

PHYSICAL NEEDS ASSESSMENT



**THE HOUSING AUTHORITY OF THE
COUNTY OF CHESTER**
30 WEST BARNARD STREET, SUITE 2
WEST CHESTER, PA 19382

PREPARED BY:

K&A
ARCHITECTURAL SERVICES, LLC
K & A Architectural Services, LLC



Philadelphia, PA
8 Penn Center / Suite 1600
1628 J.K. Blvd. 19101
Tel: 215.983.0111

Collingswood, NJ
756 Haddon Avenue 08108
Tel: 856.854.1880

On the Web
www.k&aarchitect.com

SUBMITTED: MARCH 9, 2011
REVISED:

K&A #10236

TABLE OF CONTENTS

PHYSICAL NEEDS ASSESSMENT VIABILITY SUMMARY

- KINGS TERRACE, PHOENIXVILLE
 - ELEVATOR ANALYSIS
 - PHOTOGRAPHS
- FAIRVIEW, PHOENIXVILLE
 - PHOTOGRAPHS
- OXFORD TERRACE, OXFORD
 - ELEVATOR ANALYSIS
 - PHOTOGRAPHS
- SPRUCE & MAPLE COURT, WEST CHESTER
 - PHOTOGRAPHS
- LOCUST COURT, WEST CHESTER
 - PHOTOGRAPHS
- 222 NORTH CHURCH STREET, WEST CHESTER
 - ELEVATOR ANALYSIS
 - PHOTOGRAPHS

PHYSICAL NEEDS ASSESSMENT COST SUMMARY

PHYSICAL NEEDS ASSESSMENT DETAILED BREAKDOWN

Physical Needs Assessment

Housing Authority of the County of Chester

Submitted
Revised
Constructed 1970

PA 46-4A Kings Terrace

Rental	Elderly	Elevator	1 Building 30 efficiency 20 1-BR	50 units 8% vacant 4 vacant units
--------	---------	----------	--	---

General Description of Needed Physical Improvements	Urgency 1-5
Gently rolling grassy site with concrete and stamped concrete sidewalks and bituminous parking lot. Sidewalks need repair. Landscape to be refreshed. Service driveway to be repaired.	1-sidewalk & driveway repair & landscape
Common & service areas include corridors, stair towers, elevators, community room. Leasing office, laundry, trash room, and mechanical rooms. Corridor finishes failing. Masonry cracks at default building expansion joints. Corridor re-lighting project left wall scars at each fixture. Central boiler for entire building. Two elevators. Interior mailbox area.	2 – corridor 1- masonry cracks 3 – common spaces
Laundry Room: Washers and dryers and their maintenance provided by third party.	
Single three-story brick structure with flat modified bitumen roof and standing seam fake mansard. Metal framed double hung windows in a variety of conditions. Decorative T1-11 siding between windows rotting. Replace siding. Replace soffit at entry. Windows operable with continued maintenance.	1- siding & soffits 3- windows 5-roof, brick
Dwellings: Floors typically VCT. Ceilings concrete slab except top floor, which is GWB. Walls GWB. Bathrooms ceramic tile. Entry door to corridor with spring hinges. Interior doors swing with bi-fold closet doors. Lighting fixtures are new. Replace damaged doors. Provide door closers that meet ADA guidelines.	2- doors 1-entry dr hardware 4-floor finishes
Dwellings: Kitchen cabinets. Kitchen counters are plastic laminate with 45-degree miter at inside corners. 20-inch gas range, single bowl sink, refrigerator, and ceiling exhaust fan. Not all units have range splash guard. Replace cabinets & counters with HUD approved materials. Replace ranges. Provide ADA kitchen cabinetry.	1-kitchen
Dwellings: Bathroom has enameled cast iron tub, ½ tiled surround. Toilet accessories not inventoried, but are a continual maintenance issue. Provide full height tub surround. Provide ADA bathrooms.	1- tub surround
Dwelling: Baseboard heat. Air conditioning by tenant with window units. Smoke detectors in each bedroom.	
Mechanical plant: The boilers, heating hot water pumps, domestic hot water heat exchanger and indirect water heaters are new and in good condition. The new Johnson controls provide automatic control of the complete boiler system. The building appears to be split into three zones, most likely, 1 st floor, 2 nd floor and 3 rd floor based on the piping configuration and the 3 distribution pumps. The	3-Radiators 3- Danfoss valve 1-Exhaust fans

existing baseboard radiators throughout the building are showing signs of wear & tear. These radiators are recommended for replacement where fins and covers are damaged beyond repair. New Danfoss valves & temperature controls are recommended where damaged or missing. The office, lobby, community room and wellness office are served by split systems that are nearing the end of their useful life. These systems are recommended for replacement. The unit toilet exhaust fans are at the end of their useful life. Some have been replaced over time. Roof mounted exhaust fans were not functional, the fan belt was missing but the motor was operating. These fans are recommended for replacement with direct drive fans.	2-valves
Water system: The domestic hot water is generated by a plate-frame heat exchanger and indirect hot water heaters fed from the heating boilers. The equipment was recently installed and is expected to have a long useful life. The domestic incoming cold water line is located where it may be prone to freezing. It is recommended that the water line be relocated or at minimum wrapped in electric heat tape and insulated. Replace shut-off and isolation valves	1-Incoming Domestic Water line 2-Valves
Electrical service and distribution: The existing electric gear & distribution is original to the building. Parts and devices will eventually be difficult & cost prohibitive to obtain. It is recommended to replace the panels & breakers in all the units. Replace main panels where necessary or unavoidable.	2 Unit panels 3. Main panels
Emergency & life safety. Smoke and CO detectors. Manual fire alarm pull stations provided throughout. The building is not equipped with a fire suppression system.	
Elevator: (2) Hydraulic units installed 2010.	
Trash chute terminates at compactor served by rolling containers.	
Accessibility: Can be improved by updating designated handicap apartments to fully accessible units. Signage not compliant (or lacking altogether)	1-accessible dwellings

Physical Improvements will result in structural/system soundness at a reasonable cost? YES

Development has long-term physical and social viability? YES

Sources of information:

Visual observations performed by K&A Architectural Services (site, architecture, mechanical, plumbing and electrical) and Van Duesen & Associates (vertical transportation), February 2011. The Housing Authority provided building and site plans, when available. Cost information derived from R.S. Means and other sources.

Photos of typical conditions follow.

March 3, 2011

Via e-mail

eschiavo@kitchenandassociates.com

Mr. Eugene Schiavo
Kitchen and Associates Architectural Services
756 Haddon Avenue
Collingswood, NJ 08108

Re: Housing Authority of the County of Chester - King Terrace, 300 East High St., Phoenixville, PA
Vertical Transportation - VDA No. P01890000

Dear Mr. Schiavo:

In accordance with our agreement, VDA® (Van Deusen & Associates) examined the two (2) oil hydraulic passenger elevators at the above-referenced property on February 25, 2011 to evaluate the current operating conditions.

Observations

The property is served by two (2) oil hydraulic passenger elevators which operate in a duplex collective system. The rated capacity for Elevator No. 1 is 2,000 lbs., and Elevator No. 2 is 3,000 lbs. These elevators are designed to operate at 100 feet per minute. Each elevator utilizes dual stage telescopic cylinder units. The system components were manufactured by various companies that support the elevator industry and were installed by Pincus Elevator Company in December 2010, when the original in-ground elevator system was removed and two new complete elevators were installed. Both elevators are currently under the new installation warranty period.

