

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
999 West Street
Rocky Hill, CT 06067

and

Recap Real Estate Advisors
38 Chauncy Street, Suite 600
Boston, MA 02111



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

on-site-insight.com



Elmgrove Apartments
CHFA #85216D

West Hartford Housing Authority
West Hartford, CT

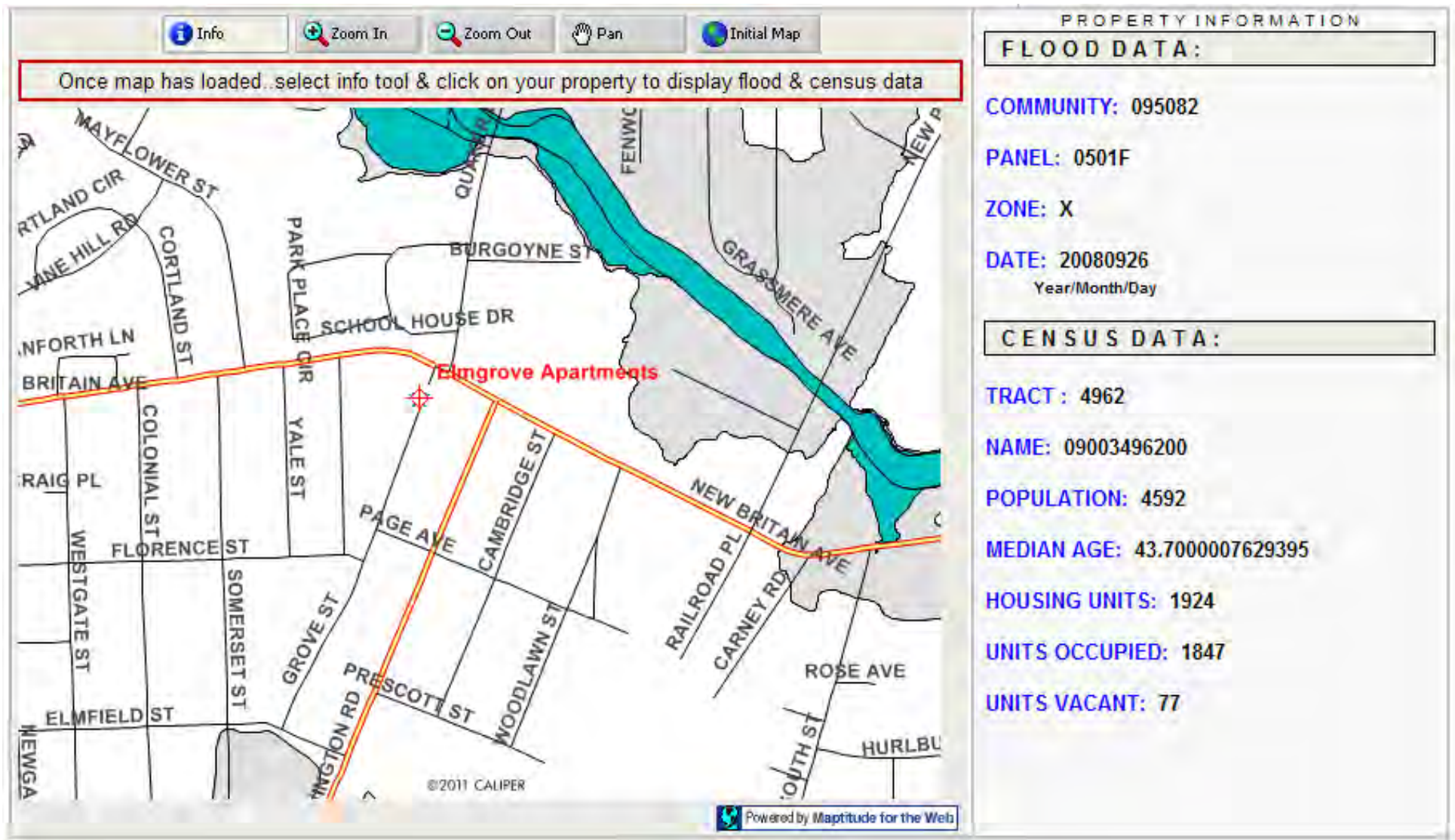
May 6, 2013

Final Report



Elmgrove Apartments

11 Grove Street
West Hartford, CT 06110



Elmgrove Apartments

11 Grove Street
West Hartford, CT 06110

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

Executive Summary

Elmgrove Apartments

West Hartford, CT

Elmgrove Apartments is a residential development for the elderly that is comprised of two residential buildings. Original construction of the development dates to 1978, and the unit mix includes 30 efficiencies and 10 one-bedrooms, and a limited renovation was completed in 2006

