

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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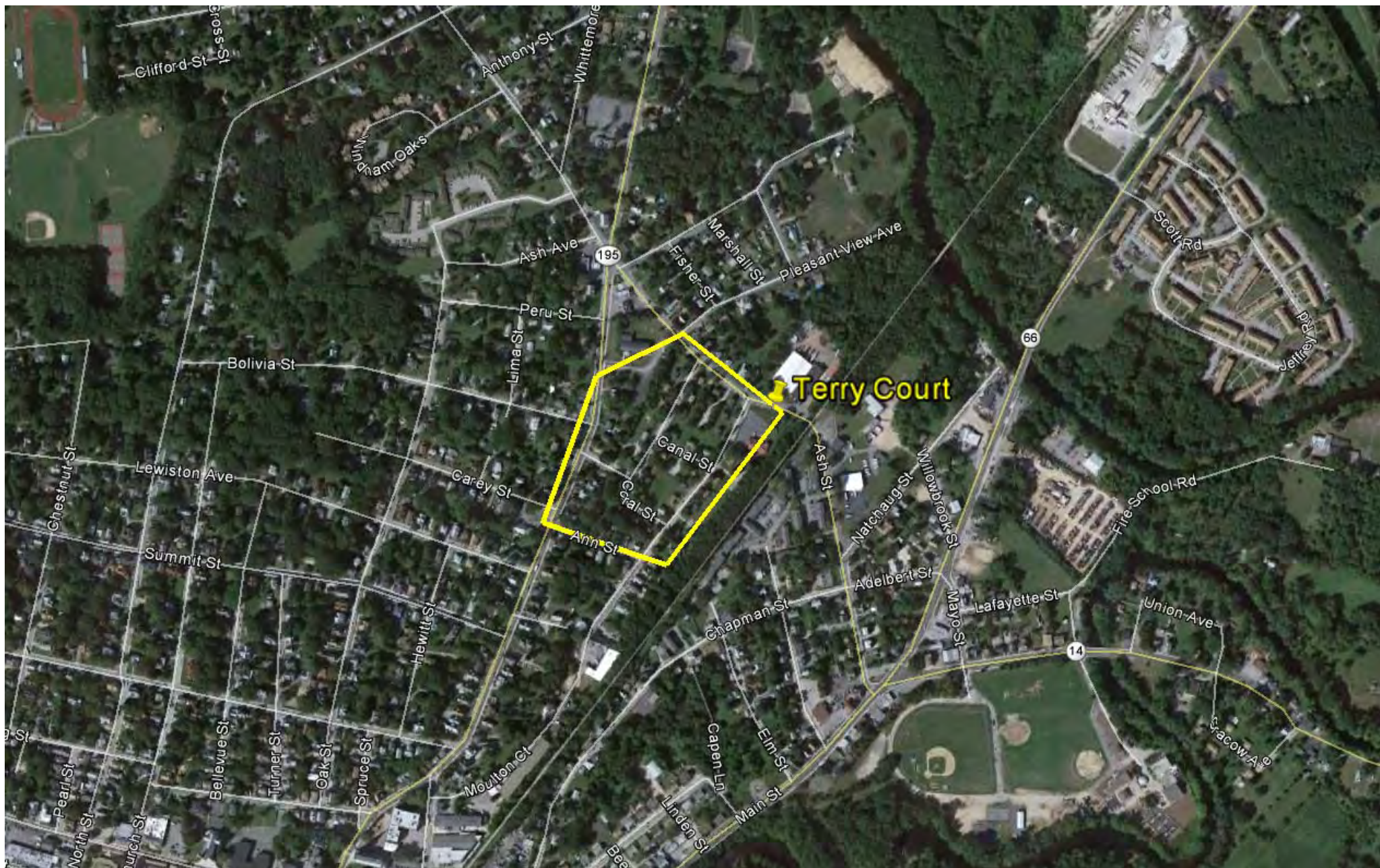
Terry Court

