

# CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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and

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## New Roxbury Village

CHFA # 85229D

Woodstock Housing Authority  
Woodstock, CT

March 14, 2013

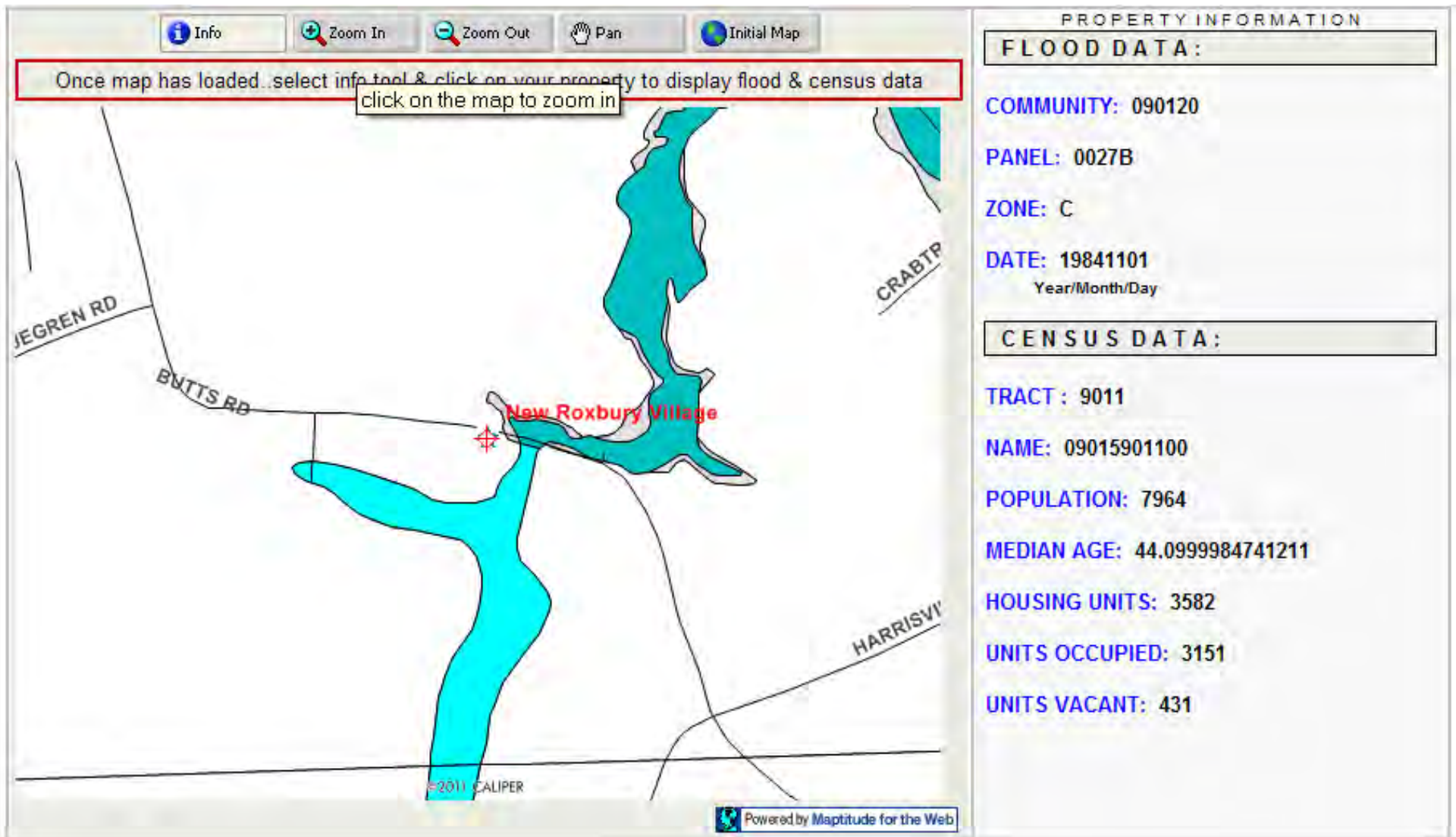
*Final Report*



## New Roxbury Village

60 Butts Road  
Woodstock, CT 06281





## New Roxbury Village

60 Butts Road  
Woodstock, CT 06281

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

## Executive Summary

### New Roxbury Village

Woodstock, CT

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**New Roxbury Village** provides housing for elderly residents. There are a total of 24 apartments: 16 efficiencies, 8 one-bedroom units including a pair of accessible one-bedroom units. Built in 1973, this development has six residential buildings, the community building which contains the community spaces (site and maintenance offices, laundry, and community room), and the maintenance garage. The apartments have been recently upgraded with heat pumps, digital thermostats, wood cabinets, and upgraded electric main breakers. Vinyl plank flooring is being added on unit turnover. The walkways and parking areas have been recently resurfaced. Each building is clad with vinyl siding, and has vinyl double-glazed windows. Moisture-related vegetation growth (mold/mildew) was observed on exterior walls and exterior utility doors. Roofs are pitched and covered with asphalt shingles.

Overall the development is in good condition. The current renovation addressed most of the near-term concerns. Based on these projections, the development is seen as requiring an adjustment to current replacement reserve funding and/or an infusion of additional capital. With the current reserve balance, the reserve account is not able to keep pace with the projected capital costs. Please note that no annual contribution (to the reserve) information was available, which is shown as zero dollars; if this information is provided, then it will be included in the final report. An infusion of \$625,000 would fully fund this plan.

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