Overall the development is in generally good condition. As shown on the attached capital needs worksheets, the development faces significant capital needs in the latter years 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:

- Asphalt-paved site surfaces exhibit limited cracks and wear; future resurfacing costs are shown in Year 6.
- Wood stockade fencing at the property lines varies in age and condition; replacement of the oldest fencing is shown in Year 1.
- Exterior wall surfaces on the buildings are a mix of brick veneer and painted wood panels/trim. No problems related to the brick veneer were noted and no near-term needs are anticipated. Future allowances for repair and painting of the wood surfaces are shown in Years 5 and 15.
- Common entry doors were replaced in 2006, and they are in good condition; no near-term needs are anticipated. Allowances for future replacement of exterior unit entry and bulkhead doors are shown in Year 7 and storm doors in Year 10.
- Common area windows at the development are original; the majority of the unit windows were replaced in 1998 with those located in the center of bow projections dating to 2006. Future replacement of the common area window units is shown in Year 7.

- Both buildings have standard three-tab roof shingles that date to 2006 and are in good condition; no near-term needs are anticipated.
- Wall, ceiling, and floor finishes at the various spaces within the ‘community building’ are in generally good condition for their age; future painting and floor covering replacement allowances are shown based on observed conditions and expected useful service lives.
- Painted surfaces at the development’s common stairwells are in good condition; future painting cycles are shown in Years 7 and 17. The floor and stair tread rubber/vinyl coverings exhibit age-related wear; replacement allowances are shown in Years 2 and 17.
- Each building has a central boiler plant for production of hydronic heat and domestic hot water; the boilers vary in age and are shown for replacement based on current age and expected useful service life. Similarly, replacement allowances for pumps and heat exchangers serving these systems are shown based on observed conditions, current ages, and expected useful service lives.
- Annual allowances for replacement of in-unit floor coverings are shown from Year 1 forward.
- New toilets, vanities, sinks, and bathtub surrounds were installed in all units in approximately 2005; no near-term needs are anticipated. Allowances to replace original anti-scald mixing valve assemblies are shown in Years 1 and 2.
- Unit kitchen cabinetry dates to 2006 (2008 for handicap accessible units) and it is in good condition; no near-term needs are anticipated. Appliance replacement allowances are shown based on observed conditions, current ages, and expected useful lives.
- Annual allowances for replacement of in-unit emergency call pull cords and smoke detectors are shown from Year 1 forward.
- Common area elements requiring replacement/modification for handicap accessibility compliance include re-framing of the entry door to the on-site office and installation of lever-style hardware, installation of compliant-style cabinetry and insulation on the piping under the community kitchen sink, modification of the folding table in the laundry room so as to provide required knee clearance space, relocation of toilets to proper distances from adjacent walls, installation of insulation on piping under bathroom sinks, and lowering of bathroom mirrors.
- The development’s unit mix includes four handicap accessible units. Among the elements in need of modification and/or replacement for compliance with accessibility standards in these units is the provision of a visual (strobe) warning alarm, modification of kitchen cabinetry so as to include a thirty-inch wide work surface with knee clearance space, and provision of a compliant model refrigerator.

Additional Notes:

1. The Physical Assessment of the property was conducted on April 15th, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Bruce Hutchinson. We would like to thank the West Hartford 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. Unless required by fire, safety, or accessibility codes, items are typically shown being replaced in kind and do not include any planned upgrades or potential upgrade opportunities.
4. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.
5. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.



