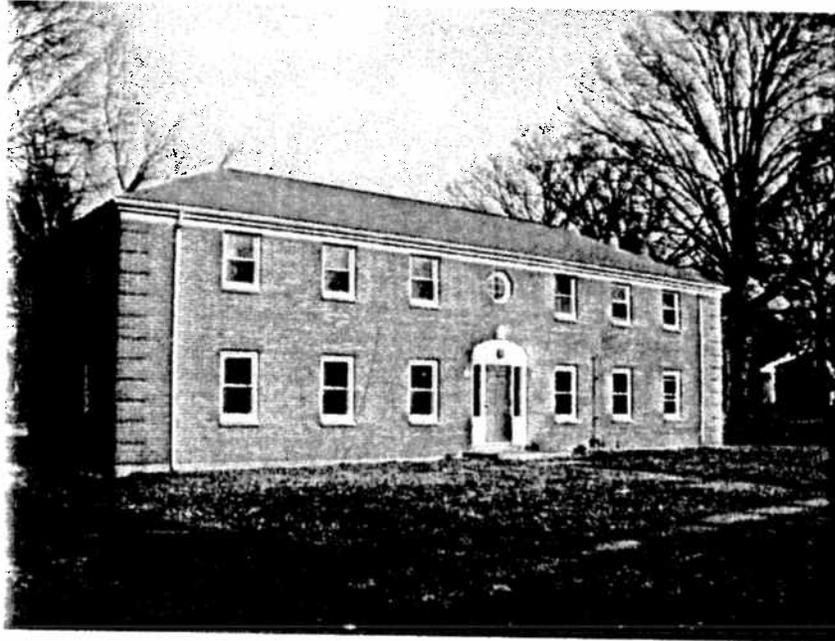


PHYSICAL/CAPITAL NEEDS ASSESSMENT

KING COURT (MR23)

East Hartford, Connecticut



Prepared for

THE EAST HARTFORD HOUSING AUTHORITY

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June 25, 2012



INTRODUCTION

King Court is a 34 building, 80 unit family housing development owned and managed by the East Hartford Housing Authority. There are 33 housing buildings that are each two story wood framed structures with brick veneer exterior walls, metal windows, and pitched asphalt shingled roofs. There is a stand alone, single story masonry maintenance building. The site is landscaped with mature bushes, trees, concrete and bituminous sidewalks, and a basketball court.

The site investigation for this Capital Needs Assessment (CNA) was done by John R. Victorick, AIA, from *J Associates Architects*. The site visit occurred on March 8, 2012. J. Victorick was accompanied by Mr. Ed DiCenso, maintenance person, for the *East Hartford Housing Authority* during the site investigation. The site visit inspection of the building grounds, mechanical spaces, exterior and interior areas and a representative sampling of dwelling units. An interview with Mr. Andre Dumas, Asset Coordinator with *East Hartford Housing Authority* was also done to gain background and condition information that was used to develop this report.

This development is situated on King Court, East Hartford, Connecticut. The neighborhood in which this development is located is residential. The site is in close proximity to Main Street and Route 2.

The general condition of the buildings and the site were fair and appear to have deferred capital needs in many areas. All observed and reported conditions and areas of concern are listed within the Inspection Narrative.

MARKET ANALYSIS

As of this writing, (March 2012) New England and the State of Connecticut appear to be in a gradual recovery from the 2007 recession. Many economists believe that this recession has been the longest since the great depression. Nationally, the number of unemployed people is current 12.8 million, and the unemployment rate is 8.3%¹. In Connecticut, the unemployment rate is 8.0%². The unemployment rate in East Hartford is 10.7%³. Of more significance to the housing market, it is the mortgage foreclosure rate. Again, the current figures seem to be positive with total filing of foreclosures, including default and bank repossessions down 33% in 2011. In Hartford county, 1 in every 1394 housing units is now in foreclosure.

Connecticut has one of the lowest vacancy rates in the country, at 7.9%⁵. A low vacancy rate indicates that demand and available housing stock are in close to alignment. Vacancy rates can be kept low by providing updated and quality housing units and providing services to tenants. It was reported that there are current 30 vacancies in this development or 37.5%. This rate is significantly above Connecticut's vacancy rate. Timely renovations to the capital needs outlined in the report as funds became available will help ensure that a lower vacancy rate is achieved in the future.

¹ Bureau of Labor Statistics (3/09/12)

² Connecticut Department of Labor (3/12/12)

³ Connecticut Department of Labor (1/12)

⁴ Realty Trac (1/12/12)

⁵ CNN Money (3/29/12)

DEVELOPMENT INFORMATION:

The following information was provided by the Housing Authority Staff.

Project Number	MR 23
Project Name and Address	KING COURT King Court East Hartford, CT 06118
Executive Director	Ms. Debra Bouchard, Executive Director
Year that the Development was Built	1952
Housing Type	Family
Construction	All buildings are two story wood framed brick veneer exterior wall, concrete foundation walls, metal windows and pitched asphalt singled roofs.
Number of Buildings	34; 33 Housing Buildings and 1 Maintenance Building
Number of dwelling Units	80
Accessible units	0
Exterior Common Areas	Walkways, plantings and basketball court.
Parking Spaces	Approximately 80 spaces, with no handicapped spaces.
Interior Common Areas	None
Completion date for most recent Capital Needs Assessment	2010
Completion date for most recent Energy Audit	2012

DWELLING UNIT DISTRIBUTION								
Apartment Types by Bedroom								
Efficiency units	1 Bedroom	2 Bedroom	3 Bedroom	3 Bedroom Handicapped	4 Bedroom	5 Bedroom	6 Bedroom	Total
		54	26					80

The number of current vacant units = 30

CAPITAL IMPROVEMENTS MADE WITHIN THE LAST FIVE YEARS INCLUDE THE FOLLOWING:

<p>Significant Contracts recently completed:</p> <ol style="list-style-type: none"> 1. Replaced all exterior and interior light fixtures - 2012 2. Installed attic insulation, recaulked and installed low flow shower heads – 2008

CAPITAL IMPROVEMENTS PLANNED FOR THE NEXT FIVE YEARS INCLUDE THE FOLLOWING (Assuming that capital funds are secured):