CHFA # 85224Z

Willimantic Housing Authority
Windham, CT

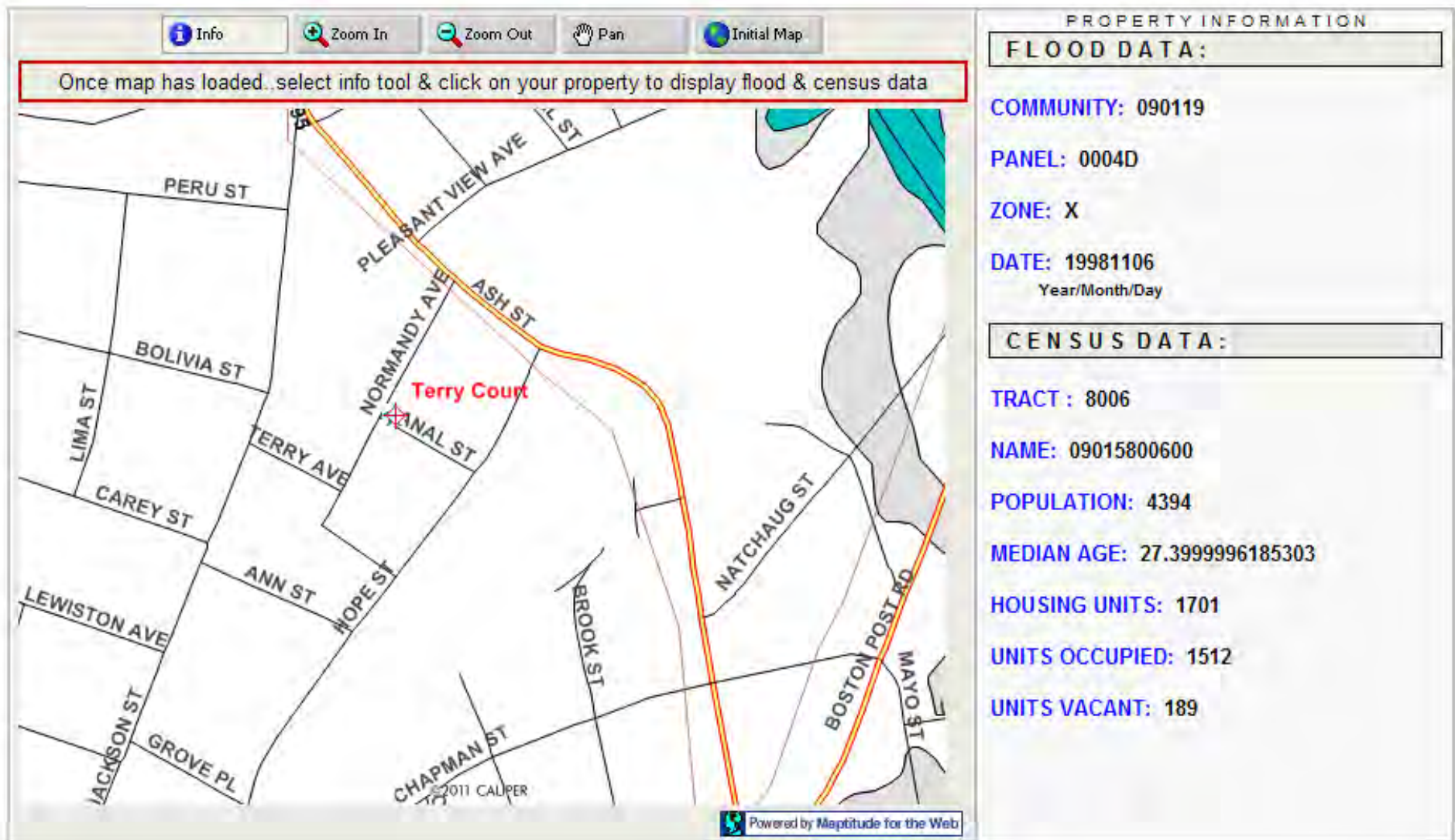
April 8, 2013

Final Report



Terry Court

Jackson, Ann, Canal, Normandy Streets & Terry Avenue
Windham, CT 06226



Terry Court

Jackson, Ann, Canal, Normandy Streets & Terry Avenue
Windham, CT 06226

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

Executive Summary

Terry Court

Windham, CT

Terry Court is residential development for families that is comprised of 34 residential buildings. The development includes 68 two-bedroom units. Original construction of the development dates to 1948 and it was renovated in the early 1990s.