One of two typical development signs



Asphalt-paved parking area is in generally good condition



Typical asphalt-paved walkways



Wood stockade fencing at property lines varies in age and condition



Typical building architecture as seen at a front elevation – Note each building includes both one and two story sections



Typical building architecture as seen at a rear elevation



Brick veneer and wood siding/trim materials are all in generally good condition at the present time



All common entry doors were replaced in recent years



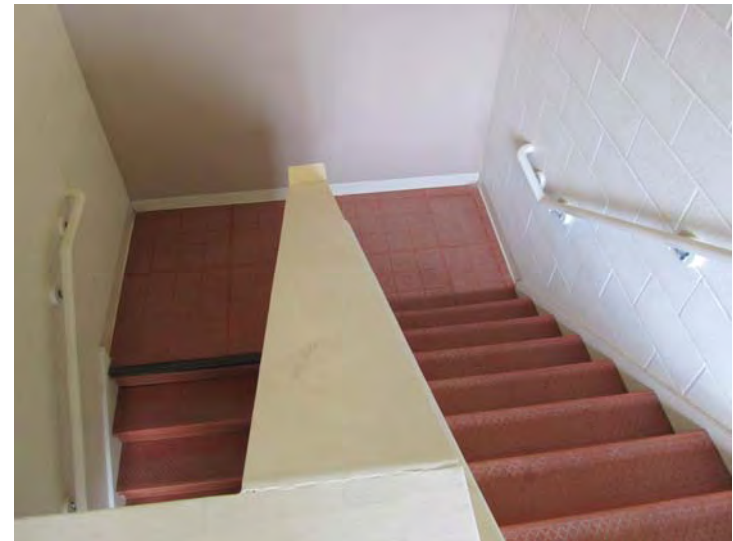
Unit windows were replaced in recent years –
Common area (stairwell above door in center)
windows are original to the development



Both buildings have pitched roofs with newer
three-tab shingle coverings – No problems noted



Community room



Typical finishes in common stairwells –
Note floor coverings are original



Lochinvar gas-fired boilers serving Units 1-19 are at or near end of expected useful service life



Triangle-Tube Phase III indirect-fired domestic hot water storage tank for Units 1-19



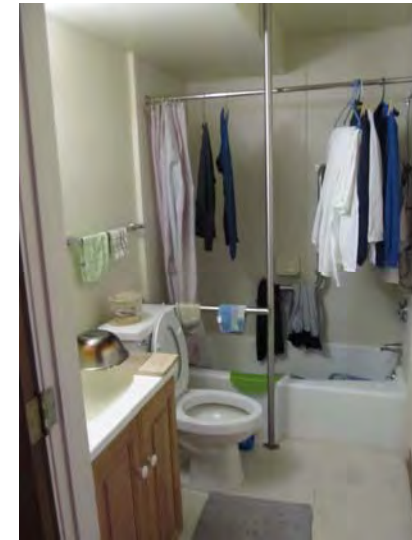
Newer Hydrotherm modular boiler plant for heat and domestic hot water generation at Units 20-40



Original shell and tube and heat exchanger for domestic hot water production at Units 20-40



Typical finishes in unit living areas



Typical finishes and fixtures in 'standard' unit bathrooms – Handicap accessible unit bathrooms include roll-in showers



Typical finishes and equipment in 'standard' unit kitchens
– Note all cabinetry has been replaced in recent years



Typical handicap accessible unit kitchen – Note cabinetry design does not incorporate a thirty-inch wide work surface with knee clearance space

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	West Hartford Housing Authority
Project Name:	Elmgrove Apartments
Project City / Town:	West Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 23, 2013

Number of Units:	40
Total Square Feet:	26,527
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$0
Annual Replacement Reserve Contribution:	\$0
Additional Misc. Contribution:	

