

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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Harvey R. Fuller
CHFA # 88052D

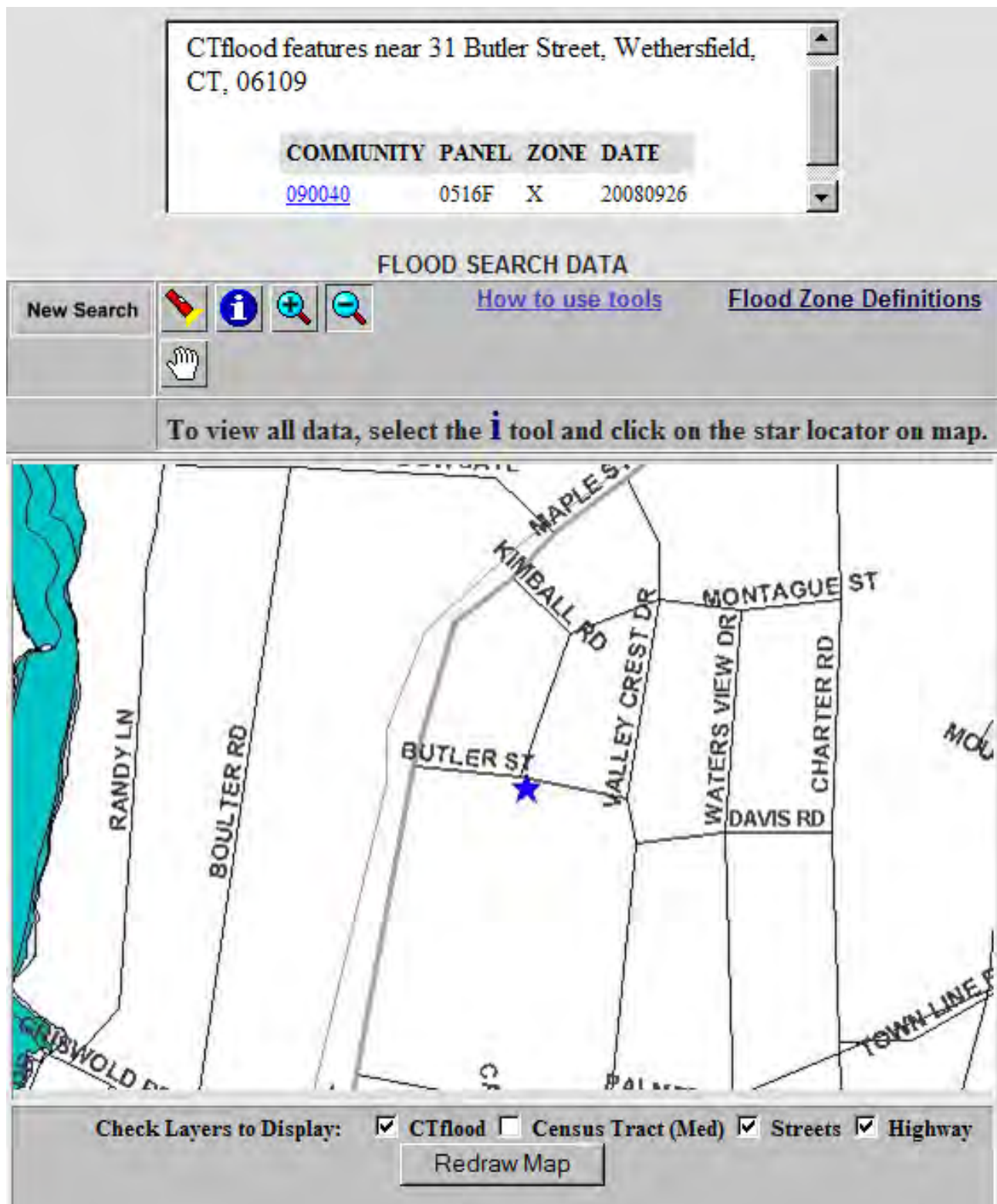
Wethersfield Housing Authority
Wethersfield, CT

