

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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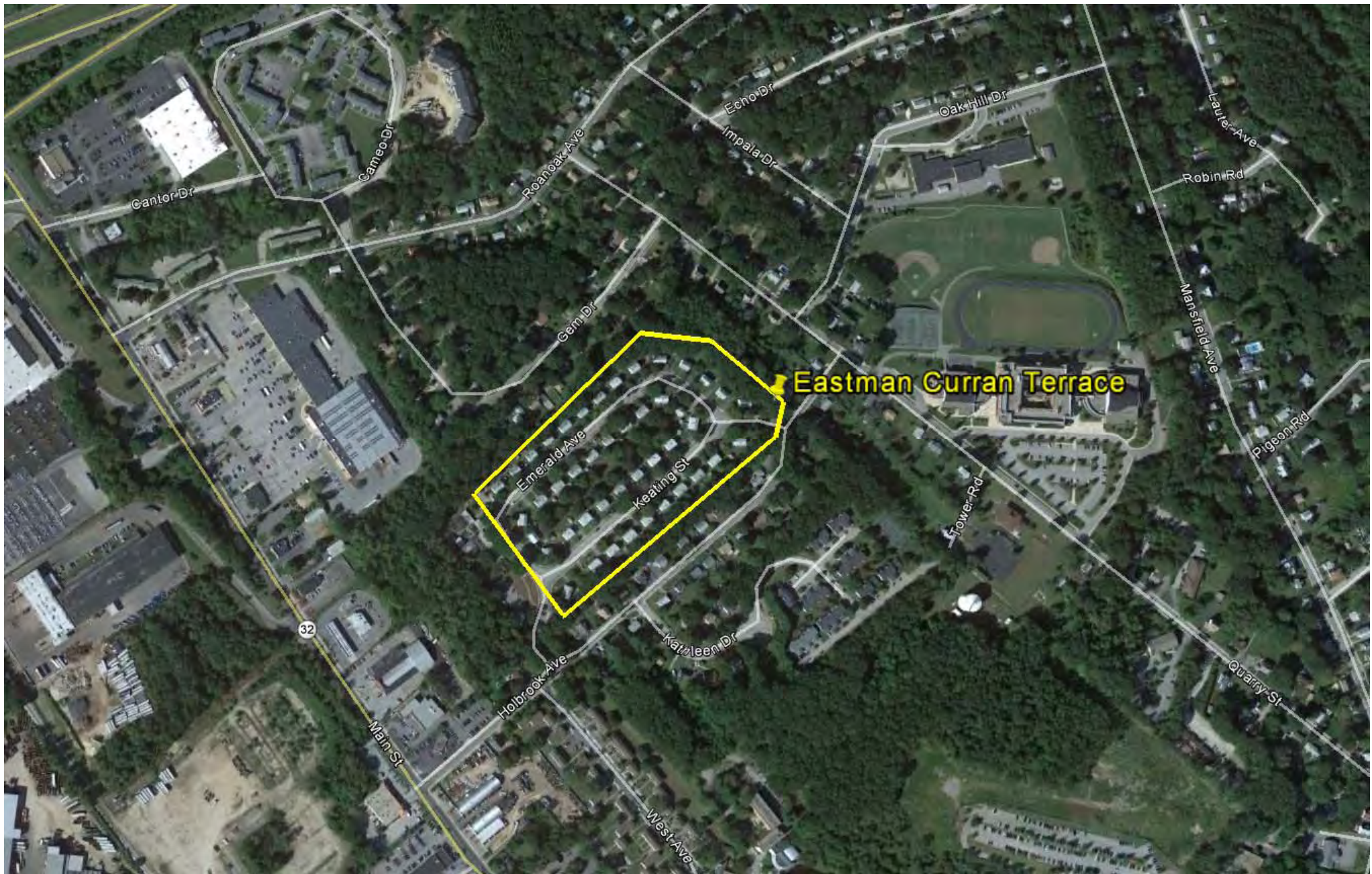
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Eastman Curran Terrace
CHFA # 85224D
Willimantic Housing Authority
Windham, CT

