

# *CHFA* Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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and

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Hevrin Terrace

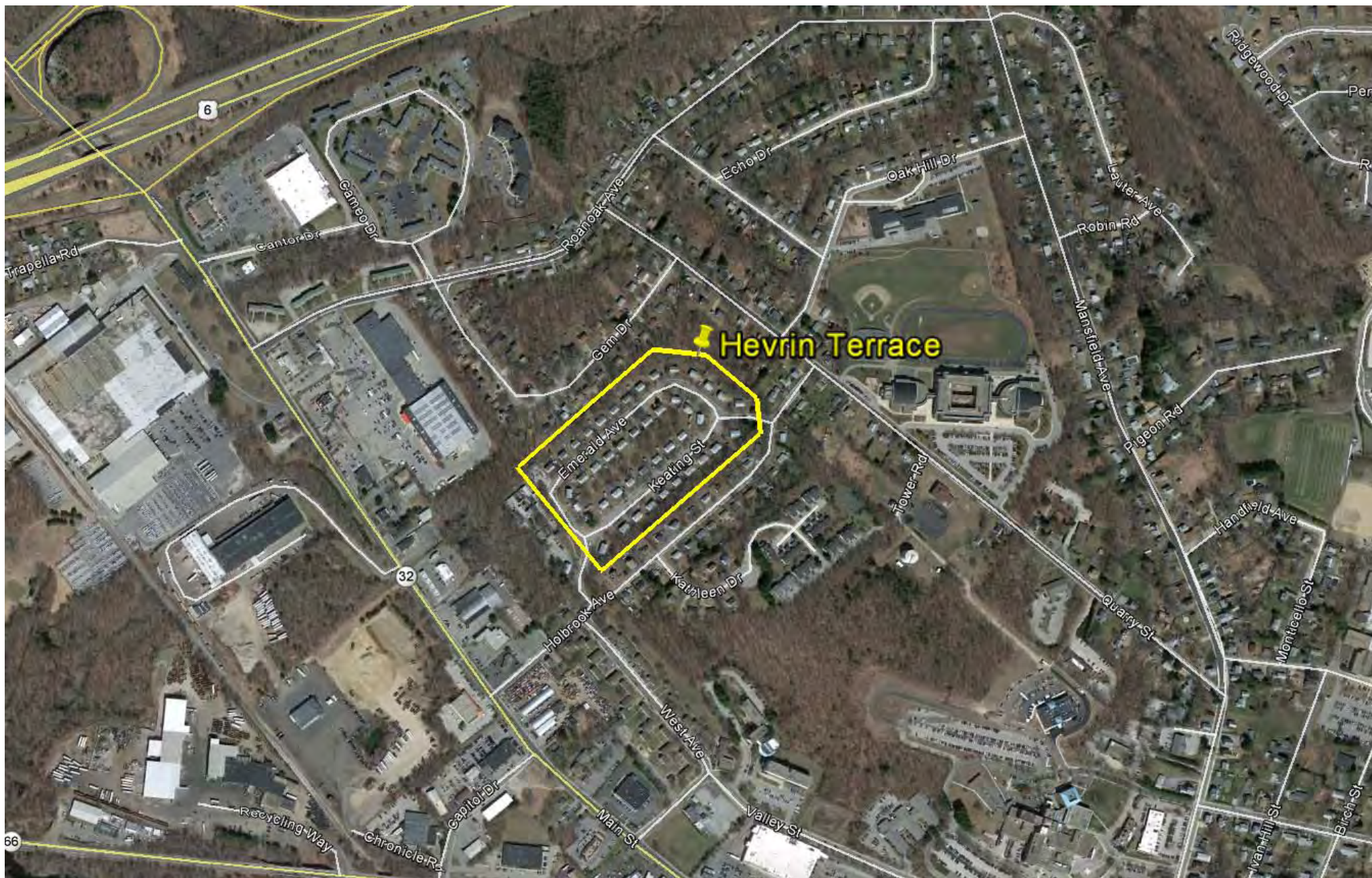
CHFA # 86013D

Willimantic Housing Authority  
Willimantic, CT

August 2, 2013

*Final Report*

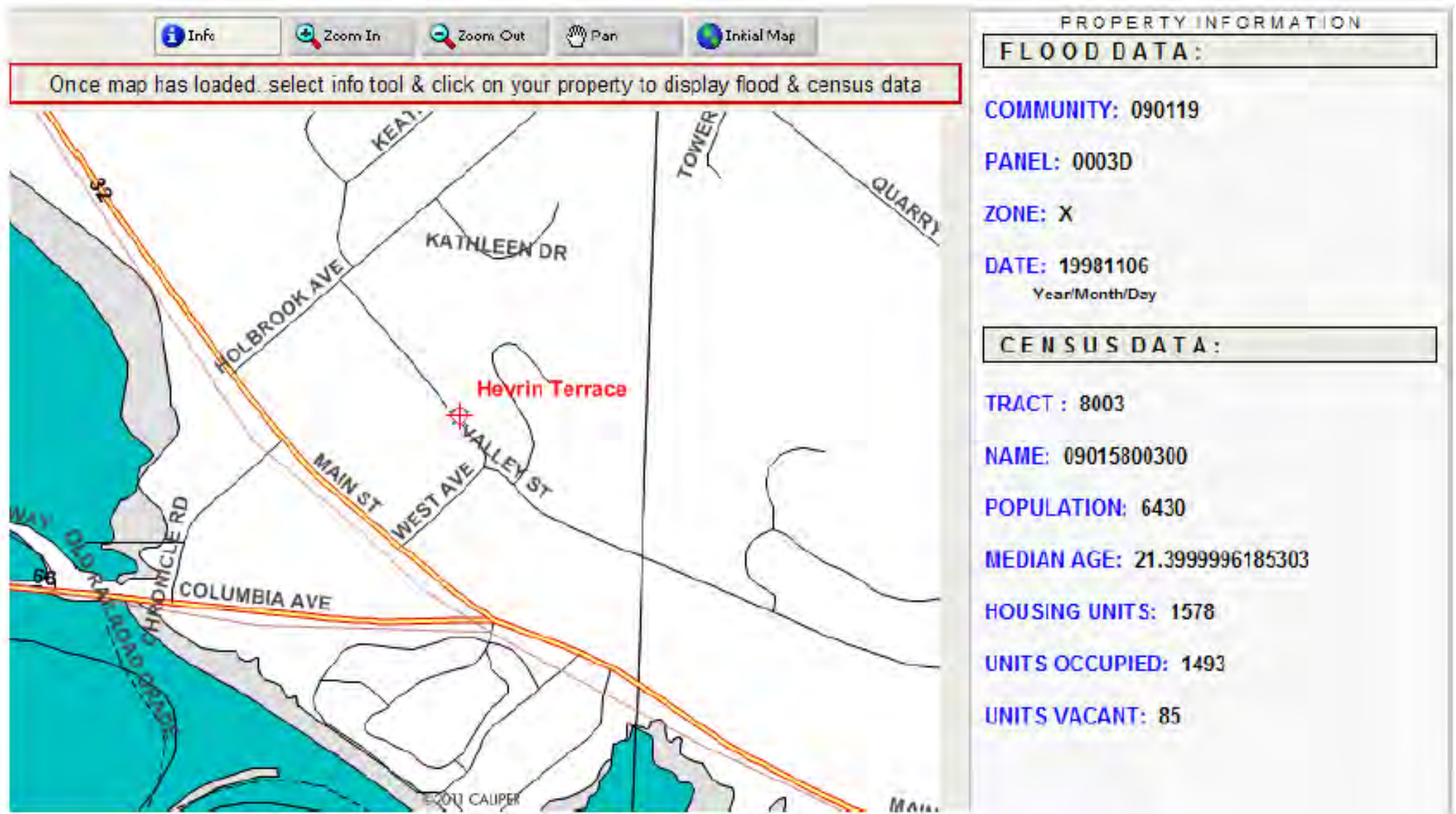




## Hevrin Terrace

Emerald Avenue & Keating Street  
Willimantic, CT 06226





## Hevrin Terrace

Emerald Avenue & Keating Street  
Willimantic, CT 06226

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

## Executive Summary

### Hevrin Terrace

Willimantic, CT

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**Hevrin Terrace** is a residential development for families that is comprised of 45 residential buildings. The development includes 60 two-bedroom units and 30 three-bedroom units. Original construction of the development dates to 1950; and it was renovated in phases over the past fifteen years.