- Repair the central fire alarm system, including as-needed remote devices replacement located in the attics of residential buildings.

- Replace the deteriorating exterior utility closet doors on each building. Power-wash the vinyl siding using a mold/mildew inhibitor. Future power-washing is shown in Years 9 and 17.
- Upgrade the site lighting in Year 1, coordinating the installation of new light posts with the installation of induction light fixtures provided by the local electric utility. Induction lighting has a useful life of up to 100,000 hours, can operate reliably at -40°F and will greatly reduce the electric consumption presently used for site lighting. (Existing lighting uses 250 watt metal halide lamps each; replacement induction lighting is 65 watts each).
- Continue unit upgrade including replacing living area and kitchen flooring with vinyl plank flooring.
- The plan also includes allowances to modernize the community kitchen and public restrooms for compliance with handicap accessibility requirements.

Additional Notes:

1. The Physical Assessment of the property was conducted on February 27, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by David Jackson. 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*.



A section of asphalt paving, observed as being in good condition.



A designated parking space adjacent to an access aisle.



The existing site lighting mounted on custom wood posts.



One of the induction lamps that have been provided to upgrade site lighting.





This is the well-head for the domestic water well.



The site's dumpster enclosure.  
In the background is the maintenance garage.



An elevation view of one of the residential buildings.



Moisture-related vegetation growth on a  
wall section and storage door.



A close-up of a deteriorating wood door frame.



Note the rust at the bottom of the door  
(Community Building).



Roofs are covered with asphalt shingles and  
have gutters and downspouts.



A view of the community room.

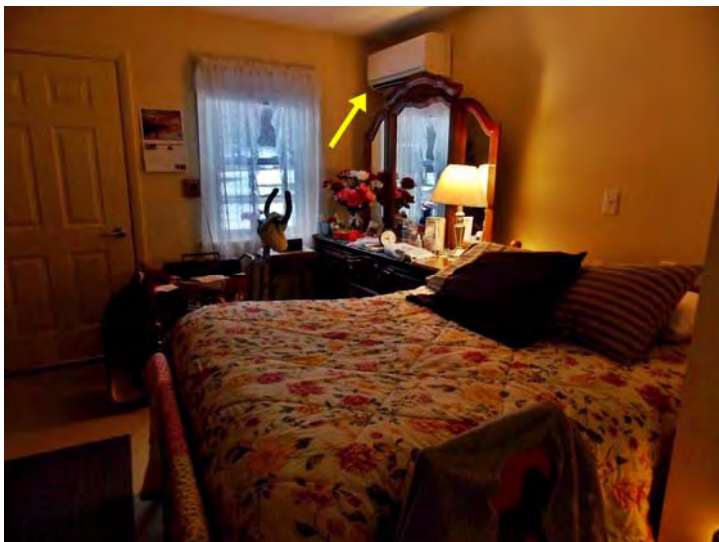




The community kitchen is adjacent to the community room.



The public laundry room is also located in the community building.



One of the heat pump terminal units.



This is the heat pump condenser unit.