- | | |
|--|---------------------|
| 1. New Project Sign - | 2012 - \$ 2,500.00 |
| 2. Renovation to 12 units to make them marketable and modernize the common stairs - | 2012 - \$165,000.00 |
| 3. Window replacements in all units with Low E, energy efficient windows. Includes basement windows and abatement costs of associated asbestos caulking and lead paint - | 2012 - \$400,000.00 |
| 4. Maintenance building window replacement - | 2012 - \$ 1,500.00 |
| 5. Phase I Site Survey - | 2012 - \$ 15,000.00 |
| 6. Landscaping - | 2012 - \$ 25,000.00 |
| 7. Lead base paint Assessment and Remediation - | 2013 - \$202,000.00 |
| 8. Masonry repairs and repointing - | 2013 - \$ 61,285.00 |
| 9. Foundation repairs - | 2013 - \$ 19,261.00 |
| 10. Bituminous walkway replacement - | 2013 - \$135,188.00 |
| 11. Shingle roof replacements to include gutter/downspouts - | 2013 - \$464,530.00 |
| 12. Replace gas fired boilers and Hot water heaters - | 2013 - \$393,382.00 |
| 13. Replace exterior doors - | 2013 - \$ 99,653.00 |
| 14. Replace storm doors - | 2013 - \$ 33,990.00 |
| 15. Replace bit. driveways - | 2014 - \$112,721.00 |
| 16. 1/3 of unit renovations - | 2014 - \$859,329.00 |
| 17. Replace entrance canopies - | 2015 - \$148,526.00 |
| 18. Concrete stoop replacement - | 2015 - \$105,885.00 |
| 19. 1/3 of unit renovations - | 2016 - \$911,662.00 |

PUBLIC UTILITIES SERVICING THE DEVELOPMENT INCLUDE THE FOLLOWING:

- Water: MDC
- Gas: Connecticut Natural Gas
- Sewer: MDC
- Electricity: Connecticut Light and Power

DWELLING UNIT INSPECTION

An inspection of a representative sampling of dwelling units is included as part of the interior review for this development. The building includes 80 dwelling units, distributed as described in the DWELLING UNIT DISTRIBUTION table above. The following 17 units were inspected (21%) of the total units within this building

DWELLING UNITS INSPECTED The following units were inspected during the site visit:					
Unit Number	Floor	Bathrooms	Bedrooms	Occupied	Vacant
5 King Court	2 Story	1	3		X
7 King Court	2 Story	1	3		X
10A-1 King Court	1	1	2		X
22 King Court	2 Story	1	3	X	
34 King Court	2 Story	1	3	X	
48A-1 King Court	1	1	2		X
48A-2 King Court	1	1	2		X
49B-1 King Court	2	1	2		X
49B-2 King Court	1	1	2		X
56 King Court	2 Story	1	3		X
59A-1 King Court	1	1	2		X
59B-1 King Court	2	1	2		X
59B-2 King Court	2	1	2		X
61 King Court	2 Story	1	3	Used by tenants for meetings.	X
64 King Court	2 Story	1	3		X
65 King Court	2 Story	1	3		X
73B-2 King Court	2	1	2		X

INSPECTION NARRATIVE

The following narrative provides information gathered from observations made during the site inspection and the interview with the East Hartford Housing Authority. Information is organized according to categories and a budget, if needed, is included in the spreadsheets.

ENVIRONMENTAL REVIEW

1. Asbestos Containing Materials (ACMs)

The East Hartford Housing Authority is not aware of any ACM's within this facility. If ACM are suspected in the future, testing should be done. No allowance is included for this item.

2. Chloroflourocarbons (CFCs)

Chloroflourocarbons (CFCs) are ozone depleting, refrigerants commonly used in older refrigerators and air-conditioning systems. The East Hartford Housing Authority should ensure that all refrigerators and air conditioning system components are properly disposed of, and that replacement units satisfy applicable regulations. No allowance is included for this item.

3. Lead – Based Paint

The East Hartford Housing Authority is aware of the possibility of lead based paint on the wood exterior window and door trim. An allowance is included in year 2 to perform a lead based paint assessment and remediation.

4. Polychlorinated Biphenyls (PCBs)

Polychlorinated Biphenyls (PCBs) are coolant fluids used in older electrical hydraulic equipment and caulking. The East Hartford Housing Authority is not aware of the presence of PCBs. Therefore, an allowance for abatement is not included in any years associated with this report. If any PCBs are suspected, testing is recommended.

5. Underground Storage Tanks

The East Hartford Housing Authority reported that there are most likely underground storage tanks within this site. An allowance is included to perform a Phase I Site study to investigate the possibility of these tanks in year 1.

6. Mold

Exposure to Toxic Mold can lead to health issues. The growth of mold can result from persistent water problems such as:

- Water infiltration into the building envelope.
- Foundation cracks.
- Window, door failure.
- Plumbing or HVAC problems.
- Exterior caulking deterioration.
- Site drainage clogs.

6. Mold con't

- Poor site drainage.

A quick resolution to these problems can prevent mold. Also, periodic inspections of all areas of the building and site will help identify small moisture problems before they become major problems and a source of mold. No allowance for mold testing or remediation is included in this report.

7. Other Hazardous Materials

During the site visit, no illegal, on-site dumping or stockpiling were observed or reported. Additionally, there were no odors, pools of unidentified liquids, pits, ponds, lagoons, stained soil, stained pavement, stressed vegetation or other visual indications of the possible presence of hazardous materials.

NOTE:

No formal assessment or testing for environmentally hazardous material (such as asbestos or lead-based paint) was completed as part of this report.

EXTERIOR REVIEW

8. Foundation Walls

The existing concrete foundation walls appeared to be in good to fair condition with some observed cracking. *See Photo #1.* An allowance for repair of any cracked foundation walls is included in year 2.

Exterior Walls

The exterior walls on all buildings are wood framed with brick veneer. Some buildings also have some vinyl siding. *See Photo #2.* The vinyl siding appears to be in good condition. No allowance is included for the vinyl siding. Some existing bricks are cracked and some mortar joints are in need of repointing in many areas. *See Photo #3.* An allowance is included in year 2 to repair and repoint masonry walls.

9. Roofing System

The existing roof is an asphalt shingles system reported to have been installed in 1998. It was also reported all leaks have been repaired. However, these roofs are in need of replacement because they are at the end of their useful life. An allowance is included to replace these roofs in year 2. It was reported that some of the entrance canopies have deteriorated, leak and are pulling away from the building. *See Photo #4.* An allowance to renovate or repair these canopies is included in year 3.

