

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



Comhall Conversion

CHFA # 85222D

Wethersfield Housing Authority
Wethersfield, CT

January 9, 2013

Final Report



Comhall Conversion

55-A Lancaster Road
Wethersfield, CT 06109

CTflood features near 55-A Lancaster Road,
Wethersfield, CT, 06109

COMMUNITY PANEL ZONE DATE

[090040](#)

0508F

X

20080926

FLOOD SEARCH DATA

New Search

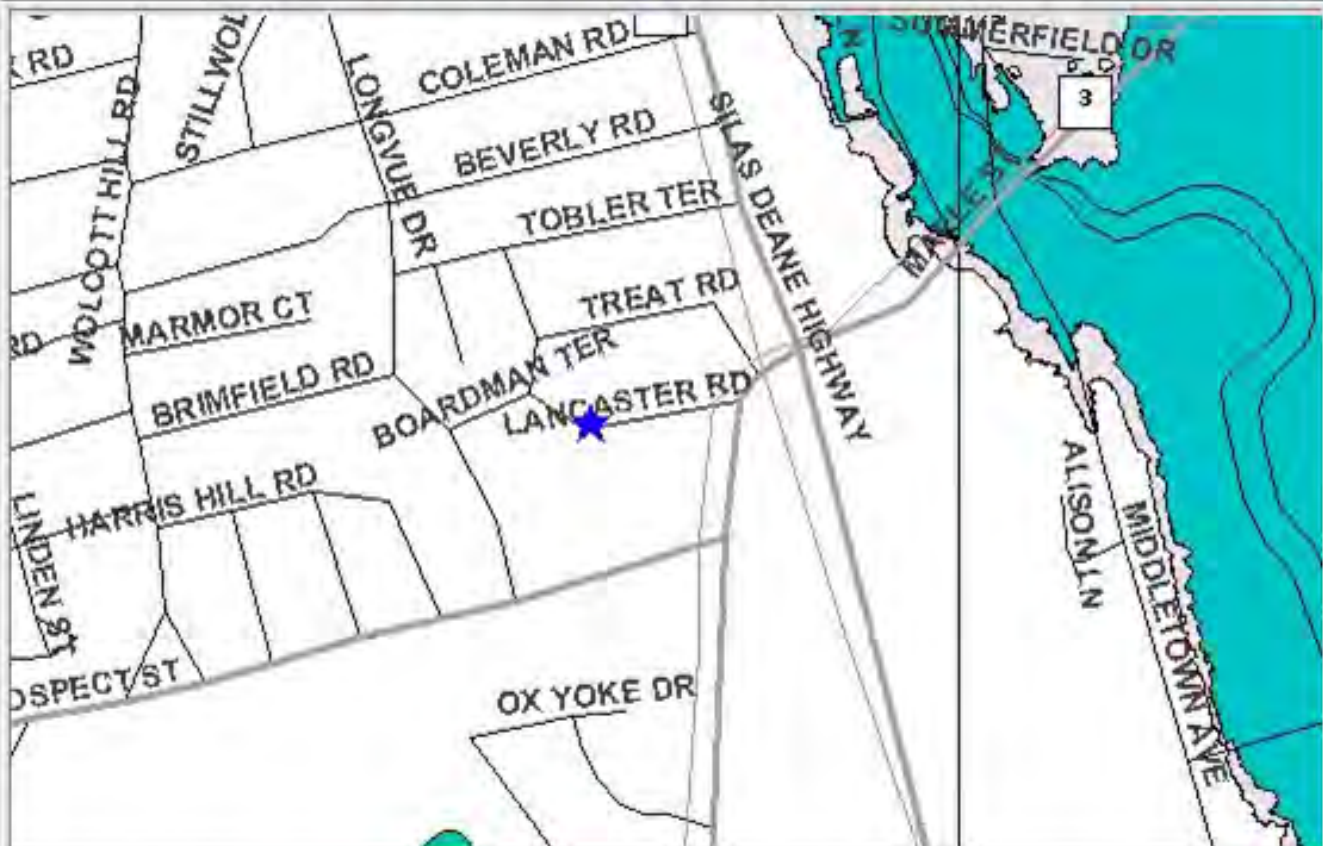


[How to use tools](#)

[Flood Zone Definitions](#)



To view all data, select the **i** tool and click on the star locator on map.



