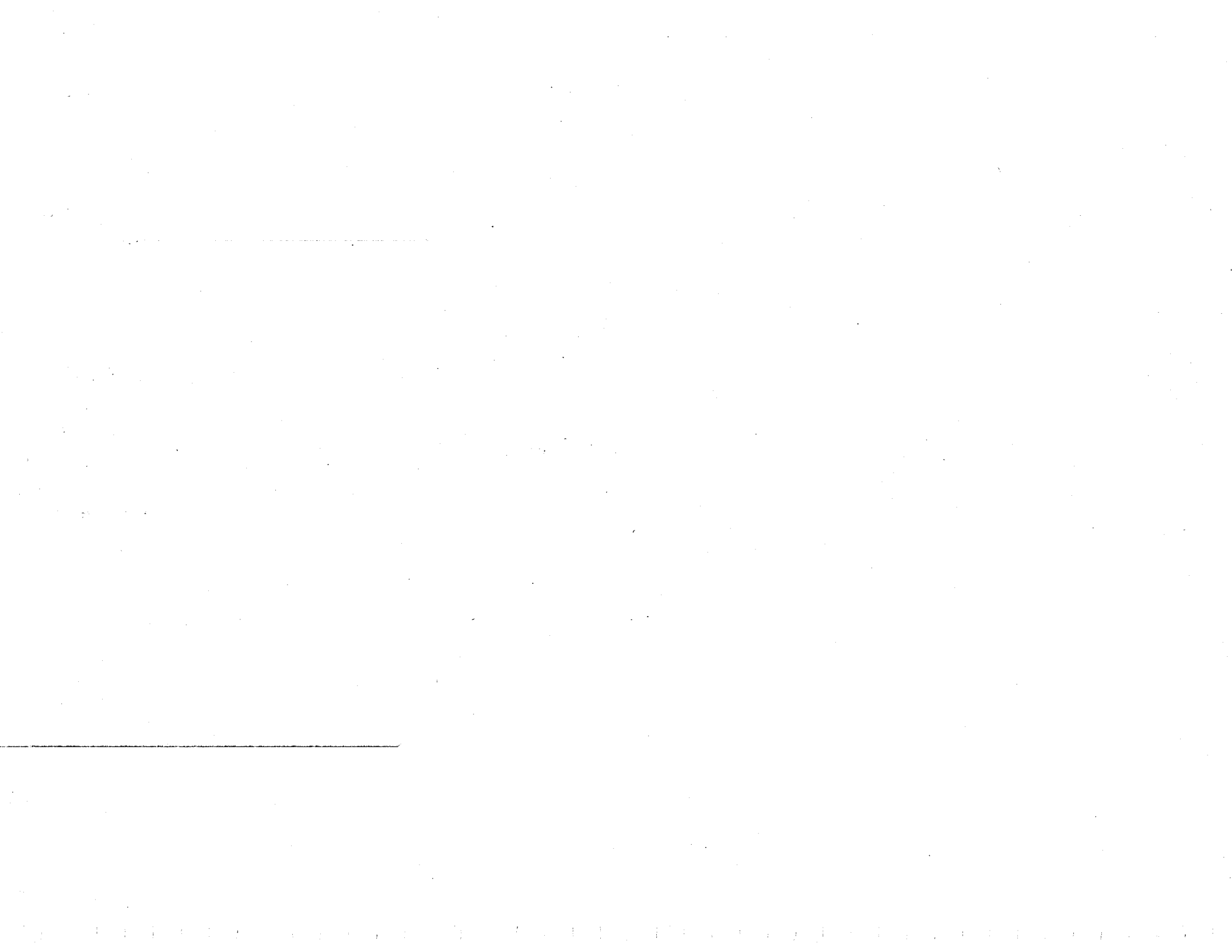


**Northampton Housing Authority
Capital Improvement Plan
For
State-Aided Housing**

December 16, 2009

Corrected Proof

**Jon Hite
Executive Director**



Capital Improvement Plan Report
NORTHAMPTON HOUSING AUTHORITY (State Developments)

12/16/2009

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CIP Executive Summary

The Client the Commonwealth of Massachusetts Department of Housing & Community Development contracted with EMG to conduct a Property Condition Assessment (PCA) including a inventory consisting of field observations, rating the conditions, obtaining utility meter numbers, document review and related due diligence tasks of the subject property. The PCA was performed on July 10, 2006.

DHCD contracted with Diversified Intelligence to conduct the PCA for the Program 200 and 667 portfolios. The PCA included an inventory of building and site components, assessments of building and site conditions, and preparation of capital improvement plans.

High Priority Capital Improvements by Development-(Priority 1 only)

Development	Project #	Category	Condition Assessment Narrative	Recommendation	Estimated Cost
214-200-1	214-200-01-S01-09-3860	Site Conditions	Grade behind Buildings 4, 5, 6, and 8 allows for water infiltration into basements through window wells and seepage at joints.	Re-grade to create swales for improved surface runoff.	\$18,437.50
	214-200-01-S01-09-3862	Site Conditions	Asphalt road is generally in decent condition but approximately 40% has sunken, mainly due to improper sub-base and the weight of dumpster trucks.	In worst areas, install new compacted sub-base with adequate drainage and re-surface roadway.	\$113,236.50

	214-200-1-0-09-3858	HVAC	Basements are neither heated nor insulated but are dry for the most part and many tenants use them productively.	Cut a register into main duct that runs along the basement ceiling and install a damper so tenants can control air flow into basement.	\$20,885.00
	214-200-1-0-09-3859	Energy	Tenants in rooms that extend out over entries in the end units of each building complain that the rooms are cold indicating a lack of insulation in the floor assembly of those rooms.	Core holes in stucco ceiling in each joist bay and blow in insulation. Seal holes.	\$52,659.20
					\$205,218.20
214-667-1A	214-667-1A-0-09-3824	Elec and Fire Safety	GFCIs are not present in the apartments.	Install GFCI-protected outlets in the kitchens and bathrooms.	\$25,368.00
	214-667-1A-0-09-3828	Energy	The insulation in the attics of the buildings consists of 6 inch fiberglass batts which is energy - insufficient for this climate.	Install 6 inches of additional insulation (blown-in) with walkboards to provide access. Seal openings as needed.	\$40,627.80
				This project includes the Community Building.	
	214-667-1A-009-09-3830	Elec and Fire Safety	Exit lights in Community Building are lit by incandescent lamps (one was out). Non-LED exit lights are poorly illuminated, require too-frequent maintenance, periodically are not illuminated at all, and waste energy as they run 24/7. Egress light backup battery in Community Building was dead.	Retrofit lights with LEDs. Replace egress light battery.	\$1,486.75
	214-667-1A-009-09-3840	HVAC	Existing vent pipe is flexible corrugated which collects lint.	Replace existing vent pipe with rigid aluminum pipe.	\$687.85
	214-667-1A-S01-09-3831	Site Conditions	Existing driveway asphalt is cracked and sunken where the dumpster truck drives to the dumpster. The walkways are cracked significantly posing tripping hazards. NHA wants to widen road approximately 10' to provide better access for Fire Department.	Install new compacted sub-base with adequate drainage and re-surface sunken portion of the driveway. Provide deeper sub-base preparation where the dumpster truck drives. Repave worst portions of walkway. Widen road as needed for FD truck access.	\$108,862.00

214-667-1B	214-667-1A-S01-09-3832	Elec and Fire Safety	Fire alarm panel underground wiring is original direct-burial which often ground faults.	Replace existing wire with new cable in conduit or change to wireless system.	\$80,000.00
					\$257,032.40
	214-667-1B-0-09-3834	Elec and Fire Safety	GFCIs are not present in the apartments. Install GFCI-protected outlets in the kitchens and bathrooms.	Install GFCI-protected outlets in the kitchens and bathrooms.	\$28,539.00
	214-667-1B-0-09-3835	HVAC	The gas-fired boilers are original (1968), are inefficient, and require extraordinary maintenance.	Replace boilers and related piping.	\$345,746.50
	214-667-1B-0-09-3836	Roofing	Asphalt shingle roofs on all buildings except Building P are original (1968) and have exceeded their useful lives. There is evidence of cupping, curling, and shingle loss.	Complete roof replacement on all buildings except Building P.	\$181,871.60
	214-667-1B-0-09-3837	Energy	The insulation in the attics of the buildings consists of 6 inch fiberglass batts which is energy - insufficient for this climate.	Install 6 inches of additional insulation (blown-in) with walkboards to provide access. Seal openings as needed.	\$45,142.00
	214-667-1B-0-09-3839	Structural	Three of the buildings have transite-covered columns supporting the main front canopy. There is significant cracking at the base of most of the columns.	This project includes the Community Building. Hire a qualified structural engineer to investigate the problem and design a solution.	\$6,875.00
214-667-1B-010-09-4135	Elec and Fire Safety	Exit lights are lit with incandescent lamps. They are poorly illuminated, require too-frequent maintenance, and waste energy as they run 24/7.	Retrofit lights with LEDs.	\$799.25	
					\$608,973.35

214-667-2A

214-667-2A-0-09-3961	Elec and Fire Safety	Kitchen and bathroom outlets are not GFCI-protected. Load centers are located in closets.	Install GFCI-protected outlets as required for safety. Flip load centers in existing wall to face out towards the living room. Re-wire as needed.	\$140,608.51
214-667-2A-0-09-3962	Pers Safety/Security	There is no panic hardware on common area doors throughout the building.	Install surface-mounted pushbar style panic hardware on doors as required for safety.	\$24,264.90
214-667-2A-0-09-3963	HVAC	Existing vent pipes are flexible corrugated which is considered a fire hazard due to the ridges in pipe that collect lint causing heat build up.	Replace existing vent pipe with rigid aluminum pipe in all three laundry rooms.	\$1,344.45
214-667-2A-0-09-3964	Plumbing/Hot Water	Most of the existing toilets are original 5 gallon models.	Replace with low-flow models.	\$282,312.50
214-667-2A-0-09-3966	Building Envelope	Caulk joints on the concrete veneer panels and where the balconies join to the building are deteriorating and could allow water infiltration into apartments.	Remove and re-seal all joints.	\$83,910.00

214-667-2A-0-09-4028

Elevators

Elevator # 1: The door operator needs to be adjusted for smooth, quiet operation. The car door needs to be adjusted to eliminate the door gib from wearing the sill. The car direction sign needs to be relamped. The ride quality is poor, start and stop is too abrupt. The machine room needs to be cleaned of old parts and debris and the covers on the controllers need to be replaced. There is neither an approved parts cabinet to store spare parts, lubricants and cleaning supplies nor a maintenance log or an up-to-date oil log.