An apartment recently upgraded with vinyl plank flooring (faux wood).



Kitchens have electric ranges, wood cabinets and laminated particleboard countertops.

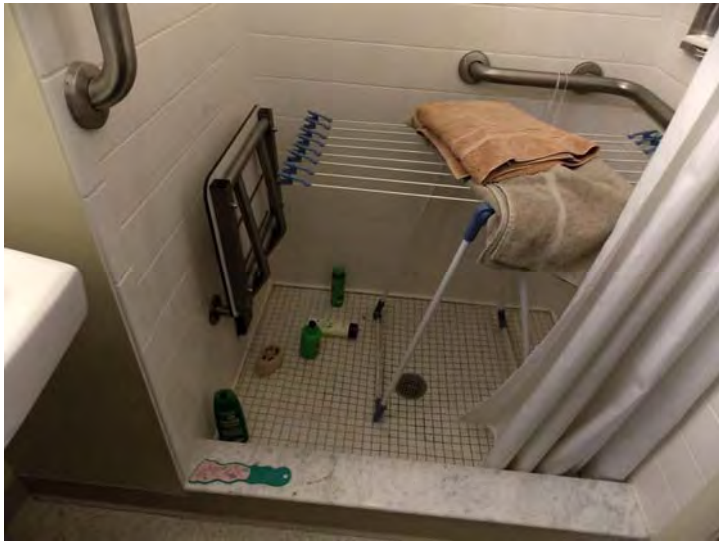


One of the accessible kitchens.



Bathrooms have wall-hung sinks, low flush toilets, and vinyl sheet flooring.





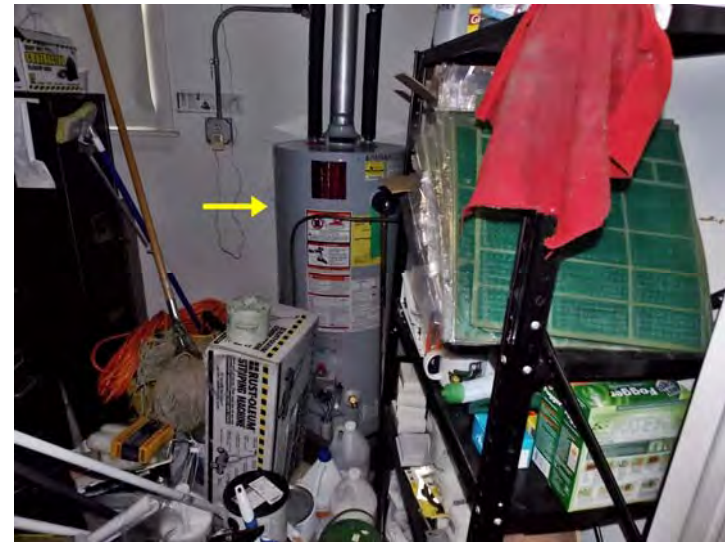
This bathroom has been updated with a shower stall.



This accessible bathroom has a roll-in shower.



A typical circuit breaker panel in one of the apartments.



This propane-fired DHW tank serves the community building.





This is the emergency generator; it provides 10 kW of power to the community building.



The propane storage tanks are located next to the community building.



Components of the well water system.



The central fire alarm control panel.

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Woodstock Housing Authority
Project Name:	New Roxbury Village
Project City / Town:	Woodstock, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 6, 2013

