

# 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](http://on-site-insight.com)



## Adams Apartments

CHFA # 85220D

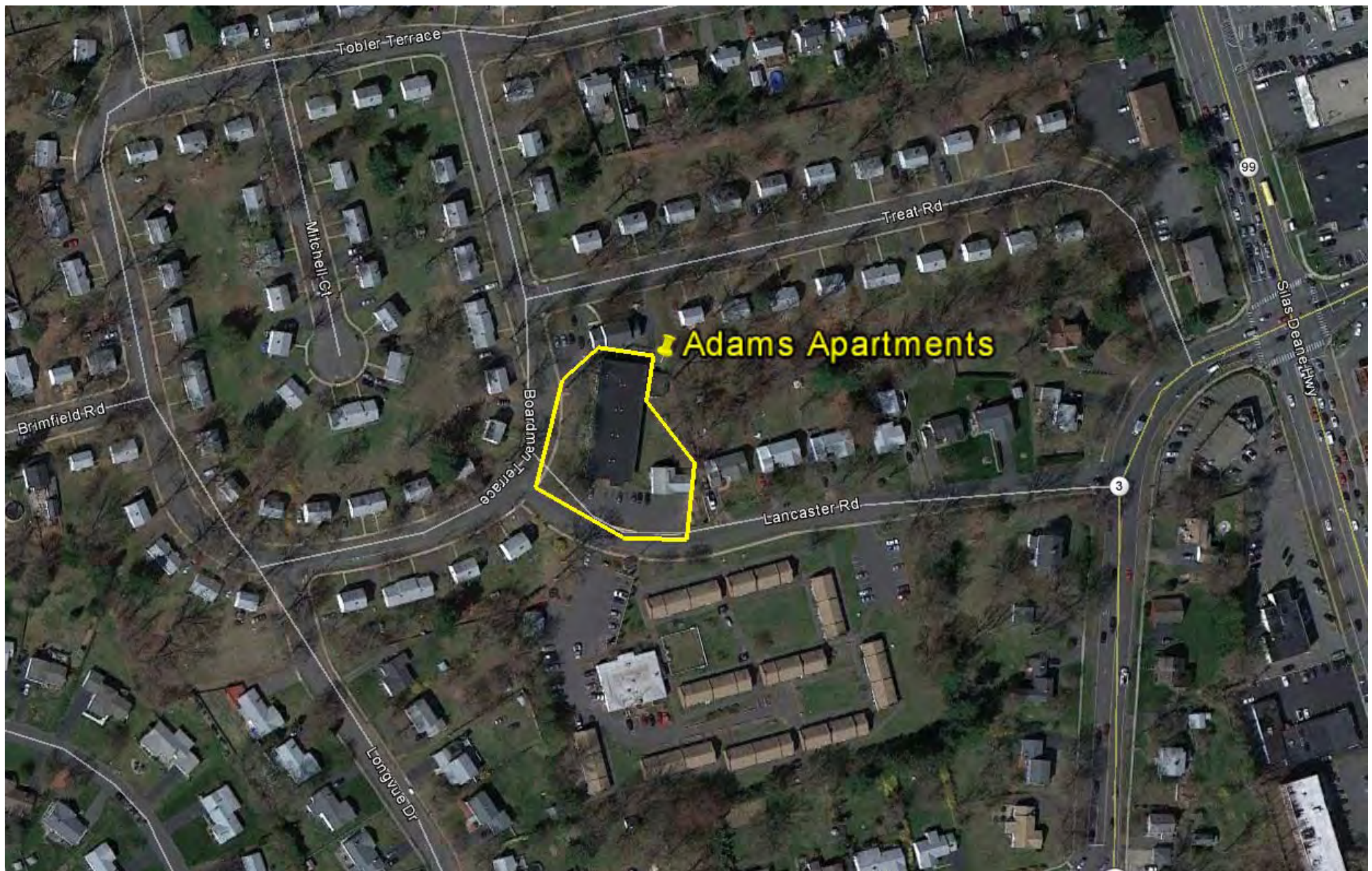
Wethersfield Housing Authority

Wethersfield, CT

January 9, 2013

*Final Report*

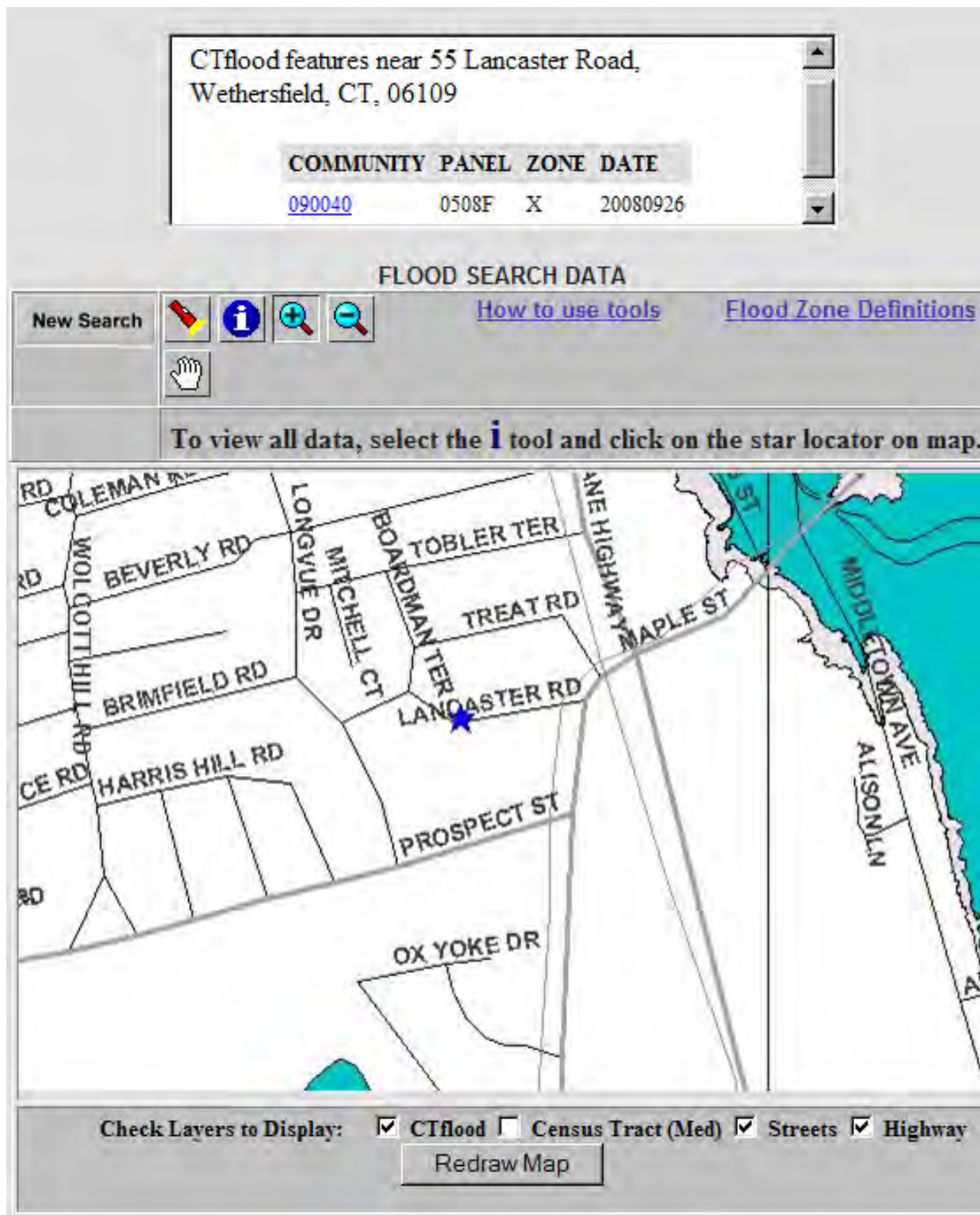




## Adams Apartments

55 Lancaster Road  
Wethersfield, CT 06109





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55 Lancaster Road  
Wethersfield, CT 06109

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

## Executive Summary

### Adams Apartments

Wethersfield, CT

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**Adams Apartments** is a single, two-story apartment building located adjacent to the Comhall Conversion facility. The complex has 22 studio and 7 one-bedroom apartment units (29 units total). The building was constructed in 1972, with financing provided through the Connecticut Housing and Finance Authority (CHFA).