Overall the development is in good condition. As shown on the attached capital needs worksheets, the development is seen facing significant capital expenditures in the mid and later years of the assessment period. Based on these projections, the development is seen as requiring an adjustment to current replacement reserve funding and/or an infusion of additional capital beginning in Year 8 of the plan.

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

- Asphalt parking areas and walkways exhibit age wear and surface cracks. Replacement of the asphalt parking areas and walkways is shown in Year 1. Future maintenance cycles of crack-filling and seal-coating are shown in Years 5, 11, and 17.
- Concrete porch landings and steps throughout the buildings are in fair condition, with age and spalling conditions evident throughout these concrete areas. Allowances for concrete repairs are shown beginning in Year 1 and continuing throughout the plan.
- Chain link fencing throughout the grounds is covered with overgrown vegetation. An allowance to replace the chain link fencing is shown in Year 6.
- An allowance for replacement of the unit entry, laundry room, and storage room doors is shown beginning in Year 5, over a three year period.

- Replacement of the windows, siding, shutters, gutters, and downspouts is shown beginning in Year 7, over a three year period. An allowance for painting of the exterior storage sheds and building wood soffit areas is shown in Years 1 and 13, over a two year period.
- Replacement of the storage shed roofs is shown in Year 1. Allowances for replacement of the residential building roofs is shown beginning in Year 15, over a three year period.
- In-unit door upgrades, vinyl floor coverings (stairways/halls and bedrooms are hardwood floors) bathroom fixtures, and kitchen cabinet replacement (with the exception of the kitchen ranges and refrigerators, which are owned by the residents) are shown beginning in Year 1 and continue throughout the plan with the majority of the improvements shown beginning in Year 5, over a five year period.
- Due to the age of the property and buildings, none of the units are handicap accessible. Existing construction prevents practical remodeling efforts to obtain conformance with accessibility standards.

Additional Notes:

1. The Physical Assessment of the property was conducted on July 11<sup>th</sup>, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Jerome Hagerty. We would like to thank Kim Haddad and Bruce Borders 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. Asphalt parking area; cracked