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:

- Asphalt parking areas exhibit cracking and deterioration. Costs to resurface all parking areas are shown in the near term of the plan.
- Building exteriors will require work throughout the plan. Including; power washing vinyl, painting and repair wood trim and posts, window, siding replacement, and masonry repairs.
- The composite shingle roofing was observed to be in fair condition. That said, the roofing is nearing the end of its expected useful life. Costs to replace the roof surfaces are shown over six years starting in Year 2 of the plan.

- Costs to renovate kitchens and bathrooms are shown over the first half of the plan. All appliances are tenant owned and no costs are shown regarding them. Costs are shown to install carbon monoxide detectors on each occupied floor and to install bedroom smoke detectors.
- Each unit is served by a gas fired Weil Mclain boiler and 30 gallon domestic hot water tank. Costs to replace the boilers are shown in Year 2 – 7 of the plan. Domestic hot water tanks are replaced as needed throughout the plan.

Additional Notes:

1. The Physical Assessment of the property was conducted on March 11th 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 asphalt paved parking area



View of a central parking lot area



Front elevation of Building Type 1



Front elevation of Building Type 2



Front elevation of Building Type 3



Front elevation of Building Type 4



Concrete steps at the front entry way to a unit



Typical deterioration of concrete steps at base



Rust noted on steel window lintels



View of a front entry door and storm door



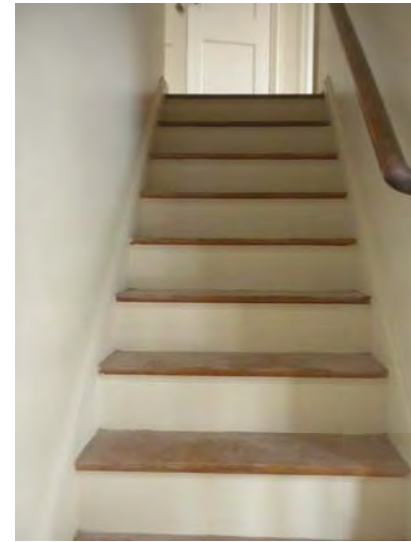
Some concrete steps are pulling away from the building. Note the leaning wood post.



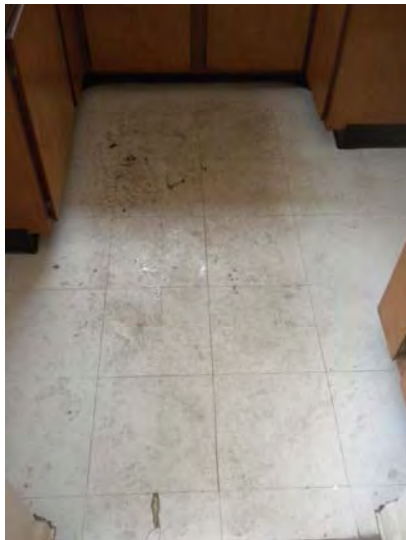
Isolated patches of organic growth were observed under overhanging tree limbs