These elevators serve a total of three (3) floors and three (3) openings. Front openings can be found at the first thru third floors. GAL manufactured belt-driven door operators run the car and corridor doors and associated door apparatus. An electronic detector is installed on the car door for passenger protection. Single speed horizontal slide entrances, 3'-6" wide x 7'-0" high, are installed on Elevator 1. Elevator 2 has two speed horizontal slide entrances, 3'-8" wide x 7'-0" high. The attached System Profile provides additional information.

Pincus Elevator Company is the incumbent service contractor, and provides the preventative maintenance on the elevators.

The three year load test prescribed under ASME A17.1 Safety Standards was performed in November 2010 and is current, as shown on the inspection paperwork located in the machine room.

There are limited maintenance records located in the machine room that are provided by Pincus Elevator Company. There are maintenance records for the routine exams and repairs; however, there are no records for the monthly fire testing. A17.1 Code for Elevators requires these specific items be tracked on site.

Headquarters: Livingston, NJ

Offices: Atlanta, GA • Baltimore, MD • Boston, MA • Greensboro, NC • Minneapolis, MN
New York, NY • Norwalk, CT • Philadelphia, PA • Washington, DC

www.vdassoc.com

Evaluation Summary

The elevators were installed in 2010 and comply with the 2000 - 2002 addendum edition of the ASME A17.1 Elevator Code in effect at the time of the installation. Subsequent mandated retroactive requirements vary from one jurisdiction to another, subject to enforcement by the local governing authority.

The elevators were operating at the time of our examination; therefore, we were able to fully evaluate the current level of preventive maintenance and operating performance characteristics.

The overall preventative maintenance provided by Pincus Elevator Company is adequate.

The elevator systems are comprised of good quality components, and are in the beginning stage of their design life expectancy. Providing the equipment is properly maintained, along with normally anticipated repairs, the existing elevators should provide satisfactory service and meet the needs of the building for the next twenty (20) to twenty-five (25) years.

Recommendations

Immediate:

There are no immediate recommendations for these newly installed elevators.

Short & Long Term:

These elevators should continue to be included in a routine preventative maintenance program to assure that the elevator equipment adequately serves the needs of the building and the maximum life expectancy of this equipment can be realized.

We welcome the opportunity to review our initial findings, conclusions and recommendations, if further clarification is desired. Please contact our office if we can be of further assistance.

Very truly yours,



William P. DeCelle
Area Manager

WPD/mjg

Attachment

OIL / HYDRAULIC ELEVATORS CURRENT EQUIPMENT STATUS

This section details the condition of major components and compares individual equipment areas to current industry standards and/or relative ASME A17.1 Safety Code Standards.

The basic equipment is grouped and evaluated as follows:

A. MACHINE ROOM:

1. Valve Control (*Oil flow device used to control the rate of fluid to and from the cylinder/piston assembly that raises and lowers the elevator car enclosure*):

The valve is located over the pump unit and is installed in a submersible type power unit with the motor and pump located in the oil tank reservoir. The test tag located on the valve indicates the three (3) year load test was performed in November 2010 and is current.

2. Pump/Motor [s] (*Electrical rotating device used in conjunction with the above valve control to create pressure for raising the elevator cab enclosure*):

The pump and 20 / 25 HP AC motors are submersible type components and are located in the oil reservoir tank.

3. Tank Assembly (*Oil storage reservoir used to contain the system fluid*):

The tank assembly is steel and appears to be in good condition. The tanks are mounted on isolation pads and are bolted to the machine room floor.

4. Signal Controls [Selectors] (*Electrical and electromechanical devices used to govern the starting, stopping, direction of travel and dispatching sequence of operation*):

The controllers are a microprocessor type control system, manufactured by Virginia Controls Elevator Company, and installed by Pincus Elevator Company. There is an electronic soft type starter for the motors. The fire recall system appears to be the current approved version of the ASME Code.

5. Motion Controls (*Electrical operative unit interfaced with the valve control governing speed in both directions of travel*):

There is a mechanical/electrical system installed in the hoistway and car top to interface car position with the control system for both elevators.

B. HOISTWAY AND PIT:

1. Guide Rails and Guides (*Steel vertical tracks in hoistway used to direct the car movement with relative roller or sliding type guide shoes*):

There are standard steel T car guides. The cab structure has slide guides installed.

2. Hoistway Door Equipment (*Top and bottom door trackage with relative rollers, guides and linkage, electromechanical safety interlocks*):

The hoistway door equipment for these elevators was manufactured by GAL Company and consists of an applied type bar track, and bolt on hangers to the door panels. A sill style closer is installed to assist in closing of the hoistway doors. There are GAL safety interlocks at each floor.

3. Buffers (*Safety devices used in pit to stop uncontrolled descending elevator car*):

The spring buffers are fastened to the cylinder head support system.

4. Electrical Wiring and Traveling Cables (*Electrical conductors used to interface machine room controls with car and corridor operating signal devices*):

The wiring appears to be new and in good condition.

C. CAR EQUIPMENT:

1. Car Door Equipment (*Master power operator and linkages, trackage, sliding panel[s] or gate[s] with relative safety devices and door protection systems*):

There are belt-driven operators manufactured by GAL Elevator Company. The car door has applied style hanger assemblies. The car door has an electronic detector installed for passenger safety.

2. Cab Enclosure (*Cabin for load carrying unit including interior lighting, floor covering, emergency exits and finishes*):

The car enclosures have had plastic laminate panels installed over the original cab shell. The panels appear to be manufactured by Canton Elevator Company, and are in good condition. The cab front and the car door are finished in stainless satin steel. There is a drop ceiling installed in the cab with recessed fixtures installed in the drop ceiling.

3. Car Frame (*Supporting structural frame and platform on which car enclosure is mounted with fastenings for hydraulic plunger [i.e., ram] mechanisms to raise and lower elevator*):

The car frame is made up of steel members and is in good condition.

D. FIXTURES

1. Operating/Signal Equipment (*Car and hall pushbutton fixtures, position indicator devices, direction of travel indicators, communication devices, emergency lighting and advisory indicators*):

The signal operating fixtures are new and meet the ADA requirements. The car operating panels are mounted in the front return of the cab. There are direction lanterns in cab transoms. There are multi-light position indicators in the car mounted over the transom, and at the ground floor located over the door frame. There is one single riser of hall call stations located between each elevator.

LIFE CYCLE ANALYSIS

Elevator ID: Elevators 1 & 2

Date: 02/2011

Component/System	Projected Design Life (Years)	Present Age (Years)	Remaining Useful Life (Years)	Condition Comments	Recommended Action
MACHINE ROOM					
1. Pump Unit/Tank	25 – 30	1	25 - 30	Good Condition	Continue Preventative Maintenance Program
2. External Piping	25 – 30	1	25 - 30	Good Condition	Continue Preventative Maintenance Program
3. Signal Controls	15 – 20	1	15 - 20	Good Condition	Continue Preventative Maintenance Program
4. Manifold Control Valves	15 – 20	1	15 - 20	Good Condition	Continue Preventative Maintenance Program
HOISTWAY AND PIT					
1. Guide Rails	50 - 75+	1	75+	Good Condition	Continue Preventative Maintenance Program
2. Cylinder-Plunger	Varies	1	Varies	Good Condition	Continue Preventative Maintenance Program
3. Hoistway door Equipment	15 – 20	1	15 - 20	Good Condition	Continue Preventative Maintenance Program
4. Recovery System	20 - 25	1	N/A	N/A	N/A
CAR EQUIPMENT					
1. Car Frame	50 – 75+	1	75+	Good Condition	Continue Preventative Maintenance Program
2. Cab Door Equipment	15 – 20	1	15 - 20	Good Condition	Continue Preventative Maintenance Program
3. Cab Enclosure	Varies	1	Varies	Good Condition	Continue Preventative Maintenance Program
OPERATING/SIGNAL EQUIPMENT					
1. Fixtures	10 – 15	1	10 - 15	Good Condition	Continue Preventative Maintenance Program