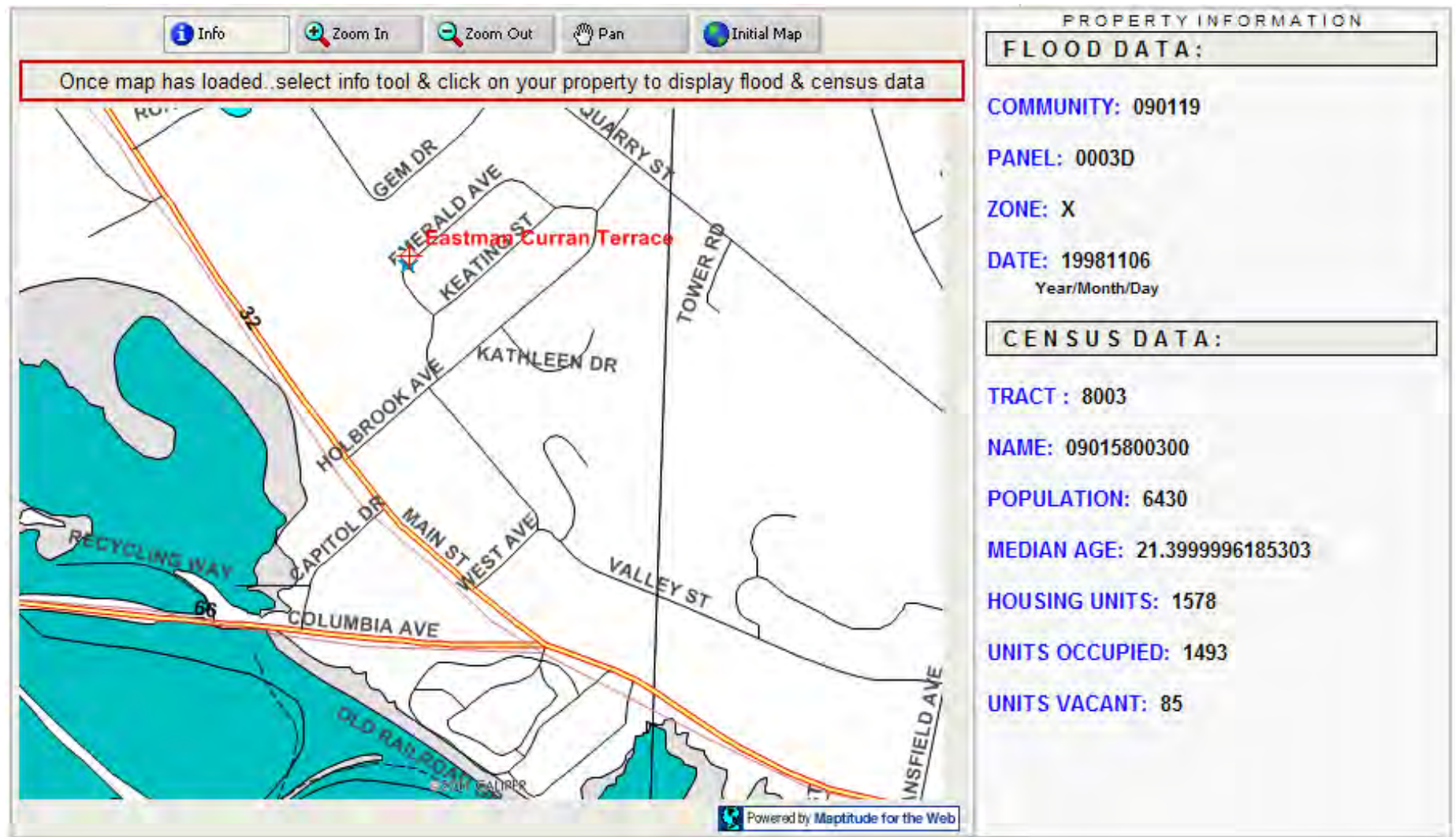
April 8, 2013

Final Report



Eastman Curran Terrace

47 Emerald Avenue
Windham, CT 06226



Eastman Curran Terrace

47 Emerald Avenue
Windham, CT 06226

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

Executive Summary

Eastman Curran Terrace

Willimantic, CT

Eastman Curran Terrace is residential development for the families that is comprised of 44 residential buildings. The development includes 16 one-bedroom, 32 two-bedroom, 28 three-bedroom, and 2 four-bedroom units. Original construction of the development dates to 1950 and it was renovated in 1983.