Living areas feature hardwood flooring throughout



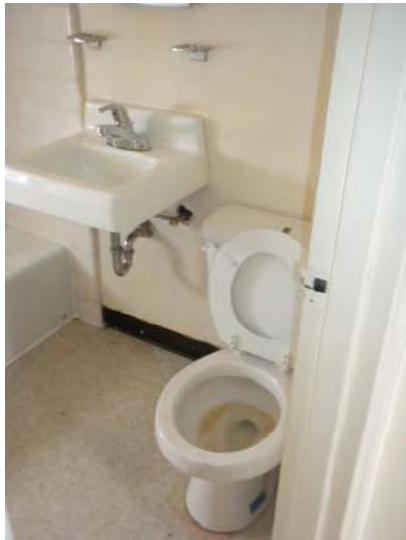
Painted risers and hardwood treads



Kitchens feature VCT flooring



View of the original plywood cabinets with laminated particleboard countertops



Bathrooms feature wall hung sinks and 1.6gpf toilets



View of an original porcelain tubs and ceramic tile tub surrounds



G/E circuit breaker panels are located in bulkhead rooms



Typical domestic hot water and boiler configuration (located in basement)

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Willimantic Housing Authority
Project Name:	Terry Court
Project City / Town:	Windham

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 11, 2013

Number of Units:	68
Total Square Feet:	57,868
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$1,494,700
Annual Replacement Reserve Contribution:	\$0
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	23,032	19,088	19,661	20,250	27,098	7,766	2,626	2,704	2,786	15,844	9,003	3,044	3,135	3,229	18,367	10,437	3,529	3,635	3,744	21,293	0
2	Building Exterior	0	0	36,750	14,178	10,636	10,955	11,283	22,415	93,191	95,987	98,866	101,832	19,842	139,824	144,019	148,340	152,790	196,650	161,494	7,578	7,806	8,040	0
3	Roofing	0	0	2,007	44,679	46,020	47,400	48,822	2,327	2,396	2,468	2,542	2,619	2,697	2,778	2,862	2,947	3,036	3,127	3,221	3,317	3,417	3,519	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	8,467	8,721	8,983	9,252	9,530	9,816	10,110	10,413	10,726	11,048	11,379	11,720	12,072	12,434	12,807	13,191	13,587	13,995	14,415	14,847	0
16	Unit Kitchens	0	0	2,095	36,956	38,065	39,207	40,383	41,595	42,843	2,577	2,654	2,733	0	7,447	7,671	7,901	8,138	11,646	11,995	3,463	3,567	3,674	0
17	Unit Bathrooms	0	0	20,849	21,474	22,119	22,782	23,466	20,859	21,485	22,129	22,793	23,477	1,873	1,930	1,988	2,047	2,109	2,172	2,237	2,304	2,373	2,444	0
18	Unit Electrical	0	0	46,693	27,082	27,894	0	0	0	0	57,426	33,307	34,306	0	0	0	0	70,628	40,964	42,193	0	0	0	0
19	Unit Mechanical	0	0	8,738	53,286	54,885	56,531	58,227	59,974	61,773	10,747	11,069	11,401	640	659	679	699	720	12,872	13,258	13,656	14,066	14,487	0
20	Annual Planned Expenditures	0	0	148,631	225,465	228,261	206,378	218,809	164,750	234,424	204,451	184,743	203,260	45,434	167,402	172,424	177,597	268,594	291,058	251,514	47,947	49,386	68,304	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			2,108,000																				
23	Cumulative Reserve Balance	1,494,700	1,494,700	3,454,069	3,228,604	3,000,343	2,793,965	2,575,156	2,410,406	2,175,982	1,971,531	1,786,788	1,583,528	1,538,094	1,370,692	1,198,267	1,020,670	752,077	461,019	209,505	161,558	112,172	43,868	