10. Roof Drainage System

Roof drainage is accomplished by existing aluminum gutters and aluminum downspouts. These gutters and downspouts are in average condition, with some missing end spouts. *See Photo #5.* The existing gutters and downspouts should be replaced and new gutter guards installed when roof replacement occurs. An allowance to replace these gutters and downspouts is included in the roof replacement allowance in year 2.

11. Walks, Door Stoop, Steps, Rails

Walks

It was reported that the existing concrete walks parallel with the street and along the front of the buildings are 15+ years old. These walks appear to be in fair/poor condition. An allowance is included to replace these concrete walks in year 6. There are bituminous walkways leading to the unit entrances and at various other locations throughout the site. These walkways appeared old and are showing signs of deterioration. An allowance is included to replace these bituminous walkways in year 2.

Front and Rear Door Stoops

The existing door stoops at the front and back exterior doors are concrete. *See Photo #6.* These stoops appear to be in fair condition with some deterioration observed. An allowance is included in year 5 to replace these concrete stoops.

12. Fences, Retaining Walls

Existing chain link fence was observed along the property line of this development. It appears that some repairs/replacement of this fence has occurred. *See Photo #7.* The remaining fencing is nearing its useful life and should be replaced. Fence replacement is included year 6.

13. Porches, Balconies

There are no porches or balconies within this development. No allowance is included for these item.

14. Fire Escapes

There are no fire escapes in this development. No allowance is included for this item.

15. Exterior Doors

Housing Buildings

There are common doors into the stairs at the front and rear of each of the four-plex buildings. These doors are nearing their useful life and should be replaced. An allowance is included in year 8 to replace these exterior doors. The exterior doors to the duplex units are also nearing their useful life and should be replaced. *See Photo #8.* An allowance is included in year 2 to replace these exterior doors.

Storm Doors

The storm doors at the rear of the four-plex building and the front and rear of the duplex units appeared to be in average condition. However, these doors will exceed their useful life during the term of this report. An allowance to replace these storm doors is included in year 2.

Maintenance Building

The existing exterior doors in the maintenance building consist of an overhead door and an entrance door. Both of these doors will exceed their useful life during the term of this report. *See Photo #9.* An allowance is included to replace these doors in year 2.

16. Windows

Housing Buildings

The existing metal double hung windows are old, inefficient and beyond their useful life. *See Photo #10.* An allowance is included to replace these windows in year 1. The basement windows appear to be original and are beyond their useful life. An allowance to replace these windows is also included in year 1.

Maintenance Building

The windows in the maintenance building appear to be original are beyond their useful life. An allowance is included in year 1 to replace these windows.

17. Garages, Carports

There are no stand alone garages or carports in this development. No allowance is included in this item.

18. Utility Buildings

There are no utility buildings within this development. No allowance is included for this item.

19. Benches, Clothes Lines

There are no observed benches. There are existing clothes lines. The Housing Authority has been removing these clothes lines when they deteriorate. No allowance is included for this item.

20. Project Sign

There is no existing project sign. The Housing Authority would like to install a project sign. An allowance is included in year 1 for a new project sign.

21. Driveways

There are asphalt driveways adjacent to each building. *See Photo #11.* These driveways are in average to poor condition. An allowance is included to replace these asphalt driveways in year 3.

22. Lawn, Plantings

The landscaping of this development was observed to be in average condition with lawns, mature bushes and trees. Some of these trees and bushes should be trimmed or replaced due to age and overgrowth to provide better maintenance around the buildings. An allowance is included to do this landscaping work in year 1. An allowance for a second phase of landscaping work is included in year 6 to improve the appearance of the facility.

23. Site Drainage

The site drainage system was reported to be functioning well with no reported or observed problems. However, it is old and beyond its useful life. An allowance is included to replace/upgrade the site drainage system in year 3.

24. Exterior Lighting

There are exterior lighting fixtures installed in the wall or ceiling at each exterior exit door from the buildings. These light fixtures were recently installed as part of the "WRAP program". No allowance is included for this item. Existing wall packs on the buildings throughout the site appear to be in average condition. No allowance is included for these fixtures.

25. Exterior Painting

Miscellaneous exterior painting includes such items as exterior doors, basketball poles, and miscellaneous trim. These items should be repainted every 10 years. All exterior painting observed was in average condition. An allowance to repaint these items has been included in years 6 and 16.

26. Underground Utilities

Underground utility lines include water and sewer. It was reported that these underground lines are original and have been a maintenance problem in the past, with tree roots obstructing the lines. An allowance is included in year 10 to replace upgrade these underground utilities.

27. Security System

Housing Buildings

There is no security system within these buildings or units. No allowance is included for this item.

**27. Security System con't
Maintenance Building**

There is no security system for the Maintenance Building. No allowance is included for this item.

28. Other Exterior/Considerations

A/C Sleeves

There are no existing A/C sleeves within this development. EHHA has stated that they would like to install through wall A/C sleeves in each unit as a convenience to tenant

An allowance is included in year 10 to install new A/C sleeves.

Basketball Court

There is one existing bituminous paved basketball court located in this development.

This court appeared to be in average condition. The asphalt paving should be replaced when the bituminous paved walkways are done in year 2. A cost to repaint the basketball pole is included within the Exterior Paint Section.

INTERIOR REVIEW

29. Insulation

It is assumed that insulation at exterior walls and roofs was installed in accordance with energy conservation guidelines in effect during installation. An upgrade of the wall/ceiling insulation will be part of the total unit renovation as outlined in Item #46,

30. Caulking, Weather-stripping

Interior caulking related to the capital needs assessment is typically considered at the bathtubs. Caulking was secure at most of the tubs/showers and floor lines in dwelling units sampled. Caulking has an expected useful life of ten years and it is recommended that re-caulking should be done during the term of this report. Caulking is done under the operation budget during on going maintenance operations, therefore no allowance is included for caulking.

Air infiltration at windows and exterior doors should be monitored over time to ensure the continued adequacy of weather-stripping, normally scheduled for replacement at five to ten year intervals. Replacement of weather-stripping is done under the operation budget. Therefore, no allowance is included for this item.