Elevator # 2: There are leaks under the oil tank. The duct cover in the machine room needs to be replaced. The door operator needs to be adjusted for smooth, quiet operation. The car direction sign needs to be relamped. The missing screws in the car operating station need to be replaced. The ride quality is poor, check the rails for lubrication. The machine room needs to be cleaned of old parts and debris and the covers on the controllers need to be replaced. There is neither an approved parts cabinet to store spare parts, lubricants and cleaning supplies nor a maintenance log or an up-to-date oil log.

Elevator # 3: There is an oil leak at the shut off valve in the machine room. The mechanical safe edge is not as safe as an electronic edge. There is no hands-free ADA compatible

Elevator #1: Clean, lube and adjust the door operator for quiet, smooth operation. Adjust the car door to eliminate the door gib from wearing the sill. Relamp the car direction sign. Clean the old parts and debris and replace the covers on the controllers.

Elevator # 2: Repair the leaks under the oil tank. Replace the duct cover in the machine room. Clean, lube and adjust the door operator for quiet, smooth operation. Relamp the car direction sign. Replace the missing screws in the car operating station. The ride quality is poor, check the rails for lubrication. Clean the old parts and debris and replace the covers on the controllers.

Elevator # 3: Repair the oil leak at the shut off valve in the machine room. Replace the mechanical safe edge with an electronic edge. Install a hands free ADA compatible phone. Waterproof the pit. Clean the machine room.

All elevators: Provide an approved parts cabinet to store spare parts, lubricants and cleaning supplies. Provide a maintenance log and an oil log.

\$10,437.90

214-667-2A-0-09-4028	Elevators	phone. There is water in the pit. The machine room needs to be cleaned. There is neither an approved parts cabinet to store spare parts, lubricants and cleaning supplies nor a maintenance check chart or an up-to-date oil log.	Elevator #1: Clean, lube and adjust the door operator for quiet, smooth operation. Adjust the car door to eliminate the door gib from wearing the sill. Relamp the car direction sign. Clean the old parts and debris and replace the covers on the	\$10,437.90
214-667-2A-0-09-4366	Elec and Fire Safety	NHA is concerned that the Federal Pacific main disconnects and load centers will not be able to be re-set in case they are tripped (as was the case with one section in 1986). Load centers are located in closets without required 3' clearance. Breakers are Federal Pacific - parts are difficult to find.	Replace three main breakers with new equipment. Replace and relocate all load centers.	\$2,794,054.63
214-667-2A-S01-09-3960	Site Conditions	There are two air intake shafts at the inside corners of the building whose grates have been removed. It is a safety hazard and collects trash and debris. There is a ledge formed into the concrete that will hold a metal grate.	Fabricate and install grates.	\$1,976.98
				\$3,338,909.87
214-667-3				
214-667-03-S01-09-3849	Site Conditions	Much of the asphalt parking lot and travelway needs to be crack-sealed.	Seal cracks as needed.	\$3,292.50
214-667-03-S01-09-3854	Elec and Fire Safety	Exterior landscape lights are controlled by a mechanical advance timer that requires regular management by staff.	Remove timer unit and replace with photoelectric sensors at building exteriors.	\$2,519.00
214-667-3-0-09-3851	ADA	Tenants using walkers complain that building entry non-unit doors are difficult to manage without automatic openers.	Install automatic openers. Retrofit thresholds to make them more gradual for tenants with walkers.	\$86,030.63
214-667-3-0-09-3852	Elec and Fire Safety	Kitchen outlets above countertops are not GFCI-protected.	Install GFCI-protected outlets above kitchen countertops as required for safety.	\$20,215.13

214-667-3-0-09-3927

Elevators

The Mass ID number should be affixed to the pump unit. The door operator does not have smooth, quiet operation. The first floor landing door gib is scraping the sill. The one up, two down chime needs to be repaired. The machine room needs to be cleaned. There is neither an approved parts cabinet to store spare parts, lubricants and cleaning supplies nor a maintenance check chart or an up-to-date oil log.

Install the Mass ID number on the pump unit. Adjust the door operator for smooth, quiet operation. Adjust the first floor landing door gib so it doesn't scrape the sill. Repair the one up, two down chime. Clean the machine room and provide an approved parts cabinet to store spare parts, lubricants and cleaning supplies. Provide a maintenance check chart and an up to date oil log.

\$3,479.30

\$115,536.56

Total: \$4,525,670.38

Summary of Capital Improvements by Priority:

<u>Priority</u>	<u>Estimated Cost</u>
1	\$4,525,670.38
2	\$199,648.16
4	\$436,299.38
6	\$2,426,443.17
8	\$51,688.80
9	\$318,910.10
10	\$1,186,507.86

Summary of Capital Improvements by Development:

<u>Development</u>	<u>Estimated Cost</u>
214-200-1	\$1,587,303.78
214-667-1A	\$808,971.71
214-667-1B	\$608,973.35
214-667-2A	\$6,003,639.29
214-667-3	\$136,279.72

Existing Conditions Report (For all Developments)

214-200-1 -- HAMPSHIRE HEIGHTS

Management Office:

Northampton, MA 01060

Location/Local:

Total Lot Acreage: 8.5000

Year Built: 1949

Year of Initial Occupancy: 1950

The Hampshire Heights development consists of 19 low-rise, multi-family, 2-story buildings on a site of approximately 9 acres. Construction of the development was completed in 1949. There is a total of 80 dwelling units and a combined residential floor area of 88,000 square feet.

The inventory was conducted on 6-4-09, and the assessment was conducted on 11-10-09 with the assistance of the following LHA staff: ED Jonathan Hite and David Adamson. The units sampled included 5C, 12D, 17A, 18D, 19A, 19B, 19C (Community Room), 19D, 19E, & 19F.

Dwelling Unit Makeup: 80 Unit(s), 200 Bedroom(s), 2 Accessible Unit(s)

Total Parking: 111

Review of Capital Improvements:

<u>Improvement Name</u>	<u>Implementation Years</u>	<u>Description</u>
Gas Piping Replaced	1970	
Vinyl Siding Replaced	1972	
Gas Furnaces Replaced	1980	
Unit Entry Doors Replaced	1982	
Windows replaced	1985	
Roadways & Parking Lots Repaved	1993	
Water Main Replaced	1994	
Domestic Hot Water Heaters Replaced	1994	
Exterior Canopy and screen doors replaced	1998	
Roofs, gutters, and downspouts replaced	2000	had been flat roofs originally
Kitchens & Bathrooms Remodelled	2004	
Electrical Upgrade	2004	GFCIs, 3-prong receptacles

Facility Description(s):

Site

General	The site is mostly rolling. There are many shade trees and minimal landscaping.
Exterior Walls	N/A
Fences	There are chain link and wood rail fences on the property.
Gas Service	There is underground gas service to all buildings for the furnaces and ranges.
Irrigation Systems	N/A
Paving	The parking lots are asphalt. The walkways are asphalt. There is concrete curbing.
Septic, Sewer and Wastewater Systems	The development is served by city utilities.
Sheds	N/A
Site Drainage Systems	The development is served by stormwater catch basins, manholes, and piping.
Water Supply	The development is served by city utilities.
Deficiencies	Wood rail fence is missing rails and posts, is a maintenance headache, and serves little purpose. Asphalt road is generally in decent condition but approximately 40% has sunken, mainly due to improper subbase and the weight of dumpster trucks. Grade behind Buildings 4, 5, 6, and 8 allows for water infiltration into basements through window wells and seepage at joints.

Exterior Specialties

General	There are concrete landings at each entry. Canopies cover some entrances. No balconies.
Equipment	Dumpster pads are concrete. Ganged mailboxes are at two exterior locations.
Ramp, Stair and Railing Assemblies	Front entries of middle apartments have canopies. There are no balconies or fire escapes.
Recreation Equipment	N/A
Deficiencies	None observed.

Structural

General	Wood frame 2-story townhouse buildings.
Chimney Assemblies	Brick chimneys.
Foundations	Concrete slab and walls. Full basements for each unit (Buildings 18 and 19 have walkout basements).
Structural Roof Assemblies	Pitched roof decks installed in 2000. Originally flat. Handicapped additions have flat roofs.
Deficiencies	None observed.

Building Envelope

General	Brick veneer and vinyl siding with metal double-hung windows and metal exterior doors.
Exterior Doors	Insulated metal entry doors installed circa 1982. Heavy-duty screen doors installed circa 1998.
Siding	Brick veneer on 1st floor, vinyl siding on 2nd floor with aluminum trim.
Windows	Aluminum double-hung double-pane windows installed in 1985.
Deficiencies	Windows seals have failed in approximately 20% of the windows. Tenants in rooms that extend out over entries in the end units of each building complain that the rooms are cold indicating a lack of insulation in the floor assembly of those rooms.

Roofing

General	Roofs are asphalt shingles. Handicapped additions have flat roofs with ballasted single-ply membranes. Roof drainage is via downspouts and gutters.
Roof Drainage	Aluminum downspouts and gutters into PVC leaders.
Roofing Systems	Architectural asphalt shingles installed in 2000. Handicapped additions ballasted single-ply membranes.
Deficiencies	None observed.

Interior Construction

General	The kitchens and bathrooms were modernized in 2004. The apartment floors are VAT, VCT, and sheet vinyl. The doors are wood. The ranges are mostly gas.
Cabinets and Counters	Plywood cabinets. Laminate countertops.
Interior Doors	Interior wood doors. Closet doors are sliding wood, metal, or particle board.
Interior Floor Finishes	Primarily VCT and VAT in living rooms, VAT in bedrooms, and sheet vinyl in kitchens and bathrooms.
Interior Stair and Rail Assemblies	Wood railings and wood and vinyl treads.
Interior Specialties	All but the handicapped units and the community room have gas ranges.
Deficiencies	VAT in bedrooms and living rooms is worn in some areas and some tiles are cracked.