2. Asphalt walkway; spalled and damaged



3. Concrete porch



4. Concrete steps

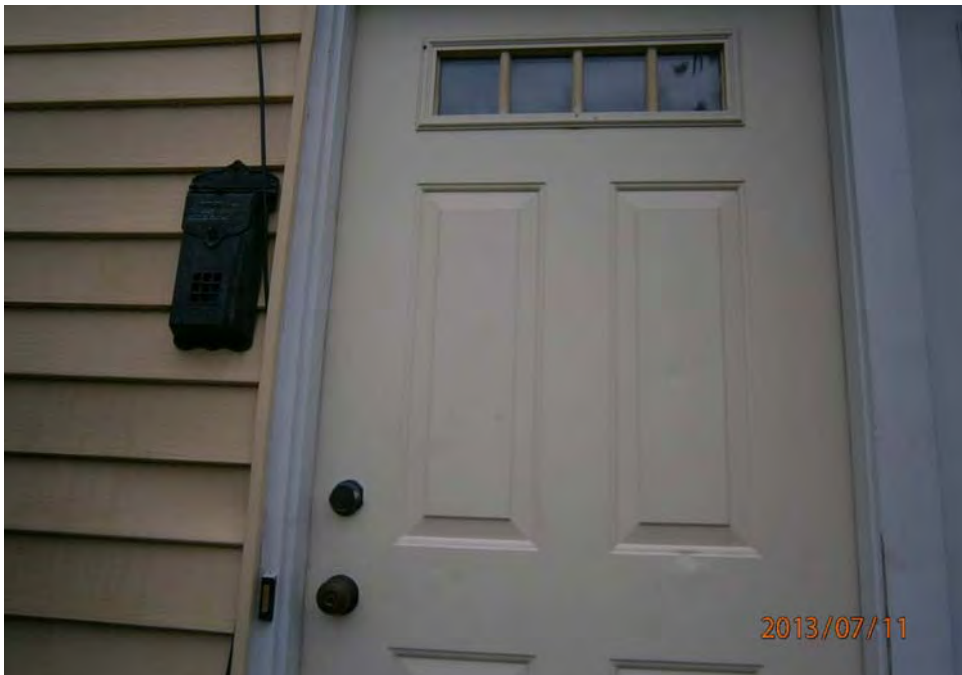




5. Chain link fence



6. Typical duplex building



7. Unit entry door



8. Unit entry door with rust





9. Unit storm door



10. Unit utility room door



11. Vinyl shutter; damaged



12. Typical exterior storage building





13. Unit entry door light fixture



14. Building light fixture



15. Typical vinyl double hung window



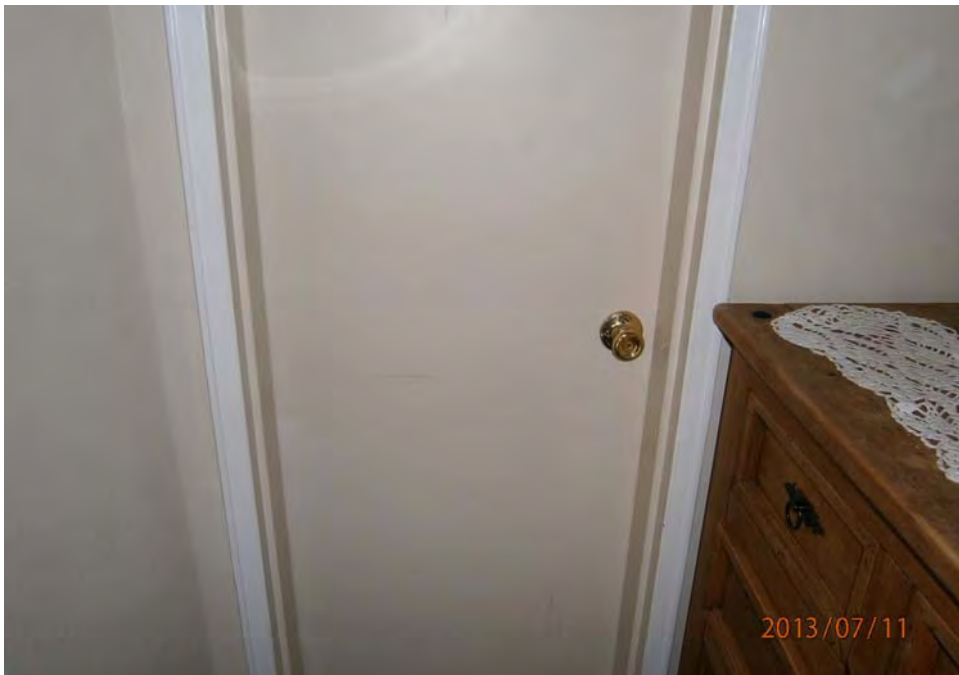
16. Typical unit living room



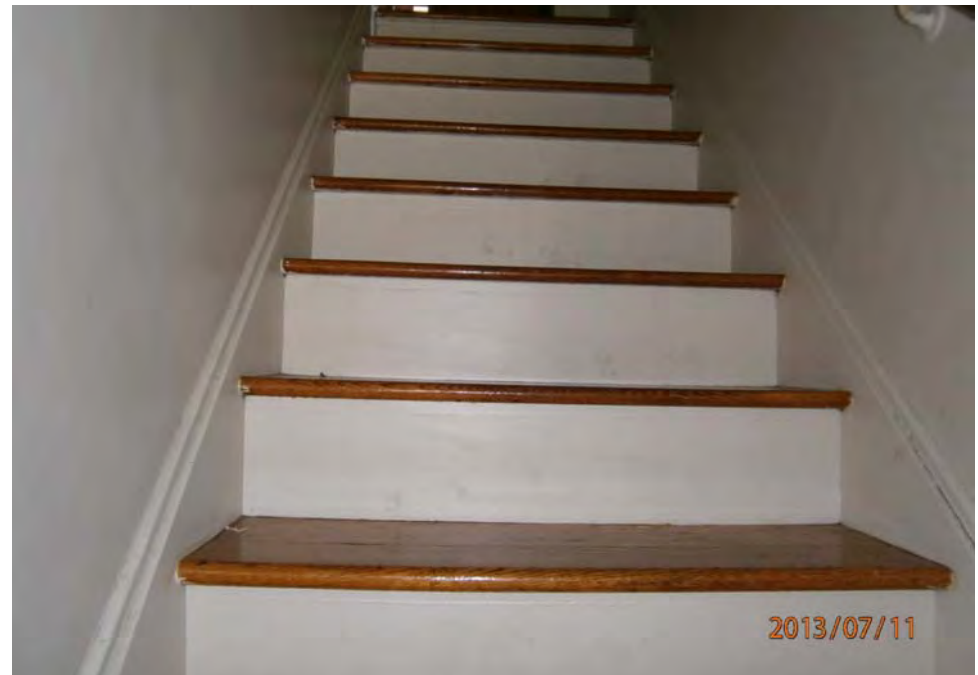
17. Typical unit kitchen



18. Unit closet door



19. Unit interior door



20. Unit stairway





21. Unit hardwood floor



22. Typical unit bathroom



23. Typical unit boiler



24. Unit circuit breaker panel

Comprehensive Capital Needs Assessment Schedule

Summary

|                      |                               |
|----------------------|-------------------------------|
| Owner Sponsor Name:  | Willimantic Housing Authority |
| Project Name:        | Hevrin Terrace                |
| Project City / Town: | Willimantic, CT               |

|                        |                 |
|------------------------|-----------------|
| Current Year:          | 2013            |
| Budget Effective Date: | January 1, 2013 |
| Report Date:           | July 16, 2013   |

|                         |        |
|-------------------------|--------|
| Number of Units:        | 90     |
| Total Square Feet:      | 91,512 |
| Default Inflation Rate: | 3.0%   |

|  |             |
|--|-------------|
| Beginning Replacement Reserve Balance:   | \$1,689,106 |
| Annual Replacement Reserve Contribution: | \$77,426    |
| 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         | 104,291   | 1,519     | 1,565     | 1,612     | 20,947    | 16,404    | 1,761   | 1,814     | 1,868   | 1,925   | 25,011  | 2,042   | 2,103   | 2,166   | 2,231   | 2,298   | 29,865  | 2,438   | 2,511   | 2,586   | 0              |  |
| 2  | Building Exterior                | 0                                  | 0         | 33,842    | 11,991    | 0         | 0         | 99,607    | 102,595   | 625,260 | 535,176   | 551,231 | 0       | 0       | 0       | 16,599  | 17,097  | 0       | 0       | 0       | 0       | 0       | 0       | 0              |  |
| 3  | Roofing                          | 0                                  | 0         | 28,800    | 0         | 0         | 0         | 0         | 0         | 17,714  | 18,245    | 18,793  | 0       | 0       | 0       | 0       | 0       | 161,545 | 166,391 | 171,383 | 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         | 0         | 0         | 0         | 0         | 0         | 0         | 0       | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0              |  |
| 11 | Building Mechanical              | 0                                  | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0       | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0              |  |