January 9, 2013

Final Report



Harvey R. Fuller
31 Butler Street
Wethersfield, CT 06109



Harvey R. Fuller

31 Butler Street
Wethersfield, CT 06109

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

Executive Summary

Harvey R. Fuller

Wethersfield, CT

The **Harvey R. Fuller** apartment complex is a single, converted elementary school, facility, located in a mostly residential neighborhood of Wethersfield, CT. The development has a total of 32 one-bedroom apartment units, 3 of which are handicap accessible. The building originally dates to circa 1960, with renovation to its current residential use in 1986-1987. Financing has been provided through the Connecticut Housing and Finance Authority (CHFA). The Harvey R. Fuller 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 parking area paving is in good overall condition, having recently been resurfaced. Crackfill, seal, spot repair, and re-striping are shown every five years, with re-paving anticipated by Year 20.
- Site concrete walks, recently replaced, are shown for spot repairs in Year 20. Asphalt paved walks at the rear of the building are shown for resurfacing in Year 6. Pole mounted and bollard type site lighting fixtures are updated in Year 5. Dumpster enclosure fencing is shown being updated in Year 15.
- The building’s exterior is clad with brick masonry and vinyl siding. Minimal mortar deterioration was observed, and spot pointing costs are shown in Years 1 and 19. Vinyl siding displays spot damage and organic material growth. Repairs are being done with the window replacement program in 2012. Replacement of the vinyl siding is shown in Year 9 of the plan.

- Apartment doors and storm doors are to be replaced/upgraded starting in Year 1, with future storm door replacement starting in Year 13.
- Window replacement will be completed in 2012. Future repairs are seen as operating expenses.
- The Adams Apartments maintenance garage's 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 adhered, rubber membrane roofing system has recently been replaced. Future replacement is shown in Year 19. 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.
- Hallway and community room finishes and flooring updates are shown in the plan. Administration/community building interior spaces 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 to be updated as part of 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 fire detection system has recently been updated, with horn/strobe devices installed in all apartments. Future upgrades to this system are shown in Year 10. The intercom/buzzer access system is to be upgraded in Year 2.
- The apartments display good overall finishes conditions. Bathroom fixture upgrades and tub/surround maintenance and flooring upgrades are shown. Future kitchen cabinetry replacement is shown in Year 20. HVAC heat pump systems are to be updated in Years 13-14. Electric domestic hot water tanks are shown for replacement, as needed, throughout the plan.

Additional Notes:

1. The Physical Assessment of the property was conducted on Tuesday, November 27th, 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. Site paving and concrete walks recently updated



2. Minimal mortar deterioration observed



3. Vinyl siding being repaired with window replacement work



4. Main entrance storefront to be updated



5. View of the roofing surfaces, recently replaced



6. Typical common hallways



7. View of the community room finishes and furnishings



8. Community kitchen to be updated for accessibility



9. Restroom finishes and fixtures



10. Original DHW serving laundry, to replace



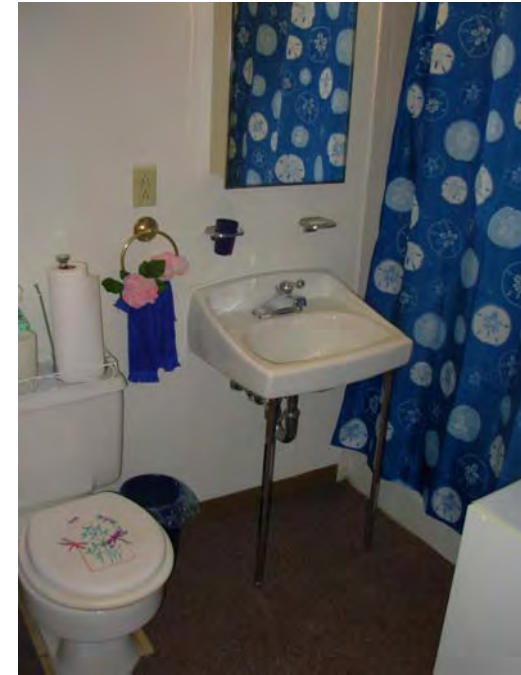
11. Fire detection-monitoring system, recently updated