Building Specialties

General	N/A
Equipment	N/A
Deficiencies	N/A

Conveying

General	N/A
Elevators	N/A
Lifts	N/A

Fire Suppression	Deficiencies	N/A
	General	N/A
	Fire Equipment	N/A
	Sprinkler Systems	N/A
Plumbing	Deficiencies	N/A
	General	Kitchens and bathrooms were modernized in 2004. Toilets are low-flow fixtures. Domestic water piping is copper. Waste piping is cast iron.
	Fixtures	Toilets are low-flow fixtures. Enameled iron tubs with Swanstone surround. Kitchen sinks are stainless steel. Bathroom sinks are wall-mounted porcelain.
	Plumbing Specialties	A few units have sump pumps.
	Roof Drainage	Gutters and downspouts (see Roofing).
	Water Heaters	Gas domestic water heaters for each unit located in basements. Community room has electric domestic water heater.
	Piping	Domestic water piping is copper. Waste piping is cast iron.
	Deficiencies	None observed.
HVAC	General	Heating is supplied by forced hot air furnaces. There are tenant-supplied window AC units in various locations. Bathrooms are vented by individual exhaust fans. Kitchens are vented by hood fans that recirculate.
	Boilers	N/A
	Cooling Systems	Tenant-owned window AC units.
	Cooling/Heating Systems	N/A
	Fuel Storage	N/A
	Furnaces	A single forced hot air furnace in the basement of each apartment.
	Heating Systems	FHA furnaces.
	Ventilation Systems	Bathrooms are vented by ceiling-mounted exhaust fans. Kitchens are vented by recirculating hood fans.
	Deficiencies	Furnaces date from 1980, are inefficient, and require an increasing level of maintenance. Basements are neither heated nor insulated but are dry for the most part and many tenants use them productively.
	Electrical	General
CATV		Underground coax cable serves each building. Each apartment has private cable service.
Egress/Emergency Lighting		N/A

Electrical Specialties	Battery-operated CO detectors in each apartment.
Exterior Lighting	Lighting consists of wall- and ceiling-mounted lights at each entry and cobra-head lights on site.
Fire Detection Systems	Hard-wired smoke detectors in each apartment - local alarms only.
Generator Systems	N/A
Interior Lighting	Incandescent and fluorescent lights.
Phone/Data	Underground phone lines serve each building. Each apartment has private phone service.
Power Distribution	Underground electrical lines feed panels in the basement of each apartment. GFCIs are present in the apartments.
Security Systems	N/A
Deficiencies	AFCIs are not present in the apartments.

214-667-1A -- CAHILL APTS

Management Office:

	Northampton, MA 01060	
Location/Local:	FRUIT STREET	
Total Lot Acreage:		2.4000
Year Built:	1967	
Year of Initial Occupancy:	1968	

The Cahill Apartments development consists of 8 low-rise, elderly, 2-story buildings on a site of approximately 2 acres. Construction of the development was completed in 1967. There is a total of 64 dwelling units and a combined residential floor area of 36,000 square feet. There is also a community building on the site.

The inventory was conducted on 5-12-09, and the assessment was conducted on 11-9-09 with the assistance of the following LHA staff: ED Jonathan Hite and David Adamson. The units sampled included A24, B28, B30, B32, B34, E58, F61, H78, and H80.

Dwelling Unit Makeup:	64 Unit(s), 64 Bedroom(s), 0 Accessible Unit(s)
Total Parking:	15

Review of Capital Improvements:

<u>Improvement Name</u>	<u>Implementation Years</u>	<u>Description</u>
Intercom System Installed	1982	
Hot Water Heaters and Boilers Replaced	1994	
Fire Alarm Panel Replaced	2004	

Facility Description(s):

Site

General	The site is mostly flat. There are many large shade trees and moderate landscaping.
Exterior Walls	N/A
Fences	N/A
Gas Service	There is underground gas service to all buildings for the boilers.
Irrigation Systems	N/A
Paving	The parking lots are asphalt. The walkways are asphalt. There is asphalt curbing.
Septic, Sewer and Wastewater Systems	The development is served by city utilities.
Sheds	N/A
Site Drainage Systems	The development is served by stormwater catch basins, manholes, and piping.
Water Supply	The development is served by city utilities.
Deficiencies	The walkways are cracked significantly posing tripping hazards. The roadway to the dumpster is sunken badly where the dumpster truck travels.

Exterior Specialties

General	There are concrete steps with metal railings at most entries. Canopies cover entrances. Concrete balconies on upper floors. Screened-in porches on both floors for each unit.
Equipment	Dumpster pad is asphalt. Ganged mailboxes are in the front exterior entryway.
Ramp, Stair and Railing Assemblies	Front entries have canopies. Concrete balconies on upper floors. Screened-in porches on both floors for each unit. There are no metal fire escapes. Railings are metal. Steps are concrete. Metal prefab ramp at the rear of the Community Building installed in 2009.
Recreation Equipment	N/A
Deficiencies	None observed.

Structural

General	Concrete block brick-veneer 2-story buildings.
Chimney Assemblies	Brick chimneys for boiler exhaust.
Foundations	Concrete slab and walls. Crawl space and full-height boiler room under staircase.
Structural Roof Assemblies	Pitched roof deck.
Deficiencies	None observed.

Building Envelope

General	Brick veneer with double-hung and fixed wood windows and metal exterior doors. Crawl space is insulated with fiberglass batts. Attic has 6" fiberglass batts.
Exterior Doors	Metal entry doors with some screen doors.
Siding	Brick veneer and wood pediment and trim at front entries.
Windows	Original double-pane double-hung and fixed wood windows.
Deficiencies	Attic insulation is insufficient.

Roofing

General	Roof is asphalt shingles. Roof drainage is via downspouts and gutters.
Roof Drainage	Aluminum downspouts and gutters.
Roofing Systems	Architectural asphalt shingles installed in 2009.
Deficiencies	None observed.

Interior Construction

General	The kitchens and bathrooms have not been modernized. The apartment floors are hardwood parquet, VAT, and ceramic. The doors are metal and wood. The ranges are electric.
Cabinets and Counters	Laminate-covered particle-board cabinets. Laminate countertops.
Interior Doors	Unit entry doors are insulated metal. Interior doors are wood. Metal bi-fold closet doors.
Interior Floor Finishes	Hardwood parquet with VAT in kitchens and ceramic tile in bathrooms. Hallways are VAT. Community Building has VAT and carpet covering VAT.
Interior Stair and Rail Assemblies	Wood railings and vinyl treads on wood.
Interior Specialties	Electric ranges.
Deficiencies	Some of the VAT in the stairwells is loose and curling. Most of the stoves are original.

Building Specialties

General	N/A
Equipment	N/A
Deficiencies	N/A

Conveying

General	N/A
Elevators	N/A
Lifts	N/A
Deficiencies	N/A

Fire Suppression

General	N/A
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Plumbing	Fire Equipment	N/A
	Sprinkler Systems	N/A
	Deficiencies	N/A
	General	Kitchens and bathrooms have not been modernized. Toilets are not low-flow fixtures. Domestic water piping is copper. Waste piping is cast iron.
	Fixtures	Toilets are not low-flow fixtures. Tubs and tile surrounds are original. Kitchen sinks are enameled steel. Bathroom sinks are wall-mounted porcelain.
	Plumbing Specialties	There is a sump pump in each boiler room.
	Roof Drainage	Gutters and downspouts (see Roofing).
	Water Heaters	Indirect-fired water heaters (storage tanks) - 1 per 8 apartments.
	Piping	Domestic water piping is copper. Heating piping is black iron. Waste piping is cast iron.
HVAC	Deficiencies	Water storage tanks date from 1994. While they currently appear to be in good condition, they will be reaching the end of their useful life within the next 10 years. There was standing water on the Community Building basement floor - source unknown.
	General	Heating is supplied by HW baseboard wall radiators and convectors. There are tenant-supplied window AC units in various locations. Bathrooms are vented by ganged exhaust fans. Kitchens are vented by hood fans that recirculate.
	Boilers	Each building has a single gas-fired boiler that serves all units.
	Cooling Systems	Tenant-owned window AC units. HA-owned window AC units in Community Building.
	Cooling/Heating Systems	N/A
	Fuel Storage	N/A
	Furnaces	N/A
	Heating Systems	HW baseboard wall radiators and convectors. Convectors are in the stairwells and Community Building.
	Ventilation Systems	Bathrooms are vented by ganged ceiling-mounted exhaust fans. A single exhaust fan in the attic serves all units. Kitchens are vented by recirculating hood fans.
Electrical	Deficiencies	Boilers date from 1994. While they currently appear to be in good condition, they will be reaching the end of their useful life within the next 10 years. Dryer vents in laundry room are non-rigid.
	General	Each unit has smoke and CO detectors. There is a zoned fire alarm system. Lighting and wiring are original.

CATV	Underground coax cable serves each building. Each apartment has private cable service.
Egress/Emergency Lighting	Emergency lights in stairwells and emergency lights and exit lights in Community Building.
Electrical Specialties	Battery-operated CO detectors and emergency call alarms in each apartment. Call alarms exterior alarm and light.
Exterior Lighting	Lighting consists of ceiling-mounted lights at each entry and post lights in the landscape.
Fire Detection Systems	Hard-wired smoke and heat detectors in each apartment and common areas. Buildings served by a zoned fire alarm system. Fire panel replaced in 2004. Alarms to FD.
Generator Systems	N/A
Interior Lighting	Incandescent and fluorescent lights.
Phone/Data	Underground phone lines serve each building. Each apartment has private phone service.
Power Distribution	Underground electrical lines feed panels in the basement of each apartment. Load centers in each apartment. GFCIs not present in any apartment.
Security Systems	Two-way intercom system for each apartment.
Deficiencies	GFCIs are not present in the apartments. Fire alarm panel underground wiring is original direct-burial which often ground faults. Egress light backup battery in Community Building was dead. Exit lights in Community Building are lit by incandescent lamps (one was out). AFCIs are not present in the apartments.

214-667-1B -- FORSANDER APTS

Management Office:

	Northampton, MA 01060	
Location/Local:	HIGH STREET	
Total Lot Acreage:		1.8000
Year Built:	1968	
Year of Initial Occupancy:	1968	

The Forsander Apartments development consists of 9 low-rise, elderly, 2-story buildings on a site of approximately 2 acres. Construction of the development was completed in 1968. There is a total of 72 dwelling units and a combined residential floor area of 40,950 square feet. There is also a community building on the site.

The inventory was conducted on 6-2-09, and the assessment was conducted on 11-9-09 with the assistance of the following LHA staff: ED Jonathan Hite, David Adamson, & John Nelson. The units sampled included L102, N117, O126, O127, O128, O129, O130, P134, & R149.

Dwelling Unit Makeup: 72 Unit(s), 72 Bedroom(s), 0 Accessible Unit(s)
Total Parking: 40

Review of Capital Improvements:

<u>Improvement Name</u>	<u>Implementation Years</u>	<u>Description</u>
Hot Water Heaters Replaced	1998	
Fire Alarm Panel Replaced	2001	
Interior Unit Entry Doors Replaced	2004	
Roads & Parking Areas Repaved	2006	
Handicap Ramp Installed	2006	The Community Building, Building M, & Building Q only
Garage Doors Replaced	2007, 2009	

Facility Description(s):

Site

General	The site is mostly hilly. There are several large shade trees and moderate landscaping.
Exterior Walls	There are several stone retaining walls.
Fences	There is a short wood rail fence in the front.
Gas Service	There is underground gas service to all buildings for the boilers and ranges.
Irrigation Systems	N/A
Paving	The parking lots are asphalt. The walkways are asphalt. There is asphalt and granite curbing.
Septic, Sewer and Wastewater Systems	The development is served by city utilities.
Sheds	N/A
Site Drainage Systems	The development is served by stormwater catch basins, manholes, and piping.
Water Supply	The development is served by city utilities.
Deficiencies	There is a parking shortage (40 parking spaces for 72 units) although there is no space on the site to add parking.