| 12 | Building Electrical              | 0                                  | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0       | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0              |  |
| 13 | Building Elevator                | 0                                  | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0       | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0              |  |
| 14 | Building Structural              | 0                                  | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0       | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0              |  |
| 15 | Unit Living                      | 0                                  | 0         | 6,825     | 7,030     | 7,241     | 7,458     | 7,682     | 7,912     | 8,149   | 29,130    | 30,004  | 30,903  | 31,830  | 32,785  | 9,731   | 10,023  | 10,323  | 10,633  | 10,592  | 11,281  | 11,619  | 11,698  | 0              |  |
| 16 | Unit Kitchens                    | 0                                  | 0         | 8,100     | 8,343     | 8,593     | 8,851     | 93,395    | 86,806    | 89,411  | 92,093    | 94,856  | 0       | 0       | 0       | 0       | 0       | 10,210  | 23,136  | 23,830  | 24,545  | 25,281  | 14,203  | 0              |  |
| 17 | Unit Bathrooms                   | 0                                  | 0         | 1,800     | 1,854     | 1,910     | 1,967     | 2,026     | 0         | 0       | 0         | 0       | 67,522  | 69,546  | 71,634  | 73,783  | 75,997  | 0       | 2,804   | 2,888   | 2,975   | 3,064   | 3,156   | 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         | 0         | 0         | 0         | 0         | 0         | 0         | 0       | 0         | 0       | 0       | 0       | 0       | 83,407  | 85,909  | 88,486  | 91,141  | 93,875  | 0       | 0       | 0       | 0              |  |
| 20 | Annual Planned Expenditures      | 0                                  | 0         | 183,658   | 30,737    | 19,309    | 19,888    | 223,657   | 213,717   | 742,295 | 676,458   | 696,752 | 100,350 | 126,387 | 106,461 | 185,623 | 191,192 | 272,795 | 296,403 | 332,433 | 41,239  | 42,475  | 31,643  | 0              |  |
| 21 | Annual Provision (indexed at 3%) |                                    |           | 77,426    | 79,749    | 82,141    | 84,605    | 87,144    | 89,758    | 92,451  | 95,224    | 98,081  | 101,023 | 104,054 | 107,176 | 110,391 | 113,703 | 117,114 | 120,627 | 124,246 | 127,973 | 131,813 | 135,767 |                |  |
| 22 | Outside Capital                  |                                    |           |           |           |           |           |           |           |         | 1,100,000 |         |         |         |         |         |         |         |         |         |         |         |         |                |  |
| 23 | Cumulative Reserve Balance       | 1,689,106                          | 1,689,106 | 1,582,874 | 1,631,886 | 1,694,718 | 1,759,436 | 1,622,922 | 1,498,963 | 849,119 | 1,367,885 | 769,214 | 769,888 | 747,555 | 748,269 | 673,037 | 595,548 | 439,867 | 264,091 | 55,904  | 142,638 | 231,976 | 336,100 |                |  |