	Component	Total Planned Expenditures by Year																						
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization
				2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Site Improvements	0	0	5,397	0	0	5,737	0	57,680	0	0	0	0	13,048	0	0	0	0	12,596	0	0	0	0	0
2	Building Exterior	0	0	0	0	0	0	15,516	0	52,221	0	0	4,815	0	0	0	0	20,852	0	0	0	0	59,468	0
3	Roofing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	126,981	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	4,150	0	0	0	0	6,389	0	0	0	0	0	0	0	0	0	2,409	0	0	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	0	22,969	0	0	0	0	10,199	0	0	0	0	0	0	0	0	0	49,491	0	0	0	0
8	Common Laundry	0	250	0	0	0	0	1,527	0	0	0	0	0	0	0	0	0	600	0	0	0	0	0	0
9	Common Area Restrooms	0	3,150	0	0	0	0	711	0	0	0	0	0	0	0	0	0	426	0	0	0	0	0	0
10	Building Boilers	0	0	13,250	41,973	1,857	1,912	0	0	2,090	0	0	0	60,140	2,422	0	0	0	2,726	5,616	2,892	2,979	0	0
11	Building Mechanical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	Building Electrical	0	0	0	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	900	4,483	4,618	4,756	4,899	5,046	5,197	5,353	5,514	5,679	5,849	6,025	6,206	6,392	6,584	6,781	6,985	7,194	7,410	7,632	7,861	0
16	Unit Kitchens	0	7,880	7,322	7,542	7,768	8,001	2,614	2,692	2,773	2,856	2,942	3,030	3,121	3,215	3,311	3,410	3,513	3,618	3,727	3,838	90,131	92,835	0
17	Unit Bathrooms	0	0	7,344	7,565	1,426	1,469	1,513	1,558	1,605	1,653	1,703	1,754	1,807	1,861	1,917	1,974	2,033	2,094	2,157	12,646	13,026	13,417	0
18	Unit Electrical	0	0	1,360	1,401	1,443	1,486	1,531	1,577	1,624	1,673	1,723	1,774	1,828	1,883	1,939	1,997	2,057	2,119	2,182	2,248	2,315	2,385	0
19	Unit Mechanical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20	Annual Planned Expenditures	0	16,330	39,157	86,066	17,250	23,504	34,846	68,705	75,864	11,696	12,047	17,223	85,969	15,586	13,559	13,965	165,652	30,138	70,367	29,035	116,083	175,966	0
21	Annual Provision (indexed at 3%)			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
22	Outside Capital			1,250,000																				
23	Cumulative Reserve Balance	0	(16,330)	1,194,513	1,108,447	1,091,197	1,067,693	1,032,847	964,142	888,278	876,582	864,535	847,313	761,344	745,758	732,199	718,234	552,582	522,444	452,076	423,041	306,958	130,992	

Site Improvements

Number of Units:	40
Total Square Feet:	26,527
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Building Exterior

Owner Sponsor Name:	West Hartford Housing Authority
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	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Exterior Doors					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	6,127		34	40	2019					0	0	0	0	0	0	7,316	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	13,786		6	10	2017					0	0	0	0	15,516	0	0	0	0	0	0	0	0	0	20,852	0	0	0	0	0					
7	Windows	27,583		34	40	2019					0	0	0	0	0	0	32,935	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 Common Doors	28,764		6	25	2032					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50,438					
13	Exterior Unit Doors	8,175		34	40	2019					0	0	0	0	0	0	9,761	0	0	0	0	0	0	0	0	0	0	0	0	0					
14	Storm Doors	3,690		6	15	2022					0	0	0	0	0	0	0	0	4,815	0	0	0	0	0	0	0	0	0	0	0					
15	Service Doors	5,150		6	25	2032					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,031					
16	Bulkhead Doors	1,850		34	40	2019					0	0	0	0	0	0	2,209	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		0	0	0	0	0	15,516	0	52,221	0	0	4,815	0	0	0	0	20,852	0	0	0	0	59,468	0				
28	Cumulative Reserve Balance							0		(16,330)	1,194,513	1,108,447	1,091,197	1,067,693	1,032,847	964,142	888,278	876,582	864,535	847,313	761,344	745,758	732,199	718,234	552,582	522,444	452,076	423,041	306,958	130,992					

Roofing

Number of Units:	40
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Lobby / Mail Area

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Elmgrove Apartments • Capital Needs Assessment • © On-Site Insight

Community Room

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Common Hallways

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Comprehensive Capital Needs Assessment Schedule