Exterior Specialties

General	There are concrete steps with metal railings at most entries. Canopies cover entrances. Concrete balconies on upper floors. Screened-in porches on both floors for each unit.
Equipment	Dumpster pad is asphalt. Ganged mailboxes are in the front exterior entryway.
Ramp, Stair and Railing Assemblies	Front entries have canopies. Concrete balconies on upper floors. Screened-in porches on both floors for each unit. There are no metal fire escapes. Railings are metal. Steps are concrete.
Recreation Equipment	N/A
Deficiencies	None observed.

Structural

General	Concrete block brick-veneer 2-story buildings.
Chimney Assemblies	Brick chimneys for boiler exhaust.
Foundations	Concrete slab and walls. Crawl space and full-height boiler room under staircase.
Structural Roof Assemblies	Pitched roof deck.
Deficiencies	Three of the buildings have concrete columns supporting the main front canopy. There was significant cracking at the base of most of the columns.

Building Envelope

General	Brick veneer with double-hung and fixed wood windows and metal exterior doors. Crawl space is insulated with fiberglass batts. Attic has 6" fiberglass batts.
Exterior Doors	Insulated metal entry doors and screen doors on the 1st floor porch.
Siding	Brick veneer and wood pediment and trim at front entries.
Windows	Original double-pane double-hung and fixed wood windows.
Deficiencies	Attic insulation is insufficient.

Roofing

General	Roofs are original asphalt shingles. Roof drainage is via downspouts and gutters.
Roof Drainage	Aluminum downspouts and gutters.
Roofing Systems	Original 3-tab asphalt shingles.
Deficiencies	All but Building P have original asphalt shingle roofs. Shingles are significantly deteriorated, cupping, and curling.

Interior Construction

General	The kitchens and bathrooms have not been modernized. The apartment floors are hardwood parquet, VAT, and ceramic. The doors are metal and wood. The ranges are gas.
Cabinets and Counters	Laminate-covered particle-board cabinets. Laminate countertops.
Interior Doors	Unit entry doors and interior doors are wood. Metal bi-fold closet doors.
Interior Floor Finishes	Hardwood parquet with VAT in kitchens and ceramic tile in bathrooms. Hallways and Community Building have VAT.
Interior Stair and Rail Assemblies	Wood railings and vinyl treads on wood.
Interior Specialties	Gas ranges.
Deficiencies	None observed.

Building Specialties

General	N/A
Equipment	N/A
Deficiencies	N/A

Conveying

General	N/A
Elevators	N/A
Lifts	N/A
Deficiencies	N/A

Fire Suppression

General	N/A
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Plumbing	Fire Equipment	N/A
	Sprinkler Systems	N/A
	Deficiencies	N/A
	General	Kitchens and bathrooms have not been modernized. Toilets are not low-flow fixtures. Domestic water piping is copper. Waste piping is cast iron.
	Fixtures	Toilets are not low-flow fixtures. Tubs and tile surrounds are original. Kitchen sinks are enameled steel. Bathroom sinks are wall-mounted porcelain.
	Plumbing Specialties	There is a sump pump in each boiler room.
	Roof Drainage	Gutters and downspouts (see Roofing).
HVAC	Water Heaters	Indirect-fired water heaters (storage tanks) - 1 per 8 apartments.
	Piping	Domestic water piping is copper. Heating piping is black iron. Waste piping is cast iron.
	Deficiencies	None observed.
	General	Heating is supplied by HW baseboard wall radiators and convectors. There are tenant-supplied window AC units in various locations. Bathrooms are vented by ganged exhaust fans. Kitchens are vented by hood fans that recirculate.
	Boilers	Each building has a single gas-fired boiler that serves all units. Boilers are original.
	Cooling Systems	Tenant-owned window AC units. HA-owned window AC units in Community Building.
	Cooling/Heating Systems	N/A
Electrical	Fuel Storage	N/A
	Furnaces	N/A
	Heating Systems	HW baseboard wall radiators and convectors. Convectors are in the stairwells and Community Building.
	Ventilation Systems	Bathrooms are vented by ganged ceiling-mounted exhaust fans. A single exhaust fan in the attic serves all units. Kitchens are vented by recirculating hood fans.
	Deficiencies	Boilers are original and are significantly beyond their useful lives.
	General	Each unit has smoke and CO detectors. There is a zoned fire alarm system. Lighting and wiring are original.
	CATV	Underground coax cable serves each building. Each apartment has private cable service.
Egress/Emergency Lighting	Emergency lights in stairwells and emergency lights and exit lights in Community Building.	

Electrical Specialties	Battery-operated CO detectors and emergency call alarms in each apartment. Call alarms exterior alarm and light.
Exterior Lighting	Lighting consists of ceiling-mounted lights at each entry, wall-mounted lanterns, and post lights in the landscape.
Fire Detection Systems	Hard-wired smoke and heat detectors in each apartment and common areas. Buildings served by a zoned fire alarm system. Fire panel replaced in 2001. Alarms to FD.
Generator Systems	N/A
Interior Lighting	Incandescent and fluorescent lights.
Phone/Data	Underground phone lines serve each building. Each apartment has private phone service.
Power Distribution	Underground electrical lines feed panels in the basement of each apartment. Load centers in each apartment. GFCIs not present in any apartment.
Security Systems	Two-way intercom system for each apartment.
Deficiencies	GFCIs are not present in the apartments. Exit lights in Community Building are lit by incandescent lamps. Load centers are Federal Pacific although staff indicated there were no problems with them. AFCIs are not present in the apartments.

214-667-2A -- SALVO HOUSE

Management Office:

	Northampton, MA 01060
Location/Local:	CONZ ST.
Total Lot Acreage:	6.0800
Year Built:	1975
Year of Initial Occupancy:	1975

The Salvo House development consists of 1 high-rise, elderly, 7-story building on a site of approximately 6 acres. Construction of the development was completed in 1975. There is a total of 192 dwelling units and a combined residential floor area of 126,000 square feet.

The inventory was conducted on 6-3-09, and the assessment was conducted on 11-13-09 with the assistance of the following LHA staff: ED Jonathan Hite and David Adamson. The units sampled included 103, 105, 108, 210, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, & 616.

Dwelling Unit Makeup:	192 Unit(s), 194 Bedroom(s), 5 Accessible Unit(s)
Total Parking:	116

Review of Capital Improvements:

<u>Improvement Name</u>	<u>Implementation Years</u>	<u>Description</u>
Hot Water Heaters Replaced	1990	
Sump Pump Replaced	1990	
Freight Elevator Installed	1990	
One Story Addition	1990	
Community Room Remodel	1995	
Electrical Main Upgraded	1996	1 switchboard only
Hot Water Storage Tanks Replaced	1996	
Building Ventilating System Upgraded	1997	
Interior Common Area Lighting Upgrade	1998	
Elevator Upgrade	2000	
Roof Insulation and Membrane Replaced	2002	
Exterior Canopy Roof Re-covered	2002	
Fire Alarm Upgraded	2003	

Facility Description(s):

Site

General	The site is mostly flat. The building has a single parking lot that surrounds the building. There are some large shade trees and minimal landscaping.
Exterior Walls	N/A.
Fences	There are chain link fences that surround the 1st floor patios.
Gas Service	There is underground gas service to the building for the water heaters.
Irrigation Systems	N/A
Paving	The parking lots are asphalt. The walkways are asphalt. There is granite curbing.
Septic, Sewer and Wastewater Systems	The development is served by city utilities.
Sheds	N/A
Site Drainage Systems	The development is served by stormwater catch basins, manholes, and piping.
Water Supply	The development is served by city utilities.
Deficiencies	Most of the asphalt walkways were repaved in 2007. However, the long path directly behind the building was not repaved and it is significantly cracked, heaved, and sunken. Approximately 60% of the parking and roadway is cracked, and sunken. There are two air intake shafts at the inside corners of the building whose grates have been removed.

Exterior Specialties

General	A single large canopy covers the main entry. There are concrete balconies on upper floors.
Equipment	Dumpster pad is asphalt. Ganged mailboxes are in the lobby.
Ramp, Stair and Railing Assemblies	A single large canopy covers the main entry. There are concrete balconies on upper floors. Balcony railings are metal and concrete. There are no metal fire escapes.
Recreation Equipment	N/A
Deficiencies	Pigeons roost on the balconies.

Structural

General	Steel and concrete frame and concrete veneer 7-story building. Pre-cast floor slabs.
Chimney Assemblies	N/A
Foundations	Concrete slab and walls.
Structural Roof Assemblies	Flat concrete roof deck.
Deficiencies	None observed.

Building Envelope

General	Concrete veneer panels with metal sliding windows and metal exterior doors.
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	Exterior Doors	Storefront and metal doors - Sliding doors on balconies.
	Siding	Aggregate concrete and smooth concrete veneer panels.
	Windows	Metal sliding first generation double-pane windows.
	Deficiencies	Windows have reached the end of their useful lives - they are drafty, seals are compromised, and tenants complain that they can be difficult to open. Caulk joints on the concrete veneer panels and where the balconies join to the building are deteriorating and could allow water infiltration into apartments.
Roofing	General	Main roof and water heater room roof are single-ply membrane. Portico roof is built-up roof. Roof drainage is via internal drains.
	Roof Drainage	Internal drains.
	Roofing Systems	Main roof and water heater room roof are single-ply membrane installed in 2002 and 2009, respectively. Portico roof is a smooth-surfaced built-up roof installed in 2002.
	Deficiencies	None observed.
Interior Construction	General	The kitchens and bathrooms have not been modernized with the exception of four model units. The apartment floors are primarily VCT. The doors are vinyl. The ranges are electric.
	Cabinets and Counters	Plywood veneer (approx 50%) and particle board (approx 50%) cabinets. Laminate countertops.
	Interior Doors	Interior vinyl-clad metal doors. Closet doors are fiberglass bi-folds.
	Interior Floor Finishes	The apartment floors are entirely VCT except the handicapped bathrooms are ceramic. Common hallways are carpet. Community room is VCT and carpet.
	Interior Stair and Rail Assemblies	Stairs are concrete-fill metal pan with metal railings. There are wood railings in the hallways.
	Interior Specialties	Electric ranges.
	Deficiencies	Kitchen cabinet veneers are worn and peeling throughout. Lack of panic hardware on common area doors throughout. VCT in apartments is worn and loose throughout. Community Room carpet is worn and stained. Common corridors need to be painted.
Building Specialties	General	Trash chutes and trash compactor on first floor.
	Equipment	Trash compactor. Full commercial kitchen run by outside agency - equipment not owned by HA.
	Deficiencies	None observed.
Conveying	General	Two 7-stop passenger hydraulic elevators installed in 1975 and one 2-stop hydraulic freight elevator installed in 1990.