Overall the development is in fair 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 adjustment to current replacement reserve funding and/or an infusion of additional capital.

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

- The asphalt paved driveway/parking spaces were observed to be in poor overall condition. Costs to resurface the parking spaces are shown over the first three years of the plan.
- Throughout the development trees and shrubs are overgrown and encroaching building roof lines and in contact with siding. Costs are shown throughout the plan to handle as needed pruning and tree work.
- The buildings feature a variety of siding materials. Vinyl siding was observed to be in fair overall condition. Isolated impact damage was noted as well as damage caused by tenant grills. Future siding replacement is shown starting in Year 15. Moderate

to heavy organic growth was noted on the northern sides of each vinyl clad building. Costs are shown to power wash all the north and northeasterly facing elevations every five years.

- It is understood that the windows date to the 1983 rehab. Future replacement costs are shown starting in Year 5 of the plan.
- The composite shingle roofing was observed to be in fair overall condition. That said, the roofing has reached or exceeded its expected useful life. The brick chimneys and flashing were observed to be deteriorating and in poor overall condition. Costs to point and repair the chimneys are shown concurrent with roof replacement in Years 1-4 of the plan.
- An oil-fired boiler provides hydraulic heating for each unit. The boilers were replaced over a period of fifteen years starting in 1995. Site staff reported that all the oiler burners were recently replaced (<3years). Future boiler replacement is shown starting in Year 7 of the plan and is shown over the same fifteen-year replacement schedule used during the last replacement cycle.
- Costs are shown throughout the plan to refinish hardwood floors as needed (based on a fifteen year EUL). Costs to renovate the bathrooms are shown in the first half of the plan. Some of the kitchen cabinets have been replaced in the last ten years. Costs to replace the remaining older cabinets are shown starting in Year 1. Costs are shown to replace damaged hydraulic baseboard covers throughout the plan. Costs to add bedroom smoke detectors and to install carbon monoxide detectors on each occupied floor are shown in the first three years of the plan. Future replacement costs are shown for all devices based on a seven year estimated useful life.
- Currently, there are no fully handicap accessible units at the development. Creation of accessible units is seen as being structurally limited especially as it pertains to the two and three-bedroom units. No costs for unit-level handicap accessibility modifications/improvements have been included as part of the assessment.

Additional Notes:

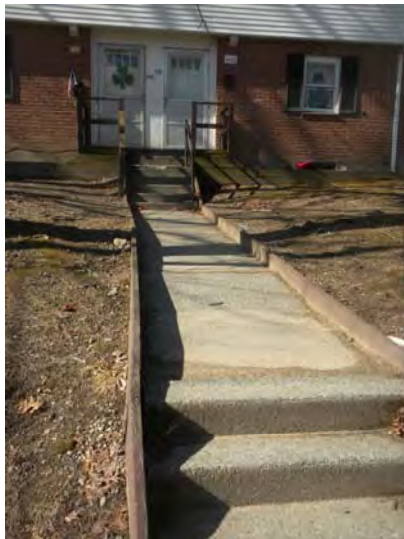
1. The Physical Assessment of the property was conducted on March 14th, 2012 Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Daniel Iles. We would like to thank site staff for their assistance.
2. Cost estimates used in this assessment 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*.



