ON-SITE INSIGHT
A RECAP REAL ESTATE ADVISORS COMPANY

CHFA
Capital Needs Assessment and Replacement Reserve Analysis

South Side Terrace
CHFA #85207D
Wallingford Housing Authority
Wallingford, CT

March 13, 2013

Final Report

Prepared for:

Connecticut Housing Finance Authority
999 West Street
Rocky Hill, CT 06067

and

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South Side Terrace

1-40 South Side Terrace
Wallingford, CT 06492

CTflood features near 1 South Side Terrace, Wallingford, CT, 06492

COMMUNITY	PANEL	ZONE	DATE
090090	0304H	X	20101217

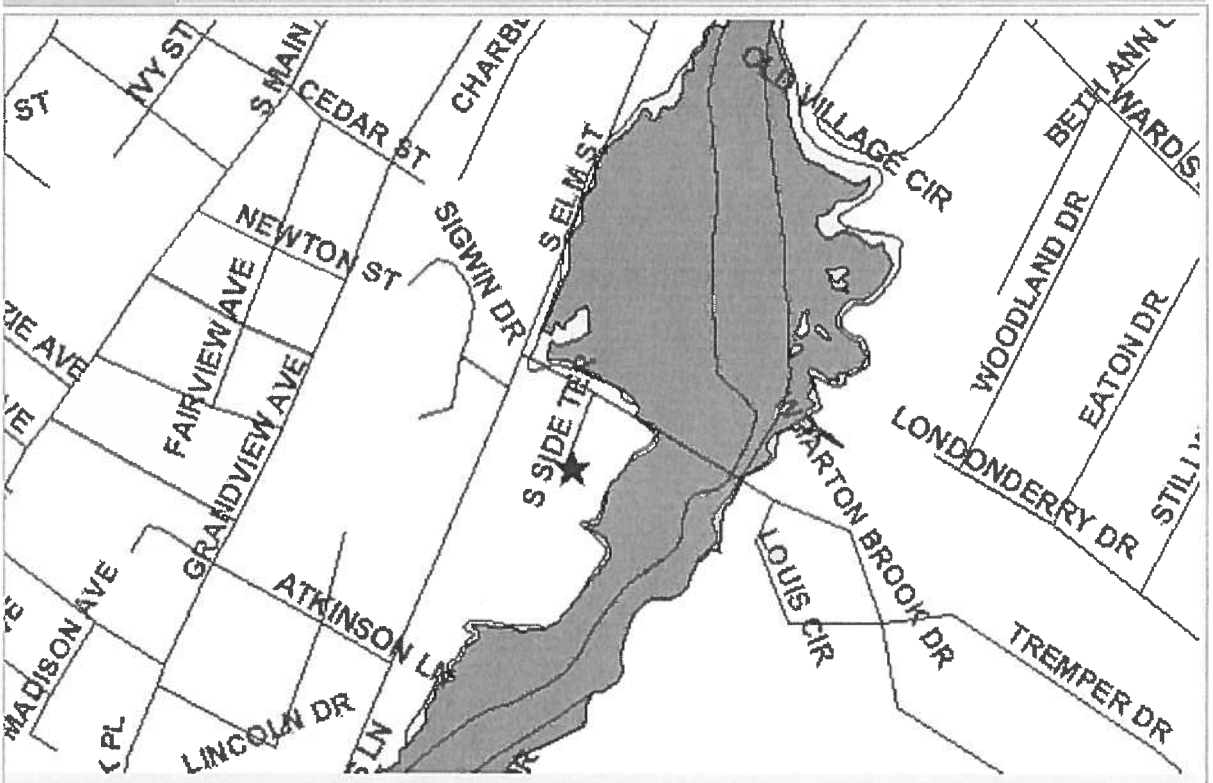
FLOOD SEARCH DATA

New Search

How to use tools

Flood Zone Definitions

To view all data, select the i tool and click on the star locator on map.



Check Layers to Display: ☑ CTflood ☐ Census Tract (Med) ☑ Streets ☑ Highway

Redraw Map

South Side Terrace

1-40 South Side Terrace
Wallingford, CT 06492

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

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Executive Summary

South Side Terrace

Wallingford, CT

South Side Terrace is a residential development for the elderly that is comprised of three residential buildings and a freestanding community building. The development includes 28 efficiency and 12 one-bedroom units. Original construction of the development dates to 1969. Subsequent renovations have included new vinyl siding in circa 2000 and new windows in approximately 2010.