Number of Units:	24
Total Square Feet:	15,220
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$27,132
Annual Replacement Reserve Contribution:	\$0
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	38,550	0	7,327	0	0	0	0	8,494	0	0	0	0	16,262	1,542	34,033	0	0	68,490	0	0	0
2	Building Exterior	0	0	7,501	0	0	0	1,587	916	943	972	5,537	1,031	1,062	1,094	1,126	1,160	1,367	1,408	7,197	1,494	1,539	1,585	0
3	Roofing	0	0	0	0	0	35,258	36,316	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	Lobby - Mail Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	Community Room	0	0	2,475	0	0	0	2,789	0	0	0	0	0	0	0	0	0	8,484	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	241	0	3,319	0	0	0	0	0	0	0	868	0	0	0	0	0	0
9	Common Area Restrooms	0	0	4,550	0	0	0	316	0	0	0	0	0	0	0	0	0	954	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	3,172	3,892	0	0	0	0	0	0	0
12	Building Electrical	0	0	3,600	0	0	0	0	0	0	0	0	0	0	18,687	0	0	0	0	0	0	0	20,516	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	3,802	3,916	4,034	4,155	4,279	4,408	4,540	4,676	4,816	4,961	0	0	0	0	0	0	0	0	0	0	0
16	Unit Kitchens	0	0	1,072	1,104	1,137	1,171	1,207	1,243	1,280	2,056	2,118	2,182	2,247	3,481	3,586	3,693	3,804	3,918	4,036	4,157	4,282	2,932	0
17	Unit Bathrooms	0	0	483	497	512	528	544	560	577	594	612	630	649	1,125	1,159	1,194	1,230	1,267	1,305	1,344	1,384	847	0
18	Unit Electrical	0	0	0	0	0	0	0	0	3,630	3,739	0	0	0	0	0	0	0	0	4,878	5,025	0	0	0
19	Unit Mechanical	0	0	0	0	1,804	1,858	1,913	1,971	2,030	2,091	2,154	2,218	2,285	2,353	32,650	33,629	34,638	3,957	4,076	4,198	2,894	2,981	0
20	Annual Planned Expenditures	0	0	62,033	5,518	14,813	42,969	49,191	9,097	16,319	22,621	15,237	11,021	6,242	26,741	57,956	45,110	85,380	10,551	21,492	84,708	10,099	28,861	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			625,000																				
23	Cumulative Reserve Balance	27,132	27,132	590,099	584,581	569,768	526,799	477,607	468,510	452,191	429,570	414,333	403,312	397,070	370,329	312,373	267,263	181,883	171,333	149,841	65,133	55,034	26,173	

## Site Improvements

Owner Sponsor Name:	Woodstock Housing Authority
Project Name:	New Roxbury Village
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Default Inflation Rate:	3.0%

[illegible]



## Building Exterior

Number of Units:	24
Total Square Feet:	15,220
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Exterior Doors					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	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Vinyl Siding: Power wash with Mildew Inhibitor	3,581		23	40	2013				3,581	0	0	0	0	0	0	4,536	0	0	0	0	0	0	0	0	5,746	0	0	0						
18	Replace Utility Closet Doors	3,920		23	30	2013				3,920	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	Window Glazing Replacements	2,280		2	35	2027				0	0	0	0	0	0	0	0	0	0	0	0	0	0	172	178	183	188	194	200						
20	Exterior Doors	1,410		23	30	2017				0	0	0	0	1,587	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
21	Storm Doors	11,856		Varies	15	2018				0	0	0	0	0	916	943	972	1,001	1,031	1,062	1,094	1,126	1,160	1,195	1,231	1,268	1,306	1,345	1,385						
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	7,501	0	0	0	1,587	916	943	972	5,537	1,031	1,062	1,094	1,126	1,160	1,367	1,408	7,197	1,494	1,539	1,585	0						
28	Cumulative Reserve Balance						27,132	27,132	590,099	584,581	569,768	526,799	477,607	468,510	452,191	429,570	414,333	403,312	397,070	370,329	312,373	267,263	181,883	171,333	149,841	65,133	55,034	26,173							

## Roofing

Owner Sponsor Name:	Woodstock Housing Authority
Project Name:	New Roxbury Village
Project City / Town:	Woodstock, CT

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[illegible]

## Lobby / Mail Area

Owner Sponsor Name:	Woodstock Housing Authority
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## Community Room

Owner Sponsor Name:	Woodstock Housing Authority
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## Common Hallways

Owner Sponsor Name:	Woodstock Housing Authority
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## Common Stairways

Number of Units:	24
Total Square Feet:	15,220
Default Inflation Rate:	3.0%

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## Common Laundry

Number of Units:	24
Total Square Feet:	15,220
Default Inflation Rate:	3.0%

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## Common Area Restrooms

Owner Sponsor Name:	Woodstock Housing Authority
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Project City / Town:	Woodstock, CT

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[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Boilers

Owner Sponsor Name:	Woodstock Housing Authority
Project Name:	New Roxbury Village
Project City / Town:	Woodstock, CT

