,551	5,843	1,600	1,648	2,331	1,748	6,675	6,183	7,081	0	50,687	54,295	55,924	57,602	2,281	2,350	0
17	Unit Bathrooms	0	0	6,592	6,790	6,993	7,203	14,998	11,645	11,995	12,354	12,725	13,107	9,049	9,321	9,600	9,888	10,185	10,490	0	0	0	0	0
18	Unit Electrical	0	0	0	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	0	5,141	5,295	5,454	5,618	5,786	5,960	6,139	7,690	1,408	1,450	0	0	7,330	7,550	7,777	8,010	8,250	8,498	0
20	Annual Planned Expenditures	0	19,664	127,933	50,146	165,127	73,968	214,559	62,503	85,934	71,096	36,274	202,560	37,061	55,239	24,095	24,245	95,215	128,746	135,952	120,089	66,256	98,591	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			1,418,000																				
23	Cumulative Reserve Balance	139,333	119,669	1,423,803	1,388,146	1,237,942	1,179,345	980,618	934,422	865,284	811,489	793,034	608,828	590,672	554,904	550,865	547,277	473,339	366,508	253,128	156,289	113,981	40,056	

Site Improvements

Number of Units:	40
Total Square Feet:	25,825
Default Inflation Rate:	3.0%

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Building Exterior

Number of Units:	40
Total Square Feet:	25,825
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							
2	Glass Doors (Sliders)					2013				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							
4	Exterior Walls - EIFS					2013				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							
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							
7	Windows					2013				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							
9	Caulking					2013				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							
11	Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Soffits & Fascia (Vinyl/Alum. Clad) - future replace	30,758		23	32	2022				0	0	0	0	0	0	0	40,132	0	0	0	0	0	0	0	0	0	0	0							
13	Windows (Wood-framed Csmnt.)	127,955		40	44	2017				0	0	0	0	144,014	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Garage Door (Cmnty. Bldg.)	1,500		23	28	2018				0	0	0	0	0	1,739	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Exterior Walls / Trim (Vinyl) - future replacement	73,424		23	32	2022				0	0	0	0	0	0	0	95,802	0	0	0	0	0	0	0	0	0	0	0							
16	Exterior Walls (Parge Coated Concrete & CMU Block)	13,715		5	8	2016				0	0	0	14,987	0	0	0	0	0	18,985	0	0	0	0	0	0	0	0	24,049							
17	Exterior Walls / Trim (Vinyl) - periodic repair / powerwash	3,389		23	5	2013				3,389	0	0	0	0	3,929	0	0	0	0	0	0	0	5,126	0	0	0	0	5,942							
18	Exterior Common/Service Doors (Cmnty. Bldg.)	2,317		23	25+	2018				0	0	0	0	0	2,686	0	0	0	0	0	0	0	0	0	3,718	0	0	0							
19	Exterior Unit Doors	8,280		7	25+	2029				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,524	3,630							
20	Storm / Screen Doors	6,175		7	10+	2016				0	0	0	1,687	1,738	1,790	1,843	0	0	0	0	0	0	0	2,477	2,552	2,628	2,707								
21	Service Doors (Stairways)	12,420		7	20+	2022				0	0	0	0	0	0	0	0	0	0	0	0	9,120	9,393	0	0	0	0	0							
22	Balconies (Concrete w/ Metal Railings)	9,506		40	50+	2013				4,753	4,896	0	0	0	5,510	5,675	0	0	0	6,388	6,579	0	0	0	7,405	7,627	0	0	0						
23	Bridges (Concrete w/ Metal Railings)	7,500		40	50+	2013				3,750	3,863	0	0	0	4,347	4,478	0	0	0	5,040	5,191	0	0	0	5,842	6,018	0	0	0						
24	Exterior Lighting (HID Fixtures)	1,860		varies	10+	2018				0	0	0	0	0	539	555	572	589	0	0	0	0	0	0	0	769	792	815							
25	Exterior Lighting Fixtures	5,029		>10	10+	2026				0	0	0	0	1,887	1,943	2,002	0	0	0	0	0	0	0	0	0	2,771	2,854	2,939							
26																																			
27	Annual Planned Expenditures							0		0	11,892	8,758	0	16,674	147,639	22,483	14,553	572	589	135,934	11,427	30,755	0	9,120	14,519	13,248	19,840	6,091	9,798	40,083	0				
28	Cumulative Reserve Balance							139,333		119,669	1,423,803	1,388,146	1,237,942	1,179,345	980,618	934,422	865,284	811,489	793,034	608,828	590,672	554,904	550,865	547,277	473,339	366,508	253,128	156,289	113,981	40,056					

Roofing

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

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 28, 2013

Number of Units:	40
Total Square Feet:	25,825
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Lobby / Mail Area

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

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 28, 2013

Number of Units:	40
Total Square Feet:	25,825
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	0						
2	Ceilings					2013				0	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	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	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						139,333	119,669	1,423,803	1,388,146	1,237,942	1,179,345	980,618	934,422	865,284	811,489	793,034	608,828	590,672	554,904	550,865	547,277	473,339	366,508	253,128	156,289	113,981	40,056								