Typical driveway areas



View of the street and sidewalk (maintained by the city)
and asphalt paved parking areas



Concrete walkways and steps provide
access to each unit entryway



Concrete steps are located throughout the site



Typical unit boiler



Oil storage tanks are located in the basement of each unit



Front elevation of Building Type A



Front elevation of Building Type B



Front elevation of Building Type C



Front elevation of Building Type D



Front elevation of Building Type E



Front elevation of Building Type F



Front elevation of Building Type G



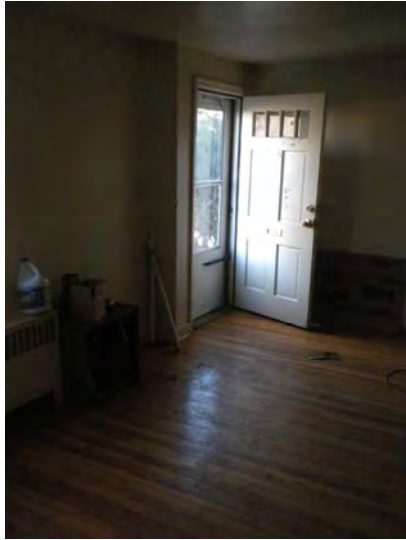
Painted wood canopies at the doorways of A type buildings exhibit wood rot and peeling paint.



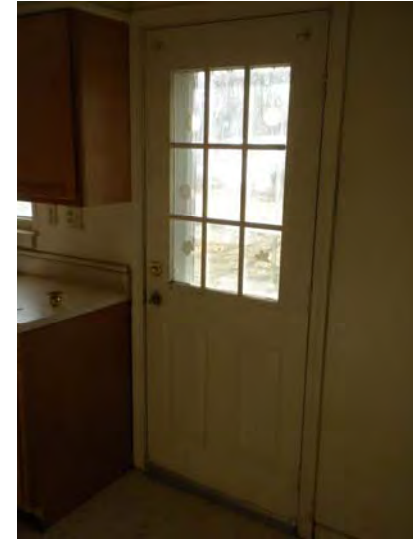
Peeling paint was observed with respect to most wood shake siding



Moderate to heavy organic growth was observed on the north side of each building



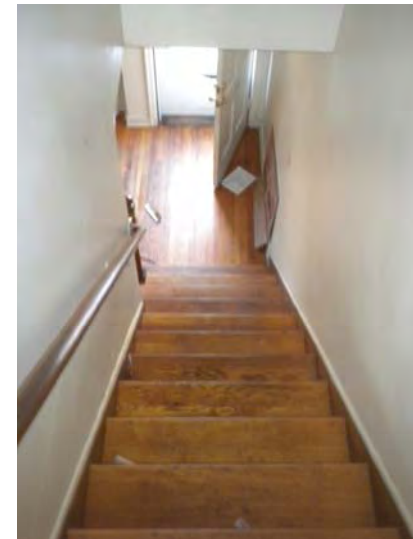
Original solid wood front entry door



Typical metal/glass exterior door replacement



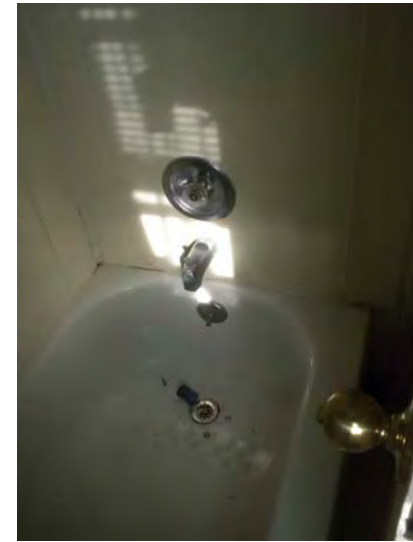
Typical unit living area



Units feature hard wood flooring throughout
and wood stair treads



Typical unit bathroom



Typical unit tub and ceramic tile surround



View of the kitchen cabinetry and sink



Smoke detectors are located on each floor
(including basements)

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Willimantic Housing Authority
Project Name:	Eastman Curran Terrace
Project City / Town:	Willimantic

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

Number of Units:	78
Total Square Feet:	64,133
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$100,651
Annual Replacement Reserve Contribution:	\$15,596
Additional Misc. Contribution:	\$0