Elevators

Inspection Date: 3/24/09

Elevator#: 1
State#: 214-P-12
Elevator Install Date: 1975 Updated 1999
Elevator#: 1
State#: 214-P-12
Last Test Date: 4/18/08
Elevator Type: Hydraulic Passenger
Machine Room Vent: Yes
Speed: 150 FPM
Capacity: 3500 Lbs
Doors Power: Yes
1 Sp: Yes
Travel: Floors: 7
Stops: 7
Openings: 7
Rear: None

MACHINE ROOM

Hydraulic Pump Unit Mfg: Unknown
Condition: Fair
Leaks: No
Controller Mfg: MCE
Microprocessor: Yes
Group: Yes
Upgraded: Yes

DOOR OPERATING EQUIPMENT

Mfg: Moline
Condition: Fair
Closing Pressure: OK
Safe Edge: Yes
Upgraded: No
Smooth Quiet Operation: No

SIGNAL FIXTURES

ADA Compliant: Yes
One Up Two Down: Yes
Floor Passing: Yes
Braille on Frames: Yes
Phone: Yes
Fire Fighters Service: Yes
Hall: Yes
Car: Yes

HOISTWAY, PIT, & CAR

Hoistway Vent: Yes

Elevators

Entrance Frames: OK
Pit Dry: Yes
Pit Ladder: Yes
Pit Light: Yes
Jack Unit Install Date: 1975
Head Dry: Yes
Catch Can: Yes

Elevator#: 2
State#: 214-P-13
Elevator Install Date: 1975 Updated 1999
Last Test Date: 4/18/08
Elevator Type: Hydraulic Passenger
Machine Room Vent: Yes
Speed: 150 FPM
Capacity: 3500 Lbs
Doors Power: Yes
1 Sp: Yes
Travel: Floors: 7
Stops: 7
Openings: 7
Rear: None

MACHINE ROOM
Hydraulic Pump Unit Mfg: Unknown
Condition: Fair
Leaks: Slight
Controller Mfg: MCE
Microprocessor: Yes
Group: Yes
Upgraded: Yes

DOOR OPERATING EQUIPMENT
Mfg: Moline
Condition: Fair
Closing Pressure: OK
Safe Edge: Yes
Upgraded: No
Smooth Quiet Operation: No

SIGNAL FIXTURES
ADA Compliant: Yes
One Up Two Down: Yes
Floor Passing: Yes
Braille on Frames: Yes
Phone: Yes
Fire Fighters Service: Yes
Hall: Yes

Elevators

Car: Yes

HOISTWAY, PIT, & CAR

Hoistway Vent: Yes

Entrance Frames: OK

Pit Dry: Yes

Pit Ladder: Yes

Pit Light: Yes

Jack Unit Install Date: 1975

Head Dry: Yes

Catch Can: Yes

Lifts

This is the freight elevator data:

Inspection Date: 3/24/09

Elevator#: 3
State#: 214-P-164
Elevator Install Date: 1990
Elevator#: 3
State#: 214-P-164
Last Test Date: 4/18/08
Elevator Type: Hydraulic Passenger
Machine Room Vent: Yes
Speed: 100 FPM
Capacity: 4000 Lbs
Doors Power: Yes
2 Sp: Yes
Travel: Floors: 2
Stops: 2
Openings: 2
Rear: None

MACHINE ROOM
Hydraulic Pump Unit Mfg: Dover
Condition: Good
Leaks: Slight
Controller Mfg: Dover
Microprocessor: Yes
Simplex: Yes
Upgraded: No

DOOR OPERATING EQUIPMENT
Mfg: Dover
Condition: Fair
Closing Pressure: OK
Safe Edge: Yes
Upgraded: No
Smooth Quiet Operation: Yes

SIGNAL FIXTURES
ADA Compliant: No
One Up Two Down: Yes
Floor Passing: Yes
Braille on Frames: Yes
Phone: No
Fire Fighters Service: No
Hall: No
Car: No

	Lifts	<p>HOISTWAY, PIT, & CAR Hoistway Vent: Yes Entrance Frames: OK Pit Dry: No Pit Ladder: Yes Pit Light: Yes Jack Unit Install Date: 1990 Head Dry: Yes Catch Can: Yes</p>
	Deficiencies	<p>Elevator # 1: The door operator needs to be adjusted for smooth, quiet operation. The car door needs to be adjusted to eliminate the door gib from wearing the sill. The car direction sign needs to be relamped. The ride quality is poor, start and stop is too abrupt. The machine room needs to be cleaned of old parts and debris and the covers on the controllers need to be replaced. There is neither an approved parts cabinet to store spare parts, lubricants and cleaning supplies nor a maintenance log or an up-to-date oil log.</p> <p>Elevator # 2: There are leaks under the oil tank. The duct cover in the machine room needs to be replaced. The door operator needs to be adjusted for smooth, quiet operation. The car direction sign needs to be relamped. The missing screws in the car operating station need to be replaced. The ride quality is poor, check the rails for lubrication. The machine room needs to be cleaned of old parts and debris and the covers on the controllers need to be replaced. There is neither an approved parts cabinet to store spare parts, lubricants and cleaning supplies nor a maintenance log or an up-to-date oil log.</p> <p>Elevator # 3: There is an oil leak at the shut off valve in the machine room. The mechanical safe edge is not as safe as an electronic edge. There is no hands-free ADA compatible phone. There is water in the pit. The machine room needs to be cleaned. There is neither an approved parts cabinet to store spare parts, lubricants and cleaning supplies nor a maintenance check chart or an up-to-date oil log.</p>
Fire Suppression	General	Sprinkler system in the trash chute room and laundry rooms on floors 3, 5, and 7. Standpipes in four stairwells.
	Fire Equipment	Standpipes in four stairwells.
	Sprinkler Systems	Sprinkler system in the trash chute room and laundry rooms on floors 3, 5, and 7.
	Deficiencies	None observed.
Plumbing	General	Kitchens and bathrooms have not been modernized. Toilets are mostly not low-flow fixtures. Domestic water piping is copper. Waste piping is cast iron.

	Fixtures	Toilets are mostly not low-flow fixtures. Enameled steel tubs have tile surrounds. Showers in handicapped units. Kitchen sinks are stainless steel. Bathroom sinks are wall-mounted porcelain.
	Plumbing Specialties	There is a single sump pump in the sub-basement.
	Roof Drainage	Internal roof drains.
	Water Heaters	Two gas-fired domestic water heaters installed in 2009. Storage tanks date from 1994.
	Piping	Domestic water piping is copper. Waste piping is cast iron.
	Deficiencies	None observed.
HVAC	General	Heating is supplied by electric baseboard wall radiators and convectors in the stairs. Corridors are vented by roof-top exhaust fans. There are tenant-supplied wall-sleeved AC units in various locations. Bathrooms and kitchens are vented by rooftop exhaust fans.
	Boilers	N/A
	Cooling Systems	Tenant-owned window AC units. Community room and offices are cooled by a split system (compressor on roof; AHU in basement).
	Cooling/Heating Systems	N/A
	Fuel Storage	Aboveground 275 gallon diesel fuel oil tank for the generator in basement.
	Furnaces	N/A
	Heating Systems	Heating is supplied by electric baseboard wall radiators and convectors in the stairs.
	Ventilation Systems	Corridors are vented by five roof-top exhaust fans which can be reversed for intake. Bathrooms and kitchens are vented by rooftop exhaust fans.
	Deficiencies	Dryer vents in laundry rooms are not rigid pipe.
Electrical	General	Each unit has smoke and heat detectors. Common areas have CO detectors. There is an addressable fire alarm system. Lighting has been upgraded in some areas. Wiring is original.
	CATV	Underground coax cable serves each building. Each apartment has private cable service.
	Egress/Emergency Lighting	Emergency lights and exit lights in corridors and other common areas.
	Electrical Specialties	Emergency call alarms (buddy system) in each apartment. Some common areas have battery-powered CO detectors.
	Exterior Lighting	Lighting consists of wall- and ceiling-mounted lights, bollards, and pole lights.
	Fire Detection Systems	Hard-wired smoke and heat detectors in each apartment and common areas. Local alarms from units; common area alarms to FD. Building served by an addressable fire alarm system.
	Generator Systems	Building has a diesel generator.

Interior Lighting	Incandescent and fluorescent lights.
Phone/Data	Underground phone lines serve each building. Each apartment has private phone service.
Power Distribution	Underground electrical lines feed main switchgear in basement and subpanels in electrical closets on each floor. There are load centers in each apartment. All equipment is Federal Pacific except one section of the switchboard replaced in 1996. GFCIs not present in the apartments.
Security Systems	Two-way intercom system for each apartment through the phone line.
Deficiencies	GFCIs are not present in the apartments. Load centers are located in closets. AFCIs are not present in the apartments. NHA is concerned that the Federal Pacific main disconnects and load centers will not be able to be re-set in case they are tripped (as was the case with one section in 1986). Load centers are located in closets without required 3' clearance. Breakers are Federal Pacific - parts are difficult to find.

214-667-3 -- TOBIN MANOR

Management Office:

Northampton, MA 01060

Location/Local:

Total Lot Acreage: 1.6000

Year Built: 1986

Year of Initial Occupancy: 1986

The Tobin Manor development consists of 1 low-rise, elderly, 3-story building on a site of approximately 2 acres. Construction of the development was completed in 1986. There is a total of 49 dwelling units and a combined residential floor area of 45,000 square feet. There is also a garage on the site.

The inventory was conducted on 6-2-09, and the assessment was conducted on 11-10-09 with the assistance of the following LHA staff: ED Jonathan Hite and David Adamson. The units sampled included 103, 107, 113, 114, 215, 219A, 219B, 219C, & 219D.

Dwelling Unit Makeup: 49 Unit(s), 55 Bedroom(s), 3 Accessible Unit(s)

Total Parking: 38

Review of Capital Improvements:

<u>Improvement Name</u>	<u>Implementation Years</u>	<u>Description</u>
Congregate unit renovated	2002	

Facility Description(s):

Site

General	The site is mostly flat. There are some shade trees and moderate landscaping.
Exterior Walls	N/A
Fences	N/A
Gas Service	There is underground gas service to all buildings for the boilers and ranges.
Irrigation Systems	N/A
Paving	The parking lots are asphalt. The walkways are asphalt. There is asphalt and concrete curbing.
Septic, Sewer and Wastewater Systems	The development is served by city utilities.
Sheds	N/A
Site Drainage Systems	The development is served by stormwater catch basins, manholes, and piping.
Water Supply	The development is served by city utilities.
Deficiencies	Much of the asphalt parking lot and travelway needs to be crack-sealed. There is a parking shortage but according to NHA there is no cost-effective solution. NHA has space for 6 additional spaces. Snow removal is problematic due to a lack of storage space.