**THE AMERICANS WITH DISABILITIES ACT
ELEVATOR SYSTEMS ADA COMPLIANCE SURVEY**

ELEVATOR ID: Elevators 1 & 2

DATE: 02/2011

"S" DENOTES SATISFACTORY

"U" DENOTES UNSATISFACTORY

COMPLIANCE ITEM/CATEGORY	S	U	CONDITION COMMENTS
ASME A17.1 Safety Code	X		
Cab Enclosure (layout, door size, illumination and flooring)	X		
Car Operating Panel(s) (design, location and function)	X		
Car Signals and Communications (indicators and communications)	X		
Car and Corridor Entrances (size, signage and Re-opening device)	X		
Corridor Fixtures (operation, signals and location)	X		
Operational Functions (automatic leveling and door timing)	X		
Additional Notes and Evaluation Clarifications			

ITEMIZED DEFICIENCIES

1. Update the maintenance, fire testing charts located in the machine room per the ASME A17.1 Safety Code for Elevators.
-

Vertical Transportation

Systems Profile

VDA No.: P01890000
Location: 300 East High Street, Phoenixville, PA
Building Type: Residential Building
Unit ID: Elevators PE1 & PE2
Type of System(s): Oil-Hydraulic / Multi-stage Telescopic Cylinder

A. General Information:

Capacity (lbs.) / Loading: 2,000 / Passenger Car No. 1
3,000 / Passenger Car No. 2

Rated Speed (fpm): 100

Floors Served: Three (3)

Machine Type/Location: Oil-Hydraulic / Ground Floor

Control Type: Virginia Control, Microprocessor Controller

Sequence of Operation: Duplex Selective Collective

Door Configuration/Size: PE1 - Single Speed Side Opening / 3'-6" x 7'-0"
PE2 - Two Speed Side Opening / 3'-8" x 7'-0"

Power Supply: 240 Volts AC / Three Phase / Four wires

O.E.M. /Date of Installation: Pincus Elevator Company / 2010

Present Service Company: Pincus Elevator Company

Date / Type of Last Testing: November 2010 / 3 Year Load Test



Main Entrance



Elevation



Roof



Lobby



Lobby



Community Room



Laundry Room



Interior Corridor



Apartment Kitchen



Apartment Kitchen



Apartment Kitchen



Apartment Kitchen



Apartment Bath



Apartment Bath



Apartment Bath



Apartment Bath



Boilers



Physical Needs Assessment

Housing Authority of the County of Chester

Submitted
Revised
Constructed 1970

PA 46-04 Fairview

Rental	Family	Row	4 Buildings 9 2-BR 11 3-BR 4 4-BR 1 5-BR	25 units 8% vacant 2 vacant units
--------	--------	-----	--	---

General Description of Needed Physical Improvements	Urgency 1-5
Gently rolling yet primarily flat grassy site with concrete sidewalks and bituminous parking lot. There is a paved basketball court and a children's playground. There is a fence on a retaining wall separating the playground from the adjacent residential building. Some sidewalks need repair. Landscape to be refreshed. Service driveway to be repaired. Parking lot sealing and striping needed. Fencing in poor shape.	1- driveway repair, sidewalks, fencing
Common & service areas include maintenance shop/ utility room. The exterior doors to this room are in poor condition. The remnant of one 2-BR unit, carved up to provide an accessible unit next door, is in poor condition.	1
Four brick structures, 2- to 3-stories in height, with flat modified bitum roof with asphalt shingle shed roofs at the entries. Metal framed double hung windows in a variety of conditions, with an exterior security screen. Decorative T1-11 siding between windows rotting. Replace siding. Replace soffit at entry. Windows operable with continued maintenance; ¼ of screens damaged. Each unit has front & rear doors and screen doors. Each unit has an exterior concrete rear patio. Gutters & downspouts drain to the rear of the buildings. Steel lintels above the rear doors are rusting at ½ of the site causing local masonry failure.	1- siding 2-entry soffits and roofing 1-masonry repair 1-downspouts
Dwellings: Floors typically VCT, Ceilings GWB. Walls GWB. Bathrooms ceramic tile with FRP wall panels. Interior doors swing. Lighting fixtures are new; closet lights bare bulb with basket protective. Units have wood stair with non-continuous wrought iron railings. Hookups provided for washer and dryer. Replace damaged doors. Larger family units require more immediate repairs to walls, doors and floors.	3
Dwellings: Kitchen cabinets. Kitchen counters are plastic laminate. 30-inch gas range, single bowl sink, refrigerator, and range hood. Range splash guard provided. Replace cabinets & counters with HUD approved materials. Replace ranges. Provide ADA kitchen cabinetry.	1-50% 2-ranges
Dwellings: Bathroom has enameled cast iron tub, fiberglass surround. Toilet accessories not inventoried, but are a continual maintenance issue. Provide ADA bathrooms.	3
Dwelling: Forced air heat. Air conditioning by tenant with window units. Smoke detectors in each bedroom.	
Mechanical plant: Natural gas fired furnace in each tenant unit. The filters need	1-Filters

replacement. Return duct collar at wall opening to equipment should be installed properly. Return opening should be adequate for return airflow. Replace non-working electric heaters	5- Return openings 1. Elec heaters
Water system: The site water meter is located in maintenance space at the first building. The water service should be protected from freezing. Large main valves are original to the building and may have deteriorated over time. It is recommended to replace these valves. Plumbing fixture isolation valves are recommended for replacement. It is expected that a percentage of valves may need to be replaced immediately. The buildings are not sprinklered. The site has fire hydrants located in the vicinity of the cul-de-sac.	1-Pipe protection 2- isolation valves 2- main valves
Electrical service and distribution: The main site switchgear is located behind the first building near the maintenance area. Subsequent ground mounted transformers are located behind each building. A house electrical meter is located in the maintenance space. The individual tenant electric meters socket is located at the rear of each property. The meters have not been installed. Unit panels are in satisfactory condition, but may need replacement in 10 years time.	3-Tenant electric panels
Emergency & life safety. CO detectors.	1 – CO Detectors
Ventilation: There is no exhaust venting for the interior dryer.	1-dryer vent
Accessibility: Can be improved by updating designated handicap apartments to fully accessible units.	1-accessible dwellings

Physical Improvements will result in structural/system soundness at a reasonable cost? NO

Development has long-term physical and social viability? NO

Sources of information:

Visual observations performed by K&A Architectural Services (site, architecture, mechanical, plumbing and electrical) and Van Duesen & Associates (vertical transportation), February 2011. The Housing Authority provided building and site plans, when available. Cost information derived from R.S. Means and other sources.

Photos of typical conditions follow.