	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	17,328	12,072	12,434	1,639	6,368	1,739	1,791	1,845	7,167	1,957	2,016	2,076	8,067	2,203	2,269	2,337	9,079	2,479	2,554	2,630	0
2	Building Exterior	0	0	30,726	18,473	19,027	19,598	87,218	100,605	83,020	93,035	12,631	17,577	20,708	0	0	0	122,739	146,899	136,397	140,489	134,288	6,756	0
3	Roofing	0	0	61,799	63,653	65,563	67,529	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	Lobby - Mail Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	Community Room	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	Common Hallways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7	Common Stairways	0	0	0	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	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10	Building Boilers	0	0	8,265	8,513	8,768	9,031	9,302	9,581	34,860	35,906	29,392	30,273	31,182	32,117	33,081	34,073	35,095	36,148	37,232	38,349	39,500	40,685	0
11	Building Mechanical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	Building Electrical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13	Building Elevator	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	Building Structural	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	Unit Living	0	0	10,518	10,834	11,159	11,493	11,838	12,193	12,559	12,936	13,324	13,724	14,135	14,559	14,996	15,446	15,909	16,387	16,878	17,385	17,906	18,443	0
16	Unit Kitchens	0	0	29,939	30,837	31,762	32,715	10,399	8,363	4,700	4,841	4,986	17,661	22,105	22,768	23,451	24,154	24,879	6,132	6,316	6,506	6,701	6,902	0
17	Unit Bathrooms	0	0	17,334	17,854	18,390	18,941	19,510	15,864	16,339	16,830	17,334	17,855	14,885	15,332	15,792	16,265	16,753	2,240	2,308	2,377	2,448	2,522	0
18	Unit Electrical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19	Unit Mechanical	0	0	45,599	46,967	48,376	2,629	2,708	2,789	2,873	42,995	44,285	45,614	3,233	3,330	3,430	3,533	52,879	54,465	56,099	3,977	4,096	4,219	0
20	Annual Planned Expenditures	0	0	221,508	209,202	215,478	163,577	147,343	151,135	156,143	208,387	129,119	144,660	108,265	90,183	98,817	95,675	270,524	264,608	264,310	211,561	207,493	82,157	0
21	Annual Provision (indexed at 3%)			15,596	16,064	16,546	17,043	17,554	18,080	18,623	19,182	19,757	20,350	20,960	21,589	22,237	22,904	23,591	24,299	25,028	25,778	26,552	27,348	
22	Outside Capital			3,003,000																				
23	Cumulative Reserve Balance	100,651	100,651	2,897,739	2,704,601	2,505,669	2,359,135	2,229,346	2,096,292	1,958,772	1,769,567	1,660,204	1,535,894	1,448,590	1,379,996	1,303,416	1,230,645	983,712	743,402	504,120	318,338	137,397	82,588	

Site Improvements

Owner Sponsor Name:	Willimantic Housing Authority
Project Name:	Eastman Curran Terrace
Project City / Town:	Willimantic

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 0, 1900

Number of Units:	78
Total Square Feet:	64,133
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Building Exterior

Owner Sponsor Name:	Willimantic Housing Authority
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Comprehensive Capital Needs Assessment Schedule

Roofing

Owner Sponsor Name:	Willimantic Housing Authority
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Project City / Town:	Willimantic

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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	Chimney					2013				0	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	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	0							
4	Roof Railings					2013				0	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	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	0							
7	Roof - Single-ply Membrane					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	Roof - Asphalt Shingle	184,196		30	30	2013				46,049	47,430	48,853	50,319	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	Chimney	63,000		63	40	2013				15,750	16,223	16,709	17,210	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	61,799	63,653	65,563	67,529	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
28	Cumulative Reserve Balance							100,651		100,651	2,897,739	2,704,601	2,505,669	2,359,135	2,229,346	2,096,292	1,958,772	1,769,567	1,660,204	1,535,894	1,448,590	1,379,996	1,303,416	1,230,645	983,712	743,402	504,120	318,338	137,397	82,588						

Lobby / Mail Area

Owner Sponsor Name:	Willimantic Housing Authority
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Project City / Town:	Willimantic