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, primarily for upgrade and/or replacement of in-unit finishes and components. 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-paved access drive, parking area, and walkway surfaces exhibit age and wear; resurfacing is shown in Year 1.
- The brick veneer and vinyl siding exterior wall finishes are in generally good condition; no significant near-term needs were noted.
- Common entry, unit entry, storm, and overhead doors exhibit varying levels of age-related wear/deterioration; replacement costs are shown over a five-year period starting in Year 1.
- Existing conventional three-tab roof shingles are approaching the end of their service lives; replacement costs are shown in Years 2-5.
- Interior wall and ceiling surfaces are in good condition; future painting cycles shown in Years 8 and 18. Vinyl floor tile replacement in common areas is in good condition and no near-term needs were noted.

- The main fire alarm control panel was recently upgraded and no near-term needs are anticipated.
- Annual allowances for in-unit floor covering replacement (carpet in living areas/vinyl tile in restrooms and kitchens) are shown from Year 1 forward.
- **Note**: Costs for floor tile replacement do not include any potential remediation of reported asbestos containing materials (ACMs) as it is unknown what level or scope of work might be necessary to complete said remediation. However, it should be noted that remediation costs could likely add significantly to those costs shown here as part of the assessment.
- Annual allowances for bathtub re-glazing, mixing valves, sinks, and accessories are shown from Year 1 forward.
- Allowances to replace older high-flow toilets with contemporary water conserving low-flow models are shown in Years 1-3.
- New cabinetry has been installed in isolated unit kitchens in recent years; allowances to install in the remaining units are shown in Years 1-3.
- Annual allowances for replacement of kitchen appliances, as needed, are shown from Year 1 forward.
- Heat pumps were added at all units in 2012; no problems were noted and no near-term needs were identified. Annual allowances for as needed replacement of original electric baseboard radiation, now used for supplemental heating, are shown from Year 1 forward.
- Annual allowances for replacement of unit-level electric domestic hot water tanks are shown from Year 1 forward.
- Modifications necessary for common area accessibility include installation of lever-style hardware on interior common entry doors, modification of cabinetry in kitchen to be at proper heights and with adequate knee clearance, and expansion/reconfiguration of restrooms to meet floor area requirements and presence of compliant fixtures.
- Modifications necessary for unit-level accessibility include re-framing of doors to meet width requirements, expansion/reconfiguration of bathrooms to meet floor area requirements and installation of compliant fixtures, installation of compliant cabinetry with knee clearance space at the sink and work surface, and lowering of circuit breaker panels to be within reach range limits. Allowances to complete this work in four (10%) of the units are shown in Year 1. For some items such as cabinetry replacement, no separate cost has been shown; it is assumed that it would be completed as part of the cabinetry replacement work included in Years 1-3.

Additional Notes:

1. The Physical Assessment of the property was conducted on January 23rd, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Bruce Hutchinson. We would like to thank the office staff of Demarco Management Company and the maintenance staff of the Wallingford Housing Authority 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.*

Cracks and alligatoring evident at parking area asphalt paving

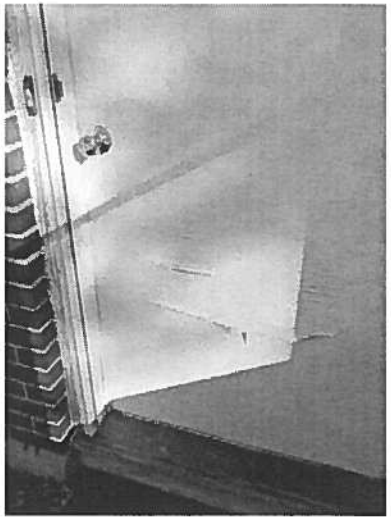
Cracks/tree root damage at pedestrian walkways pose potential trip hazards

Typical asphalt-paved patio area at rear of each unit – Asphalt similar in condition to pedestrian walkways

On-site, duplex-type, sewage ejector pump system serving the development

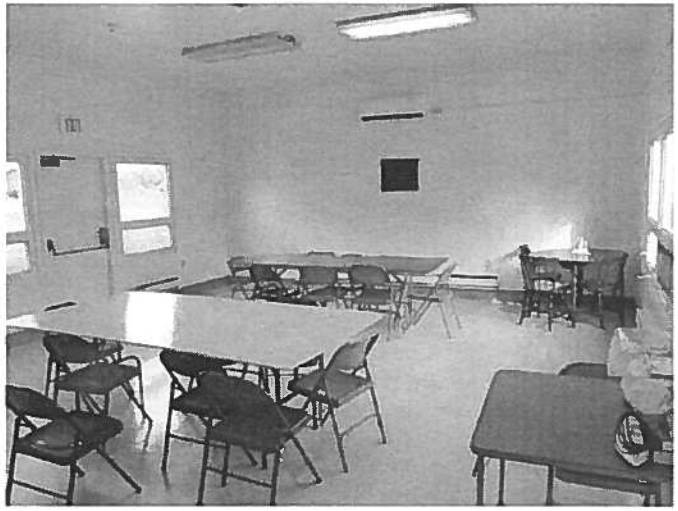
Typical building architecture as seen at a residential building