31. Flooring

Unit Living Room Flooring

The unit living room flooring is wood. *See Photo #12.* The living room flooring in the units observed were in average condition. It was reported that these floor are refinished during tenant turnover activities. No allowance is included for these wood floors.

Unit Kitchen Flooring

The unit kitchen flooring is VCT. The kitchen flooring in the units observed were in average condition to poor condition. An allowance is included to replace these VCT floors when the units are renovated, see Item #46.

Unit Bathroom

The unit bathroom flooring is VCT. The bathroom flooring in the units observed were in average to poor condition. An allowance is included to replace these VCT floors when the entire units are renovated, see Item #46.

Unit Bedroom

The unit bedroom flooring is wood. The bedroom room flooring in the bedroom units observed were in average condition. It was reported that these floor are refinished during tenant turnover activities. No allowance is included for these wood floors.

Maintenance Building

There was no flooring observed in the maintenance building. No allowance is included for this item.

32. Common Stairs

There are front and rear common stairs within the four plex buildings. These stairs were observed to be in average condition. An allowance is included to renovate these common stairs including, repairing and repainting the walls, ceilings and stairs and replacing the tenant mailboxes in year 1 when the 12 units are renovated to make them marketable, see Item #46.

33. Interior Doors

Housing Buildings

The dwelling unit entrance doors appeared to be mostly original doors. *See Photo #13.* These doors have exceeded their useful life and should be replaced. An allowance is included in year 8 to replace these doors and door hardware. Most of the unit interior wood doors observed appeared to be original and have exceeded their useful life. An allowance is included to replace these interior doors when the entire units are renovated, see item #46.

Maintenance Building

There were no interior doors in the maintenance building. No allowance is included for these doors.

34. Kitchen Cabinets

The kitchen cabinets were original in most units observed. *See Photo #14.* However, some units have new or fairly new cabinets and p.lam countertops. Also, some vacant units observed do not have kitchen cabinets. The original cabinets are in poor condition and should be replaced when the entire units are renovated, see item #46. The newer cabinets should remain.

35. Window Treatment

The Housing Authority does not supply window treatment within the dwelling units. No allowance is included for this item.

36. Kitchen appliances

The appliances are tenant owned. No allowance is included for this item.

37. Electrical fixtures & system

It was reported that there was an Electrical up-grade project within all dwelling units in this development in 2000. It was reported that the scope of this project included a new 60amp service for all units. *See Photo #15.* No allowance is included for this item.

There is one smoke detector within the units that is hard wired with a battery back-up. Systematic inspection/testing of the smoke detector batteries should be occurring on a regular basis. The Housing Authority would like to install more smoke/CO2 detectors within the units. An allowance to install these additional detectors has been included in the cost for the total unit Renovations, see Item #46. We recommend that smoke detectors be replaced at a maximum of every 12 years. An allowance is included to replace the all the existing smoke/CO2 detectors in year 14.

38. Plumbing Fixtures & System

The bathroom fixtures in the unit bathrooms include a sink, toilet and porcelain tub with ceramic tile tub surround. *See Photo #16*. All fixtures observed were in fair to poor condition. The Housing Authority would like to eliminate the existing window within the tub areas for maintenance reasons. Toilet bathroom renovations is recommend including replacing the sink, toilet, tub, tub surround, flooring, eliminating the window, installing a wall mounted fan, painting the walls and ceiling, at the same time as the total unit renovation, see item #46.

39. Heating, Ventilation & Air Conditioning (HVAC)

Housing Units

Heating for the dwelling units is provided by hydronic baseboard heating elements feed from individual gas fired boilers located within the basements of each building/unit. *See Photo #17*. These boilers are controlled by thermostats located within each unit. It was reported that these boilers are 15+ year old. They will exceed there useful life during the term of this report. An allowance is included in year 4 to replace these boilers. The Housing Authority does not supply air conditioning to the dwelling units. No allowance is included for air conditioning.

Maintenance Building

There is an existing electric ceiling hung heating unit. *See Photo #18*. It was reported that this unit has been disconnected because the Housing Authority does not wish to heat this building. No allowance is included for this item.

40. Hot water & Boiler system

Housing Units

The hot water needs for each dwelling unit are furnished by existing 40 gallon gas fired hot water heaters located in the basement. *See Photo #19*. These hot water heaters vary in age. It was reported that they are presently replaced on an "as needed" basis. The cost to replace all the existing hot water heaters is included within the cost to replace the gas boilers in year 10.

Maintenance Building

The maintenance building doesn't have a boiler or any plumbing. No allowance is included for this item.

41. Laundry Room

There are no common laundry rooms within this development. No allowance is include for this item.

42. Interior Lighting

Housing Units

It was reported that the existing light fixtures within each unit were recently replaced under the "WRAP Program" with energy efficient fixtures. No allowance is included for these light fixtures

Maintenance Building

The light fixtures observed within the Maintenance Building were in good working condition with energy efficient light bulbs. No allowance is included for these light fixtures.

43. Interior Painting and Finishes

Housing Units

The painted surfaces in the units sampled appeared to be in good condition. Interior painted surfaces should be painted at 5 to 10 year intervals. It was reported that painting is done from the operational budget. No allowance is included for interior painting.

Maintenance Building

The painted surfaces in the Maintenance Building were observed to be in fair condition. Interior painted surfaces should be painted at 5 to 10 years intervals. An allowance to paint these surfaces is included in years 6 and 16.

44. Elevators

There are no elevators within this development. No allowance is included for this item.

45. Fire Safety/Detection/Prevention/Emergency Fire Alarm

Housing Units

There is no existing fire alarm system within the buildings or housing units. No allowance is included for this item.

Maintenance Building

There is no fire alarm system in the Maintenance Building. No allowance is included for this alarm system.

46. Other Interior

Total Unit Renovations

An allowance is included in phased years 2, 4, 6 to do total unit renovations. These renovations shall include, but are not limited to new insulation, new kitchen cabinets, countertops, sinks, new bathroom fixtures including toilet, lavatory and bathtub, new interior doors, additional smoke/CO2 detectors, new flooring, walls electrical up-grades and other renovation work.

12 Unit and Common Stair Renovations

An allowance is included to renovate 12 units to make them marketable. These renovations shall include, but are not limited to painting, some new kitchen cabinets, some new windows, replace some doors, re-surface some tubs. At the same time, the common stairs shall be renovated as described in Item #32.