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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	Boilers / Warm Air Furnaces					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Boiler Operating Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Pneumatic Systems Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Condensate & Feed Water					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Fuel Oil Storage					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Fuel Oil Transfer System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Fuel Exhaust					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Combustion Air					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																																			
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21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						27,132	27,132	590,099	584,581	569,768	526,799	477,607	468,510	452,191	429,570	414,333	403,312	397,070	370,329	312,373	267,263	181,883	171,333	149,841	65,133	55,034	26,173							

## Building Mechanical

Number of Units:	24
Total Square Feet:	15,220
Default Inflation Rate:	3.0%

13049 New Roxbury SS 3/7/2013



Comprehensive Capital Needs Assessment Schedule

Building Electrical

Owner Sponsor Name:	Woodstock Housing Authority
Project Name:	New Roxbury Village
Project City / Town:	Woodstock, CT

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							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Switch Gear					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Emergency Generator	11,700		1	20	2032				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20,516						
3	Smoke / Fire Detection					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Signaling / Communication					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Building Wiring					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	Smoke / Fire Detection:Repairs	3,600		6	20	2013				3,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Smoke/Fire Detection: Replace	13,500		6	20	2024				0	0	0	0	0	0	0	0	0	0	18,687	0	0	0	0	0	0	0	0	0						
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	3,600	0	0	0	0	0	0	0	0	0	18,687	0	0	0	0	0	0	0	20,516	0					
28	Cumulative Reserve Balance							27,132		27,132	590,099	584,581	569,768	526,799	477,607	468,510	452,191	429,570	414,333	403,312	397,070	370,329	312,373	267,263	181,883	171,333	149,841	65,133	55,034	26,173					

Comprehensive Capital Needs Assessment Schedule

Building Elevator

Owner Sponsor Name:	Woodstock Housing Authority
Project Name:	New Roxbury Village
Project City / Town:	Woodstock, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 6, 2013

Number of Units:	24
Total Square Feet:	15,220
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						
17																																			
18																																			
19																																			
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21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						27,132	27,132	590,099	584,581	569,768	526,799	477,607	468,510	452,191	429,570	414,333	403,312	397,070	370,329	312,373	267,263	181,883	171,333	149,841	65,133	55,034	26,173							

## Building Structural

Number of Units:	24
Total Square Feet:	15,220
Default Inflation Rate:	3.0%

Page 24



## Unit Living

Number of Units:	24
Total Square Feet:	15,220
Default Inflation Rate:	3.0%

[illegible]

## Unit Bathrooms

Owner Sponsor Name:	Woodstock Housing Authority
Project Name:	New Roxbury Village
Project City / Town:	Woodstock, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 6, 2013

Number of Units:	24
Total Square Feet:	15,220
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Woodstock Housing Authority
Project Name:	New Roxbury Village
Project City / Town:	Woodstock, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 6, 2013

Number of Units:	24
Total Square Feet:	15,220
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	Refrigerators	16,080		Varies	15	2013			1,072	1,104	1,137	1,171	1,207	1,243	1,280	1,318	1,358	1,399	1,441	1,484	1,528	1,574	1,621	1,670	1,720	1,772	1,825	1,880							
18	Ranges	12,000		Varies	25	2013			0	0	0	0	0	0	0	738	760	783	806	831	855	881	908	935	963	992	1,021	1,052							
19	Vent Hood	6,744		Varies	20	2024			0	0	0	0	0	0	0	0	0	0	0	1,167	1,202	1,238	1,275	1,313	1,353	1,393	1,435	0							
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	1,072	1,104	1,137	1,171	1,207	1,243	1,280	2,056	2,118	2,182	2,247	3,481	3,586	3,693	3,804	3,918	4,036	4,157	4,282	2,932	0						
28	Cumulative Reserve Balance						27,132	27,132	590,099	584,581	569,768	526,799	477,607	468,510	452,191	429,570	414,333	403,312	397,070	370,329	312,373	267,263	181,883	171,333	149,841	65,133	55,034	26,173							

## Unit Electrical

Number of Units:	24
Total Square Feet:	15,220
Default Inflation Rate:	3.0%

[illegible]



## Unit Mechanical

Owner Sponsor Name:	Woodstock Housing Authority
Project Name:	New Roxbury Village
Project City / Town:	Woodstock, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 6, 2013

Number of Units:	24
Total Square Feet:	15,220
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.