## Site Improvements

|                         |        |
|-------------------------|--------|
| Number of Units:        | 90     |
| Total Square Feet:      | 91,512 |
| Default Inflation Rate: | 3.0%   |

13470 - Hevrin Terrace - PRELIM SS 7/17/2013

## Building Exterior

|                      |                               |
|----------------------|-------------------------------|
| Owner Sponsor Name:  | Willimantic Housing Authority |
| Project Name:        | Hevrin Terrace                |
| Project City / Town: | Willimantic, CT               |

|                        |                 |
|------------------------|-----------------|
| Current Year:          | 2013            |
| Budget Effective Date: | January 1, 2013 |
| Report Date:           | July 16, 2013   |

|                         |        |
|-------------------------|--------|
| Number of Units:        | 90     |
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## Roofing

|                      |                               |
|----------------------|-------------------------------|
| Owner Sponsor Name:  | Willimantic Housing Authority |
| Project Name:        | Hevrin Terrace                |
| Project City / Town: | Willimantic, CT               |

|                        |                 |
|------------------------|-----------------|
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| Budget Effective Date: | January 1, 2013 |
| Report Date:           | July 16, 2013   |

|                         |        |
|-------------------------|--------|
| Number of Units:        | 90     |
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## Lobby / Mail Area

|                      |                               |
|----------------------|-------------------------------|
| Owner Sponsor Name:  | Willimantic Housing Authority |
| Project Name:        | Hevrin Terrace                |
| Project City / Town: | Willimantic, CT               |

|                        |                 |
|------------------------|-----------------|
| Current Year:          | 2013            |
| Budget Effective Date: | January 1, 2013 |
| Report Date:           | July 16, 2013   |

|                         |        |
|-------------------------|--------|
| Number of Units:        | 90     |
| Total Square Feet:      | 91,512 |
| Default Inflation Rate: | 3.0%   |

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## Community Room

|                         |        |
|-------------------------|--------|
| Number of Units:        | 90     |
| Total Square Feet:      | 91,512 |
| Default Inflation Rate: | 3.0%   |

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## Common Hallways

|                      |                               |
|----------------------|-------------------------------|
| Owner Sponsor Name:  | Willimantic Housing Authority |
| Project Name:        | Hevrin Terrace                |
| Project City / Town: | Willimantic, CT               |

|                        |                 |
|------------------------|-----------------|
| Current Year:          | 2013            |
| Budget Effective Date: | January 1, 2013 |
| Report Date:           | July 16, 2013   |

|                         |        |
|-------------------------|--------|
| Number of Units:        | 90     |
| Total Square Feet:      | 91,512 |
| Default Inflation Rate: | 3.0%   |