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[illegible]

Community Room

Owner Sponsor Name:	Willimantic Housing Authority
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Common Stairways

Number of Units:	78
Total Square Feet:	64,133
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13126 - Eastman - SS 3/27/2013

Common Laundry

Number of Units:	78
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Comprehensive Capital Needs Assessment Schedule

Common Area Restrooms

Owner Sponsor Name:	Willimantic Housing Authority
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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	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	Sinks					2013				0	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	0						
5	Partitions					2013				0	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	0						
7	Floor					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	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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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					
28	Cumulative Reserve Balance							100,651		100,651	2,897,739	2,704,601	2,505,669	2,359,135	2,229,346	2,096,292	1,958,772	1,769,567	1,660,204	1,535,894	1,448,590	1,379,996	1,303,416	1,230,645	983,712	743,402	504,120	318,338	137,397	82,588						

Building Boilers

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Comprehensive Capital Needs Assessment Schedule

Building Mechanical

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											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Building Fire Suppression					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Building Heating Distribution					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Domestic Hot / Cold Water Dist.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Building Sanitary Waste & Vent.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Make-Up Air Unit					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Ventilation & Exhaust					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Air Handling Units					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						100,651	100,651	2,897,739	2,704,601	2,505,669	2,359,135	2,229,346	2,096,292	1,958,772	1,769,567	1,660,204	1,535,894	1,448,590	1,379,996	1,303,416	1,230,645	983,712	743,402	504,120	318,338	137,397	82,588							

Building Electrical

Owner Sponsor Name:	Willimantic Housing Authority
Project Name:	Eastman Curran Terrace
Project City / Town:	Willimantic

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 0, 1900

Number of Units:	78
Total Square Feet:	64,133
Default Inflation Rate:	3.0%

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Building Elevator

Owner Sponsor Name:	Willimantic Housing Authority
Project Name:	Eastman Curran Terrace
Project City / Town:	Willimantic

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 0, 1900

Number of Units:	78
Total Square Feet:	64,133
Default Inflation Rate:	3.0%

[illegible]

Building Structural

Number of Units:	78
Total Square Feet:	64,133
Default Inflation Rate:	3.0%

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Unit Living

Number of Units:	78
Total Square Feet:	64,133
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Unit Bathrooms

Owner Sponsor Name:	Willimantic Housing Authority
Project Name:	Eastman Curran Terrace
Project City / Town:	Willimantic

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 0, 1900

Number of Units:	78
Total Square Feet:	64,133
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	Ceiling					2013					0	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	0						
4	Toilet					2013					0	0	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	0						
6	Floor					2013					0	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	0						
8	Lighting Features					2013					0	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	0						
10	GFI Outlet					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	Flooring (VCT)	14,380		varies	15	2013					1,438	1,481	1,526	1,571	1,618	1,667	1,717	1,769	1,822	1,876	0	0	0	0	0	2,240	2,308	2,377	2,448	2,522						
18	Tubs	134,160		30	25	2013					8,944	9,212	9,489	9,773	10,067	10,369	10,680	11,000	11,330	11,670	12,020	12,381	12,752	13,135	13,529	0	0	0	0	0						
19	Sinks	31,980		30	30	2013					2,132	2,196	2,262	2,330	2,400	2,472	2,546	2,622	2,701	2,782	2,865	2,951	3,040	3,131	3,225	0	0	0	0	0						
20	Medicine Cabinets	18,252		30	25	2013					3,650	3,760	3,872	3,988	4,108	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21	Exhaust Fans	11,700		varies	20	2013					1,170	1,205	1,241	1,278	1,317	1,356	1,397	1,439	1,482	1,527	0	0	0	0	0	0	0	0	0	0						
22																																				
23																																				
24																																				
25																																				
26																																				
27	Annual Planned Expenditures							0		0	17,334	17,854	18,390	18,941	19,510	15,864	16,339	16,830	17,334	17,855	14,885	15,332	15,792	16,265	16,753	2,240	2,308	2,377	2,448	2,522	0					
28	Cumulative Reserve Balance							100,651		100,651	2,897,739	2,704,601	2,505,669	2,359,135	2,229,346	2,096,292	1,958,772	1,769,567	1,660,204	1,535,894	1,448,590	1,379,996	1,303,416	1,230,645	983,712	743,402	504,120	318,338	137,397	82,588						