ACCESSIBILITY REVIEW

47. General

To the greatest extent possible, any public spaces used by residents and the public, should be accessible to all, including individuals with disabilities. We recommend that prior to implementation of any work, a complete ADA study, report and ADA Action Plan completed by an Architect familiar with accessibility regulations, guidelines and practices. It is also recommended that compliance with accessibility standards be satisfied as building components are modified, replaced or upgraded. Observations made during the site visit are included below. These observations are not meant to take the place of the comprehensive ADA Action Plan as described above. Until full scale alterations are undertaken, the Housing Authority should provide reasonable accommodations for residents with disabilities.

48. Accessible Parking

No accessible parking spaces were observed. A study and plan should be developed to construct some handicapped parking spaces throughout the site when the driveway paving is replaced. An allowance is included to complete this study in year 7.

49. Exterior Access Route

Housing Buildings/Units

There does not appear to be an accessible route into each building and or each unit. A study should be considered to investigate the feasibility of creating an accessible route.

Maintenance Room

There appears to be a handicapped compliant access route into the Maintenance Building. No allowance is included for this item.

50. Interior Common Areas

The common stair within the four-plex buildings are not accessible. Due to the buildings age and design, it may not be economically feasible to make these common stairs accessible. No allowance is included for this item.

51. Dwelling Units

None of the existing dwelling units are handicapped accessible. The existing complex was designed in the early 1950's with no regard for accessibility. The first floor units are up 12"+ from finish grade. Therefore, it may not be economically feasible to make any of these units accessible. A more detailed compliance study should be done to confirm this.

52. Other Accessibility Items

New ADA and State compliant handicapped signage should be considered to help tenants and visitors circulate around the site and into the buildings. No allowance is included for this item.

END OF INSPECTION NARRATIVE

BUDGET ALLOWANCE

The Budget Allowance amounts that are included in the next section of this report represent a good faith effort to establish a line item cost for each of the identified Capital Needs. These budget costs should be used for planning purposes only and shall not take the place of an Architect's estimate or market based bid for this work.

BUDGET ALLOWANCE WORKSHEET				
MR23A				
ENVIRONMENTAL				
Number	Item Name	Action	Year	Budget Allowance
1	Asbestos	No allowance for testing or abatement is included.		*
2	CFC's	No allowance for testing or abatement is included.		0
3	Lead-Based Paint	An allowance for lead-based paint testing and remediation is included.	2	\$202,000.00
4	PCB's	No allowance for testing or abatement is included.		0
5	Underground Storage Tanks	Phase I Site Study		\$15,000.00
6	Mold	No allowance for testing or abatement is included		0
7.	Other Environmental Issues	None Reported		0
TOTAL ENVIROMENTAL				\$217,000.00

EXTERIOR				
Number	Item Name	Action	Year	Budget Allowance
8	Walls, Foundations	Masonry repairs and repointing.	2	\$ 61,285.00
		Foundation repairs.	2	\$ 19,261.00
9	Roofing System	Replace the asphalt shingle roofs.	2	\$ 464,530.00
		Replace Canopies.	3	\$ 148,526.00
10	Roof drainage system	Gutters/downspouts replacement and gutter guards included in the reroofing cost.	---	---
11	Walks, steps, rails	Repair/replace concrete walks.	6	\$ 43,473.00
		Replace bituminous walkways.	2	\$ 135,188.00
		Concrete door stoops (front and rear).	3	\$ 105,885.00
		No action required.	---	---
12	Fences, walls, gates	Fence Replacement.	6	\$ 104,335.00
13	Porches, Balconies	Not applicable.	---	---
14	Fire escapes	Not applicable.	---	---
15	Doors	Replace exterior doors.	2	\$ 99,653.00
		Replace storm doors.	2	\$ 33,990.00
		Replace garage door and ext. door	2	\$ 2,060.00
16	Windows	Replace windows, including basement.	1	\$ 400,000.00
		Replace the Maintenance Building windows.	1	\$ 1,500.00
17	Garages, carports	Not applicable.	---	---
18	Storage, utility buildings	Not applicable.	---	---
19	Benches	Not applicable.	---	---
20	Project signs	New Project.	1	\$ 2,500.00
21	Driveways	Replace the bit. Driveways.	6	\$ 112,721.00
		No action required.	---	---
22	Phase I - Landscaping	Landscaping.	1	\$ 25,000.00
	Phase II - Landscaping	Landscaping.	6	\$ 28,982.00
23	Site drainage	Replace.	6	\$ 173,891.00
24	Exterior lighting	No action required.	---	---
25	Exterior painting	Miscellaneous Exterior Painting	6, 16	\$ 27,173.00
26	Underground utilities	Repair/Replace	10	\$ 195,716.00
27	Security system	No action required.	---	---
28	Other Exterior	Install A/C sleeves.	10	\$ 23,486.00
TOTAL EXTERIOR				\$2,209,155.00

INTERIOR				
Numbe	Item Name		Year	Budget Allowance
29	Insulation	New insulation is included in Item #46.	---	---
30	Caulking	No action required.	---	---
31	Flooring	Replacement cost included in Item #46.	---	---
		No Action Required.	---	---
32	Stairs	Renovate Common Stairs. Part of 12 Unit Renovations.	---	---
33	Doors	Replacement cost included in Item #46.	---	---
34	Kitchen cabinets	Replacement cost included in Item #46.	---	---
35	Window Treatment	No Action Required.	---	---
36	Major kitchen appliances	Not Applicable	---	---
		Not Applicable.	---	---
		Not Applicable.	---	---
37	Electric fixtures & systems	See the ENERGY MANAGEMENT	---	---
38	Plumbing fixtures & systems	Replacement cost included in Item #46.	---	---
		Replacement cost included in Item #46.	---	---
39	Heating, Ventilation & Air Conditioning (HVAC)	See the ENERGY MANAGEMENT SECTION.	---	---
40	Hot water & boiler system	See the ENERGY MANAGEMENT	---	---
41	Laundry rooms	No Action Required.	---	---
42	Interior lighting	See the ENERGY MANAGEMENT	---	---
43	Interior painting and finishes	Repaint the Interior of the Maintenance Building .	6, 16	\$4,076.00
		No Action Required.	---	---
44	Elevators	Not Applicable.	---	---
45	Fire	See the ENERGY MANAGEMENT	---	---
46	Other Interior	Entire Unit Renovations. (1/3 of Units per Year)	2, 4, 6	\$2,702,352.00
		12 Unit Renovations.	1	\$165,000.00
		Not Applicable.	---	---
TOTAL INTERIOR				\$ 2,871,428.00