[illegible]



## Common Stairways

|                         |        |
|-------------------------|--------|
| Number of Units:        | 90     |
| Total Square Feet:      | 91,512 |
| Default Inflation Rate: | 3.0%   |

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## Common Laundry

|                         |        |
|-------------------------|--------|
| Number of Units:        | 90     |
| Total Square Feet:      | 91,512 |
| Default Inflation Rate: | 3.0%   |

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## Common Area Restrooms

|                      |                               |
|----------------------|-------------------------------|
| Owner Sponsor Name:  | Willimantic Housing Authority |
| Project Name:        | Hevrin Terrace                |
| Project City / Town: | Willimantic, CT               |

|                        |                 |
|------------------------|-----------------|
| Current Year:          | 2013            |
| Budget Effective Date: | January 1, 2013 |
| Report Date:           | July 16, 2013   |

|                         |        |
|-------------------------|--------|
| Number of Units:        | 90     |
| Total Square Feet:      | 91,512 |
| Default Inflation Rate: | 3.0%   |

[illegible]

## Comprehensive Capital Needs Assessment Schedule

## Building Boilers

|                      |                               |
|----------------------|-------------------------------|
| Owner Sponsor Name:  | Willimantic Housing Authority |
| Project Name:        | Hevrin Terrace                |
| Project City / Town: | Willimantic, CT               |

|                        |                 |
|------------------------|-----------------|
| Current Year:          | 2013            |
| Budget Effective Date: | January 1, 2013 |
| Report Date:           | July 16, 2013   |

|                         |        |
|-------------------------|--------|
| Number of Units:        | 90     |
| Total Square Feet:      | 91,512 |
| Default Inflation Rate: | 3.0%   |

[illegible]



## Building Mechanical

|                         |        |
|-------------------------|--------|
| Number of Units:        | 90     |
| Total Square Feet:      | 91,512 |
| Default Inflation Rate: | 3.0%   |

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## Building Electrical

|                      |                               |
|----------------------|-------------------------------|
| Owner Sponsor Name:  | Willimantic Housing Authority |
| Project Name:        | Hevrin Terrace                |
| Project City / Town: | Willimantic, CT               |

|                        |                 |
|------------------------|-----------------|
| Current Year:          | 2013            |
| Budget Effective Date: | January 1, 2013 |
| Report Date:           | July 16, 2013   |

|                         |        |
|-------------------------|--------|
| Number of Units:        | 90     |
| Total Square Feet:      | 91,512 |
| Default Inflation Rate: | 3.0%   |

[illegible]



## Building Elevator

|                      |                               |
|----------------------|-------------------------------|
| Owner Sponsor Name:  | Willimantic Housing Authority |
| Project Name:        | Hevrin Terrace                |
| Project City / Town: | Willimantic, CT               |

|                        |                 |
|------------------------|-----------------|
| Current Year:          | 2013            |
| Budget Effective Date: | January 1, 2013 |
| Report Date:           | July 16, 2013   |

|                         |        |
|-------------------------|--------|
| Number of Units:        | 90     |
| Total Square Feet:      | 91,512 |
| Default Inflation Rate: | 3.0%   |

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## Building Structural

|                         |        |
|-------------------------|--------|
| Number of Units:        | 90     |
| Total Square Feet:      | 91,512 |
| Default Inflation Rate: | 3.0%   |

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## Unit Living

|                         |        |
|-------------------------|--------|
| Number of Units:        | 90     |
| Total Square Feet:      | 91,512 |
| Default Inflation Rate: | 3.0%   |

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Comprehensive Capital Needs Assessment Schedule