Exterior Specialties

General	There are concrete landings at each entry. Canopies cover entrances. Wood frame and finished walking balconies on two upper floors.
Equipment	Dumpster pad is asphalt. Ganged mailboxes are in the front foyer.
Ramp, Stair and Railing Assemblies	Front entries has a canopy. Wood frame and finished walking balconies on two upper floors. Railings are wood. Steps are wood.
Recreation Equipment	N/A
Deficiencies	None observed.

Structural

General	Wood-frame 3-story building.
Chimney Assemblies	N/A
Foundations	Concrete slab and walls.
Structural Roof Assemblies	Pitched roof deck.
Deficiencies	None observed.

Building Envelope

General	Wood and vinyl siding with metal windows and metal exterior doors.
Exterior Doors	Insulated metal entry doors with metal storm doors. Community room has metal sliding doors.
Siding	T111 and vinyl siding with aluminum trim components.

	Windows	Vinyl-clad wood double-hung and casement double-pane windows.
	Deficiencies	Tenants using walkers complain that building entry non-unit doors are difficult to manage without automatic openers.
Roofing	General	Roof is asphalt shingles. Roof drainage is via downspouts and gutters.
	Roof Drainage	Aluminum downspouts and gutters.
	Roofing Systems	Asphalt shingles.
	Deficiencies	None observed.
Interior Construction	General	The kitchens and bathrooms are original (1986). The apartment floors are carpet, VCT, sheet goods, and ceramic. The doors are wood. The ranges are gas in non-handicapped units.
	Cabinets and Counters	Solid wood cabinets. Laminate countertops.
	Interior Doors	Interior wood doors. Interior unit entry doors are also wood and have wooden screen doors.
	Interior Floor Finishes	Primarily carpet with sheet vinyl in kitchens and bathrooms. Handicapped units have some VCT. Common areas are mostly VCT and carpet. Stair landings are VCT.
	Interior Stair and Rail Assemblies	Metal and wood railings and vinyl treads.
	Interior Specialties	The ranges are gas in non-handicapped units.
	Deficiencies	Community room carpet is original and worn in places. Textured ceilings in some of the units have peeled - maintenance staff scrapes and repaints as needed.
Building Specialties	General	N/A
	Equipment	N/A
	Deficiencies	N/A
Conveying	General	A single 3-stop hydraulic elevator installed in 1986.

Elevators

Inspection Date: 3/24/09

Elevator#: 1
State#: 214-P-72
Elevator Install Date: 1986
Last Test Date: 1/22/09
Elevator Type: Hydraulic Passenger
Machine Room Vent: Yes
Speed: 150 FPM
Capacity: 2100 Lbs
Doors Power: Yes
1 Sp: Yes
Travel: Floors: 3
Stops: 3
Openings: 3
Rear: None

MACHINE ROOM
Hydraulic Pump Unit Mfg: Dover
Condition: Good
Leaks: No
Controller Mfg: Dover
Microprocessor: Yes
Simplex: Yes
Upgraded: No

DOOR OPERATING EQUIPMENT
Mfg: Dover
Condition: Good
Closing Pressure: OK
Safe Edge: Yes
Upgraded: No
Smooth Quiet Operation: No

SIGNAL FIXTURES
ADA Compliant: Yes
One Up Two Down: No
Floor Passing: Yes
Braille on Frames: Yes
Phone: Yes
Fire Fighters Service: No
Hall: No
Car: No

HOISTWAY, PIT, & CAR
Hoistway Vent: Yes
Entrance Frames: OK
Pit Dry: Yes

	Elevators	Pit Ladder: Yes Pit Light: Yes Jack Unit Install Date: 1986 Head Dry: Yes Catch Can: Yes
	Lifts	N/A
	Deficiencies	The Mass ID number should be affixed to the pump unit. The door operator does not have smooth, quiet operation. The first floor landing door gib is scraping the sill. The one up, two down chime needs to be repaired. The machine room needs to be cleaned. There is neither an approved parts cabinet to store spare parts, lubricants and cleaning supplies nor a maintenance check chart or an up-to-date oil log.
Fire Suppression	General	N/A
	Fire Equipment	N/A
	Sprinkler Systems	N/A
	Deficiencies	N/A
Plumbing	General	Kitchens and bathrooms are original (1986). Toilets are not low-flow fixtures. Domestic water piping is copper. Waste piping is cast iron.
	Fixtures	Toilets are not low-flow fixtures. Steel enamel tubs have a tile surround. Kitchen sinks are stainless steel. Bathroom sinks are vanity cabinets with a porcelain top.
	Plumbing Specialties	N/A
	Roof Drainage	Gutters and downspouts (see Roofing).
	Water Heaters	Indirect-fired water heater - a single 443 gallon storage tank (heating coil replaced in 2008).
	Piping	Domestic water piping is copper. Heating piping is black iron and copper. Waste piping is cast iron.
	Deficiencies	None observed.
HVAC	General	Heating is supplied by HW baseboard wall radiators and convectors. There are tenant-supplied window AC units in various locations. Bathrooms are vented by individual exhaust fans. Kitchens are not vented.
	Boilers	There are six gas-fired boilers that serves all units.
	Cooling Systems	Tenant-owned window AC units and a single HA-owned window AC unit in the community room.
	Cooling/Heating Systems	There is a single fan coil unit in the community room.
	Fuel Storage	N/A
	Furnaces	N/A

Electrical

Heating Systems	Heating is supplied by HW baseboard wall radiators and convectors in common areas.
Ventilation Systems	Bathrooms are vented by ceiling-mounted exhaust fans. Kitchens are not vented.
Deficiencies	None observed.
General	Each unit has heat, smoke, and CO detectors. There is a zoned fire alarm system. Lighting and wiring are original (1986).
CATV	Underground coax cable serves each building. Each apartment has private cable service.
Egress/Emergency Lighting	Emergency lights and exit lights in corridors and other common areas.
Electrical Specialties	Battery-operated CO detectors in each apartment. Emergency call alarms in handicapped units only - buddy system.
Exterior Lighting	Lighting consists of wall- and ceiling-mounted lights at each entry and post lights and bollards in the landscape.
Fire Detection Systems	Smoke and heat detectors in each apartment and common areas alarm locally only. Buildings served by a zoned fire alarm system - panel is in front lobby.
Generator Systems	N/A
Interior Lighting	Incandescent and fluorescent lights.
Phone/Data	Underground phone lines serve each building. Each apartment has private phone service.
Power Distribution	Underground electrical lines feed ITE main panels in the common areas and load centers in each apartment. GFCIs not present in the kitchens and present in the bathrooms.
Security Systems	N/A
Deficiencies	GFCIs are not present in the kitchens. Exterior landscape lights are controlled by a mechanical advance timer that requires regular management by staff. AFCIs are not present in the apartments.

Detailed Capital Needs (Listing of every Project for every Development)

Priority	Development	Project #	Category	Condition Assessment Narrative	Recommendation	Estimated Cost
1	214-200-1 -- HAMPSHIRE HEIGHTS	214-200-1-0-09-3859	Energy	Tenants in rooms that extend out over entries in the end units of each building complain that the rooms are cold indicating a lack of insulation in the floor assembly of those rooms.	Core holes in stucco ceiling in each joist bay and blow in insulation. Seal holes.	\$52,659
1	214-200-1 -- HAMPSHIRE HEIGHTS	214-200-1-0-09-3858	HVAC	Basements are neither heated nor insulated but are dry for the most part and many tenants use them productively.	Cut a register into main duct that runs along the basement ceiling and install a damper so tenants can control air flow into basement.	\$20,885
1	214-200-1 -- HAMPSHIRE HEIGHTS	214-200-01-S01-09-3860	Site Conditions	Grade behind Buildings 4, 5, 6, and 8 allows for water infiltration into basements through window wells and seepage at joints.	Re-grade to create swales for improved surface runoff.	\$18,438
1	214-200-1 -- HAMPSHIRE HEIGHTS	214-200-01-S01-09-3862	Site Conditions	Asphalt road is generally in decent condition but approximately 40% has sunken, mainly due to improper sub-base and the weight of dumpster trucks.	In worst areas, install new compacted sub-base with adequate drainage and re-surface roadway.	\$113,237
4	214-200-1 -- HAMPSHIRE HEIGHTS	214-200-1-0-09-3857	HVAC	Furnaces date from 1980, are inefficient, and require an increasing level of maintenance.	Replacement in kind with current technology.	\$275,970
9	214-200-1 -- HAMPSHIRE HEIGHTS	214-200-1-0-09-3856	Finishes	The vinyl asbestos tile (VAT) in bedrooms and living rooms is worn in some areas and some tiles are cracked. Plan for replacement with vinyl composition tile (VCT) within 10 years.	Remove and replace the VAT with VCT.	\$318,910

Priority	Development	Project #	Category	Condition Assessment Narrative	Recommendation	Estimated Cost
10	214-200-1 -- HAMPSHIRE HEIGHTS	214-200-1-0-09-3855	Building Envelope	Windows seals have failed in approximately 20% of the windows. Plan for complete window replacement within 10 years.	Complete window replacement with new energy efficient windows in the existing window openings.	\$787,205
Development Total:						\$1,587,304
1	214-667-1A -- CAHILL APTS	214-667-1A-0-09-3824	Elec and Fire Safety	GFCIs are not present in the apartments.	Install GFCI-protected outlets in the kitchens and bathrooms.	\$25,368
1	214-667-1A -- CAHILL APTS	214-667-1A-S01-09-3832	Elec and Fire Safety	Fire alarm panel underground wiring is original direct-burial which often ground faults.	Replace existing wire with new cable in conduit or change to wireless system.	\$80,000
1	214-667-1A -- CAHILL APTS	214-667-1A-009-09-3830	Elec and Fire Safety	Exit lights in Community Building are lit by incandescent lamps (one was out). Non-LED exit lights are poorly illuminated, require too-frequent maintenance, periodically are not illuminated at all, and waste energy as they run 24/7. Egress light backup battery in Community Building was dead.	Retrofit lights with LEDs. Replace egress light battery.	\$1,487
1	214-667-1A -- CAHILL APTS	214-667-1A-0-09-3828	Energy	The insulation in the attics of the buildings consists of 6 inch fiberglass batts which is energy- insufficient for this climate.	Install 6 inches of additional insulation (blown -in) with walkboards to provide access. Seal openings as needed.	\$40,628
1	214-667-1A -- CAHILL APTS	214-667-1A-009-09-3840	HVAC	Existing vent pipe is flexible corrugated which collects lint.	This project includes the Community Building. Replace existing vent pipe with rigid aluminum pipe.	\$688