Check Layers to Display:



CTflood



Census Tract (Med)



Streets



Highway

Redraw Map

Comhall Conversion

55-A Lancaster Road
Wethersfield, CT 06109

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

Executive Summary

Comhall Conversion

Wethersfield, CT

Comhall Conversion is a single building located adjacent to the Adams Apartments complex. The facility has a single one-bedroom apartment unit. A laundry room and unisex restroom are located at the rear of the building, serving the residents of both the Comhall and Adams properties. The building was converted to its current residential use in 1980, with financing provided through the Connecticut Housing and Finance Authority (CHFA).

The Comhall Conversion 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 in the near term. 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:

- The building’s exterior is clad with brick masonry. Minimal deterioration was observed. Future spot pointing is shown in Year 10.
- The wood and glass service door providing access to the laundry / restroom facility is deteriorating, and replacement is shown in Year 1.
- Apartment entrance doors and storm doors are shown for replacement in Year 3, with future storm door replacement starting in Year 15.

- Windows are original, vinyl framed models. Replacement with more energy efficient models is shown in Year 3.
- 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 Comhall roof displays some ponding. Roofing membrane and gutters are to be replaced in Year 4. 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 are shown in Years 5 and 13.
- The apartment, occupied by a "heavy smoker" is due for major finishes and fixtures upgrades. Costs are shown for painting/refinishing, bathroom fixtures upgrades and tub replacement, kitchen cabinetry updates, and flooring upgrades. HVAC heat pump systems are to be updated in Year 13. The domestic hot water tank is shown for replacement in Years 2 and 12.

Additional Notes:

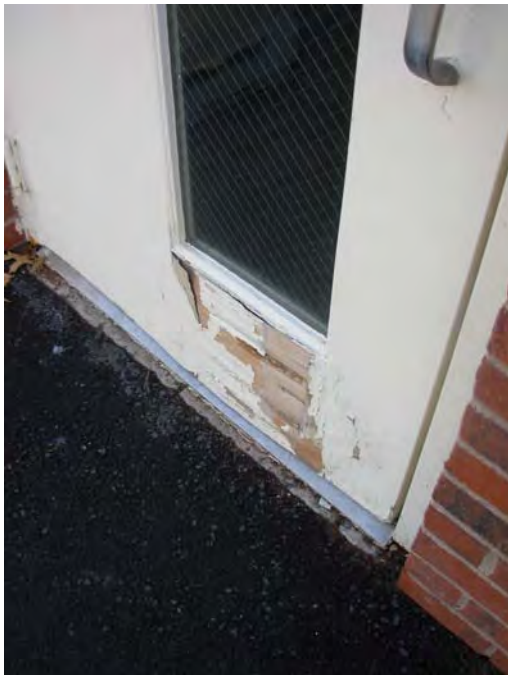
1. The Physical Assessment of the property was conducted on Tuesday, November 27th and Wednesday, November 28th, 2012. Additional information was provided to ON-SITE INSIGHT by site representatives. OSI was represented on this assignment by Craig Torres. We would like to thank Ms. Cathy Forcier, Mr.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



2. View of the apartment's main entrance



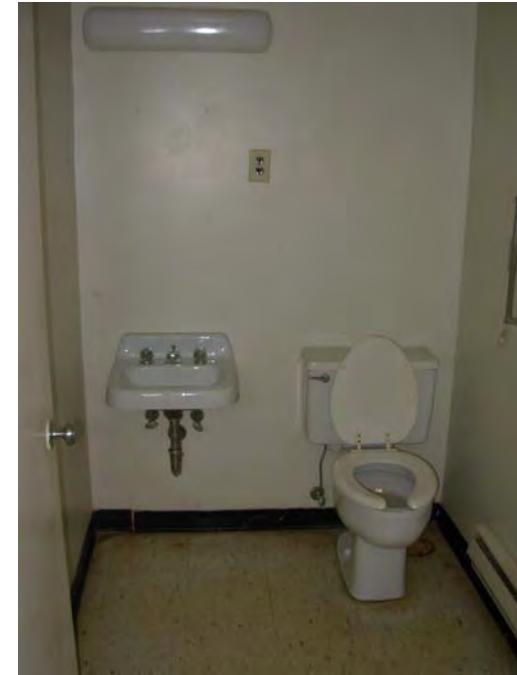
3. Deterioration of laundry-restroom service door