The Adams Apartments property is one of four “senior” properties that are part of the Wethersfield Housing Authority portfolio. These four properties comprise 31% of the costs associated with the maintenance garage at the Adams Apartments site and the Administration/Community Building and maintenance garage at the James Devlin site. Overall the development is in good condition. 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 infusion of additional capital.

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

- Site paving is in good overall condition. Crackfill, seal, spot repair, and re-striping are shown every five years, with re-paving in Year 16.
- The building’s exterior is clad with brick masonry. Good conditions were observed. Future spot pointing is shown in Years 7 and 17.
- The stairway, utility closet, and trash room service doors are painted regularly. Replacement is shown in Year 14.
- Apartment doors and storm doors are shown for replacement in Years 2-6, with future storm door replacement starting in Year 13.
- Windows are vinyl framed models. Replacement with more energy efficient models is shown in Year 5.

- Painted features including the balcony framing, iron railings, and ceilings have been painted. Future painting is shown every five years.
- Adams' maintenance garage siding repair and painting are shown every five years starting in Year 2. Service doors are replaced in Year 16, and windows are replaced in Year 20.
- The James Devlin maintenance garage is shown for re-siding work in Year 20. Doors are shown for replacement as well in Year 20.
- Administration/community building vinyl siding replacement is anticipated in Year 2, while brick pointing work is shown in Year 3. The main entrance sliding glass door is shown for replacement in Year 10. Interim and future auto-opening device repair/replacement allowances are shown in Years 5 and 20. Window update costs are shown in Year 3.
- The roofing membrane displays minimal seam separation. Roofing membrane and gutters are to be replaced in Year 7. Maintenance garages are shown for re-roofing work later in the plan. The Administration/Community building roof (original tar and gravel) is replaced in Year 6.
- Administration/community building interior spaces, as well as the laundry/restroom at the rear of the Comhall building, are shown for refinishing/painting work and vinyl tile or carpet flooring replacement. Restroom upgrades would address accessibility concerns.
- Heating and domestic hot water equipment are shown being updated in the plan. Air conditioning systems serving the Administration/Community building are shown for condenser updates in Years 1 and 12. The fuel oil storage tank is due for replacement.
- Security system upgrade allowances for the Administration/Community building are shown in Years 5 and 13.
- The apartments, some occupied by “heavy smokers”, are due for finishes and fixtures upgrades. Bathroom fixture upgrades and tub replacement, kitchen cabinetry updates, lighting replacement, and flooring upgrades are shown. HVAC heat pump systems are to be updated in Years 13-14. Domestic hot water tanks are shown for replacement, as needed, starting in Years 1 and 13.

Additional Notes:

1. The Physical Assessment of the property was conducted on Tuesday, November 27<sup>th</sup> and Wednesday, November 28<sup>th</sup>, 2012. Additional information was provided to ON-SITE INSIGHT by site representatives. OSI was represented on this assignment by Craig Torres. We would like to thank Ms. Cathy Forcier, Mr. Steve Segarra, and the Wethersfield 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*.