Community Room

Number of Units:	40
Total Square Feet:	25,825
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)	3,466		40	20	2013		4	3,466	3,466	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Walls (Cmnty./Kitchen/Office)	1,358		varies	10	2021				1,358	0	0	0	0	0	0	0	0	1,825	0	0	0	0	0	0	0	0	0							
18	Ceilings (Cmnty./Kitchen/Office)	549		varies	10	2021				549	0	0	0	0	0	0	0	0	737	0	0	0	0	0	0	0	0	0							
19	Office Floors (Carpet) - to Vinyl Plank	341		>10	15+	2030				341	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	548	0	0	0						
20	Floors (Carpet/VCT) - to Vinyl Plank	4,083		>10	15+	2025				4,083	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,551	0	0	0						
21	Kitchen Cabinetry / Appliances	995		varies	10+	2013				995	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		40	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	3,466	10,791	0	0	0	0	0	0	0	2,519	0	3,900	0	0	0	0	0	0	7,099	0	0	0	0					
28	Cumulative Reserve Balance						139,333	119,669	1,423,803	1,388,146	1,237,942	1,179,345	980,618	934,422	865,284	811,489	793,034	608,828	590,672	554,904	550,865	547,277	473,339	366,508	253,128	156,289	113,981	40,056							

Common Hallways

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

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 28, 2013

Number of Units:	40
Total Square Feet:	25,825
Default Inflation Rate:	3.0%

[illegible]

Common Stairways

Number of Units:	40
Total Square Feet:	25,825
Default Inflation Rate:	3.0%

[illegible]

Common Laundry

Number of Units:	40
Total Square Feet:	25,825
Default Inflation Rate:	3.0%

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Common Area Restrooms

Number of Units:	40
Total Square Feet:	25,825
Default Inflation Rate:	3.0%

[illegible]

Building Boilers

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

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 28, 2013

Number of Units:	40
Total Square Feet:	25,825
Default Inflation Rate:	3.0%

Truman Terrace • Capital Needs Assessment • © On-Site Insight

Building Mechanical

Number of Units:	40
Total Square Feet:	25,825
Default Inflation Rate:	3.0%

Truman Terrace CHFA SS 2/28/2013

Building Electrical

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

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 28, 2013

Number of Units:	40
Total Square Feet:	25,825
Default Inflation Rate:	3.0%

[illegible]

Building Elevator

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

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 28, 2013

Number of Units:	40
Total Square Feet:	25,825
Default Inflation Rate:	3.0%

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Building Structural

Number of Units:	40
Total Square Feet:	25,825
Default Inflation Rate:	3.0%

Truman Terrace CHFA SS 2/28/2013

Unit Living

Number of Units:	40
Total Square Feet:	25,825
Default Inflation Rate:	3.0%

Truman Terrace CHFA SS 2/28/2013

Unit Bathrooms

Number of Units:	40
Total Square Feet:	25,825
Default Inflation Rate:	3.0%

Truman Terrace CHFA SS 2/28/2013

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

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

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 28, 2013

Number of Units:	40
Total Square Feet:	25,825
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	0						
2	Ceilings					2013			0	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	0						
4	Cabinets					2013			0	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	0						
6	Sink					2013			0	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	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	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	0						
10	Refrigerators					2013			0	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	0						
12	Range					2013			0	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	0						
14	Disposal					2013			0	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	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	0						
17	Kitchen Cabinetry / Counters - minor finish wear	122,800		6	20+	2029			0	0	0	0	0	0	0	0	0	0	0	0	0	0	46,437	47,830	49,264	50,742	0	0							
18	Refrigerators (Newer)	13,400		<4	15	2023			0	0	0	0	0	0	0	0	0	6,003	6,183	6,368	0	0	0	0	0	0	0	0	0						
19	Refrigerators (Older)	13,400		varies	15	2013			1,340	1,380	1,422	1,464	1,508	1,553	1,600	1,648	1,697	1,748	0	0	0	0	0	2,088	2,150	2,215	2,281	2,350							
20	Ranges / Stoves	18,500		14	15+	2014			0	3,811	3,925	4,043	4,043	4,289	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21	Ranges / Stoves	1,500		<7	15+	2013			0	0	0	0	0	0	0	0	633	0	672	0	713	0	0	0	0	0	0	0	0						
22	Rangehoods	11,240		6	20+	2013			0	0	0	0	0	0	0	0	0	0	0	0	0	4,250	4,378	4,509	4,645	0	0								
23	Accessibility Improvements (Cab. Hdwre, Cabs./Cntrs, P.I.)	11,282		6	<20	2013		4	11,282	11,282	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		11,282	12,622	5,191	5,347	5,507	5,551	5,843	1,600	1,648	2,331	1,748	6,675	6,183	7,081	0	50,687	54,295	55,924	57,602	2,281	2,350	0				
28	Cumulative Reserve Balance							139,333		119,669	1,423,803	1,388,146	1,237,942	1,179,345	980,618	934,422	865,284	811,489	793,034	608,828	590,672	554,904	550,865	547,277	473,339	366,508	253,128	156,289	113,981	40,056					

Unit Electrical

Number of Units:	40
Total Square Feet:	25,825
Default Inflation Rate:	3.0%

Truman Terrace CHFA SS 2/28/2013

Unit Mechanical

Number of Units:	40
Total Square Feet:	25,825
Default Inflation Rate:	3.0%

Truman Terrace CHFA SS 2/28/2013

Appendix A: Statement of Delivery

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

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