Brick veneer, vinyl siding, and windows are all in generally good condition

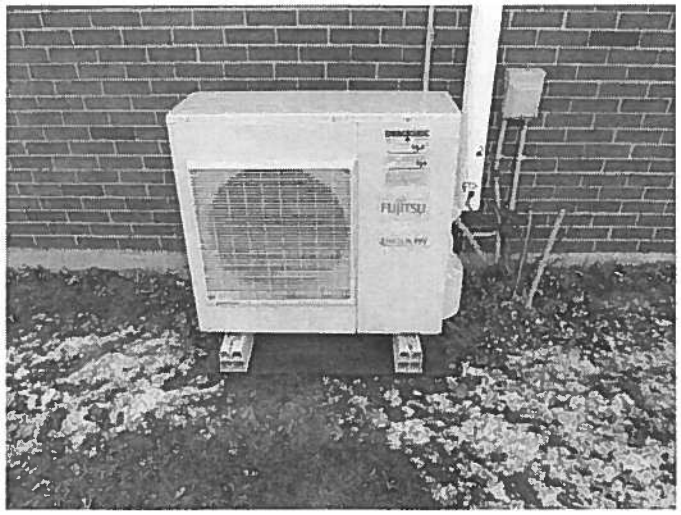


Wear/damage noted on exterior surfaces at several unit entry doors

No problems related to roof shingles noted



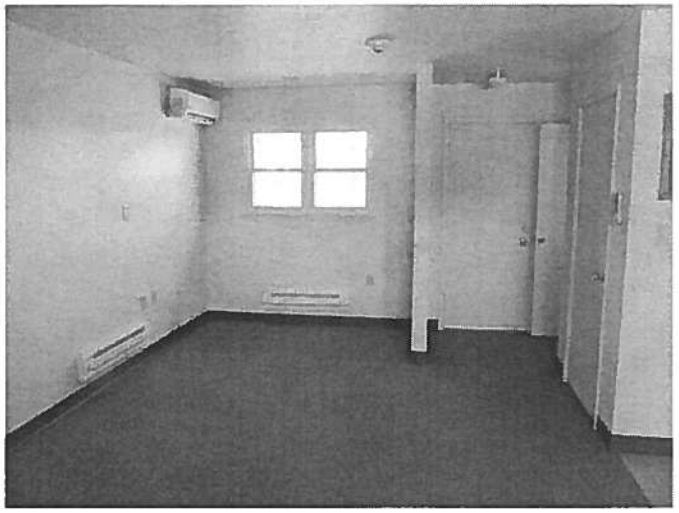
Interior view of community room



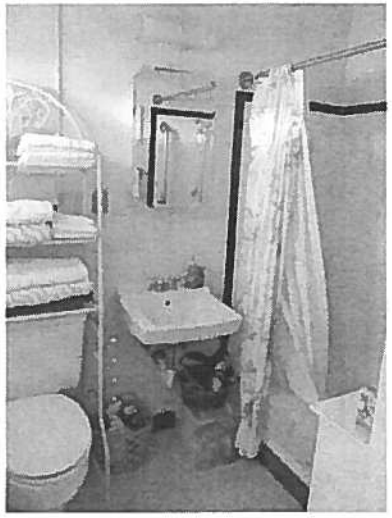
Recently installed exterior condenser for heat pump serving community room

Electric, storage-type, domestic hot water tank for common areas at community building

Recently completed development wide fire alarm system upgrade includes this fully addressable control panel located at the community building



Typical finishes in unit living areas – Efficiency unit shown here



Typical finishes and fixtures in unit bathrooms

Typical unit kitchen with original cabinetry

Unit kitchen with recently replaced cabinetry and vinyl tile flooring

Typical exterior condensers for heat pumps recently installed in all units

Each unit has its own electric, storage-type, domestic hot water tank

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	South Side Terrace
Project City / Town:	Wallingford