ENERGY MANAGEMENT				
Number	Item name	Action	Year	
47	Heating and Ventilation Systems	Replace the gas fired boilers, hot water heaters and thermostats.	2	\$393,382.00
48	Plumbing Systems	Not Applicable.	---	---
49	Electrical Systems	Replace the smoke/CO2 detectors.	14	\$ 28,196.00
TOTAL ENERGY MANAGEMENT				\$ 421,578.00

ACCESSIBILITY				
Number	Item name	Action	Year	
47	General	Not Applicable.	---	---
48	Accessible Parking	Not Applicable.	---	---
49	Exterior Access Route	Not Applicable.	---	---
50	Interior Access Route	Not Applicable.	---	---
51	Interior Common Area	Not Applicable.	---	---
52	Dwelling Units	Not Applicable.	---	---
53	Other Accessibility	Handicapped Study	7	\$15,000.00
TOTAL ACCESSIBILITY				\$15,000.00

DEVELOPMENT TOTALS	
Item name	Budget Allowance
TOTAL ENVIRONMENTAL	\$ 217,000.00
TOTAL EXTERIOR	\$ 2,209,155.00
TOTAL INTERIOR	\$ 2,871,428.00
TOTAL ACCESSIBILITY	\$ 15,000.00
TOTAL ENERGY MANAGEMENT	\$ 421,578.00
TOTAL CAPITAL NEEDS	\$ 5,734,161.00



Photo #1 – Foundation Concrete with some Cracking.



Photo #2 – Exterior Walls.

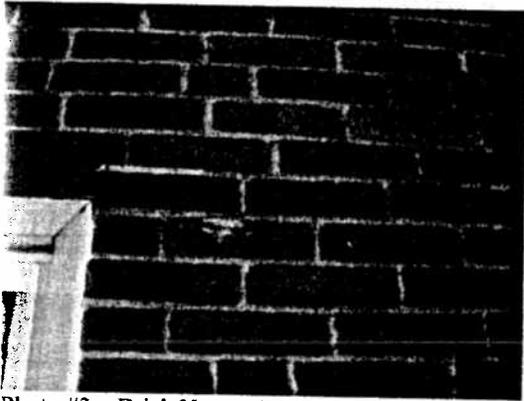


Photo #3 – Brick Veneer Wall showing some Cracking.



Photo #4 – Typical Entrance Canopy.



Photo #5 – Typical Aluminum Gutter and Downspouts.



Photo #6 – Concrete Door Stoop with Deterioration.



Photo #7 – Typical Chain Link Fence.



Photo #8 – Typical Entrance Door.

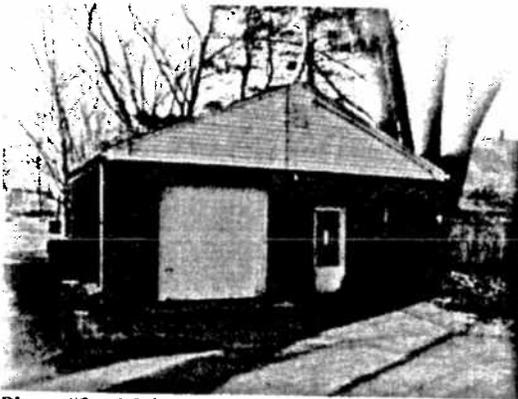


Photo #9 – Maintenance Building.



Photo #10 – Typical Window.

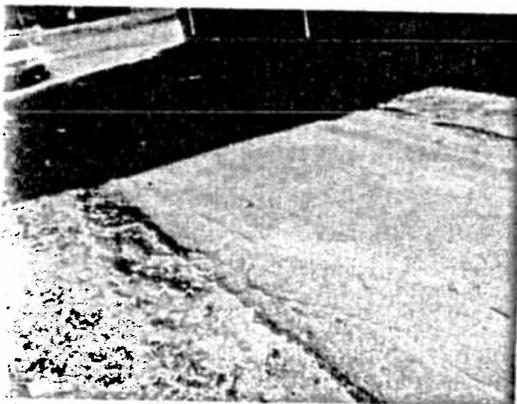


Photo #11 – Typical Bituminous Driveway.

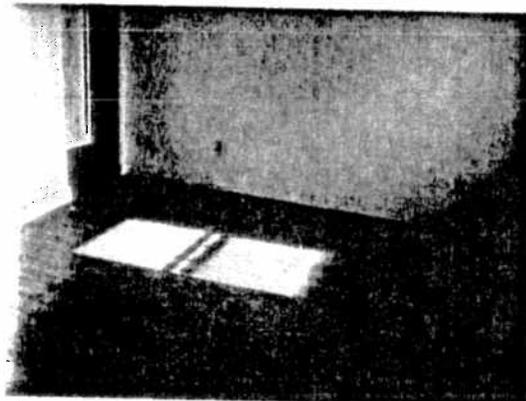


Photo #12 – Typical Living Room Wood Floors.

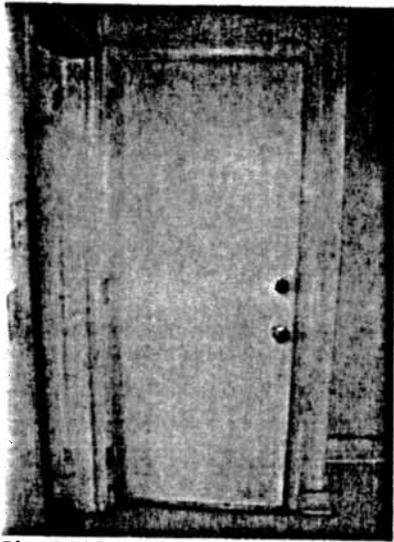


Photo #13 – Typical Dwelling Unit Entrance Doors.



Photo #14 – Original Kitchen Cabinets.