Site Improvements

Number of Units:	68
Total Square Feet:	57,868
Default Inflation Rate:	3.0%

Terry Court • Capital Needs Assessment • © On-Site Insight

Building Exterior

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

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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	Exterior Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Glass Doors (Sliders)					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Exterior Walls - Masonry					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Exterior Walls - EIFS					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Ext. Walls - Vinyl Siding					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Ext. Walls - Wood Siding					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Windows					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Exterior Soffits and Fascia					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Caulking					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Unit Balconies / Decks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Steel Lintels	495		65	10	2013				495	0	0	0	0	0	0	0	0	665	0	0	0	0	0	0	0	0	0							
13	Canopies (Paint & Wood Repair)	13,920		65	15	2013				13,920	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21,687	0	0	0	0						
14	Canopy Supports (only at some buildings)	1,980		23	15	2013				1,980	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,085	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	Ext. Walls - Vinyl Siding	576,316		23	35	2024				0	0	0	0	0	0	0	0	0	0	0	132,960	136,949	141,057	145,289	149,647	154,137	0	0	0						
18	Ext Walls - Vinyl Siding power wash	9,310		23	5	2013				9,310	0	0	0	0	0	10,793	0	0	0	0	12,512	0	0	0	0	14,505	0	0	0	0					
19	Windows	272,085		23	30	2019				0	0	0	0	0	0	81,221	83,657	86,167	88,752	0	0	0	0	0	0	0	0	0	0						
20	Door Kick Plates (Wood)	7,480		65	30	2013				3,740	3,852	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
22	Rear Doors (Wood/Plexi)	37,060		30+	30	2013				3,706	3,817	3,932	4,050	4,171	4,296	4,425	4,558	4,695	4,835	0	0	0	0	0	0	0	0	0	0						
23	Front Doors (Steel/Insulated)	23,460		13	30	2029				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,765	3,878	3,994	4,114						
24	Storm Doors	33,592		10+	15	2013				2,239	2,306	2,375	2,447	2,520	2,596	2,673	2,754	2,836	2,921	3,009	3,099	3,192	3,288	3,387	3,488	3,593	3,701	3,812	3,926						
25	Bulkhead	40,800		23	25	2014				0	2,802	2,886	2,972	3,061	3,153	3,248	3,345	3,446	3,549	3,655	3,765	3,878	3,994	4,114	4,238	0	0	0	0						
26	Concrete Steps (Each Entry)	13,600		65	30	2013				1,360	1,401	1,443	1,486	1,531	1,577	1,624	1,673	1,723	1,774	0	0	0	0	0	0	0	0	0	0						
27	Annual Planned Expenditures							0		0	36,750	14,178	10,636	10,955	11,283	22,415	93,191	95,987	98,866	101,832	19,842	139,824	144,019	148,340	152,790	196,650	161,494	7,578	7,806	8,040	0				
28	Cumulative Reserve Balance							1,494,700		1,494,700	3,454,069	3,228,604	3,000,343	2,793,965	2,575,156	2,410,406	2,175,982	1,971,531	1,786,788	1,583,528	1,538,094	1,370,692	1,198,267	1,020,670	752,077	461,019	209,505	161,558	112,172	43,868					

Comprehensive Capital Needs Assessment Schedule

Roofing

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Project City / Town:	Windham

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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	Gutters and Downspouts	60,214		24	25	2013				2,007	2,067	2,129	2,193	2,259	2,327	2,396	2,468	2,542	2,619	2,697	2,778	2,862	2,947	3,036	3,127	3,221	3,317	3,417	3,519						
18	Roof - Asphalt Shingle	165,484		24	25	2014				0	42,612	43,890	45,207	46,563	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	2,007	44,679	46,020	47,400	48,822	2,327	2,396	2,468	2,542	2,619	2,697	2,778	2,862	2,947	3,036	3,127	3,221	3,317	3,417	3,519	0				
28	Cumulative Reserve Balance							1,494,700		1,494,700	3,454,069	3,228,604	3,000,343	2,793,965	2,575,156	2,410,406	2,175,982	1,971,531	1,786,788	1,583,528	1,538,094	1,370,692	1,198,267	1,020,670	752,077	461,019	209,505	161,558	112,172	43,868					

Lobby / Mail Area

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[illegible]