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

Number of Units:	40
Total Square Feet:	20,996
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	$71,359
Annual Replacement Reserve Contribution	$13,370
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	142,611	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	Building Exterior	0	0	13,784	13,036	15,161	13,830	14,244	0	0	0	0	8,356	0	0	0	0	0	6,132	6,316	6,506	36,601	6,902	0
3	Roofing	0	0	0	26,338	27,128	27,942	28,780	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	204	0	0	0	0	1,121	0	0	0	0	275	0	0	0
5	Community Room	0	1,600	1,600	0	0	0	0	0	3,761	1,458	0	0	0	0	4,293	0	0	0	0	3,893	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	175	175	0	0	0	0	0	0	347	0	0	0	0	608	0	0	0	0	467	0	0	0
9	Common Area Restrooms	0	10,000	10,000	0	0	0	0	0	0	282	0	0	0	0	356	0	0	0	0	379	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	876	0	0	0	0	0	0	0	0	0	1,177	0	0	4,008	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	21,919	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	6,523	4,041	4,162	4,287	4,416	4,548	4,685	4,825	4,970	5,119	5,273	5,431	5,594	5,761	5,934	6,112	6,296	6,485	6,679	6,879	0
16	Unit Kitchens	0	0	36,056	37,138	38,252	3,995	4,115	4,238	4,365	4,496	4,631	4,770	4,913	5,061	5,213	5,369	5,530	5,696	5,867	6,043	6,224	6,411	0
17	Unit Bathrooms	0	40,000	49,675	9,965	10,264	5,196	5,351	5,512	5,677	5,848	6,023	6,204	6,390	6,582	6,779	6,982	7,192	7,408	7,630	7,859	8,095	8,337	0
18	Unit Electrical	0	4,900	5,500	618	637	656	675	696	2,531	2,607	2,686	2,766	2,849	2,935	3,023	3,113	3,207	3,303	3,402	3,504	3,609	3,717	0
19	Unit Mechanical	0	0	5,639	5,808	5,982	6,161	6,346	6,537	6,733	6,935	7,143	7,357	7,578	7,805	8,039	39,413	40,596	41,814	43,068	44,360	9,599	9,887	0
20	Annual Planned Expenditures	0	56,675	271,763	97,818	101,586	62,066	63,928	21,531	27,753	27,903	26,463	34,572	27,003	28,989	35,026	60,638	66,467	70,464	72,578	79,770	70,807	64,053	0
21	Annual Provision (Indexed at 3%)			13,370	13,771	14,184	14,609	15,048	15,499	15,964	16,443	16,936	17,444	17,968	18,507	19,062	19,634	20,223	20,829	21,454	22,098	22,761	23,444	
22	Outside Capital			1,050,000																				
23	Cumulative Reserve Balance	71,359	14,684	806,291	722,243	634,841	587,384	538,504	532,472	520,683	510,123	501,607	484,479	475,444	464,961	448,997	407,992	361,748	312,113	260,988	203,317	155,271	114,682	

Comprehensive Capital Needs Assessment Schedule

Site Improvements

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	South Side Terrace
Project City / Town:	Wallingford

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

Number of Units:	40
Total Square Feet:	20,996
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Code	Emergency	Code	Deferred	Planned Expenditures by Year																					Revitalization
											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	Asphalt Parking / Roadways	63,536		20	20	2013					63,536	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2	Crack Fill / Sealant					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
3	Concrete Sidewalks					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4	Bituminous Sidewalks	30,215		20	20	2013					30,215	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
5	Fencing					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6	Landscaping					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7	Dumpster Enclosures					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
8	Storm Water System					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
9	Site Lighting	41,120		20	20	2013					41,120	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	Sewage Lift Station	7,941		25+	25	2013					7,941	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
18																															
19																															
20																															
21																															
22																															
23																															
24																															
25																															
26																															
27	Annual Planned Expenditures							0		0	142,811	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
28	Cumulative Reserve Balance							71,369		14,684	886,291	722,243	634,841	587,364	536,564	532,472	529,683	510,123	501,607	484,479	476,444	464,961	448,987	407,982	361,748	312,113	280,969	283,317	166,271	114,662	

Comprehensive Capital Needs Assessment Schedule

Building Exterior

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	South Side Terrace
Project City / Town:	Wallingford

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

Number of Units:	40
Total Square Feet:	20,996
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Code	Emergency	Code	Deferred	Planned Expenditures by Year																				Revitalization
											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	Exterior Doors					2013					0	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	0	
3	Exterior Walls - Masonry	6,404		44	53	2022					0	0	0	0	0	0	0	0	0	8,356	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	0	
5	Ext. Walls - Vinyl Siding	17,563		12	30	2031					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29,900	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	0	
7	Windows					2013					0	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	0	
9	Caulking					2013					0	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	0	
11	Railings					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	Exterior Common Doors	1,635		44	40+	2015					0	0	1,735	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
18	Exterior Unit Doors	43,600		44	30+	2013					8,720	8,982	9,251	9,529	9,814	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
19	Storm Doors	19,680		varies	15	2013					3,936	4,054	4,176	4,301	4,430	0	0	0	0	0	0	0	0	0	0	6,132	6,316	6,506	6,701	6,902	
20	Overhead Doors	1,128		20+	20+	2013					1,128	0	0	0	0	0	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	13,784	13,036	15,161	13,830	14,244	0	0	0	0	8,356	0	0	0	0	0	6,132	6,316	6,506	36,601	6,902	0
28	Cumulative Reserve Balance							71,369		14,684	806,291	722,243	634,841	587,384	536,564	532,472	526,863	510,123	501,607	494,479	476,444	464,961	448,987	437,962	341,746	312,113	290,988	283,317	158,271	114,862	