Common Stairways

Owner Sponsor Name:	West Hartford Housing Authority
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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	6,964		4	10	2019				0	0	0	0	0	0	8,315	0	0	0	0	0	0	0	0	0	0	11,175	0	0	0					
2	Ceilings	1,577		4	10	2019				0	0	0	0	0	0	1,883	0	0	0	0	0	0	0	0	0	0	2,531	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	Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
5	Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
6	Stair Treads					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
17	Floors	11,278		34	15	2014				0	11,617	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18,099	0	0	0					
18	Stair Treads	11,021		34	15	2014				0	11,352	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17,686	0	0	0					
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	22,969	0	0	0	0	10,199	0	0	0	0	0	0	0	0	0	49,491	0	0	0	0				
28	Cumulative Reserve Balance							0		(16,330)	1,194,513	1,108,447	1,091,197	1,067,693	1,032,847	964,142	888,278	876,582	864,535	847,313	761,344	745,758	732,199	718,234	552,582	522,444	452,076	423,041	306,958	130,992					

Comprehensive Capital Needs Assessment Schedule

Common Laundry

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Project City / Town:	West Hartford

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Total Square Feet:	26,527
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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	278		6	10	2017				0	0	0	0	313	0	0	0	0	0	0	0	0	0	420	0	0	0	0	0						
2	Ceilings	119		6	10	2017				0	0	0	0	134	0	0	0	0	0	0	0	0	180	0	0	0	0	0	0						
3	Floors	960		34	38	2017				0	0	0	0	1,080	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	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
17	Accessibility Improvements	250		ADD	20	2013		4	250	0	0	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	250	0	0	0	0	1,527	0	0	0	0	0	0	0	0	0	600	0	0	0	0	0	0	0	0				
28	Cumulative Reserve Balance						0	(16,330)	1,194,513	1,108,447	1,091,197	1,067,693	1,032,847	964,142	888,278	876,582	864,535	847,313	761,344	745,758	732,199	718,234	552,582	522,444	452,076	423,041	306,958	130,992							

Common Area Restrooms

Owner Sponsor Name:	West Hartford Housing Authority
Project Name:	Elmgrove Apartments
Project City / Town:	West Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 23, 2013

Number of Units:	40
Total Square Feet:	26,527
Default Inflation Rate:	3.0%

[illegible]

Building Boilers

Owner Sponsor Name:	West Hartford Housing Authority
Project Name:	Elmgrove Apartments
Project City / Town:	West Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 23, 2013

Number of Units:	40
Total Square Feet:	26,527
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	Boilers / Warm Air Furnaces					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Boiler Operating Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Pneumatic Systems Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Condensate & Feed Water					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Fuel Oil Storage					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Fuel Oil Transfer System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Fuel Exhaust					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Combustion Air					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Boilers (Bldg 1-19)	37,250		20	21	2014				0	38,368	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Boilers (Bldg 20-40)	37,500		10	20	2023				0	0	0	0	0	0	0	0	50,397	0	0	0	0	0	0	0	0	0	0							
11	Hydronic Circ. Pumps	1,750		4	5	2014				0	1,803	0	0	0	0	2,090	0	0	0	0	2,422	0	0	0	0	0	2,808	0	0	0					
12	Hydronic Circ. Pumps	3,500		10	20	2023				0	0	0	0	0	0	0	0	4,704	0	0	0	0	0	0	0	0	0	0	0						
13	DHW Storage Tank (Bldg 1-19)	3,750		10	20	2023				0	0	0	0	0	0	0	0	5,040	0	0	0	0	0	0	0	0	0	0	0						
14	DHW Heat Exch. (Bldg 20-40)	11,500		34	20	2013				11,500	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	DHW Circulating Pumps	7,000		varies	15	2013				1,750	1,803	1,857	1,912	0	0	0	0	0	0	0	0	0	0	0	0	2,726	2,808	2,892	2,979	0					
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	13,250	41,973	1,857	1,912	0	0	2,090	0	0	0	60,140	2,422	0	0	0	2,726	5,616	2,892	2,979	0	0						
28	Cumulative Reserve Balance						0	(16,330)	1,194,513	1,108,447	1,091,197	1,067,693	1,032,847	964,142	888,278	876,582	864,535	847,313	761,344	745,758	732,199	718,234	552,582	522,444	452,076	423,041	306,958	130,992							