12. Typical unit living area finishes



13. Typical unit newer kitchen cabinetry and appliances



14. Typical bathroom finishes and fixtures



15. Tubs and surrounds, some to refinish - re-grout tile



16. Heat pump condenser-compressor units at exterior

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Wethersfield Housing Authority
Project Name:	Harvey R. Fuller
Project City / Town:	Wethersfield, CT

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

Number of Units:	32
Total Square Feet:	31,186
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$117,245
Annual Replacement Reserve Contribution:	\$15,201
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	33,859	3,859	0	0	0	11,806	0	0	0	0	15,275	0	0	0	0	97,546	0
2	Building Exterior	0	0	13,230	3,926	5,019	3,584	4,045	3,802	4,412	4,033	72,955	680	36	575	1,409	1,451	1,494	2,352	2,256	1,636	18,814	4,929	0
3	Roofing	0	0	0	0	0	0	0	6,461	0	0	0	0	0	0	2,023	0	0	1,178	0	0	451,275	2,647	0
4	Lobby - Mail Area	0	0	1,898	0	513	0	0	511	0	0	0	138	0	0	0	0	0	9,993	170	0	0	0	0
5	Community Room	0	8,340	21,153	0	565	0	0	3,364	0	0	1,143	170	1,354	1,395	0	0	0	24,483	209	1,491	0	0	0
6	Common Hallways	0	0	0	4,523	4,659	4,799	4,943	13,801	0	0	0	0	0	0	0	0	0	29,221	0	0	7,476	7,701	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	60	1,517	0	0	0	28	0	560	0	0	32	0	0	669	0	93	1,633	0	0	799	0
9	Common Area Restrooms	0	450	450	929	0	0	0	0	0	15,884	0	0	1,329	0	0	1,191	0	0	146	0	0	1,422	0
10	Building Boilers	0	1,349	1,349	1,037	0	0	0	78	0	0	0	0	0	436	0	0	0	105	0	0	0	0	0
11	Building Mechanical	0	0	3,610	0	0	34	35	36	0	0	0	0	0	1,033	677	6,865	1,089	5,112	700	52	0	0	0
12	Building Electrical	0	0	0	4,944	0	0	870	0	0	5,251	5,408	35,490	0	0	1,102	0	0	0	0	0	0	0	0
13	Building Elevator	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	Building Structural	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	Unit Living	0	0	4,901	5,048	5,200	5,356	5,516	5,682	5,852	6,028	6,209	6,395	6,587	6,785	6,988	31,070	7,414	7,636	7,865	8,101	8,344	8,595	0
16	Unit Kitchens	0	150	12,617	2,541	20,272	1,357	1,398	2,599	2,677	2,757	2,840	2,925	8,923	7,807	30,967	5,658	1,879	17,515	1,993	2,053	1,158	148,206	0
17	Unit Bathrooms	0	1,281	15,932	3,689	3,799	3,913	4,031	4,152	4,276	4,828	4,973	5,122	4,813	4,957	5,106	5,259	5,417	5,580	4,399	4,531	5,365	5,526	0
18	Unit Electrical	0	0	0	6,592	0	6,644	0	0	0	0	0	7,933	0	0	0	57,567	0	9,472	0	0	0	0	0
19	Unit Mechanical	0	0	3,177	3,272	3,370	3,471	3,575	3,683	3,793	3,907	4,024	4,145	4,269	4,397	63,841	65,756	4,805	4,949	5,098	5,251	5,408	5,570	0
20	Annual Planned Expenditures	0	11,569	78,374	38,019	43,397	29,158	58,273	48,056	21,011	43,249	97,552	74,806	27,344	27,384	112,113	175,486	37,372	117,688	24,469	23,115	497,841	282,940	0
21	Annual Provision (indexed at 3%)			15,201	15,657	16,126	16,610	17,108	17,622	18,150	18,695	19,256	19,833	20,428	21,041	21,672	22,323	22,992	23,682	24,393	25,124	25,878	26,654	
22	Outside Capital			1,376,000																				
23	Cumulative Reserve Balance	117,245	105,676	1,418,503	1,396,141	1,368,870	1,356,322	1,315,157	1,284,723	1,281,862	1,257,308	1,179,012	1,124,039	1,117,124	1,110,781	1,020,340	867,176	852,796	758,789	758,713	760,723	288,760	32,474	