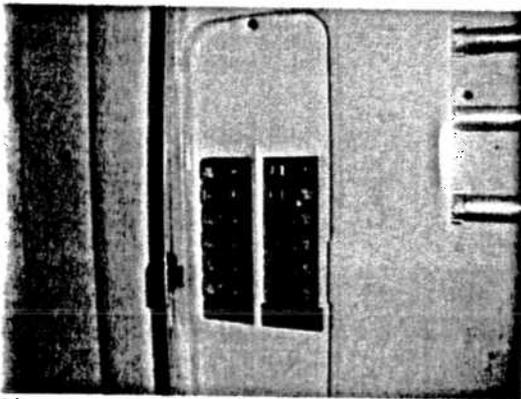


Photo #15 – Typical Unit Electrical Panel.



Photo #16 – Typical Unit Bathroom.

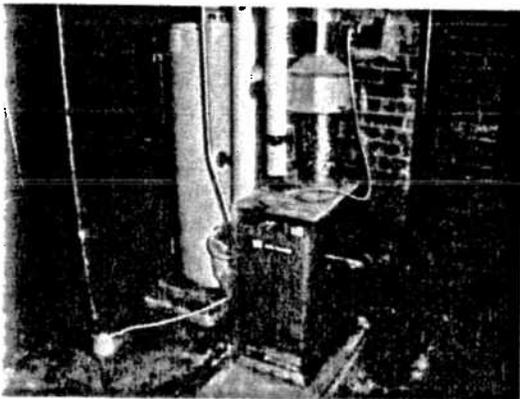


Photo #17 – Typical Unit Boiler.

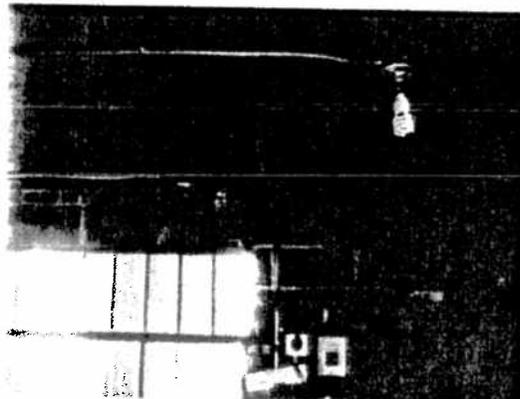


Photo #18 – Maintenance Building Ceiling Mounted Heater.