1. View of rear parking area



2. Ground floor walks - note heat pump condensers



3. East elevation of the building, typical



4. Unit entrances, windows





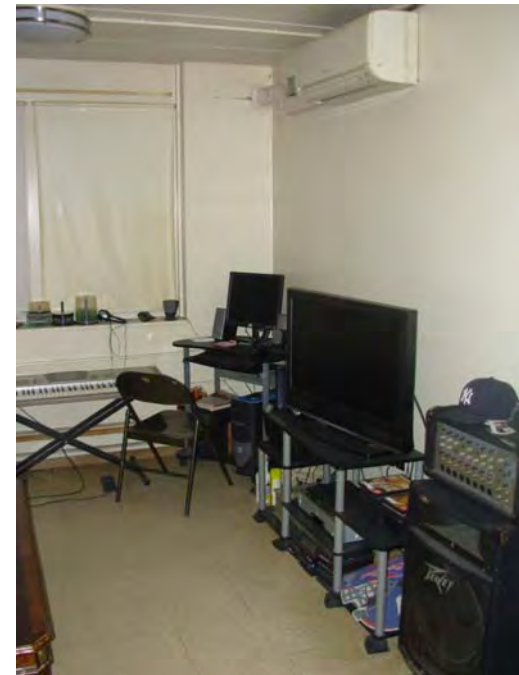
5. View of the building's roof surface



6. Typical common stairway finishes



7. View of the maintenance garage



8. Typical unit living area finishes





9. Typical unit kitchen cabinetry and appliances



10. Some shelf sagging at kitchen cabinetry



11. Typical unit bathroom finishes and fixtures



12. Some unit bathroom sinks with rusting at drains

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Wethersfield Housing Authority
Project Name:	Adams Apartments
Project City / Town:	Wethersfield, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 9, 2013

Number of Units:	29
Total Square Feet:	12,638
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$105,116
Annual Replacement Reserve Contribution:	\$13,628
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	2,372	0	0	546	0	2,750	0	0	0	0	3,188	0	0	734	0	31,067	0	0	0	0	0
2	Building Exterior	0	0	0	12,748	14,005	21,598	67,398	13,795	2,355	123	9,994	1,897	32	516	4,206	22,124	4,462	5,324	7,742	3	13,393	2,866	0
3	Roofing	0	0	0	0	0	0	0	117,801	0	0	0	0	0	0	0	0	0	1,056	0	0	5,993	142	0
4	Lobby - Mail Area	0	0	0	0	460	0	0	0	0	0	0	124	0	0	0	0	0	0	153	0	0	0	0
5	Community Room	0	806	806	0	506	0	0	0	0	0	1,024	152	0	0	0	0	0	0	188	1,337	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	5,911	0	0	0	1,911	0	0	0	2,151	0	0	5,832	2,421	0	0	0	2,725	0	0	0
8	Common Laundry	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9	Common Area Restrooms	0	403	403	146	0	0	0	0	0	74	0	0	1,192	0	0	88	0	0	131	0	0	105	0
10	Building Boilers	0	1,209	1,209	930	0	0	0	70	0	0	0	0	0	390	0	0	0	94	0	0	0	0	0
11	Building Mechanical	0	0	322	0	530	577	595	612	0	0	0	0	0	926	0	0	1,122	823	1,430	873	0	0	0
12	Building Electrical	0	0	17,464	0	0	0	780	0	0	0	0	0	0	0	988	0	0	0	0	28,865	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	5,833	20,943	6,188	6,374	6,565	6,762	6,965	7,174	7,389	7,611	2,379	2,450	2,524	2,599	2,677	9,088	32,629	9,641	9,931	10,229	0
16	Unit Kitchens	0	9,000	27,314	18,863	28,820	18,157	18,702	19,263	19,841	0	0	0	2,281	2,350	17,993	3,042	3,133	7,114	7,328	7,548	7,774	4,375	0
17	Unit Bathrooms	0	0	6,273	11,882	6,654	6,854	7,060	7,272	7,490	6,777	6,980	7,189	5,651	5,821	5,995	6,175	6,360	1,188	1,224	1,260	1,298	1,337	0
18	Unit Electrical	0	2,900	2,900	5,974	0	1,268	0	0	0	28,226	0	1,514	0	0	0	0	0	1,807	0	0	0	0	0
19	Unit Mechanical	0	0	2,248	2,315	2,384	2,456	2,530	2,605	2,684	2,764	2,847	2,932	1,169	1,204	79,269	81,647	3,400	3,502	3,607	3,715	3,826	3,941	0
20	Annual Planned Expenditures	0	14,318	67,144	79,713	59,549	57,831	103,629	172,843	39,335	45,137	28,235	23,572	15,892	13,657	116,807	118,831	21,155	61,064	54,430	55,967	42,215	22,995	0
21	Annual Provision (indexed at 3%)			13,628	14,037	14,458	14,892	15,339	15,799	16,273	16,761	17,264	17,782	18,315	18,865	19,430	20,013	20,614	21,232	21,869	22,525	23,201	23,897	
22	Outside Capital			774,300																				
23	Cumulative Reserve Balance	105,116	90,798	811,583	745,907	700,816	657,878	569,587	412,543	389,481	361,105	350,133	344,343	346,766	351,973	254,597	155,779	155,239	115,407	82,846	49,405	30,391	31,293	