Site Improvements

Number of Units:	32
Total Square Feet:	31,186
Default Inflation Rate:	3.0%

Building Exterior

Number of Units:	32
Total Square Feet:	31,186
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	7,886		27	18	2013				7,886	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13,425	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	2,176		52	18	2013				2,176	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,704	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	57,564		27	35	2021				0	0	0	0	0	0	0	72,920	0	0	0	0	0	0	0	0	0	0	0							
6	Ext. Walls - Wood Siding					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Windows					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Exterior Soffits and Fascia					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Caulking					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Unit Balconies / Decks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Adams - Maint. Garage (Ext. Paint/Repair)	236		4	5	2014				0	243	0	0	0	0	282	0	0	0	0	327	0	0	0	0	379	0	0	0						
13	Adams - Maint. Garage (Service Doors)	521		10	25	2028				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	812	0	0	0	0						
14	Adams - Maint. Garage (Windows)	405		10	29	2032				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	709							
15	James Devlin - Maint. Garage (Vinyl Siding)	715		6	25	2032				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,254							
16	James Devlin - Maint. Garage (Service Doors)	387		6	25	2032				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	678						
17	Administration/Community Bldg. (Brick Masonry)	511		50	53	2015				0	0	542	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Administration/Community Bldg. (Vinyl Siding)	228		33	35	2014				0	235	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Administration/Community Bldg. (Ext. Doors)	423		varies	20+	2016				0	0	0	92	95	98	101	104	0	0	0	0	0	0	0	0	0	0	0	0						
20	Administration/Community Bldg. (Main Ent. Auto-Open)	315		10	15	2017				0	0	0	0	354	0	0	0	0	0	0	0	0	0	0	0	0	0	0	552						
21	Administration/Community Bldg. (Main Ent. Door)	494		15	25	2022				0	0	0	0	0	0	0	645	0	0	0	0	0	0	0	0	0	0	0	0						
22	Administration/Community Bldg. (Windows)	1,052		>30	30	2014				0	0	1,116	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
23	Admin./Cmnty./Maint. Bldg. Exterior Lighting	297		varies	20	2016				0	0	0	29	30	31	32	33	34	35	36	0	0	0	0	0	3	3	3	3						
24	Administration/Community Bldg. (Exterior Repair/Paint)	180		varies	5	2014				0	185	0	0	0	0	215	0	0	0	0	249	0	0	0	0	289	0	0	0						
25	Unit Entrance Doors	17,440		27	20+	2013				2,180	2,245	2,313	2,382	2,454	2,527	2,603	2,681	0	0	0	0	0	0	0	0	0	0	0	0						
26	Storm Doors	7,904		varies	10+	2013				988	1,018	1,048	1,080	1,112	1,145	1,180	1,215	0	0	0	0	1,409	1,451	1,494	1,539	1,585	1,633	1,682	1,732						
27	Annual Planned Expenditures							0		0	13,230	3,926	5,019	3,584	4,045	3,802	4,412	4,033	72,955	680	36	575	1,409	1,451	1,494	2,352	2,256	1,636	18,814	4,929	0				
28	Cumulative Reserve Balance							117,245		105,676	1,418,503	1,396,141	1,368,870	1,356,322	1,315,157	1,284,723	1,281,862	1,257,308	1,179,012	1,124,039	1,117,124	1,110,781	1,020,340	867,176	852,796	758,789	758,713	760,723	288,760	32,474					