Comprehensive Capital Needs Assessment Schedule

Roofing

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	South Side Terrace
Project City / Town:	Wallingford

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

Number of Units:	40
Total Square Feet:	20,986
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement 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
											Planned Expenditures by Year																				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Chimney					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2	Hatches / Skylights					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
3	Penthouse / Machine Rooms					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4	Roof Railings					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
5	Roof - Asphalt Shingle					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6	Roof - Built-up Tar and Gravel					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7	Roof - Single-ply Membrane					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
8	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
9	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
10	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
12	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
13	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
14	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
15	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
16	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
17	Roof - Asphalt Shingle	102,283		15+	20	2014					0	26,336	27,126	27,942	28,780	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
18																															
19																															
20																															
21																															
22																															
23																															
24																															
25																															
26																															
27	Annual Planned Expenditures							0		0	0	26,336	27,126	27,942	28,780	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
28	Cumulative Reserve Balance							71,368		14,684	866,291	722,243	634,841	587,384	538,604	532,472	520,883	510,123	501,607	484,479	475,444	464,961	448,967	407,992	361,749	312,113	260,988	203,317	156,271	114,662	

Comprehensive Capital Needs Assessment Schedule

Lobby / Mail Area

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	South Side Terrace
Project City / Town:	Wallingford

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

Number of Units:	40
Total Square Feet:	20,996
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Code	Emergency	Code	Deferred	Planned Expenditures by Year																					Revitalization
											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	Walls	69		3	10	2020					0	0	0	0	0	0	0	84	0	0	0	0	0	0	0	0	0	114	0	0	
2	Ceilings	97		3	10	2020					0	0	0	0	0	0	0	120	0	0	0	0	0	0	0	0	0	161	0	0	
3	Floors	786		3	15	2025					0	0	0	0	0	0	0	0	0	0	0	0	1,121	0	0	0	0	0	0	0	
4	Mail Facilities					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																															
20																															
21																															
22																															
23																															
24																															
25																															
26																															
27	Annual Planned Expenditures							0		0	0	0	0	0	0	0	0	204	0	0	0	0	1,121	0	0	0	0	275	0	0	0
28	Cumulative Reserve Balance							71,369		14,684	906,291	722,243	634,841	587,384	538,884	532,472	520,863	510,123	501,607	484,479	475,444	464,961	448,987	407,992	361,748	312,113	260,989	203,317	168,271	114,662	

Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	South Side Terrace
Project City / Town:	Wallingford

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

Number of Units:	40
Total Square Feet:	20,996
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement 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
											Planned Expenditures by Year																				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Floor	3,011		3	15	2025					0	0	0	0	0	0	0	0	0	0	0	0	4,293	0	0	0	0	0	0	0	
2	Kitchen Cabinets / Sink	3,150		44	50	2019					0	0	0	0	0	0	3,761	0	0	0	0	0	0	0	0	0	0	0	0	0	
3	Kitchen Appliances	1,170		3	20	2030					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,934	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	Walls	812		3	10	2020					0	0	0	0	0	0	0	999	0	0	0	0	0	0	0	0	0	1,342	0	0	
6	Ceilings	373		3	10	2020					0	0	0	0	0	0	0	459	0	0	0	0	0	0	0	0	0	617	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	Accessibility Improvements	1,600		ADD	20	2013			4	1,600	1,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
18																															
19																															
20																															
21																															
22																															
23																															
24																															
25																															
26																															
27	Annual Planned Expenditures							0		1,600	1,600	0	0	0	0	0	3,761	1,458	0	0	0	0	4,293	0	0	0	0	3,893	0	0	0
28	Cumulative Reserve Balance							71,369		14,884	986,291	722,243	634,841	587,364	538,594	532,472	528,683	510,123	501,607	484,479	475,444	464,961	446,997	407,992	361,746	312,113	290,988	293,317	168,271	114,662	

Comprehensive Capital Needs Assessment Schedule

Common Hallways

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	South Side Terrace
Project City / Town:	Wallingford

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

Number of Units:	40
Total Square Feet:	20,996
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement 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
											Planned Expenditures by Year																				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Walls 1					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2	Walls 2					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
3	Walls 3					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4	Ceiling 1					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
5	Ceiling 2					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6	Ceiling 3					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7	Floors 1					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
8	Floors 2					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
9	Floors 3					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
10	Unit Doors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11	Hand Railings					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
12	Interior Lighting 1					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
13	Interior Lighting 2					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
14	Interior Lighting 3					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
15	Common Doors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
16	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
17																															
18																															
19																															
20																															
21																															
22																															
23																															
24																															
25																															
26																															
27	Annual Planned Expenditures							0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
28	Cumulative Reserve Balance							71,368		14,684	896,291	722,243	634,841	587,364	536,684	532,472	520,683	510,123	501,607	464,479	476,444	464,961	448,997	487,982	361,748	312,113	290,988	283,317	166,271	114,652	