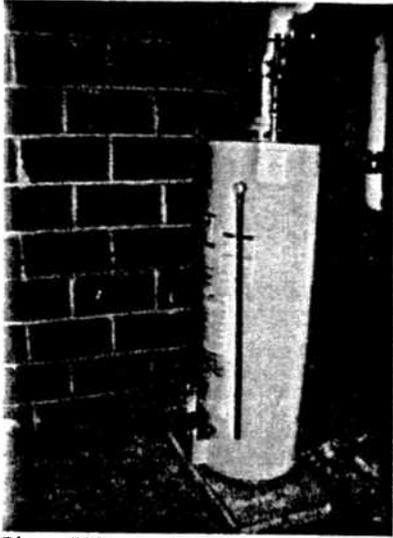
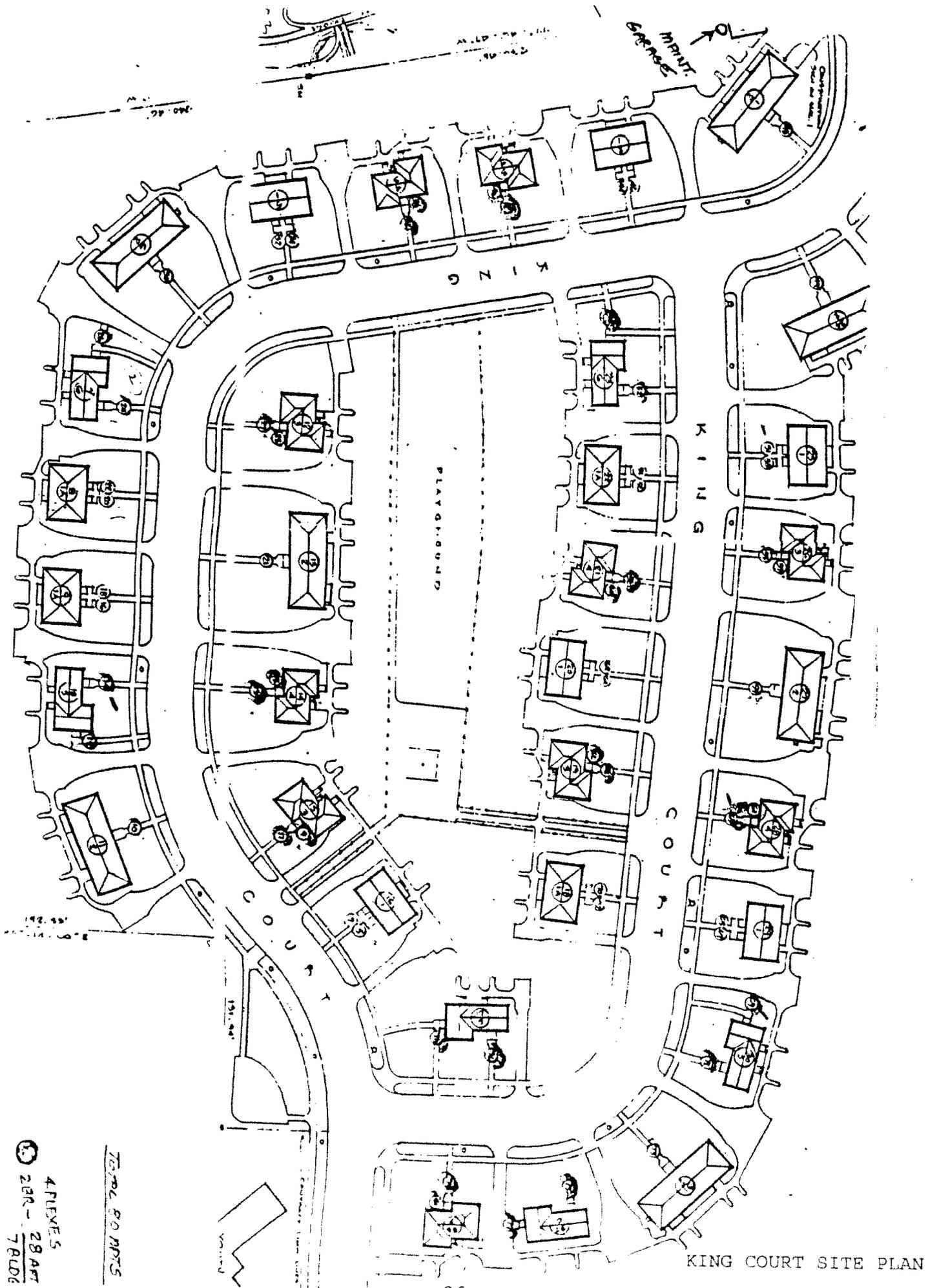
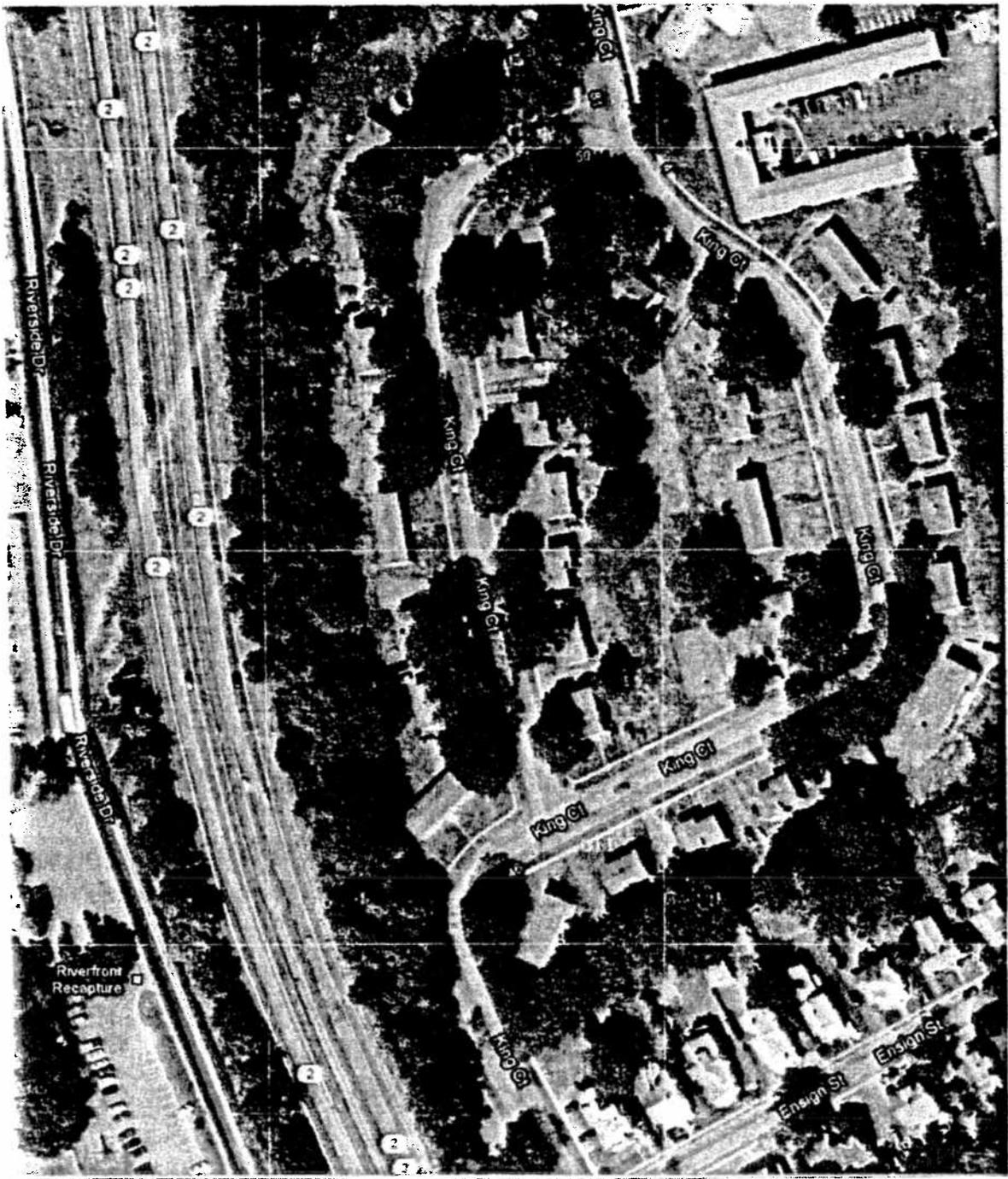


Photo #19 – Typical Unit Water Heater.



KING COURT SITE PLAN



King Court Aerial View

Comprehensive Capital Needs Assessment Schedule

Summary

Current Year:	2012
Budget Effective Date:	June 25, 2012
Report Date:	June 25, 2012

Number of Units:	80
Total Square Feet:	
Default Valuation Rate:	3.0%

Client/Source Name:	EAST HARTFORD HOUSING AUTHORITY
Project Name:	NING COURT
Project City/Town:	East Hartford, Connecticut

Emergency:	Deferred																			
2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

Component	Emergency	Deferred	Total Planned Expenditures by Year																			
			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
1. 2nd floor elevators	0	0	27,250	138,145	112,221	12,865	0	250,890	0	188,718	0	0	0	0	0	0	0	0	0	0	0	0
2. Building Exterior	0	0	400,000	418,188	0	0	11,294	0	23,864	0	0	0	0	0	0	15,000	0	0	0	0	0	0
3. Flooring	0	0	0	694,000	146,528	0	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
5. Capital Improvements	0	0	1,500	2,000	0	0	12,716	0	0	0	0	0	0	0	0	2,327	0	0	0	0	0	0
6. Corridor Hallways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7. Corridor Stairwells	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8. Corridor Landscaping	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9. Corridor Area Repairs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10. Building Stairs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11. Building Windows	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12. Building Electrical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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
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
15. Unit Kitchen	0	0	100,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16. Unit Bathroom	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17. Unit Staircase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18. Unit Electrical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19. Unit Water Unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20. Annual Planned Expenditures	0	0	824,800	1,877,344	1,120,278	468,247	815,462	864,672	881,281	0	219,202	0	0	28,196	0	17,917	0	0	0	0	0	0
21. Annual Provisions (gross of 2%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22. Outside Capital	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23. Cumulative Reserve Balance	0	0	824,800	1,877,344	1,120,278	468,247	815,462	864,672	881,281	0	219,202	0	0	28,196	0	17,917	0	0	0	0	0	0