Lobby / Mail Area

Owner Sponsor Name:	Wethersfield Housing Authority
Project Name:	Harvey R. Fuller
Project City / Town:	Wethersfield, CT

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

Number of Units:	32
Total Square Feet:	31,186
Default Inflation Rate:	3.0%

[illegible]

Community Room

Owner Sponsor Name:	Wethersfield Housing Authority
Project Name:	Harvey R. Fuller
Project City / Town:	Wethersfield, CT

Current Year:	2013
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Number of Units:	32
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[illegible]

Common Hallways

Owner Sponsor Name:	Wethersfield Housing Authority
Project Name:	Harvey R. Fuller
Project City / Town:	Wethersfield, CT

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

Number of Units:	32
Total Square Feet:	31,186
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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 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Walls 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Walls 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Ceiling 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Ceiling 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Ceiling 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Floors 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Floors 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Floors 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Unit Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Hand Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Interior Lighting 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Interior Lighting 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Interior Lighting 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Common Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Hallway (Walls)	7,513		5	10	2018				0	0	0	0	0	8,710	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Hallway (Floors - VCT)	21,958		27	15+	2014				0	4,523	4,659	4,799	4,943	5,091	0	0	0	0	0	0	0	0	0	0	0	0	7,476	7,701						
18	Hallway (Acoustical Tile Ceilings)	11,242		27	35+	2028				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	4,523	4,659	4,799	4,943	13,801	0	0	0	0	0	0	0	0	0	0	0	0	29,221	0	0	7,476	7,701	0			
28	Cumulative Reserve Balance						117,245	105,676	1,418,503	1,396,141	1,368,870	1,356,322	1,315,157	1,284,723	1,281,862	1,257,308	1,179,012	1,124,039	1,117,124	1,110,781	1,020,340	867,176	852,796	758,789	758,713	760,723	288,760	32,474							

Common Stairways

Number of Units:	32
Total Square Feet:	31,186
Default Inflation Rate:	3.0%

12321 - Harvey Fuller FINAL 1/10/2013

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Wethersfield Housing Authority
Project Name:	Harvey R. Fuller
Project City / Town:	Wethersfield, CT

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							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	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	Admin./Cmnty. Bldg. (Laundry Walls/Ceilings)	24		5	5	2013				24	0	0	0	0	28	0	0	0	0	32	0	0	0	0	37	0	0	0	0							
7	Admin./Cmnty. Bldg. (Laundry Floors)	36		23	15	2013				36	0	0	0	0	0	0	0	0	0	0	0	0	0	56	0	0	0	0								
8	Laundry Facility (Walls / Ceilings)	455		5	6	2014				0	469	0	0	0	0	0	560	0	0	0	0	0	669	0	0	0	0	0	799							
9	Laundry Facility (Floors - VCT)	1,018		14	15	2014				0	1,048	0	0	0	0	0	0	0	0	0	0	0	0	0	1,633	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							
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26																																				
27	Annual Planned Expenditures						0	0	60	1,517	0	0	0	28	0	560	0	0	32	0	0	669	0	93	1,633	0	0	799	0							
28	Cumulative Reserve Balance						117,245	105,676	1,418,503	1,396,141	1,368,870	1,356,322	1,315,157	1,284,723	1,281,862	1,257,308	1,179,012	1,124,039	1,117,124	1,110,781	1,020,340	867,176	852,796	758,789	758,713	760,723	288,760	32,474								