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Willimantic Housing Authority
Project Name:	Eastman Curran Terrace
Project City / Town:	Willimantic

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 0, 1900

Number of Units:	78
Total Square Feet:	64,133
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceilings					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Cabinets					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Countertops					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Sink					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Kitchen Exhaust Fan					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	GFI Outlet					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Vent Hood					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Refrigerators					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Stove					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Range					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Dishwasher					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Disposal					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Floors	59,035		varies	15	2013			3,936	4,054	4,176	4,301	4,430	4,563	4,700	4,841	4,986	5,136	5,290	5,448	5,612	5,780	5,954	6,132	6,316	6,506	6,701	6,902							
18	Cabinets	82,800		30	25	2013			20,700	21,321	21,961	22,619	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Countertops	24,685		varies	10	2020			2,025	2,086	2,148	2,213	2,279	0	0	0	0	0	3,913	4,031	4,152	4,276	4,405	0	0	0	0	0	0						
20	Rangehoods	19,670		30	25	2013			3,278	3,376	3,478	3,582	3,689	3,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21	Cabinets	57,600		<10	20	2022			0	0	0	0	0	0	0	0	0	12,526	12,902	13,289	13,687	14,098	14,521	0	0	0	0	0	0						
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	29,939	30,837	31,762	32,715	10,399	8,363	4,700	4,841	4,986	17,661	22,105	22,768	23,451	24,154	24,879	6,132	6,316	6,506	6,701	6,902	0				
28	Cumulative Reserve Balance							100,651		100,651	2,897,739	2,704,601	2,505,669	2,359,135	2,229,346	2,096,292	1,958,772	1,769,567	1,660,204	1,535,894	1,448,590	1,379,996	1,303,416	1,230,645	983,712	743,402	504,120	318,338	137,397	82,588					

Unit Electrical

Number of Units:	78
Total Square Feet:	64,133
Default Inflation Rate:	3.0%

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Unit Mechanical

Number of Units:	78
Total Square Feet:	64,133
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							
2	Unit Temperature Controls					2013				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							
4	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Radiators	48,125		varies	25	2013				2,406	2,478	2,553	2,629	2,708	2,789	2,873	2,959	3,048	3,139	3,233	3,330	3,430	3,533	3,639	3,748	3,861	3,977	4,096	4,219						
18	Smoke Detectors (Replace Existing)	39,900		varies	7	2013				13,300	13,699	14,110	0	0	0	0	16,357	16,848	17,353	0	0	0	0	20,117	20,721	21,343	0	0	0						
19	Smoke Detectors (Add to Bedrooms)	50,740		ADD	7	2013				16,913	17,420	17,943	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	Smoke Detectors (Future replacement of bedroom units)	32,680		0	7	2020				0	0	0	0	0	0	13,397	13,799	14,213	0	0	0	0	16,477	16,971	17,480	0	0	0							
21	Carbon Monoxide Detectors	38,940		ADD	7	2013				12,980	13,369	13,770	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
22	Carbon Monoxide Detectors	25,080		0	7	2013				0	0	0	0	0	0	0	10,282	10,590	10,908	0	0	0	0	12,645	13,025	13,415	0	0	0						
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	45,599	46,967	48,376	2,629	2,708	2,789	2,873	42,995	44,285	45,614	3,233	3,330	3,430	3,533	52,879	54,465	56,099	3,977	4,096	4,219	0						
28	Cumulative Reserve Balance						100,651	100,651	2,897,739	2,704,601	2,505,669	2,359,135	2,229,346	2,096,292	1,958,772	1,769,567	1,660,204	1,535,894	1,448,590	1,379,996	1,303,416	1,230,645	983,712	743,402	504,120	318,338	137,397	82,588							

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.