4. View of roof and canopy, note ponding



5. View of the laundry facility



6. View of the restroom, to update



7. Apartment kitchen cabinetry and appliances



8. View of the apartment's bathroom fixtures and finishes

Comprehensive Capital Needs Assessment Schedule

Summary

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

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

Number of Units:	1
Total Square Feet:	588
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$3,639
Annual Replacement Reserve Contribution:	\$472
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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	Building Exterior	0	0	950	21	5,038	4	15	4	20	4	1	485	1	18	0	0	756	25	21	0	0	99	0
3	Roofing	0	0	0	0	796	6,012	0	149	0	0	0	0	0	0	0	0	0	37	0	0	0	5	0
4	Lobby - Mail Area	0	0	0	0	16	0	0	0	0	0	0	4	0	0	0	0	0	0	5	0	0	0	0
5	Community Room	0	28	28	0	18	0	0	0	0	0	35	5	0	0	0	0	0	0	6	46	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	0	930	0	0	0	0	438	0	0	0	0	1,250	0	0	0	0	589	0	0	0	0	0
9	Common Area Restrooms	0	1,614	2,038	5	0	0	0	188	0	3	0	0	494	0	0	3	0	389	5	0	0	4	0
10	Building Boilers	0	42	42	32	0	0	0	756	0	0	0	0	0	14	0	0	0	3	0	1,074	0	0	0
11	Building Mechanical	0	0	11	0	265	1	1	1	0	0	0	0	0	32	0	0	391	2	22	2	0	0	0
12	Building Electrical	0	0	0	0	530	0	27	0	0	0	0	0	0	0	34	0	0	0	0	826	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	0	5,957	0	0	0	0	0	0	0	0	0	0	0	734	0	0	3,386	0	0	0	0
16	Unit Kitchens	0	0	0	4,594	0	0	0	0	0	0	0	0	0	671	713	0	0	0	522	0	0	0	0
17	Unit Bathrooms	0	0	0	3,518	0	0	0	0	0	0	0	0	0	0	0	0	0	0	281	0	0	0	0
18	Unit Electrical	0	0	0	206	0	44	0	0	0	1,045	0	52	0	0	0	0	0	62	0	0	0	0	0
19	Unit Mechanical	0	0	0	1,107	0	0	0	0	0	0	0	0	0	658	6,273	0	0	0	963	0	0	0	0
20	Annual Planned Expenditures	0	1,684	3,999	15,440	6,662	6,060	43	1,537	20	1,052	37	547	1,745	1,392	7,020	737	1,147	1,106	5,210	1,949	0	108	0
21	Annual Provision (indexed at 3%)			472	486	500	515	531	547	563	580	598	616	634	653	673	693	714	735	757	780	803	827	
22	Outside Capital			43,800																				
23	Cumulative Reserve Balance	3,639	1,955	42,227	27,273	21,111	15,566	16,054	15,065	15,608	15,136	15,697	15,766	14,655	13,916	7,568	7,524	7,090	6,718	2,265	1,096	1,899	2,619	