Comprehensive Capital Needs Assessment Schedule

Community Room

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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	Floor					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Kitchen Cabinets / Sink					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Kitchen Appliances					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Furnishings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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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					
28	Cumulative Reserve Balance							1,494,700		1,494,700	3,454,069	3,228,604	3,000,343	2,793,965	2,575,156	2,410,406	2,175,982	1,971,531	1,786,788	1,583,528	1,538,094	1,370,692	1,198,267	1,020,670	752,077	461,019	209,505	161,558	112,172	43,868					

Common Hallways

Number of Units:	68
Total Square Feet:	57,868
Default Inflation Rate:	3.0%

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Common Stairways

Number of Units:	68
Total Square Feet:	57,868
Default Inflation Rate:	3.0%

13125 - Terry Court - SS 3/19/2013

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Willimantic Housing Authority
Project Name:	Terry Court
Project City / Town:	Windham

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 11, 2013

Number of Units:	68
Total Square Feet:	57,868
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Ventilation					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Lighting Fixtures					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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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					
28	Cumulative Reserve Balance							1,494,700		1,494,700	3,454,069	3,228,604	3,000,343	2,793,965	2,575,156	2,410,406	2,175,982	1,971,531	1,786,788	1,583,528	1,538,094	1,370,692	1,198,267	1,020,670	752,077	461,019	209,505	161,558	112,172	43,868					

Common Area Restrooms

Owner Sponsor Name:	Willimantic Housing Authority
Project Name:	Terry Court
Project City / Town:	Windham

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 11, 2013

Number of Units:	68
Total Square Feet:	57,868
Default Inflation Rate:	3.0%

Terry Court • Capital Needs Assessment • © On-Site Insight

Building Boilers

Owner Sponsor Name:	Willimantic Housing Authority
Project Name:	Terry Court
Project City / Town:	Windham

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 11, 2013

Number of Units:	68
Total Square Feet:	57,868
Default Inflation Rate:	3.0%

Terry Court • Capital Needs Assessment • © On-Site Insight

Comprehensive Capital Needs Assessment Schedule

Building Mechanical

Owner Sponsor Name:	Willimantic Housing Authority
Project Name:	Terry Court
Project City / Town:	Windham

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 11, 2013

Number of Units:	68
Total Square Feet:	57,868
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	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	Ventalation & 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						
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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					
28	Cumulative Reserve Balance							1,494,700		1,494,700	3,454,069	3,228,604	3,000,343	2,793,965	2,575,156	2,410,406	2,175,982	1,971,531	1,786,788	1,583,528	1,538,094	1,370,692	1,198,267	1,020,670	752,077	461,019	209,505	161,558	112,172	43,868					

Building Electrical

Number of Units:	68
Total Square Feet:	57,868
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Building Elevator

Owner Sponsor Name:	Willimantic Housing Authority
Project Name:	Terry Court
Project City / Town:	Windham

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 11, 2013

Number of Units:	68
Total Square Feet:	57,868
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Shafts and Doorways					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Cabs					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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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						1,494,700	1,494,700	3,454,069	3,228,604	3,000,343	2,793,965	2,575,156	2,410,406	2,175,982	1,971,531	1,786,788	1,583,528	1,538,094	1,370,692	1,198,267	1,020,670	752,077	461,019	209,505	161,558	112,172	43,868							

Building Structural

Number of Units:	68
Total Square Feet:	57,868
Default Inflation Rate:	3.0%

13125 - Terry Court - SS 3/19/2013

Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	Willimantic Housing Authority
Project Name:	Terry Court
Project City / Town:	Windham