Common Area Restrooms

Number of Units:	32
Total Square Feet:	31,186
Default Inflation Rate:	3.0%

12321 - Harvey Fuller FINAL 1/10/2013

Building Mechanical

Number of Units:	32
Total Square Feet:	31,186
Default Inflation Rate:	3.0%

12321 - Harvey Fuller FINAL 1/10/2013

Building Electrical

Owner Sponsor Name:	Wethersfield Housing Authority
Project Name:	Harvey R. Fuller
Project City / Town:	Wethersfield, CT

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

Number of Units:	32
Total Square Feet:	31,186
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	Wethersfield Housing Authority
Project Name:	Harvey R. Fuller
Project City / Town:	Wethersfield, CT

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

Number of Units:	32
Total Square Feet:	31,186
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	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	0						
3	Steel					2013				0	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	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	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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27	Annual Planned Expenditures							0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							117,245		105,676	1,418,503	1,396,141	1,368,870	1,356,322	1,315,157	1,284,723	1,281,862	1,257,308	1,179,012	1,124,039	1,117,124	1,110,781	1,020,340	867,176	852,796	758,789	758,713	760,723	288,760	32,474						

Unit Living

Number of Units:	32
Total Square Feet:	31,186
Default Inflation Rate:	3.0%

12321 - Harvey Fuller FINAL 1/10/2013

Unit Bathrooms

Owner Sponsor Name:	Wethersfield Housing Authority
Project Name:	Harvey R. Fuller
Project City / Town:	Wethersfield, CT

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

Number of Units:	32
Total Square Feet:	31,186
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						
2	Ceiling					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Lavatory / Vanity					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Toilet	11,070		27	25	2013					11,070	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Tub / Surround					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Floor					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Accessories					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	GFI Outlet					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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	Lavatory / Vanity (Wall Hung Sinks)	13,440		varies	20+	2013					840	865	891	918	945	974	1,003	1,033	1,064	1,096	1,129	1,163	1,198	1,234	1,271	1,309	0	0	0	0					
18	Tub / Surround (Re-glaze, Surround Maintenance)	21,600		27	15+	2013					1,350	1,391	1,432	1,475	1,519	1,565	1,612	1,660	1,710	1,761	1,814	1,869	1,925	1,983	2,042	2,103	2,166	2,231	2,298	2,367					
19	Accessories / Medicine Cabinets	13,376		varies	20	2013					669	689	710	731	753	775	799	823	847	873	899	926	954	982	1,012	1,042	1,073	1,105	1,139	1,173					
20	Exhaust Fan	7,200		varies	20	2013					360	371	382	393	405	417	430	443	456	470	484	498	513	529	545	561	578	595	613	631					
21	Bathroom Floor (VCT)	5,438		varies	15	2013					363	373	385	396	408	420	433	446	459	473	487	502	517	532	548	565	582	599	617	636					
22	Accessibility Improvements (Grab Bar Improvements)	1,281		varies	20	2013			4	1,281	1,281	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
23	Bathroom Floor (C. Tile)	1,034		27	35+	2020					0	0	0	0	0	0	0	424	437	450	0	0	0	0	0	0	0	0	0	0					
24	Toilets (Newer Low-Flow Models)	2,050		<5	25	2031					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	698	719					
25																																			
26																																			
27	Annual Planned Expenditures							0		1,281	15,932	3,689	3,799	3,913	4,031	4,152	4,276	4,828	4,973	5,122	4,813	4,957	5,106	5,259	5,417	5,580	4,399	4,531	5,365	5,526	0				
28	Cumulative Reserve Balance							117,245		105,676	1,418,503	1,396,141	1,368,870	1,356,322	1,315,157	1,284,723	1,281,862	1,257,308	1,179,012	1,124,039	1,117,124	1,110,781	1,020,340	867,176	852,796	758,789	758,713	760,723	288,760	32,474					

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.