Fairview

PNA - K&A #10236



Exterior



Exterior



Exterior



Exterior



1st Floor Shed Roof



Playground



Basketball Court



Apartment Stair



Apartment Kitchen

Fairview

PNA - K&A #10236



Apartment Bath



Apartment Bath



Apartment Mechanical Closet

Physical Needs Assessment

Housing Authority of the County of Chester

Submitted
Revised
Constructed 1985

PA 46-08 Oxford Terrace

Rental	Elderly	Elevator	1 Building 25 efficiency 23 1-BR	48 units 8% vacant 4 vacant units
--------	---------	----------	--	---

General Description of Needed Physical Improvements	Urgency 1-5
Flat site carved into the terrain with concrete sidewalks and bituminous parking lot. Sidewalks need repair. Provide accessible curb cuts.	1-sidewalks
Common & service areas include corridors, stair towers, elevators, community room, toilet rooms, Leasing office, laundry, trash room, tenant bulk storage and mechanical rooms. Corridor finishes failing. Masonry cracks in both stair towers. Corridor re-lighting project left wall scars at each fixture. Central boiler for entire building. Two elevators. Interior mailbox area. Mailboxes worn. Provide ADA compliance to common areas doors/ accessible routes	1-common area finishes 1-masonry cracks 2-mailbox
Laundry Room: Washers and dryers and their maintenance provided by third party.	
Single four-story brick structure with hipped truss asphalt shingle roof. Metal framed double hung windows in a variety of conditions. Covered porch at entry. Replace soffit at entry. Replace exterior lighting. Windows operable with continued maintenance. Replace missing downspouts/damaged gutters. Exterior HM doors and frames rusting. Thru-wall AC sleeves for apartments; PTACs for ground floor offices and community room.	1-lighting 1-downpout 3-windows 1-doors/fr 2-porch
Dwellings: Floors typically carpet, with vinyl at entry, kitchen and bath. Ceilings concrete slab except top floor, which is GWB. Walls GWB. Bathrooms ceramic tile wainscot. Entry door to corridor with spring hinges. Interior doors swing with swing and bi-pass closet doors. Lighting fixtures are new. Replace damaged doors. Provide door closers that meet ADA guidelines.	1-entry hardware
Dwellings: Kitchen cabinets. Kitchen counters are plastic laminate with 45-degree miter at inside corners. 20-inch electric range, single bowl sink, refrigerator, and range hood. Not all units have range splash guard. Replace counters with seamless corners. Upgrade cabinets to HUD standards. Replace ranges. Provide ADA kitchen cabinetry.	1-counters 3-cabinets 1-splash guard
Dwellings: Bathroom has tub with liner, tiled surround. Toilet accessories not inventoried, but are a continual maintenance issue. Provide ADA bathrooms.	
Dwelling: Baseboard heat. Air conditioning by tenant with window units. Smoke detectors in each bedroom.	
Mechanical plant: The building has combined heating and domestic hot water system that was installed recently. The system and its components appear to be in good condition. The roof mounted exhaust fans are recommended for replacement in 5 years. The corridor H&V unit is recommended for replacement, it is at the end of its useful life. Some shut-off valves may need replacement	2-H&V Unit 2-Roof Fans 3-valves

Water system: Protect water pipe from freezing. Replace shut off valves at mains and isolation valves at plumbing fixtures.	1-Freeze protection 2-Isolation valves 2. Main valves
Electrical service and distribution. Permanent night light within unit often non-working. Incoming electrical service is original to the building. The panels appear to be satisfactory.	
Emergency & life safety. Smoke and CO detectors. Manual fire alarm pull stations provided throughout. The building is served with a limited area sprinkler system, which serves the mechanical rooms, common areas, stairs and corridors.	
Elevator: (2) hydraulic units. Does not have current ADA signals and user controls. System upgrade planning should begin. Upgrade components include cylinder replacement and systems modernization.	2
Trash chute terminates at compactor served by rolling containers.	
Accessibility: Can be improved by updating designated handicap apartments to fully accessible units. Common toilet rooms not to current standards. Community Room kitchenette not to current standards. Signage not ADA compliant (or lacking altogether)	1-accessible dwellings
Replace Laundry washing machine box & repair wall	1 – Laundry Machine Box

Physical Improvements will result in structural/system soundness at a reasonable cost? YES

Development has long-term physical and social viability? YES

Sources of information:

Visual observations performed by K&A Architectural Services (site, architecture, mechanical, plumbing and electrical) and Van Duesen & Associates (vertical transportation), February 2011. The Housing Authority provided building and site plans, when available. Cost information derived from R.S. Means and other sources.

Photos of typical conditions follow.

March 3, 2011

Via e-mail

gschiavo@kitchenandassociates.com

Mr. Eugene Schiavo
Kitchen and Associates Architectural Services
756 Haddon Avenue
Collingswood, NJ 08108

Re: Housing Authority of the County of Chester - Oxford Terrace, 326 Market Street, Oxford, PA
Vertical Transportation - VDA No. P01890000

Dear Mr. Schiavo:

In accordance with our agreement, VDA® (Van Deusen & Associates) examined the two (2) oil hydraulic passenger elevators at the above-referenced property on February 24, 2011 to evaluate the current operating conditions.

Observations

The property is served by two (2) oil hydraulic passenger elevators which operate in a duplex collective system. These elevators have a rated capacity of 2,500 pounds for Elevator No.1, and 2,000 pounds for Elevator No. 2, and are designed to operate at 100 feet per minute. Each elevator utilizes a direct plunger cylinder unit. The system components for these elevators were manufactured by various companies that support the elevator industry and were installed by Eastern Elevator Company in 1985. There has been no major upgrading of the elevators since the original installation. The cab interior walls and ceiling appear to have been changed within the last two (2) to three (3) years.

These elevators serve a total of four (4) floors and four (4) openings. Front openings can be found at the second - fourth floors. A rear opening is located at the ground floor for both elevators. GAL manufactured belt driven door operators run the car and corridor doors and associated door apparatus. An electronic detector is installed on the car door for passenger protection. Single speed horizontal slide entrances, 3'-6" wide x 7'-0" high are installed on Elevator No. 1. Elevator No. 2 has single speed horizontal slide entrances, 3'-0" wide x 7'-0" high. The attached System Profile provides additional information.

Low Rise Elevator Company is the incumbent service contractor, and provides the current preventative maintenance on this elevator.

The three year load test prescribed under ASME A17.1 Safety Standards was performed in October of 2010 and is current, as shown on the inspection paperwork located in the machine room. There is no indication of when the annual pressure relief test was performed.

There are limited maintenance records located in the machine room that are provided by Low Rise Elevator Company. There are maintenance records for the routine exams and repairs. There are no records for the monthly fire testing and the consumption of hydraulic fluid. A17.1 Code for Elevators requires these specific items be tracked on site.

Evaluation Summary

The elevators were installed in 1985 and comply with an earlier edition of the ASME A17.1 Elevator Code in effect at the time of the original installation. Subsequent mandated retroactive requirements vary from one jurisdiction to another, subject to enforcement by the local governing authority.

The elevators were operating at the time of our examination; therefore, we were able to fully evaluate the current level of preventive maintenance and operating performance characteristics.

The elevator hoistways, car tops and door operating equipment have minor amounts of dust, dirt and debris. These components appear to have been routinely cleaned, lubricated.

The annual pressure relief test should be performed and the valve assemblies tagged accordingly.

The overall preventative maintenance provided by Low Rise Elevator Company is adequate.

Underground sections of the existing cylinder unit and oil supply line could not be examined during our survey. Exposed portions of the piston and oil supply line appear to be in good condition based on our visual observations. At the time of the original installation, the underground cylinder may or may not have been protected against corrosion; therefore, predicting the life expectancy of the cylinder with any degree of accuracy is not possible.

The elevator systems are comprised of good quality components that are in the end of their design life expectancy. Providing the equipment is properly maintained, along with normally anticipated repairs, the existing elevators should provide satisfactory service and meet the needs of the building for the next twelve (12) to eighteen (18) months.

Recommendations

Immediate:

In order to extend the use of these passenger elevators, we recommend that the existing maintenance contractor be sent a copy of this report so that they can address the maintenance and performance issues. These minor issues should be able to be accomplished by Low Rise Elevator Company within the next forty-five (45) days.