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 11, 2013

Number of Units:	68
Total Square Feet:	57,868
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Interior Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Interior Stairs					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	AC Sleeve					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Electrical Outlets					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Lighting Fixtures					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	Interior Doors	22,440		varies	15	2013				1,122	1,156	1,190	1,226	1,263	1,301	1,340	1,380	1,421	1,464	1,508	1,553	1,600	1,648	1,697	1,748	1,800	1,854	1,910	1,967						
18	Wood Flooring - Refinish	110,170		varies	15	2013				7,345	7,565	7,792	8,026	8,267	8,515	8,770	9,033	9,304	9,584	9,871	10,167	10,472	10,786	11,110	11,443	11,787	12,140	12,504	12,880						
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	8,467	8,721	8,983	9,252	9,530	9,816	10,110	10,413	10,726	11,048	11,379	11,720	12,072	12,434	12,807	13,191	13,587	13,995	14,415	14,847	0				
28	Cumulative Reserve Balance							1,494,700		1,494,700	3,454,069	3,228,604	3,000,343	2,793,965	2,575,156	2,410,406	2,175,982	1,971,531	1,786,788	1,583,528	1,538,094	1,370,692	1,198,267	1,020,670	752,077	461,019	209,505	161,558	112,172	43,868					

Unit Bathrooms

Owner Sponsor Name:	Willimantic Housing Authority
Project Name:	Terry Court
Project City / Town:	Windham

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 11, 2013

Number of Units:	68
Total Square Feet:	57,868
Default Inflation Rate:	3.0%

Terry Court • Capital Needs Assessment • © On-Site Insight

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Willimantic Housing Authority
Project Name:	Terry Court
Project City / Town:	Windham

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 11, 2013

Number of Units:	68
Total Square Feet:	57,868
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	Flooring - VCT	20,951		varies	15	2013			2,095	2,158	2,223	2,289	2,358	2,429	2,502	2,577	2,654	2,733	0	0	0	0	0	3,264	3,362	3,463	3,567	3,674							
18	Cabinets (Plywood)	183,600		23	25	2014			0	31,518	32,464	33,437	34,441	35,474	36,538	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Countertops (LPB)	32,281		varies	10	2014			0	0	0	0	0	0	0	0	0	0	7,447	7,671	7,901	8,138	8,382	8,633	0	0	0	0							
20	Rangehood	19,108		varies	25	2014			0	3,281	3,379	3,480	3,585	3,692	3,803	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	2,095	36,956	38,065	39,207	40,383	41,595	42,843	2,577	2,654	2,733	0	7,447	7,671	7,901	8,138	11,646	11,995	3,463	3,567	3,674	0				
28	Cumulative Reserve Balance							1,494,700		1,494,700	3,454,069	3,228,604	3,000,343	2,793,965	2,575,156	2,410,406	2,175,982	1,971,531	1,786,788	1,583,528	1,538,094	1,370,692	1,198,267	1,020,670	752,077	461,019	209,505	161,558	112,172	43,868					

Unit Electrical

Number of Units:	68
Total Square Feet:	57,868
Default Inflation Rate:	3.0%

13125 - Terry Court - SS 3/19/2013

Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

Owner Sponsor Name:	Willimantic Housing Authority
Project Name:	Terry Court
Project City / Town:	Windham

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 11, 2013

Number of Units:	68
Total Square Feet:	57,868
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Radiators					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Unit Temperature Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Air Conditioning Unit / Sleeve					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Unit Temperature Controls	7,140		15	20	2013				476	490	505	520	536	552	568	585	603	621	640	659	679	699	720	0	0	0	0	0						
18	Boilers - Weil Mclain	257,975		23	25	2014				0	44,286	45,614	46,983	48,392	49,844	51,339	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Domestic Hot Water Tanks	82,620		varies	15	2013				8,262	8,510	8,765	9,028	9,299	9,578	9,865	10,161	10,466	10,780	0	0	0	0	0	12,872	13,258	13,656	14,066	14,487						
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	8,738	53,286	54,885	56,531	58,227	59,974	61,773	10,747	11,069	11,401	640	659	679	699	720	12,872	13,258	13,656	14,066	14,487	0				
28	Cumulative Reserve Balance							1,494,700		1,494,700	3,454,069	3,228,604	3,000,343	2,793,965	2,575,156	2,410,406	2,175,982	1,971,531	1,786,788	1,583,528	1,538,094	1,370,692	1,198,267	1,020,670	752,077	461,019	209,505	161,558	112,172	43,868					

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.