Comprehensive Capital Needs Assessment Schedule

Common Stairways

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	South Side Terrace
Project City / Town:	Wallingford

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

Number of Units:	40
Total Square Feet:	20,996
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement 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
											Planned Expenditures by Year																				
											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	Doors					2013					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	
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																															
20																															
21																															
22																															
23																															
24																															
25																															
26																															
27	Annual Planned Expenditures							0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
28	Cumulative Reserve Balance							71,369		14,684	986,291	722,243	634,941	587,364	636,884	632,472	629,983	619,123	601,607	484,479	476,444	464,961	449,997	407,892	361,748	312,113	260,988	203,317	168,271	114,662	

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	South Side Terrace
Project City / Town:	Wallingford

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

Number of Units:	40
Total Square Feet:	20,996
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement 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
											Planned Expenditures by Year																				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Walls	229		3	10	2020					0	0	0	0	0	0	0	282	0	0	0	0	0	0	0	0	0	379	0	0	
2	Ceilings	53		3	10	2020					0	0	0	0	0	0	0	65	0	0	0	0	0	0	0	0	0	87	0	0	
3	Floors	427		3	15	2025					0	0	0	0	0	0	0	0	0	0	0	0	608	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	
17	Accessibility Improvements	175		ADD	20	2013			4	175	175	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
18																															
19																															
20																															
21																															
22																															
23																															
24																															
25																															
26																															
27	Annual Planned Expenditures							0		175	175	0	0	0	0	0	0	347	0	0	0	0	608	0	0	0	0	467	0	0	0
28	Cumulative Reserve Balance							71,369		14,684	906,291	722,243	534,841	687,384	536,584	632,472	620,583	610,123	601,607	484,479	475,444	464,961	448,987	407,982	361,748	312,113	260,988	203,317	166,271	114,662	

Comprehensive Capital Needs Assessment Schedule

Common Area Restrooms

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	South Side Terrace
Project City / Town:	Wallingford

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

Number of Units:	40
Total Square Feet:	20,996
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement 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
											Planned Expenditures by Year																				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Walls	198		3	10	2020					0	0	0	0	0	0	0	244	0	0	0	0	0	0	0	0	0	328	0	0	
2	Ceilings	31		3	10	2020					0	0	0	0	0	0	0	38	0	0	0	0	0	0	0	0	0	51	0	0	
3	Sinks					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4	Toilets					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
5	Partitions					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6	Accessories					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7	Floor	250		3	15	2025					0	0	0	0	0	0	0	0	0	0	0	0	356	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	
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	Accessibility Improvements	10,000		ADD	20	2013			4	10,000	10,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
18																															
19																															
20																															
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23																															
24																															
25																															
26																															
27	Annual Planned Expenditures							0		10,000	10,000	0	0	0	0	0	0	282	0	0	0	0	356	0	0	0	0	379	0	0	0
28	Cumulative Reserve Balance							71,369		14,694	906,291	722,243	634,841	587,364	536,584	532,472	529,683	510,123	501,607	494,479	475,444	464,951	448,987	487,992	361,746	312,113	280,988	203,317	156,271	114,562	

Comprehensive Capital Needs Assessment Schedule

Building Boilers

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	South Side Terrace
Project City / Town:	Wallingford

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

Number of Units:	40
Total Square Feet:	20,996
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement 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
											Planned Expenditures by Year																				
											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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22																															
23																															
24																															
25																															
26																															
27	Annual Planned Expenditures							0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
28	Cumulative Reserve Balance							71,369		14,884	986,291	722,243	634,841	587,394	536,564	532,472	528,883	510,123	501,607	484,479	476,444	464,961	448,987	407,992	361,748	312,113	260,988	203,317	166,271	114,662	

Comprehensive Capital Needs Assessment Schedule

Building Mechanical

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	South Side Terrace
Project City / Town:	Wallingford

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

Number of Units:	40
Total Square Feet:	20,996
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement 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
											Planned Expenditures by Year																				
											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	Heat Pumps	2,650		1	15	2027					0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,006	0	0	0	0	0	
9	DHW Generation	850		9	10	2014					0	876	0	0	0	0	0	0	0	0	0	1,177	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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24																															
25																															
26																															
27	Annual Planned Expenditures							0		0	0	876	0	0	0	0	0	0	0	0	0	1,177	0	0	4,006	0	0	0	0	0	0
28	Cumulative Reserve Balance							71,369		14,884	906,291	722,243	634,841	567,384	539,584	532,472	528,963	510,123	501,697	484,479	478,444	464,961	448,987	487,962	361,749	312,113	290,988	283,317	168,271	114,662	