Short Term:

Modernization and upgrading of these elevators is recommended. Financial planning should be implemented to provide for some form of modernization program to be completed within the next twelve (12) to eighteen (18) months. New control systems should be installed, along with new signal operating fixtures as the existing are dated and do not meet the intent of the ADA Act.

Recent modernization projects of similar hydraulic passenger elevator systems have averaged \$90,000 to \$100,000. This estimate will vary depending upon the specific scope of work, aesthetics and industry escalation. Additional work to bring the existing building conditions up to meet the current code include items such as shunt trip breaker and heat detectors for the machine room sprinkler, installation of a smoke detection system for elevator recall, car light disconnect, and GFCI outlets, and can add \$10,000 to \$15,000 to the cost of the elevator project. Actual costs should be obtained for these additional items for a true turnkey project cost.

Replacement of the underground hydraulic components, although not required at this particular rise and size, can cost \$60,000 to \$70,000 per elevator to replace. Included in this cost is the removal of the existing underground components, installation of a new PVC liner and hydraulic jack assembly.

Long Term:

These elevators should continue to be included in a routine preventative maintenance program to assure that the elevator equipment adequately serves the needs of the building and the maximum life expectancy of this equipment can be realized.

We welcome the opportunity to review our initial findings, conclusions and recommendations, if further clarification is desired. Please contact our office if we can be of further assistance.

Very truly yours,



William P. DeCelle
Area Manager

WPD/mjg

Attachment

OIL / HYDRAULIC ELEVATORS CURRENT EQUIPMENT STATUS

This section details the condition of major components and compares individual equipment areas to current industry standards and/or relative ASME A17.1 Safety Code Standards.

The basic equipment is grouped and evaluated as follows:

A. MACHINE ROOM:

1. Valve Control (*Oil flow device used to control the rate of fluid to and from the cylinder/piston assembly that raises and lowers the elevator car enclosure*):

The valve is located over the pump unit and is installed in a submersible type power unit with the motor and pump located in the oil tank reservoir. The test tag located on the valve indicates the three (3) year load test was performed in October 2010 and is current. There is no indication as to when the annual pressure relief test was performed.

2. Pump/Motor [s] (*Electrical rotating device used in conjunction with the above valve control to create pressure for raising the elevator cab enclosure*):

The pump and 20 HP AC motors are submersible type components and are located in the oil reservoir tank.

3. Tank Assembly (*Oil storage reservoir used to contain the system fluid*):

The tank assembly is steel and appears to be in fair condition. The tanks are mounted on isolation pads and are bolted to the machine room floor.

4. Signal Controls [Selectors] (*Electrical and electromechanical devices used to govern the starting, stopping, direction of travel and dispatching sequence of operation*):

The controllers are a relay logic system manufactured by ESI Elevator Control Company, and installed by Eastern Elevator Company. There is a Wye-Delta style starter for the motors. The fire recall system appears to be of an earlier version of the ASME Code.

5. Motion Controls (*Electrical operative unit interfaced with the valve control governing speed in both directions of travel*):

There is a mechanical/electrical system installed in the hoistway and car top to interface car position with the control system for both elevators.

B. HOISTWAY AND PIT:

1. Guide Rails and Guides (*Steel vertical tracks in hoistway used to direct the car movement with relative roller or sliding type guide shoes*):

There are standard steel T car guides. The cab structure has slide guides installed.

2. Hoistway Door Equipment (*Top and bottom door trackage with relative rollers, guides and linkage, electromechanical safety interlocks*):

The hoistway door equipment for these elevators was manufactured by GAL Company and consists of an applied type bar track and bolt on hangers to the door panels. A sill style closer is installed to assist in closing of the hoistway doors. There are GAL safety interlocks at each floor.

3. Buffers (*Safety devices used in pit to stop uncontrolled descending elevator car*):

The spring buffers are fastened to the cylinder head support system.

4. Electrical Wiring and Traveling Cables (*Electrical conductors used to interface machine room controls with car and corridor operating signal devices*):

The wiring appears to be original and in fair condition.

C. CAR EQUIPMENT:

1. Car Door Equipment (*Master power operator and linkages, trackage, sliding panel[s] or gate[s] with relative safety devices and door protection systems*):

These are belt-driven operators manufactured by GAL Elevator Company. The car door has applied style hanger assemblies. The car door has an electronic detector installed for passenger safety.

2. Cab Enclosure (*Cabin for load carrying unit including interior lighting, floor covering, emergency exits and finishes*):

The car enclosures have had plastic laminate panels installed over the original cab shell. The panels appear to be manufactured by Bostock ILP and are in good condition. The cab front and the car door are finished in stainless satin steel. There is a drop ceiling installed in the cab with recessed fixtures installed in the drop ceiling.

3. Car Frame (*Supporting structural frame and platform on which car enclosure is mounted with fastenings for hydraulic plunger [i.e., ram] mechanisms to raise and lower elevator*):

The car frame is made up of steel members and is in good condition.

D. FIXTURES

- I. Operating/Signal Equipment (*Car and hall pushbutton fixtures, position indicator devices, direction of travel indicators, communication devices, emergency lighting and advisory indicators*):

The signal operating fixtures appear to be the original fixtures. While in working order, they appear yellowed and dated. The car operating panels are mounted in the front return of the cab. There are direction lanterns in cab transoms that do not operate. There are multi-light position indicators in the car mounted over the transom, and at the ground floor located over the door frame. There is one single riser of hall call stations located between each elevator.

LIFE CYCLE ANALYSIS

Elevator ID: Elevators 1 & 2

Date: 02/2011

Component/System	Projected Design Life (Years)	Present Age (Years)	Remaining Useful Life (Years)	Condition Comments	Recommended Action
MACHINE ROOM					
1. Pump Unit/Tank	25 – 30	26	1 - 2	Fair Condition	Continue preventative maintenance (PM)/ Replace under a modernization program
2. External Piping	25 – 30	26	1 - 2	Fair Condition	Continue PM / Replace under a modernization program
3. Signal Controls	15 – 20	26	1 - 2	Fair Condition	Continue PM / Replace under a modernization program
4. Manifold Control Valves	15 – 20	26	1 - 2	Both valve assemblies are in good condition	Continue PM / Replace under a modernization program
HOISTWAY AND PIT					
1. Guide Rails	50 - 75+	26	50+	Good Condition	Continue PM Program
2. Cylinder-Plunger	Varies	26	Varies	Good Condition	Continue PM Program
3. Hoistway door Equipment	15 – 20	26	1 - 2	Fair Condition	Continue PM / Replace under a modernization program
4. Recovery System	20 - 25	N/A	N/A	N/A	N/A
CAR EQUIPMENT					
1. Car Frame	50 – 75+	26	50+	Good Condition	Continue PM
2. Cab Door Equipment	15 – 20	26	1 - 2	Fair Condition	Continue PM / Replace under a modernization program
3. Cab Enclosure	Varies	3+/-	Varies	Good Condition	Continue PM
OPERATING/SIGNAL EQUIPMENT					
1. Fixtures	10 – 15	26	1 - 2	Fair Condition	Continue PM / Replace under a modernization program

THE AMERICANS WITH DISABILITIES ACT
ELEVATOR SYSTEMS ADA COMPLIANCE SURVEY

ELEVATOR ID: Elevators 1 & 2

DATE: 02/2011

"S" DENOTES SATISFACTORY

"U" DENOTES UNSATISFACTORY

COMPLIANCE ITEM/CATEGORY	S	U	CONDITION COMMENTS
ASME A17.1 Safety Code		X	Earlier version of fire recall installed
Cab Enclosure (layout, door size, illumination and flooring)	X		
Car Operating Panel(s) (design, location and function)		X	Height and Braille requirements not met
Car Signals and Communications (indicators and communications)		X	No communication system, missing in-car lantern and signals
Car and Corridor Entrances (size, signage and Re-opening device)		X	Missing Braille tags
Corridor Fixtures (operation, signals and location)		X	Hall stations too low/high, recessed button style
Operational Functions (automatic leveling and door timing)	X		
Additional Notes and Evaluation Clarifications			

ITEMIZED DEFICIENCIES

1. Perform the annual pressure relief test and tag the valve assemblies accordingly.
2. Perform a general cleaning of the hoistway door operating hardware. Clean the tracks and replace worn door rollers.
3. Replace nonworking lamps in the signal fixtures.
4. Update the maintenance, fire testing and hydraulic consumption charts located in the machine room per the ASME A17.1 Safety Code for Elevators.