Priority	Development	Project #	Category	Condition Assessment Narrative	Recommendation	Estimated Cost
1	214-667-1A -- CAHILL APTS	214-667-1A-S01-09-3831	Site Conditions	Existing driveway asphalt is cracked and sunken where the dumpster truck drives to the dumpster. The walkways are cracked significantly posing tripping hazards. NHA wants to widen road approximately 10' to provide better access for Fire Department.	Install new compacted sub-base with adequate drainage and re-surface sunken portion of the driveway. Provide deeper sub-base preparation where the dumpster truck drives. Repave worst portions of walkway. Widen road as needed for FD truck access.	\$108,862
4	214-667-1A -- CAHILL APTS	214-667-1A-0-09-3826	Kitchens and Baths	Most of the stoves are original. Repairs are difficult to make.	Replace stove in approximately 80% of the units, as units turn over, or as needed.	\$100,948
8	214-667-1A -- CAHILL APTS	214-667-1A-0-09-3825	Finishes	The VAT flooring in the stairwells in many areas is loose. Some tiles are missing or damaged.	Remove and replace the VAT with VCT.	\$51,689
10	214-667-1A -- CAHILL APTS	214-667-1A-0-09-3827	HVAC	Gas-fired boilers and indirect-fired water heaters date from 1994. While they currently appear to be in good condition, they will be reaching the end of their useful lives within the next 10 years.	Replace boilers and water heaters and related piping. This project includes the Community Building.	\$399,302
Development Total:						\$808,972
1	214-667-1B -- FORSANDER APTS	214-667-1B-0-09-3834	Elec and Fire Safety	GFCIs are not present in the apartments. Install GFCI-protected outlets in the kitchens and bathrooms.	Install GFCI-protected outlets in the kitchens and bathrooms.	\$28,539
1	214-667-1B -- FORSANDER APTS	214-667-1B-010-09-4135	Elec and Fire Safety	Exit lights are lit with incandescent lamps. They are poorly illuminated, require too-frequent maintenance, and waste energy as they run 24/7.	Retrofit lights with LEDs.	\$799

Priority	Development	Project #	Category	Condition Assessment Narrative	Recommendation	Estimated Cost
1	214-667-1B -- FORSANDER APTS	214-667-1B-0-09- 3837	Energy	The insulation in the attics of the buildings consists of 6 inch fiberglass batts which is energy- insufficient for this climate.	Install 6 inches of additional insulation (blown -in) with walkboards to provide access. Seal openings as needed. This project includes the Community Building.	\$45,142
1	214-667-1B -- FORSANDER APTS	214-667-1B-0-09- 3835	HVAC	The gas-fired boilers are original (1968), are inefficient, and require extraordinary maintenance.	Replace boilers and related piping.	\$345,747
1	214-667-1B -- FORSANDER APTS	214-667-1B-0-09- 3836	Roofing	Asphalt shingle roofs on all buildings except Building P are original (1968) and have exceeded their useful lives. There is evidence of cupping, curling, and shingle loss.	Complete roof replacement on all buildings except Building P.	\$181,872
1	214-667-1B -- FORSANDER APTS	214-667-1B-0-09- 3839	Structural	Three of the buildings have transite-covered columns supporting the main front canopy. There is significant cracking at the base of most of the columns.	Hire a qualified structural engineer to investigate the problem and design a solution.	\$6,875
Development Total:						\$608,973
1	214-667-2A -- SALVO HOUSE	214-667-2A-0-09- 3966	Building Envelope	Caulk joints on the concrete veneer panels and where the balconies join to the building are deteriorating and could allow water infiltration into apartments.	Remove and re-seal all joints.	\$83,910
1	214-667-2A -- SALVO HOUSE	214-667-2A-0-09- 4366	Elec and Fire Safety	NHA is concerned that the Federal Pacific main disconnects and load centers will not be able to be re-set in case they are tripped (as was the case with one section in 1986). Load centers are located in closets without required 3' clearance. Breakers are Federal Pacific - parts are difficult to find.	Replace three main breakers with new equipment. Replace and relocate all load centers.	\$2,794,055

Priority	Development	Project #	Category	Condition Assessment Narrative	Recommendation	Estimated Cost
1	214-667-2A -- SALVO HOUSE	214-667-2A-0-09-3961	Elec and Fire Safety	Kitchen and bathroom outlets are not GFCI-protected. Load centers are located in closets.	Install GFCI-protected outlets as required for safety. Flip load centers in existing wall to face out towards the living room. Re-wire as needed.	\$140,609

1	214-667-2A -- SALVO HOUSE	214-667-2A-0-09- Elevators 4028	<p>Elevator #1: The door operator needs to be adjusted for smooth, quiet operation. The car door needs to be adjusted to eliminate the door gib from wearing the sill. The car direction sign needs to be relamped. The ride quality is poor, start and stop is too abrupt. The machine room needs to be cleaned of old parts and debris and the covers on the controllers need to be replaced. There is neither an approved parts cabinet to store spare parts, lubricants and cleaning supplies nor a maintenance log or an up-to-date oil log.</p> <p>Elevator # 2: There are leaks under the oil tank. The duct cover in the machine room needs to be replaced. The door operator needs to be adjusted for smooth, quiet operation. The car direction sign needs to be relamped. The missing screws in the car operating station need to be replaced. The ride quality is poor, check the rails for lubrication. The machine room needs to be cleaned of old parts and debris and the covers on the controllers need to be replaced. There is neither an approved parts cabinet to store spare parts, lubricants and cleaning supplies nor a maintenance log or an up-to-date oil log.</p> <p>Elevator # 3: There is an oil leak at the shut off valve in the machine room. The mechanical safe edge is not</p>	<p>Elevator #1: Clean, lube and adjust the door operator for quiet, smooth operation. Adjust the car door to eliminate the door gib from wearing the sill. Relamp the car direction sign. Clean the old parts and debris and replace the covers on the controllers.</p> <p>Elevator # 2: Repair the leaks under the oil tank. Replace the duct cover in the machine room. Clean, lube and adjust the door operator for quiet, smooth operation. Relamp the car direction sign. Replace the missing screws in the car operating station. The ride quality is poor, check the rails for lubrication. Clean the old parts and debris and replace the covers on the controllers.</p> <p>Elevator # 3: Repair the oil leak at the shut off valve in the machine room. Replace the mechanical safe edge with an electronic edge. Install a hands free ADA compatible phone. Waterproof the pit. Clean the machine room.</p> <p>All elevators: Provide an approved parts cabinet to store spare parts, lubricants and cleaning supplies. Provide a maintenance log and an oil log.</p>	\$10,438
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1	214-667-2A -- SALVO HOUSE	214-667-2A-0-09- 4028	Elevators	as safe as an electronic edge. There is no hands-free ADA compatible phone. There is water in the pit. The machine room needs to be cleaned. There is neither an approved parts cabinet to store spare parts, lubricants and cleaning supplies nor a maintenance check chart or an up-to-date oil log.	Elevator #1: Clean, lube and adjust the door operator for quiet, smooth operation. Adjust the car door to eliminate the door gib from wearing the sill. Relamp the car direction sign. Clean the old parts and debris and replace the covers on the controllers.	\$10,438
1	214-667-2A -- SALVO HOUSE	214-667-2A-0-09- 3963	HVAC	Existing vent pipes are flexible corrugated which is considered a fire hazard due to the ridges in pipe that collect lint causing heat build up.	Replace existing vent pipe with rigid aluminum pipe in all three laundry rooms.	\$1,344
1	214-667-2A -- SALVO HOUSE	214-667-2A-0-09- 3962	Pers Safety/Security	There is no panic hardware on common area doors throughout the building.	Install surface-mounted pushbar style panic hardware on doors as required for safety.	\$24,265
1	214-667-2A -- SALVO HOUSE	214-667-2A-0-09- 3964	Plumbing/Hot Water	Most of the existing toilets are original 5 gallon models.	Replace with low-flow models.	\$282,313
1	214-667-2A -- SALVO HOUSE	214-667-2A-S01- 09-3960	Site Conditions	There are two air intake shafts at the inside corners of the building whose grates have been removed. It is a safety hazard and collects trash and debris. There is a ledge formed into the concrete that will hold a metal grate.	Fabricate and install grates.	\$1,977
2	214-667-2A -- SALVO HOUSE	214-667-2A-S01- 09-3959	Site Conditions	Most of the asphalt walkways were repaved in 2007. However, the long path directly behind the building was not repaved and it is significantly cracked, heaved, and sunken. Also, approximately 50% of the parking and roadway is cracked and sunken.	In worst areas, install new compacted sub-base with adequate drainage and re-pave. Provide additional sub-base 50' in front of dumpsters to reduce deterioration from dumpster trucks. Repave or eliminate the path behind the building.	\$178,905
4	214-667-2A -- SALVO HOUSE	214-667-2A-0-09- 4368	Finishes	Common corridors need to be painted.	Hire painting contractor to re-paint common corridors on each floor.	\$38,481

Priority	Development	Project #	Category	Condition Assessment Narrative	Recommendation	Estimated Cost
4	214-667-2A -- SALVO HOUSE	214-667-2A-0-09-4369	Finishes	Carpet in Community Room is worn and stained.	Replace carpet in Community Room.	\$20,900
6	214-667-2A -- SALVO HOUSE	214-667-2A-0-09-3965	Building Envelope	Windows have reached the end of their useful lives - they are leaky, seals are compromised, and tenants complain that they are difficult to open.	Complete window replacement with new energy efficient windows in the existing window openings within the next six years.	\$203,357
6	214-667-2A -- SALVO HOUSE	214-667-2A-0-09-3967	Kitchens and Baths	Cabinets and countertops are starting to de-laminate, appliances pose safety risks, flooring is badly worn and curling at edges and kitchen is generally in poor condition.	Replacement of kitchen cabinets and VCT in all units. Replace stoves and fans and refrigerators as needed. Note: four units have already been remodeled. Lighting has already been upgraded.	\$2,223,086
Development Total:						\$6,003,639
1	214-667-3 -- TOBIN MANOR	214-667-3-0-09-3851	ADA	Tenants using walkers complain that building entry non-unit doors are difficult to manage without automatic openers.	Install automatic openers. Retrofit thresholds to make them more gradual for tenants with walkers.	\$86,031
1	214-667-3 -- TOBIN MANOR	214-667-3-0-09-3852	Elec and Fire Safety	Kitchen outlets above countertops are not GFCI-protected.	Install GFCI-protected outlets above kitchen countertops as required for safety.	\$20,215
1	214-667-3 -- TOBIN MANOR	214-667-03-S01-09-3854	Elec and Fire Safety	Exterior landscape lights are controlled by a mechanical advance timer that requires regular management by staff.	Remove timer unit and replace with photoelectric sensors at building exteriors.	\$2,519