Comprehensive Capital Needs Assessment Schedule

Building Electrical

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	South Side Terrace
Project City / Town:	Wallingford

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

Number of Units:	40
Total Square Feet:	20,996
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Code	Emergency	Code	Deferred	Planned Expenditures by Year																				Revitalization
											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	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					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
3	Smoke / Fire Detection	12,500		1	20	2032					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21,919	
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	
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24																															
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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	21,919	0
28	Cumulative Reserve Balance							71,369		14,684	906,291	722,243	634,841	587,384	538,564	532,472	529,883	510,123	501,607	484,479	475,444	464,961	448,987	487,992	361,746	312,113	290,989	263,317	168,271	114,552	

Comprehensive Capital Needs Assessment Schedule

Building Elevator

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	South Side Terrace
Project City / Town:	Wallingford

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

Number of Units:	40
Total Square Feet:	20,996
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement 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
											Planned Expenditures by Year																				
											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																															
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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
28	Cumulative Reserve Balance							71,368		14,684	806,291	722,243	634,841	687,384	638,584	632,472	620,683	610,123	601,607	484,479	475,444	464,961	448,987	487,982	361,748	312,113	280,988	283,317	168,271	114,662	

Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	South Side Terrace
Project City / Town:	Wallingford

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

Number of Units:	40
Total Square Feet:	20,996
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement 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
											Planned Expenditures by Year																				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Foundation / Floor Slab					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2	Framing & Columns					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
3	Steel					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4	Wood Framing					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
5	Masonry Bearing Walls					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																															
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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
28	Cumulative Reserve Balance							71,369		14,684	806,291	722,243	634,841	587,394	538,564	532,472	528,583	510,123	501,587	494,479	475,444	464,961	448,987	497,992	361,740	312,113	260,989	203,317	166,271	114,662	

Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	South Side Terrace
Project City / Town:	Wallingford

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

Number of Units:	40
Total Square Feet:	20,896
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Code	Emergency	Code	Deferred	Planned Expenditures by Year																				Revitalization
											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	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	3,923		1	1	2013					3,923	4,041	4,162	4,287	4,416	4,548	4,685	4,825	4,970	5,119	5,273	5,431	5,594	5,761	5,934	6,112	6,296	6,485	6,679	6,879	
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	Accessibility Improvements	2,600		ADD	20	2013					2,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
18																															
19																															
20																															
21																															
22																															
23																															
24																															
25																															
26																															
27	Annual Planned Expenditures							0		0	6,523	4,041	4,162	4,287	4,416	4,548	4,685	4,825	4,970	5,119	5,273	5,431	5,594	5,761	5,934	6,112	6,296	6,485	6,679	6,879	0
28	Cumulative Reserve Balance							71,369		14,694	806,291	722,243	634,841	587,384	538,584	532,472	520,883	510,123	501,607	484,479	475,444	464,961	449,987	407,982	361,748	312,113	200,988	293,317	166,271	114,662	

Comprehensive Capital Needs Assessment Schedule

Unit Bathrooms

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	South Side Terrace
Project City / Town:	Wallingford

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

Number of Units:	40
Total Square Feet:	20,996
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Code	Emergency	Code	Deferred	Planned Expenditures by Year																				Revitalization
											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	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	840		1	1	2013					840	865	891	918	945	974	1,003	1,033	1,064	1,096	1,129	1,163	1,198	1,234	1,271	1,309	1,348	1,388	1,430	1,473	
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	2,300		1	1	2013					2,300	2,369	2,440	2,513	2,589	2,666	2,746	2,829	2,914	3,001	3,091	3,184	3,279	3,378	3,479	3,583	3,691	3,802	3,916	4,033	
6	Floor	500		1	1	2013					500	515	530	546	563	580	597	615	633	652	672	692	713	734	756	779	802	826	851	877	
7	Accessories	1,115		1	1	2013					1,115	1,148	1,183	1,218	1,255	1,292	1,331	1,371	1,412	1,454	1,498	1,543	1,589	1,637	1,686	1,737	1,789	1,842	1,898	1,955	
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	Toilet	14,760			30	2013					4,920	5,068	5,220	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
18	Accessibility Improvements	40,000		ADD	20	2013			4	40,000	40,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
19																															
20																															
21																															
22																															
23																															
24																															
25																															
26																															
27	Annual Planned Expenditures							0		48,000	49,675	9,965	10,264	5,196	5,361	5,512	5,677	5,848	6,023	6,204	6,390	6,582	6,778	6,982	7,192	7,408	7,630	7,859	8,095	8,337	0
28	Cumulative Reserve Balance							71,359		14,694	986,291	722,243	634,841	587,364	539,584	532,472	526,883	519,123	501,607	484,479	476,444	464,961	448,967	407,992	361,748	312,113	260,969	203,317	155,271	114,862	