Vertical Transportation

Systems Profile

VDA No.: P01890000
Location: 326 Market Street, Oxford, PA
Building Type: Residential Building
Unit ID: Elevators PE1 & PE2
Type of System(s): Oil-Hydraulic / Conventional Cylinder

A. General Information:

Capacity (lbs.) / Loading:	2,500 / Passenger Car No. 1 2,000 / Passenger Car No. 2
Rated Speed (fpm):	100
Floors Served:	Four (4)
Machine Type / Location:	Oil-Hydraulic / Ground Floor
Control Type:	ESI Relay Logic Controller
Sequence of Operation:	Duplex Selective Collective
Door Configuration / Size:	PE1 - Single Speed Side Opening / 3'-6" x 7'-0" PE2 - Single Speed Side Opening / 3'-0" x 7'-0"
Power Supply:	208 Volts AC / Three Phase / Four wires
O.E.M. / Date of Installation:	Eastern Elevator Company / 1985
Present Service Company:	Low Rise Elevator Company
Date / Type of Last Testing:	October 2010 / 3 Year Load Test

Oxford Terrace

PNA - K&A #10236



Main Entrance



Elevation



Elevation



Community Room Roof



Rusting Exterior Doorframe



Entry Vestibule

Oxford Terrace

PNA - K&A #10236



Mailboxes



Community Room



Community Room



Men's Room



Men's Room



Laundry Room

Oxford Terrace

PNA - K&A #10236



Laundry Room



Apartment Kitchen



Boilers



Hot Water System

Physical Needs Assessment

Housing Authority of the County of Chester

Submitted

Revised

PA 46-25 Spruce & Maple Court

Constructed 1969

Rental	Family	Walk-up	4 Buildings 12 efficiency 12 1-BR	24 units 33% vacant 8 vacant units
--------	--------	---------	---	--

General Description of Needed Physical Improvements	Urgency 1-5
Flat grassy site with bituminous sidewalks and bituminous parking lot. The dumpster is enclosed with a fence. Some sidewalks need repair. Landscape to be refreshed. Parking lot sealing and striping needed.	2-driveway repair, sidewalks
OIC Building: Contains Community Room, Kitchenette, Leasing/ Management Offices, toilet rooms, Laundry Room, maintenance shop, and basement boiler room serving the development. One story concrete block structure with asphalt shingled shed roof. There is an areaway leading into the boiler room. This building is conditioned by both the boiler (baseboard heat) and with forced-air cooling from two rooftop units. Laundry room not accessible due to appliance proximity to entry door. Signage not compliant (or lacking altogether)	2
Laundry Room: Washers and dryers and their maintenance provided by third party.	
Residential buildings: Three concrete block structures, 2-stories in height, with asphalt shingle roofs. Metal framed sliding windows in poor condition. Replace soffit at entry. There are six entries each leading to a common stair serving four units. Unit mailboxes located in the stair tower. Gutters & downspouts drain to front and rear of the buildings. Repair roof-wall flashings. (typ) Replace damaged downspouts and gutters	1-windows 2-entry 1-roof flashings, gutters
Dwellings: Entry door opens into common stair. Floors typically VCT/VAT. Ceilings GWB. Walls GWB. Bathrooms ceramic tile floor with tile wainscot. Interior doors swing. Bathroom doors have pivot hinge with hospital latch. Lighting fixtures are new; closet lights bare bulb with basket protective. Replace damaged doors.	3
Dwellings: Kitchen cabinets. Kitchen counters are plastic laminate. 24-inch gas range, single bowl sink, refrigerator, and range hood. Range splash guard provided. Replace cabinets & counters with HUD approved materials. Replace ranges. Provide ADA kitchen cabinetry.	2
Dwellings: Bathroom has enameled cast iron tub, tile surround. Toilet accessories not inventoried, but are a continual maintenance issue. Expanded bathrooms at accessible units dark because of lighting layout. Provide ADA bathrooms.	3
Dwelling: Baseboard heat from central boiler. Air conditioning by tenant with window units. Smoke detectors in each bedroom.	
Mechanical plant: Central hydronic heating boilers are located in the basement of the OIC building, feeding the baseboard radiators of the 3 residential	1-Shut-off valves

buildings via insulated underground piping. The new boilers & system appear to be in good condition. The boilers feed indirect water heaters for domestic hot water. Shut-off valves are recommended for replacement. Insulation on piping was missing. Mixed pipe material without dielectric fittings were observed	2-Insulation 3-Dielectric fittings
Water system: Indirect water heater fed by heating boilers. The system appeared satisfactory. Isolation valves and shut-off valves may need replacement.	2. Shut-off valves 2-isolation valves
Electrical service and distribution: One panel serves each group of four units.	
Emergency & life safety. Smoke and CO detectors. Manual fire alarm pull stations provided throughout the OIC building. No fire suppression system provided; not required in OIC building.	
Ventilation:	
Accessibility: Can be improved by updating designated handicap apartments to fully accessible units. Laundry room not accessible (clear area at door and door hardware) Signage not compliant (or lacking altogether)	1-accessible dwellings

Physical Improvements will result in structural/system soundness at a reasonable cost? YES

Development has long-term physical and social viability? YES

Sources of information:

Visual observations performed by K&A Architectural Services (site, architecture, mechanical, plumbing and electrical) and Van Duesen & Associates (vertical transportation), February 2011. The Housing Authority provided building and site plans, when available. Cost information derived from R.S. Means and other sources.

Photos of typical conditions follow.

Maple/Spruce Courts

PNA - K&A #10236



Spruce Court



Spruce Court



Spruce Court



Maple Court



Apartment Common Entry



Apartment Kitchen - Efficiency

Maple/Spruce Courts

PNA - K&A #10236



Apartment Kitchen - Efficiency



Apartment Kitchen - 1 Bedroom



Apartment Kitchen - Efficiency



Apartment Bath



Apartment Bath



OIC Entrance

Maple/Spruce Courts

PNA - K&A #10236



OIC Courtyard



OIC Roof



OIC Community Room



OIC Community Room



OIC Women's Room



OIC Men's Room

Maple/Spruce Courts

PNA - K&A #10236



OIC Laundry



OIC Laundry



OIC Boilers



OIC Domestic Hot Water

Physical Needs Assessment

Housing Authority of the County of Chester

Submitted
Revised
Constructed 1969

PA 46-02 Locust Court

Rental	Family	Row	5 Buildings 8 2-BR 14 3-BR 4 4-BR	26 units 19% vacant 5 vacant units
--------	--------	-----	--	--