Priority	Development	Project #	Category	Condition Assessment Narrative	Recommendation	Estimated Cost
1	214-667-3 -- TOBIN MANOR	214-667-3-0-09- 3927	Elevators	The Mass ID number should be affixed to the pump unit. The door operator does not have smooth, quiet operation. The first floor landing door gib is scraping the sill. The one up, two down chime needs to be repaired. The machine room needs to be cleaned. There is neither an approved parts cabinet to store spare parts, lubricants and cleaning supplies nor a maintenance check chart or an up-to-date oil log.	Install the Mass ID number on the pump unit. Adjust the door operator for smooth, quiet operation. Adjust the first floor landing door gib so it doesn't scrape the sill. Repair the one up, two down chime. Clean the machine room and provide an approved parts cabinet to store spare parts, lubricants and cleaning supplies. Provide a maintenance check chart and an up to date oil log.	\$3,479
1	214-667-3 -- TOBIN MANOR	214-667-03-S01- 09-3849	Site Conditions	Much of the asphalt parking lot and travelway needs to be crack-sealed.	Seal cracks as needed.	\$3,293
2	214-667-3 -- TOBIN MANOR	214-667-3-0-09- 3853	Finishes	Community building common area carpet is original and worn and stained in places.	Replace carpet in kind.	\$20,743
Development Total:						\$136,280

Aggregate Project Cost by Year - LHA Wide (All Developments)

Development	Facility	Project Title	Project #	Priority	Project Cost-Year of Proposed Execution										Development 10 Yr. Total Project Cost	
					2009	2010	2011	2012	2013	2014	2015	2016	2017	2018		
214-667-1A -- CAHILL APTS	Developm ent-wide	Attic insulation	214-667-1A-0-09-3828	1	\$0	\$40,628	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,628
214-667-1A -- CAHILL APTS	214-667-1A-009 -- COMMUNITY BLDG	Exit light retrofit; egress light battery	214-667-09-3830	1	\$0	\$1,487	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,487
214-667-1A -- CAHILL APTS	214-667-1A-S01 -- FRUIT STREET SITE	Parking lot widening and repaving; walkway repaving	214-667-09-3831	1	\$0	\$14,568	\$94,294	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$108,862
214-667-1A -- CAHILL APTS	214-667-1A-S01 -- FRUIT STREET SITE	Fire alarm underground wiring	214-667-09-3832	1	\$0	\$80,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,000
214-667-1B -- FORSANDER APTS	Developm ent-wide	Kitchen and bathroom GFCI installation	214-667-1B-0-09-3834	1	\$0	\$28,539	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,539
214-667-1B -- FORSANDER APTS	Developm ent-wide	Boiler replacement	214-667-1B-0-09-3835	1	\$0	\$46,267	\$299,479	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$345,746
214-667-1B -- FORSANDER APTS	Developm ent-wide	Roof replacement	214-667-1B-0-09-3836	1	\$0	\$24,338	\$157,534	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$181,872
214-667-1B -- FORSANDER APTS	Developm ent-wide	Attic insulation	214-667-1B-0-09-3837	1	\$0	\$45,142	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,142
214-667-1B -- FORSANDER APTS	Developm ent-wide	Concrete column deterioration study	214-667-1B-0-09-3839	1	\$0	\$6,875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,875
214-667-1A -- CAHILL APTS	214-667-1A-009 -- COMMUNITY BLDG	Laundry room dryer vent	214-667-09-3840	1	\$0	\$688	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$688

Development	Facility	Project Title	Project #	Priority	Project Cost-Year of Proposed Execution										Development 10 Yr. Total Project Cost	
					2009	2010	2011	2012	2013	2014	2015	2016	2017	2018		
214-667-3 -- TOBIN MANOR	214-667-03-S01 -- MAPLE STREET SITE	Crack seal parking and travelway	214-667-03-S01-09-3849	1	\$0	\$3,292	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,292
214-667-3 -- TOBIN MANOR	Development-wide	Exterior doors - automatic openers	214-667-3-0-09-3851	1	\$0	\$86,031	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$86,031
214-667-3 -- TOBIN MANOR	Development-wide	Kitchen GFCI installation	214-667-3-0-09-3852	1	\$0	\$20,215	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,215
214-667-1A -- CAHILL APTS	Development-wide	GFCI installation	214-667-1A-0-09-3824	1	\$0	\$25,368	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,368
214-667-3 -- TOBIN MANOR	214-667-03-S01 -- MAPLE STREET SITE	Exterior lighting photosensor installation	214-667-03-S01-09-3854	1	\$0	\$2,519	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,519
214-200-1 -- HAMPSHIRE HEIGHTS	Development-wide	Cut in register to heat basement	214-200-1-0-09-3858	1	\$0	\$20,885	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,885
214-200-1 -- HAMPSHIRE HEIGHTS	Development-wide	Insulate floor of overhanging bedrooms	214-200-1-0-09-3859	1	\$0	\$52,659	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52,659
214-200-1 -- HAMPSHIRE HEIGHTS	214-200-01-S01 -- HAMPSHIRE HEIGHTS SITE	Surface drainage re-grading	214-200-01-S01-09-3860	1	\$0	\$18,437	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,437
214-200-1 -- HAMPSHIRE HEIGHTS	214-200-01-S01 -- HAMPSHIRE HEIGHTS SITE	Road repaving	214-200-01-S01-09-3862	1	\$0	\$15,153	\$98,083	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$113,236
214-667-3 -- TOBIN MANOR	Development-wide	Elevator - repairs and maintenance	214-667-3-0-09-3927	1	\$0	\$3,479	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,479
214-667-2A -- SALVO HOUSE	214-667-2A-S01 -- 81 CONZ STREET SITE	Air intake grate installation	214-667-2A-S01-09-3960	1	\$0	\$1,977	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,977

Development	Facility	Project Title	Project #	Priority	Project Cost-Year of Proposed Execution										Development 10 Yr. Total Project Cost
					2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
214-667-2A -- SALVO HOUSE	Development-wide	GFCI installation	214-667-2A-0-09-3961	1	\$0	\$18,816	\$121,793	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$140,609
214-667-2A -- SALVO HOUSE	Development-wide	Panic hardware installation	214-667-2A-0-09-3962	1	\$0	\$24,265	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,265
214-667-2A -- SALVO HOUSE	Development-wide	Rigid dryer vent installation	214-667-2A-0-09-3963	1	\$0	\$1,344	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,344
214-667-2A -- SALVO HOUSE	Development-wide	Low-flow toilet installation	214-667-2A-0-09-3964	1	\$0	\$37,779	\$244,534	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$282,312
214-667-2A -- SALVO HOUSE	Development-wide	Elevators - minor repairs and maintenance	214-667-2A-0-09-4028	1	\$0	\$10,438	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,438
214-667-1B -- FORSANDER APTS	214-667-1B-010 -- COMMUNITY BLDG	Exit light retrofit	214-667-1B-010-09-4135	1	\$0	\$799	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$799
214-667-2A -- SALVO HOUSE	Development-wide	Main breaker and load center replacement	214-667-2A-0-09-4366	1	\$0	\$168,559	\$2,124,026	\$501,469	\$0	\$0	\$0	\$0	\$0	\$0	\$2,794,055
214-667-2A -- SALVO HOUSE	Development-wide	Re-caulking exterior concrete panels	214-667-2A-0-09-3966	1	\$0	\$83,910	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83,910
PRIORITY 1 SUB TOTAL:					\$0	\$884,458	\$3,139,744	\$501,469	\$0	\$0	\$0	\$0	\$0	\$0	\$4,525,670
214-667-2A -- SALVO HOUSE	214-667-2A-S01 -- 81 CONZ STREET SITE	Parking lot and walkway re-paving	214-667-2A-S01-09-3959	2	\$0	\$0	\$23,854	\$155,051	\$0	\$0	\$0	\$0	\$0	\$0	\$178,905
214-667-3 -- TOBIN MANOR	Development-wide	Carpet replacement	214-667-3-0-09-3853	2	\$0	\$0	\$20,743	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,743
PRIORITY 2 SUB TOTAL:					\$0	\$0	\$44,597	\$155,051	\$0	\$0	\$0	\$0	\$0	\$0	\$199,648
214-200-1 -- HAMPSHIRE HEIGHTS	Development-wide	Furnace replacement	214-200-1-0-09-3857	4	\$0	\$0	\$0	\$0	\$36,930	\$239,040	\$0	\$0	\$0	\$0	\$275,970
214-667-1A -- CAHILL APTS	Development-wide	Electric stove replacement	214-667-1A-0-09-3826	4	\$0	\$0	\$0	\$0	\$13,509	\$87,439	\$0	\$0	\$0	\$0	\$100,948

Development	Facility	Project Title	Project #	Priority	Project Cost-Year of Proposed Execution										Development 10 Yr. Total Project Cost
					2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
214-667-2A -- SALVO HOUSE	Development-wide	Paint corridors	214-667-2A-0-09-4368	4	\$0	\$0	\$0	\$0	\$38,481	\$0	\$0	\$0	\$0	\$0	\$38,481
214-667-2A -- SALVO HOUSE	Development-wide	Community room carpet replacement	214-667-2A-0-09-4369	4	\$0	\$0	\$0	\$0	\$20,900	\$0	\$0	\$0	\$0	\$0	\$20,900
PRIORITY 4 SUB TOTAL:					\$0	\$0	\$0	\$0	\$109,820	\$326,480	\$0	\$0	\$0	\$0	\$436,299
214-667-2A -- SALVO HOUSE	Development-wide	Kitchen modernization and VCT replacement	214-667-2A-0-09-3967	6	\$0	\$0	\$0	\$0	\$0	\$0	\$134,114	\$1,695,376	\$393,596	\$0	\$2,223,086
214-667-2A -- SALVO HOUSE	Development-wide	Window replacement	214-667-2A-0-09-3965	6	\$0	\$0	\$0	\$0	\$0	\$0	\$27,114	\$176,243	\$0	\$0	\$203,357
PRIORITY 6 SUB TOTAL:					\$0	\$0	\$0	\$0	\$0	\$0	\$161,228	\$1,871,619	\$393,596	\$0	\$2,426,443
214-667-1A -- CAHILL APTS	Development-wide	VAT replacement - stairwells	214-667-1A-0-09-3825	8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,689	\$0	\$51,689
PRIORITY 8 SUB TOTAL:					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,689	\$0	\$51,689
214-200-1 -- HAMPSHIRE HEIGHTS	Development-wide	Vinyl asbestos tile replacement	214-200-1-0-09-3856	9	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,676	\$42,676
PRIORITY 9 SUB TOTAL:					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,676	\$42,676
214-200-1 -- HAMPSHIRE HEIGHTS	Development-wide	Window replacement	214-200-1-0-09-3855	10	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
214-667-1A -- CAHILL APTS	Development-wide	Boiler and water heater replacement	214-667-1A-0-09-3827	10	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PRIORITY 10 SUB TOTAL:					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grand Totals:					\$0	\$884,458	\$3,184,341	\$656,520	\$109,820	\$326,480	\$161,228	\$1,871,619	\$445,284	\$42,676	\$7,682,426