Site Improvements

Number of Units:	1
Total Square Feet:	588
Default Inflation Rate:	3.0%

Comhall SS 1/10/2013

Comprehensive Capital Needs Assessment Schedule

Building Exterior

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

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

Number of Units:	1
Total Square Feet:	588
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	950		25	20	2013					950	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	321		41	50	2022					0	0	0	0	0	0	0	0	0	419	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	2,700		33	35	2015					0	0		2,864	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	Adams - Maint. Garage (Ext. Paint/Repair)	7		4	5	2014					0	8	0	0	0	0	9	0	0	0	0	10	0	0	0	0	12	0	0	0					
13	Adams - Maint. Garage (Service Doors)	16		10	25	2028					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	0	0	0	0					
14	Adams - Maint. Garage (Windows)	13		10	29	2032					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22					
15	James Devlin - Maint. Garage (Vinyl Siding)	22		6	25	2032					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39					
16	James Devlin - Maint. Garage (Service Doors)	12		6	25	2032					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21					
17	Administration/Community Bldg. (Brick Masonry)	16		50	53	2015					0	0		17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
18	Administration/Community Bldg. (Vinyl Siding)	7		33	35	2014					0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
19	Administration/Community Bldg. (Ext. Doors)	13		varies	20+	2016					0	0	0	0	3	3	3	3	3	0	0	0	0	0	0	0	0	0	0	0					
20	Administration/Community Bldg. (Main Ent. Auto-Open)	10		10	15	2017					0	0	0	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	17					
21	Administration/Community Bldg. (Main Ent. Door)	50		15	25	2022					0	0	0	0	0	0	0	0	0	65	0	0	0	0	0	0	0	0	0	0					
22	Administration/Community Bldg. (Windows)	33		>30	30	2014					0	0		35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
23	Admin./Cmnty./Maint. Bldg. Exterior Lighting	9		varies	20	2016					0	0	0	0	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0					
24	Administration/Community Bldg. (Exterior Repair/Paint)	6		varies	5	2014					0	6	0	0	0	0	0	7	0	0	0	0	8	0	0	0	0	9	0	0					
25	Unit Entrance Doors	1,500		varies	20+	2015					0	0		1,591	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
26	Storm Doors	500		varies	10+	2015					0	0		530	0	0	0	0	0	0	0	0	0	0	0	756	0	0	0	0					
27	Annual Planned Expenditures							0		0	950	21	5,038	4	15	4	20	4	1	485	1	18	0	0	756	25	21	0	0	99	0				
28	Cumulative Reserve Balance							3,639		1,955	42,227	27,273	21,111	15,566	16,054	15,065	15,608	15,136	15,697	15,766	14,655	13,916	7,568	7,524	7,090	6,718	2,265	1,096	1,899	2,619					

Comprehensive Capital Needs Assessment Schedule

Roofing

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

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

Number of Units:	1
Total Square Feet:	588
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	Chimney					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Hatches / Skylights					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Penthouse / Machine Rooms					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Roof Railings					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Roof - Asphalt Shingle					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Roof - Built-up Tar and Gravel					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Roof - Single-ply Membrane	5,104		15	18	2016					0	0	0	5,577	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Adams - Maint. Garage (Roof)	19		10	25	2028					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	0	0	0					
9	Adams - Maint. Garage (Chimney)	4		20	35	2028					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0	0	0					
10	James Devlin - Maint. Garage (Roof)	3		6	25	2032					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5					
11	Administration/Community Bldg. (Roof)	129		50	55	2018					0	0	0	0	0	149	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
12	Gutters / Downspouts	398		33	36	2016					0	0	0	434	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
13	Metal Canopy Structure	750		33	35	2015					0	0	796	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
14	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
15	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
16	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
17																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	796	6,012	0	149	0	0	0	0	0	0	0	0	0	0	37	0	0	0	5	0			
28	Cumulative Reserve Balance							3,639		1,955	42,227	27,273	21,111	15,566	16,054	15,065	15,608	15,136	15,697	15,766	14,655	13,916	7,568	7,524	7,090	6,718	2,265	1,096	1,899	2,619					

Lobby / Mail Area

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

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

Number of Units:	1
Total Square Feet:	588
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Community Room

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

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

Number of Units:	1
Total Square Feet:	588
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	Admin./Community Bldg. (Cmnty. Rm. Walls/Clngs.)	4		5	7	2015					0	0	4	0	0	0	0	0	5	0	0	0	0	0	0	6	0	0	0						
6	Admin./Community Bldg. (Cmnty. Rm. Floors)	12		23	25	2015					0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Admin./Cmnty. Bldg. (Cmnty. Kitchen - Accessibility)	28		20	20	2013			4	28	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Admin./Cmnty. Bldg. (Office Walls/Clngs.	5		1	9	2021					0	0	0	0	0	0	0	7	0	0	0	0	0	0	0	0	9	0	0						
9	Admin./Cmnty. Bldg. (Office Floors)	23		1	9	2021					0	0	0	0	0	0	0	29	0	0	0	0	0	0	0	0	38	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	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		28	28	0	18	0	0	0	0	35	5	0	0	0	0	0	0	6	46	0	0	0					
28	Cumulative Reserve Balance							3,639		1,955	42,227	27,273	21,111	15,566	16,054	15,065	15,608	15,136	15,697	15,766	14,655	13,916	7,568	7,524	7,090	6,718	2,265	1,096	1,899	2,619					

