

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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and

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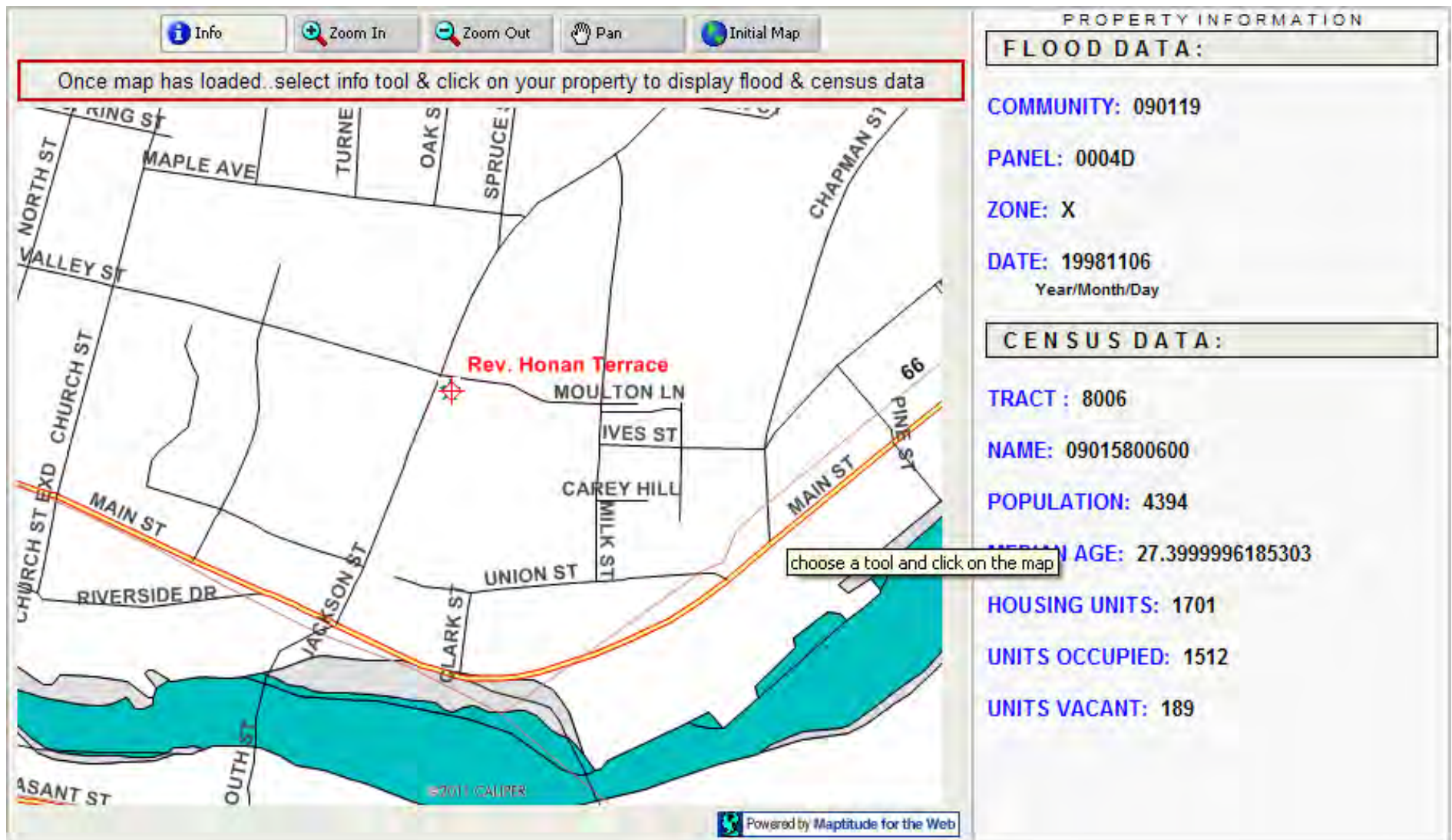
Rev. Honan Terrace
CHFA # 85226D
Willimantic Housing Authority
Windham, CT

April 8, 2013

Final Report



Rev. Honan Terrace
10 Valley Street
Windham, CT 06226



Rev. Honan Terrace

10 Valley Street
Windham, CT 06226

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

Executive Summary

Rev. Honan Terrace

Windham, CT

Rev. Honan Terrace is residential development for the elderly and disabled that is comprised of 8 residential buildings. The development includes 36 efficiency and 14 one-bedroom units. Original construction of the development dates to 1978.