## Building Exterior

Number of Units:	29
Total Square Feet:	12,638
Default Inflation Rate:	3.0%

Adams Apartments SS 1/10/2013

## Roofing

Number of Units:	29
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Adams Apartments SS 1/10/2013

## Lobby / Mail Area

Owner Sponsor Name:	Wethersfield Housing Authority
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[illegible]



## Community Room

Owner Sponsor Name:	Wethersfield Housing Authority
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[illegible]

## Common Hallways

Number of Units:	29
Total Square Feet:	12,638
Default Inflation Rate:	3.0%

Adams Apartments SS 1/10/2013

## Common Stairways

Number of Units:	29
Total Square Feet:	12,638
Default Inflation Rate:	3.0%

Adams Apartments SS 1/10/2013



## Common Laundry

Number of Units:	29
Total Square Feet:	12,638
Default Inflation Rate:	3.0%

Adams Apartments SS 1/10/2013

## Common Area Restrooms

Number of Units:	29
Total Square Feet:	12,638
Default Inflation Rate:	3.0%

Adams Apartments SS 1/10/2013

### Comprehensive Capital Needs Assessment Schedule

## Building Boilers

Owner Sponsor Name:	Wethersfield Housing Authority
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[illegible]



## Building Mechanical

Number of Units:	29
Total Square Feet:	12,638
Default Inflation Rate:	3.0%

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## Building Electrical

Number of Units:	29
Total Square Feet:	12,638
Default Inflation Rate:	3.0%

Adams Apartments SS 1/10/2013

## Building Elevator

Owner Sponsor Name:	Wethersfield Housing Authority
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[illegible]





## Unit Living

Owner Sponsor Name:	Wethersfield Housing Authority
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Adams Apartments SS 1/10/2013

## Unit Bathrooms

Owner Sponsor Name:	Wethersfield Housing Authority
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Adams Apartments SS 1/10/2013

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

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

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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	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	10,549		8	10	2015			0	0	11,191	0	0	0	0	0	0	0	0	0	15,040	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	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	Cabinets / Counters / Sinks	94,500		>20	20+	2013			13,500	13,905	14,322	14,752	15,194	15,650	16,120	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Exhaust Fans	4,350		varies	20	2013			621	640	659	679	699	720	742	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Countertops (Future Costs)	14,500		>20	10+	2025			0	0	0	0	0	0	0	0	0	0	0	2,953	3,042	3,133	3,227	3,324	3,424	3,526	0								
20	Floors (VCT)	8,040		varies	15	2013			1,149	1,183	1,219	1,255	1,293	1,332	1,371	0	0	0	0	0	0	0	0	1,789	1,843	1,898	1,955	2,014							
21	Refrigerators	3,395		varies	10	2013			1,698	1,748	0	0	0	0	0	0	0	0	2,281	2,350	0	0	0	0	0	0	0	0							
22	Ranges	9,425		varies	15	2013			1,346	1,387	1,428	1,471	1,515	1,561	1,608	0	0	0	0	0	0	0	0	2,098	2,161	2,225	2,292	2,361							
23	Accessibility Improvements (Cabinetry)	9,000		>20	20+	2013		4	9,000	9,000	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	9,000	27,314	18,863	28,820	18,157	18,702	19,263	19,841	0	0	0	2,281	2,350	17,993	3,042	3,133	7,114	7,328	7,548	7,774	4,375	0						
28	Cumulative Reserve Balance						105,116	90,798	811,583	745,907	700,816	657,878	569,587	412,543	389,481	361,105	350,133	344,343	346,766	351,973	254,597	155,779	155,239	115,407	82,846	49,405	30,391	31,293							

### Comprehensive Capital Needs Assessment Schedule

## Unit Electrical

Owner Sponsor Name:	Wethersfield Housing Authority
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[illegible]



## Unit Mechanical

Owner Sponsor Name:	Wethersfield Housing Authority
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Current Year:	2013
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Number of Units:	29
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[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.