Common Hallways

Number of Units:	1
Total Square Feet:	588
Default Inflation Rate:	3.0%

Comhall SS 1/10/2013

Comprehensive Capital Needs Assessment Schedule

Common Stairways

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

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

Number of Units:	1
Total Square Feet:	588
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	Doors					2013				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						
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																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
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						3,639	1,955	42,227	27,273	21,111	15,566	16,054	15,065	15,608	15,136	15,697	15,766	14,655	13,916	7,568	7,524	7,090	6,718	2,265	1,096	1,899	2,619							

Comprehensive Capital Needs Assessment Schedule

Common Laundry

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

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

Number of Units:	1
Total Square Feet:	588
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	378		6	5	2013				378	0	0	0	0	438	0	0	0	0	508	0	0	0	0	589	0	0	0	0						
2	Ceilings	72		10	10	2013				72	0	0	0	0	0	0	0	0	0	97	0	0	0	0	0	0	0	0	0						
3	Floors	480		15	10	2013				480	0	0	0	0	0	0	0	0	0	645	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						
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																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	930	0	0	0	0	438	0	0	0	0	1,250	0	0	0	0	589	0	0	0	0	0	0					
28	Cumulative Reserve Balance						3,639	1,955	42,227	27,273	21,111	15,566	16,054	15,065	15,608	15,136	15,697	15,766	14,655	13,916	7,568	7,524	7,090	6,718	2,265	1,096	1,899	2,619							

Comprehensive Capital Needs Assessment Schedule

Common Area Restrooms

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

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

Number of Units:	1
Total Square Feet:	588
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	162		6	5	2013					162	0	0	0	0	188	0	0	0	0	218	0	0	0	0	252	0	0	0	0					
2	Ceilings	88		15	15	2013					88	0	0	0	0	0	0	0	0	0	0	0	0	0	0	136	0	0	0	0					
3	Sinks					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
4	Toilets					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
5	Partitions					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
6	Accessories					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
7	Floor	175		15	10	2013					175	0	0	0	0	0	0	0	0	0	235	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	Admin./Cmnty. Bldg. (Restroom Walls/Ceilings)	2		5	6	2014					0	2	0	0	0	0	0	3	0	0	0	0	0	3	0	0	0	0	0	4					
10	Admin./Cmnty. Bldg. (Restroom Floors)	3		14	15	2014					0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0					
11	Admin./Cmnty. Bldg. (Restroom Accessibility)	14		20	20	2013			4	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
12	Admin./Cmnty. Bldg. (Restroom Fixts./Accessories)	31		20	30	2023					0	0	0	0	0	0	0	0	0	0	41	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	Restroom (Accessibility)	1,600		33	20	2013			4	1,600	1,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0		1,614	2,038	5	0	0	0	188	0	3	0	0	494	0	0	3	0	389	5	0	0	4	0					
28	Cumulative Reserve Balance						3,639		1,955	42,227	27,273	21,111	15,566	16,054	15,065	15,608	15,136	15,697	15,766	14,655	13,916	7,568	7,524	7,090	6,718	2,265	1,096	1,899	2,619						

Building Boilers

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

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

Number of Units:	1
Total Square Feet:	588
Default Inflation Rate:	3.0%

[illegible]

Building Mechanical

Number of Units:	1
Total Square Feet:	588
Default Inflation Rate:	3.0%

Comhall SS 1/10/2013

Building Electrical

Number of Units:	1
Total Square Feet:	588
Default Inflation Rate:	3.0%

Comhall SS 1/10/2013

Comprehensive Capital Needs Assessment Schedule

Building Elevator

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

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

Number of Units:	1
Total Square Feet:	588
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	Shafts and Doorways					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Cabs					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	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						3,639	1,955	42,227	27,273	21,111	15,566	16,054	15,065	15,608	15,136	15,697	15,766	14,655	13,916	7,568	7,524	7,090	6,718	2,265	1,096	1,899	2,619							

Comprehensive Capital Needs Assessment Schedule

Building Structural

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

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

Number of Units:	1
Total Square Feet:	588
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	Foundation / Floor Slab					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Framing & Columns					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Steel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Wood Framing					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Masonry Bearing Walls					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																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
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						3,639	1,955	42,227	27,273	21,111	15,566	16,054	15,065	15,608	15,136	15,697	15,766	14,655	13,916	7,568	7,524	7,090	6,718	2,265	1,096	1,899	2,619							