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 parking area is original to the development. The parking area exhibits cracking and settlement. Costs to resurface the parking area are shown in Year 1 of the plan.
- Costs are shown to regard handicap parking spaces and to add compliant curb cuts in Year 1 of the plan. Spaces should be re-stripped with compliant access aisles.
- Windows and doors are original to the development. Costs to replace the windows and doors are shown in the first few Years of the plan.

- The community room, community kitchen, restroom, and laundry room are shown being renovated in the beginning of the plan.
- The existing kitchen cabinets are shown for replacement with ADA compliant design. The restroom dimensions are not sufficient to meet ADA open floor space minimums. Costs are shown to convert the two existing restrooms into one fully compliant unisex restroom. Compliant washer/dry equipment should be requested from the vender and positions to create acceptable floor clearance. The laundry room work surface should be lowered.
- Dwelling units feature original cabinets. Costs are shown to replace cabinets in the first five years of the plan.
- Most bathrooms were observed to be in fair overall condition. That said, the fixtures are original to the property and will require replacement in the near term. Cost to replace the tubs, surrounds, and wall mounted sinks are shown in Years 5 -12 of the plan.
- Costs are shown to replace the 30 gallon electric domestic hot water heaters as needed throughout the plan.
- Costs are shown starting in Year 15 to handle anticipated circuit breaker replacement.
- The property features five barrier free units. Costs are shown to redesign the bathroom layouts to meet ADA floor clearance minimums. Additional costs are shown to install compliant features throughout the unit. A premium is shown to install compliant cabinetry as part of the kitchen renovation.

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*.



View of the property and signage
from Jackson street



View of the asphalt paved parking area



Typical asphalt walkway



Pole mounted site lighting



View of a typical dwelling unit entry way



Example of trim wood rot and brick deterioration typical at building corners.



Gable ends are covered with vinyl siding



Metal doors to unit electric meters and fire alarm panels



View of the community room



One of two public restroom areas



Community Kitchen



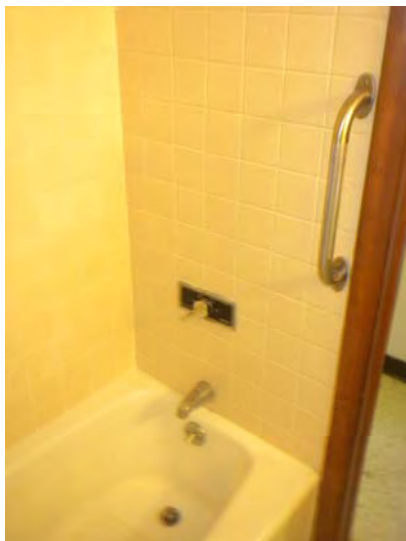
Fire alarm panel



Dwelling unit kitchen area



Typical bathroom layout and fixtures



Original tubs and ceramic tile surrounds



Smoke detectors with horn/strobes report to the fire department



Typical older electric water tank



Typical newer domestic hot water tank replacement



Unit circuit breaker



Recently replaced electric baseboard

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Willimantic Housing Authority
Project Name:	Rev. Honan Terrace
Project City / Town:	Willimantic

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 21, 2013

Number of Units:	50
Total Square Feet:	23,750
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$224,692
Annual Replacement Reserve Contribution:	\$0
Additional Misc. Contribution:	\$0