General Description of Needed Physical Improvements	Urgency 1-5
Flat grassy site with concrete sidewalks and bituminous parking lot. Some sidewalks need repair. Landscape to be refreshed. Parking lot sealing and striping needed. Designate ADA parking stall.	1- driveway sealing, HC parking
There is a common utility room under the kitchen of one unit, with private access. Ventilation of this area is poor.	1-ventilation
Five masonry structures, 2- to 3-stories in height, with flat modified bitum roofs and asphalt shingle roofs. Metal framed slider windows in a variety of conditions, with exterior screens. Replace soffit at entry. Windows operable with continued maintenance. Each unit has front & rear doors with screen doors; these doors are non-standard size, which adds cost. Each unit has a new exterior concrete rear patio. A new pressure treated wood front porch and stair is currently being constructed at each unit. New front entrance canopies are currently being constructed at each unit. Gutters & downspouts drain to the front and rear of the buildings. One unit has a brand new wood ramp that does not meet current ADA codes for railings.	1- siding 2-entry soffits and roofing 1-down-spouts
Dwellings: Floors typically carpet over unknown substrate; Kitchen floor sheet vinyl. Ceilings GWB. Walls GWB. Bathrooms sheet vinyl with tile wainscot. Interior doors swing; larger bedroom closets have bi-pass doors. Bathroom doors have pivot hinge with hospital latch. Lighting fixtures are new; closet lights bare bulb with basket protective. Units have wood stair with wood railings; landings VAT/VCT. Hookups provided for washer in Kitchen. Larger family units require more immediate repairs to walls, doors and floors.	3
Dwellings: Kitchen cabinets. Kitchen counters are plastic laminate. 24-inch gas range, single bowl sink, refrigerator, and range hood. Range splash guard provided. Replace cabinets & counters with HUD approved materials. Replace ranges. Provide ADA kitchen cabinetry.	1-20% 2-ranges
Dwellings: Bathroom has enameled cast iron tub, ceramic tile surround. Toilet accessories not inventoried, but are a continual maintenance issue. 4-BR units have a separate shower room and ½ bath instead of a full second bath. Provide ADA bathrooms.	1-10%
Dwelling: Forced air heat. Air conditioning by tenant with window units. Smoke detectors in each bedroom.	
Mechanical plant: In each unit. New geothermal system. Central gas meter. Ductwork at floor penetrations is recommended to be repaired to prevent supply	1-Duct collar at floor

air leakage in the floor ceiling cavity	outlets
Water system: A single site main and meter serves the all units. Replace shut-off and isolation valves. The site does not have a sprinklers system.	2-Shut-off valves 2-Isolation valves
Electrical service and distribution: Central meter. Unit panel and abandoned meter socket located under first floor stair landing. Unit devices are worn and should be replaced. Recommend relocation dwelling unit panels to an easily accessible location.	1-50% devices 3. Relocate panel
Emergency & life safety. Smoke and CO detectors.	
Ventilation: Ventilation of utility room poor.	1
Accessibility: Can be improved by updating designated handicap apartments to fully accessible units.	1-accessible dwellings

Physical Improvements will result in structural/system soundness at a reasonable cost? Y/N

Development has long-term physical and social viability? Y/N

Sources of information:

Visual observations performed by K&A Architectural Services (site, architecture, mechanical, plumbing and electrical) and Van Duesen & Associates (vertical transportation), February 2011. The Housing Authority provided building and site plans, when available. Cost information derived from R.S. Means and other sources.

Photos of typical conditions follow.

Locust Court
PNA - K&A #10236



Locust Court - Front



Locust Court - Rear



Rear Porch Roof



Exterior Ramp



Site Mailbox



Apartment Kitchen



Apartment Bath



Apartment Bath



Beneath Stair Landing/Utility Closet



Apartment Mechanical Closet

Physical Needs Assessment

Housing Authority of the County of Chester

Submitted
Revised
Constructed 1970

PA 46-05 222 North Church

Rental	Elderly	Elevator	1 Building 28 efficiency 31 1-BR	59 units 20% vacant 12 vacant units
--------	---------	----------	--	---

General Description of Needed Physical Improvements	Urgency 1-5
Gently rolling grassy site with concrete sidewalks and bituminous parking lot. Sidewalks need repair. Landscape to be refreshed. Site amenities include picnic tables and grilles. Sealcoat parking and restripe.	1 sidewalk & driveway repair & landscape
Common & service areas include corridors, stair towers, elevators, community rooms, Leasing office, manager's apartment, laundry, toilet rooms, trash room, janitor closets and mechanical rooms. Corridor finishes failing. Masonry cracks at default building expansion joints. Corridor re-lighting project left wall scars at each fixture. Central boiler for entire building. Two elevators. Interior mailbox area. Provide ADA hardware at trash chute room access doors.	2-corridor 1-50% common spaces 3-50 % common spaces
Laundry Room: Washers and dryers and their maintenance provided by third party.	
Single four-story brick structure with flat modified bitumen roof and asphalt shingle fake mansard. Metal framed double hung windows in a variety of conditions. Replace windows.	1- windows 5-roof, brick
Dwellings: Floors typically VCT, except recently renovated units that have carpet with sheet vinyl in the kitchens. Ceilings concrete slab except top floor which is GWB and all bathrooms, which are lay-in tile. Walls GWB. Bathrooms vinyl floor. Entry door to corridor with spring hinges. Interior doors swing with bi-fold closet doors. Lighting fixtures are new. Replace damaged doors. Provide door closers that meet ADA guidelines. Lay-in tile not verified is appropriate type for high humidity areas.	2- doors 1-entry dr hardware 4-floor finishes
Dwellings: Kitchen cabinets. Kitchen counters are plastic laminate with 45-degree miter at inside corners. 20-inch gas range, single bowl sink, refrigerator, and ceiling exhaust fan. Not all units have range splash guard. Replace cabinets & counters with HUD approved materials. Replace ranges. Provide ADA kitchen cabinetry.	1-10% kitchen 1-15% counters 3-40% kitchen
Dwellings: Bathroom has tubs with tub liner, plastic sheet surround. Toilet accessories not inventoried, but are a continual maintenance issue. Replace tub surround caulking. Provide ADA bathrooms.	1-tub calk
Dwelling: Baseboard heat. Air conditioning by tenant with window units. Smoke detectors in each bedroom.	
Mechanical plant: New hydronic water boilers provide heating water to	1-Danfoss

baseboard radiators. Recommend replace damaged & worn out radiators. Replace Danfoss vales where damaged or missing.	valves 3-radiators
Water system: A single water service enters through a closet in the basement. The drain port on the water main was leaking at time of observation. Replace shut-off and isolation valves. A solar hot water heating system is present.	1-remove & cap drain port 2-shut-off valves 2-isolation valves
Electrical service and distribution: The main distribution service is original to the building, and appears to be in good condition.	
Emergency & life safety. Smoke and CO detectors. Manual fire alarm pull stations provided throughout. This building is fully sprinklered and has a dry standpipe system.	
Elevator: (2) independent hydraulic units. Routine PM to be improved; could use ADA upgrade to signals and user controls. Future upgrade components include cylinder replacement and systems modernization.	3
Trash chute terminates at compactor served by rolling containers.	
Accessibility: Can be improved by updating designated handicap apartments to fully accessible units.	1-accessible dwellings

Physical Improvements will result in structural/system soundness at a reasonable cost? YES

Development has long-term physical and social viability? YES

Sources of information:

Visual observations performed by K&A Architectural Services (site, architecture, mechanical, plumbing and electrical) and Van Duesen & Associates (vertical transportation), February 2011. The Housing Authority provided building and site plans, when available. Cost information derived from R.S. Means and other sources.