Comprehensive Capital Needs Assessment Schedule

Unit Living

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

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

Number of Units:	1
Total Square Feet:	588
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	1,300		33	34	2014				0	1,339	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Walls	1,741		33	34	2014				0	1,793	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Ceilings	633		33	34	2014				0	652	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	500		2	15	2026				0	0	0	0	0	0	0	0	0	0	0	0	734	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	Living / Kitchen Area Floors (VCT)	2,110		33	15	2014				0	2,173	0	0	0	0	0	0	0	0	0	0	0	0	0	3,386	0	0	0								
18																																				
19																																				
20																																				
21																																				
22																																				
23																																				
24																																				
25																																				
26																																				
27	Annual Planned Expenditures						0	0	0	5,957	0	0	0	0	0	0	0	0	0	0	0	734	0	0	3,386	0	0	0	0							
28	Cumulative Reserve Balance						3,639	1,955	42,227	27,273	21,111	15,566	16,054	15,065	15,608	15,136	15,697	15,766	14,655	13,916	7,568	7,524	7,090	6,718	2,265	1,096	1,899	2,619								

Comprehensive Capital Needs Assessment Schedule

Unit Bathrooms

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

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

Number of Units:	1
Total Square Feet:	588
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls	288		33	34	2014					0	297	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceiling	53		33	34	2014					0	54	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Lavatory / Vanity	450		33	34	2014					0	464	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Toilet	275		33	34	2014					0	283	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Tub / Surround	1,800		33	34	2014					0	1,854	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						
7	Accessories	150		33	34	2014					0	155	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						
9	Exhaust Fan	225		33	34	2014					0	232	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						
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	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Bathroom Floor (VCT)	175		>20	15	2014					0	180	0	0	0	0	0	0	0	0	0	0	0	0	0	281	0	0	0						
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	3,518	0	0	0	0	0	0	0	0	0	0	0	0	0	0	281	0	0	0	0						
28	Cumulative Reserve Balance						3,639	1,955	42,227	27,273	21,111	15,566	16,054	15,065	15,608	15,136	15,697	15,766	14,655	13,916	7,568	7,524	7,090	6,718	2,265	1,096	1,899	2,619							

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

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

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

Number of Units:	1
Total Square Feet:	588
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	200		33	34	2014				0	206	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Electrical Panel	850		33	40	2020				0	0	0	0	0	0	1,045	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Smoke Detectors	40		3	6	2016				0	0	0	44	0	0	0	0	0	52	0	0	0	0	0	62	0	0	0	0						
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																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	206	0	44	0	0	0	1,045	0	52	0	0	0	0	0	62	0	0	0	0	0						
28	Cumulative Reserve Balance						3,639	1,955	42,227	27,273	21,111	15,566	16,054	15,065	15,608	15,136	15,697	15,766	14,655	13,916	7,568	7,524	7,090	6,718	2,265	1,096	1,899	2,619							

Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

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

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

Number of Units:	1
Total Square Feet:	588
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Radiators					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
2	Unit Temperature Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
3	Air Conditioning Unit / Sleeve					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
4	HVAC Units (Mitsubishi Split DX Heating and AC)	4,400		3	15	2025				0	0	0	0	0	0	0	0	0	0	0	0	6,273	0	0	0	0	0	0	0	0	0				
5	Domestic Hot Water Generation	475		9	10	2014				0	489	0	0	0	0	0	0	0	0	0	658	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	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	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	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	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	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	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	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	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	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	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	0				
17	Radiators (Electric - Repair/Replace)	600		33	15	2014				0	618	0	0	0	0	0	0	0	0	0	0	0	0	0	0	963	0	0	0	0					
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	1,107	0	0	0	0	0	0	0	0	658	6,273	0	0	0	963	0	0	0	0	0				
28	Cumulative Reserve Balance							3,639		1,955	42,227	27,273	21,111	15,566	16,054	15,065	15,608	15,136	15,697	15,766	14,655	13,916	7,568	7,524	7,090	6,718	2,265	1,096	1,899	2,619					

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.