	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	38,182	1,253	0	0	5,287	8,736	1,452	0	0	6,129	0	1,684	0	0	7,105	0	1,952	0	0	8,236	0
2	Building Exterior	0	0	48,663	42,099	43,362	8,553	8,809	14,059	9,346	9,626	9,915	10,212	56,769	2,280	2,348	2,419	2,491	9,265	2,643	2,722	2,804	2,888	0
3	Roofing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	Lobby - Mail Area	0	0	3,395	0	0	0	0	0	0	0	0	0	417	0	0	0	0	0	0	0	0	0	0
5	Community Room	0	0	8,832	0	0	0	0	0	0	0	0	0	2,233	0	1,575	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	1,143	0	0	0	0	0	0	0	0	0	393	0	0	0	0	0	0	0	0	0	0
9	Common Area Restrooms	0	0	10,000	0	0	0	0	0	0	0	0	367	0	0	0	0	529	0	0	0	0	494	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	32,500	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	52,541	12,917	13,305	13,704	14,115	14,538	14,975	15,424	15,887	16,363	3,125	3,218	3,315	3,414	3,517	19,538	20,125	20,728	21,350	21,991	0
16	Unit Kitchens	0	0	22,733	23,415	24,117	24,841	25,586	5,487	5,651	5,821	5,996	6,175	7,254	7,472	7,696	7,927	8,165	3,479	3,583	3,691	3,802	3,916	0
17	Unit Bathrooms	0	0	4,865	5,011	5,161	5,316	20,529	16,694	17,194	17,710	18,241	18,789	19,352	19,933	1,461	1,505	1,550	1,597	1,645	1,694	1,745	1,797	0
18	Unit Electrical	0	0	3,900	4,017	14,216	4,262	4,389	0	0	0	0	12,395	0	0	0	0	18,529	19,085	34,902	20,247	20,855	0	0
19	Unit Mechanical	0	0	5,833	6,008	6,188	6,374	6,565	6,762	6,965	7,174	7,389	7,611	7,839	8,074	8,316	8,566	8,823	4,414	4,546	4,683	4,823	4,968	0
20	Annual Planned Expenditures	0	0	232,587	94,720	106,350	63,049	85,281	66,276	55,583	55,755	57,428	78,042	97,383	42,661	24,713	23,831	50,710	57,378	69,396	53,765	55,378	44,289	0
21	Annual Provision (indexed at 3%)			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
22	Outside Capital			1,250,000																				
23	Cumulative Reserve Balance	224,692	224,692	1,242,105	1,147,385	1,041,035	977,986	892,705	826,429	770,846	715,091	657,663	579,621	482,238	439,577	414,865	391,033	340,324	282,945	213,549	159,784	104,406	60,116	

Site Improvements

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

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Building Exterior

Number of Units:	50
Total Square Feet:	23,750
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Roofing

Number of Units:	50
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Lobby / Mail Area

Owner Sponsor Name:	Willimantic Housing Authority
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Community Room

Owner Sponsor Name:	Willimantic Housing Authority
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[illegible]

Common Hallways

Number of Units:	50
Total Square Feet:	23,750
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Page 15

Comprehensive Capital Needs Assessment Schedule

Common Stairways

Owner Sponsor Name:	Willimantic Housing Authority
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	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
2	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
3	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
4	Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
5	Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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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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	0				
28	Cumulative Reserve Balance						224,692	224,692	1,242,105	1,147,385	1,041,035	977,986	892,705	826,429	770,846	715,091	657,663	579,621	482,238	439,577	414,865	391,033	340,324	282,945	213,549	159,784	104,406	60,116							

Common Laundry

Number of Units:	50
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Page 17

Common Area Restrooms

Owner Sponsor Name:	Willimantic Housing Authority
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[illegible]

Building Boilers

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Building Mechanical

Number of Units:	50
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13128 - Rev. Honan Terr. SS 3/21/2013

Building Electrical

Owner Sponsor Name:	Willimantic Housing Authority
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Building Elevator

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Building Structural

Number of Units:	50
Total Square Feet:	23,750
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Unit Living

Number of Units:	50
Total Square Feet:	23,750
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[illegible]

Unit Bathrooms

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Unit Kitchens

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Unit Electrical

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Unit Mechanical

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13128 - Rev. Honan Terr. SS 3/21/2013

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.