Building Mechanical

Number of Units:	40
Total Square Feet:	26,527
Default Inflation Rate:	3.0%

Elmgrove Apts - SS 5/6/2013

Building Electrical

Owner Sponsor Name:	West Hartford Housing Authority
Project Name:	Elmgrove Apartments
Project City / Town:	West Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 23, 2013

Number of Units:	40
Total Square Feet:	26,527
Default Inflation Rate:	3.0%

[illegible]

Building Elevator

Owner Sponsor Name:	West Hartford Housing Authority
Project Name:	Elmgrove Apartments
Project City / Town:	West Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 23, 2013

Number of Units:	40
Total Square Feet:	26,527
Default Inflation Rate:	3.0%

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Building Structural

Number of Units:	40
Total Square Feet:	26,527
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	West Hartford Housing Authority
Project Name:	Elmgrove Apartments
Project City / Town:	West Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 23, 2013

Number of Units:	40
Total Square Feet:	26,527
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	0					
2	Walls					2013				0	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	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	0					
5	Floors	4,483		1	1	2013				4,483	4,618	4,756	4,899	5,046	5,197	5,353	5,514	5,679	5,849	6,025	6,206	6,392	6,584	6,781	6,985	7,194	7,410	7,632	7,861						
6	AC Sleeve					2013				0	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	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	0					
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
17	Accessibility Improvements	900		ADD	20	2013		4	900	0	0	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	900	4,483	4,618	4,756	4,899	5,046	5,197	5,353	5,514	5,679	5,849	6,025	6,206	6,392	6,584	6,781	6,985	7,194	7,410	7,632	7,861	0					
28	Cumulative Reserve Balance							0	(16,330)	1,194,513	1,108,447	1,091,197	1,067,693	1,032,847	964,142	888,278	876,582	864,535	847,313	761,344	745,758	732,199	718,234	552,582	522,444	452,076	423,041	306,958	130,992						

Unit Bathrooms

Owner Sponsor Name:	West Hartford Housing Authority
Project Name:	Elmgrove Apartments
Project City / Town:	West Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 23, 2013

Number of Units:	40
Total Square Feet:	26,527
Default Inflation Rate:	3.0%

[illegible]

Unit Kitchens

Owner Sponsor Name:	West Hartford Housing Authority
Project Name:	Elmgrove Apartments
Project City / Town:	West Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 23, 2013

Number of Units:	40
Total Square Feet:	26,527
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

Owner Sponsor Name:	West Hartford Housing Authority
Project Name:	Elmgrove Apartments
Project City / Town:	West Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 23, 2013

Number of Units:	40
Total Square Feet:	26,527
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	Emergency Call System	600		1	1	2013				600	618	637	656	675	696	716	738	760	783	806	831	855	881	908	935	963	992	1,021	1,052						
2	Electrical Panel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Smoke Detectors	760		1	1	2013				760	783	806	830	855	881	907	935	963	992	1,021	1,052	1,084	1,116	1,150	1,184	1,220	1,256	1,294	1,333						
4	Intercom					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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21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	1,360	1,401	1,443	1,486	1,531	1,577	1,624	1,673	1,723	1,774	1,828	1,883	1,939	1,997	2,057	2,119	2,182	2,248	2,315	2,385	0						
28	Cumulative Reserve Balance						0	(16,330)	1,194,513	1,108,447	1,091,197	1,067,693	1,032,847	964,142	888,278	876,582	864,535	847,313	761,344	745,758	732,199	718,234	552,582	522,444	452,076	423,041	306,958	130,992							

Unit Mechanical

Owner Sponsor Name:	West Hartford Housing Authority
Project Name:	Elmgrove Apartments
Project City / Town:	West Hartford

Current Year:	2013
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Number of Units:	40
Total Square Feet:	26,527
Default Inflation Rate:	3.0%

[illegible]

Appendix A: Statement of Delivery

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

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