Unit Bathrooms

|                      |                               |
|----------------------|-------------------------------|
| Owner Sponsor Name:  | Willimantic Housing Authority |
| Project Name:        | Hevrin Terrace                |
| Project City / Town: | Willimantic, CT               |

|                        |                 |
|------------------------|-----------------|
| Current Year:          | 2013            |
| Budget Effective Date: | January 1, 2013 |
| Report Date:           | July 16, 2013   |

|                         |        |
|-------------------------|--------|
| Number of Units:        | 90     |
| Total Square Feet:      | 91,512 |
| 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 | VCT   | 9,000                          |                                   | 20          | 15                         | 2013                     |                              |           |      | 1,800     | 1,854     | 1,910     | 1,967     | 2,026     | 0         | 0         | 0       | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 2,804   | 2,888   | 2,975  | 3,064   | 3,156   |         |                |  |  |  |  |
| 18 | Toilets   | 24,750                         |                                   | 20          | 30                         | 2022                     |                              |           |      | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0       | 6,459     | 6,652   | 6,852   | 7,058   | 7,269   | 0       | 0       | 0       | 0       | 0      | 0       | 0       |         |                |  |  |  |  |
| 19 | Sinks   | 33,750                         |                                   | 20          | 30                         | 2022                     |                              |           |      | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0       | 8,807     | 9,071   | 9,344   | 9,624   | 9,913   | 0       | 0       | 0       | 0       | 0      | 0       | 0       |         |                |  |  |  |  |
| 20 | Tubs and Ceramic Tile Walls                         | 157,500                        |                                   | 20          | 30                         | 2022                     |                              |           |      | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0       | 41,100    | 42,333  | 43,603  | 44,911  | 46,259  | 0       | 0       | 0       | 0       | 0      | 0       | 0       |         |                |  |  |  |  |
| 21 | Medicine Cabinets, Exhaust Fans, & Wall Accessories | 42,750                         |                                   | 20          | 30                         | 2022                     |                              |           |      | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0       | 11,156    | 11,490  | 11,835  | 12,190  | 12,556  | 0       | 0       | 0       | 0       | 0      | 0       | 0       |         |                |  |  |  |  |
| 22 |   |                                |                                   |             |                            |                          |                              |           |      |           |           |           |           |           |           |           |         |           |         |         |         |         |         |         |         |         |        |         |         |         |                |  |  |  |  |
| 23 |   |                                |                                   |             |                            |                          |                              |           |      |           |           |           |           |           |           |           |         |           |         |         |         |         |         |         |         |         |        |         |         |         |                |  |  |  |  |
| 24 |   |                                |                                   |             |                            |                          |                              |           |      |           |           |           |           |           |           |           |         |           |         |         |         |         |         |         |         |         |        |         |         |         |                |  |  |  |  |
| 25 |   |                                |                                   |             |                            |                          |                              |           |      |           |           |           |           |           |           |           |         |           |         |         |         |         |         |         |         |         |        |         |         |         |                |  |  |  |  |
| 26 |   |                                |                                   |             |                            |                          |                              |           |      |           |           |           |           |           |           |           |         |           |         |         |         |         |         |         |         |         |        |         |         |         |                |  |  |  |  |
| 27 | Annual Planned Expenditures                         |                                |                                   |             |                            |                          |                              | 0         |      | 0         | 1,800     | 1,854     | 1,910     | 1,967     | 2,026     | 0         | 0       | 0         | 0       | 67,522  | 69,546  | 71,634  | 73,783  | 75,997  | 0       | 2,804   | 2,888  | 2,975   | 3,064   | 3,156   | 0              |  |  |  |  |
| 28 | Cumulative Reserve Balance                          |                                |                                   |             |                            |                          |                              | 1,689,106 |      | 1,689,106 | 1,582,874 | 1,631,886 | 1,694,718 | 1,759,436 | 1,622,922 | 1,498,963 | 849,119 | 1,367,885 | 769,214 | 769,888 | 747,555 | 748,269 | 673,037 | 595,548 | 439,867 | 264,091 | 55,904 | 142,638 | 231,976 | 336,100 |                |  |  |  |  |







## Unit Mechanical

|                      |                               |
|----------------------|-------------------------------|
| Owner Sponsor Name:  | Willimantic Housing Authority |
| Project Name:        | Hevrin Terrace                |
| Project City / Town: | Willimantic, CT               |

|                        |                 |
|------------------------|-----------------|
| Current Year:          | 2013            |
| Budget Effective Date: | January 1, 2013 |
| Report Date:           | July 16, 2013   |

|                         |        |
|-------------------------|--------|
| Number of Units:        | 90     |
| Total Square Feet:      | 91,512 |
| Default Inflation Rate: | 3.0%   |

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## **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.