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	South Side Terrace
Project City / Town:	Wallingford

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

Number of Units:	40
Total Square Feet:	20,996
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement 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
											Planned Expenditures by Year																				
											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	869		1	1	2013					869	895	922	950	978	1,008	1,038	1,069	1,101	1,134	1,168	1,203	1,239	1,277	1,315	1,354	1,395	1,437	1,480	1,524	
4	Cabinets					2013					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	
6	Sink					2013					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	
8	GFI Outlet					2013					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	
10	Refrigerators	1,787		1	1	2013					1,787	1,840	1,895	1,952	2,011	2,071	2,133	2,197	2,263	2,331	2,401	2,473	2,547	2,624	2,702	2,784	2,867	2,953	3,042	3,133	
11	Stove	1,000		1	1	2013					1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305	1,344	1,384	1,426	1,469	1,513	1,558	1,605	1,653	1,702	1,754	
12	Range					2013					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	
14	Disposal					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	Cabinets	97,200				2013					32,400	33,372	34,373	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
18																															
19																															
20																															
21																															
22																															
23																															
24																															
25																															
26																															
27	Annual Planned Expenditures							0		0	36,656	37,138	38,252	3,995	4,115	4,238	4,365	4,496	4,631	4,770	4,913	5,061	5,213	5,369	5,530	5,696	5,867	6,043	6,224	6,411	0
28	Cumulative Reserve Balance							71,360		14,684	806,281	722,243	634,841	587,364	538,594	532,472	528,663	518,123	501,687	484,479	478,444	464,961	448,987	407,962	361,748	312,113	260,988	203,317	158,271	114,662	

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	South Side Terrace
Project City / Town:	Wallingford

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

Number of Units:	40
Total Square Feet:	20,996
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Code	Emergency	Code	Deferred	Planned Expenditures by Year																				Revitalization
											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	Emergency Call System	600		1	1	2013					600	618	637	656	675	696	716	738	760	783	806	831	855	881	908	935	963	992	1,021	1,052	
2	Electrical Panel					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
3	Smoke Detectors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4	Intercom					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	Smoke Detectors	15,200		1	10	2019					0	0	0	0	0	0	1,615	1,669	1,925	1,983	2,043	2,104	2,167	2,232	2,299	2,368	2,439	2,512	2,588	2,665	
18	Accessibility Improvements	4,900		ADD	20	2013			4	4,900	4,900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
19																															
20																															
21																															
22																															
23																															
24																															
25																															
26																															
27	Annual Planned Expenditures							0		4,900	5,500	618	637	656	675	696	2,331	2,407	2,686	2,766	2,849	2,935	3,023	3,113	3,207	3,303	3,402	3,504	3,609	3,717	0
28	Cumulative Reserve Balance							71,369		14,984	986,291	722,243	634,841	587,384	538,584	532,472	526,883	510,123	501,607	484,479	476,444	464,961	448,997	437,982	361,746	312,113	260,988	203,317	166,271	114,662	

Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	South Side Terrace
Project City / Town:	Wallingford

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

Number of Units:	40
Total Square Feet:	20,996
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement 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
											Planned Expenditures by Year																				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Radiators	2,230		1	1	2013					2,239	2,306	2,375	2,446	2,520	2,595	2,673	2,753	2,836	2,921	3,008	3,099	3,192	3,287	3,386	3,488	3,592	3,700	3,811	3,925	
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	Unit DHW Generation	3,400		1	1	2013					3,400	3,502	3,607	3,715	3,827	3,942	4,060	4,182	4,307	4,436	4,569	4,706	4,848	4,993	5,143	5,297	5,456	5,620	5,788	5,962	
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	Heat Pumps	106,000		1	15	2026					0	0	0	0	0	0	0	0	0	0	0	0	0	31,133	32,067	33,029	34,020	35,040	0	0	
18																															
19																															
20																															
21																															
22																															
23																															
24																															
25																															
26																															
27	Annual Planned Expenditures							0		0	5,639	5,808	5,982	6,161	6,346	6,537	6,733	6,935	7,143	7,357	7,578	7,806	8,038	38,413	40,596	41,814	43,068	44,360	8,589	8,847	0
28	Cumulative Reserve Balance							71,369		14,884	986,291	722,243	634,841	587,384	538,804	532,472	529,883	510,123	501,607	484,479	475,444	464,961	448,987	407,982	361,748	312,113	260,988	203,317	168,271	114,662	

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.