Photos of typical conditions follow.

March 3, 2011

Via e-mail

gschiavo@kitchenandassociates.com

Mr. Eugene Schiavo
Kitchen and Associates Architectural Services
756 Haddon Avenue
Collingswood, NJ 08108

Re: Housing Authority of the County of Chester - 222 N. Church Street, West Chester, PA
Vertical Transportation - VDA No. P01890000

Dear Mr. Schiavo:

In accordance with our agreement, VDA® (Van Deusen & Associates) examined the two (2) oil hydraulic passenger elevators at the above-referenced property on February 24, 2011 to evaluate the current operating conditions.

Observations

The property is served by two (2) oil hydraulic passenger elevators which operate in a simplex collective system. These elevators have a rated capacity of 2,500 pounds, and are designed to operate at 100 feet per minute for Elevator 1 and 125 feet per minute for Elevator 2. Each elevator utilizes a direct plunger cylinder unit. The system components for Elevator 1 were manufactured by various companies that support the elevator industry and installed by Millar Elevator Company. Elevator 2 was manufactured by Dover Elevator Company and installed by Security Elevator Company, the local Dover Elevator representative. Both Millar and Dover Elevator companies no longer exist. The two elevators were installed a year apart with Elevator 1 in 1992 and Elevator 2 in 1993. These elevators are approximately fifteen feet across from each other and serve the same lobbies throughout the building. There has been no major upgrading of the elevators since the original installation. The cab interior walls and ceiling appear to have been changed within the last two (2) to three (3) years.

These elevators serve a total of five (5) floors and five (5) openings. Belt driven door operators run the car and corridor doors and associated door apparatus. An electronic detector is installed on the car door for passenger protection. Single speed horizontal slide entrances, 3'-6" wide x 84" high, are installed on these elevators. The attached System Profile provides additional information.

Low Rise Elevator Company is the incumbent service contractor and provides the preventative maintenance on these elevators.

The three year load test prescribed under ASME A17.1 Safety Standards was performed in October of 2010 and is current, as indicated on the inspection paperwork located in the machine room. There is no record of when the annual pressure relief test was performed.

There are limited maintenance records located in the machine room that are provided by Low Rise Elevator Company. There are maintenance records for the routine exams and repairs; however, there are no records for the monthly fire testing and the consumption of hydraulic fluid. A17.1 Code for Elevators requires these specific items be tracked on site.

Evaluation Summary

The elevators were installed in 1992 and 1993 and comply with an earlier edition of the ASME A17.1 elevator code in effect at the time of the original installation. Subsequent mandated retroactive requirements vary from one jurisdiction to another, subject to enforcement by the local governing authority.

The elevators were operating at the time of our examination; therefore, we were able to fully evaluate the current level of preventive maintenance and operating performance characteristics.

The elevator hoistways, car tops and door operating equipment have minor amounts of dust, dirt and debris. These components appear to have been routinely cleaned, lubricated.

The annual pressure relief test should be performed and the valve assembly tagged accordingly.

The door clutch assembly needs to be adjusted to remove the noise during open and close cycles.

The overall preventative maintenance provided by Low Rise Elevator Company is adequate.

Underground sections of the existing cylinder unit and oil supply line could not be examined during our survey. Exposed portions of the piston and oil supply line appeared to be in good condition, based on our visual observations. At the time of the original installation, the underground cylinder may or may not have been protected against corrosion; therefore, predicting the life expectancy of the cylinder with any degree of accuracy is not possible.

The elevator systems are comprised of good quality components, and are in the middle stage of the design life expectancy. Dover Elevator Company is no longer in business, but spare parts and technical information for this vintage type control system still can be obtained. Providing the equipment is properly maintained, along with normally anticipated repairs, the existing elevators should provide satisfactory service and meet the needs of the building for the next eighteen (18) to twenty-four (24) months.

Recommendations

Immediate:

In order to extend the use of these passenger elevators, we recommend that the existing maintenance contractor be sent a copy of this report so that they can address the maintenance and performance issues. These minor issues should be able to be accomplished by Low Rise Elevator Company within the next forty-five (45) days.

Short Term:

Modernization and upgrading of these elevators is recommended. Financial planning should be implemented to provide for some form of modernization program to be completed within the next eighteen (18) to twenty-four (24) months. New control systems should be installed to tie the two elevators together. New signal operating fixtures should be installed, as the existing are dated and do not meet the intent of the ADA Act.

Recent modernization projects of similar hydraulic passenger elevator systems have averaged \$85,000 to \$95,000. This estimate will vary depending upon the specific scope of work, aesthetics and industry escalation. Additional work to bring the existing building conditions up to meet the current code include shunt trip breaker and heat detectors for the machine room sprinkler, installation of a smoke detection system for elevator recall, car light disconnect and GFCI outlets, and can add \$10,000 to \$15,000 to the cost of the elevator project. Actual costs should be obtained for these additional items for a true turnkey project cost.

Replacement of the underground hydraulic components, although not required at this particular rise and size, can cost \$65,000 to \$75,000 per elevator to replace. Included in this cost is the removal of the existing underground components, installation of a new PVC liner and hydraulic jack assembly.

Long Term:

These elevators should continue to be included in a routine preventative maintenance program to ensure that the elevator equipment adequately serves the needs of the building and the maximum life expectancy of this equipment can be realized.

We welcome the opportunity to review our initial findings, conclusions and recommendations, if further clarification is desired. Please contact our office if we can be of further assistance.

Very truly yours,



William P. DeCelle
Area Manager

WPD/mjg

Attachment

OIL / HYDRAULIC ELEVATORS CURRENT EQUIPMENT STATUS

This section details the condition of major components and compares individual equipment areas to current industry standards and/or relative ASME A17.1 Safety Code Standards.

The basic equipment is grouped and evaluated as follows:

A. MACHINE ROOM:

1. Valve Control (*Oil flow device used to control the rate of fluid to and from the cylinder/piston assembly that raises and lowers the elevator car enclosure*):

The valve is located over the pump unit and is installed in a submersible type power unit with the motor and pump located in the oil tank reservoir. The test tag located on the valve indicates the three (3) year load test was performed in October 2010 and is current. There is no indication as to when the annual pressure relief test was performed.

2. Pump/Motor [s] (*Electrical rotating device used in conjunction with the above valve control to create pressure for raising the elevator cab enclosure*):

The pump and 25 HP AC motors are submersible type components and are located in the oil reservoir tank.

3. Tank Assembly (*Oil storage reservoir used to contain the system fluid*):

The tank assembly is steel and appears to be in fair condition. The tanks are mounted on isolation pads and are bolted to the machine room floor.

4. Signal Controls [Selectors] (*Electrical and electromechanical devices used to govern the starting, stopping, direction of travel and dispatching sequence of operation*):

The controller for Elevator No. 1 is a relay logic control system, manufactured by ESI Elevator Control Company, and installed by Millar Elevator Company. The controller for Elevator No. 2 is a relay logic solid state control system, manufactured by Dover Elevator Control Company and installed by Security Elevator Company. Dover is no longer in business, but spare and replacement parts for this type of system are still easy to obtain. There is a Wye-Delta style starter for the motors. The fire recall system appears to be of an earlier version of the ASME Code.

5. Motion Controls (*Electrical operative unit interfaced with the valve control governing speed in both directions of travel*):

There is a mechanical/electrical system installed in the hoistway and car top to interface car position with the control system for both elevators.

B. HOISTWAY AND PIT:

1. Guide Rails and Guides (*Steel vertical tracks in hoistway used to direct the car movement with relative roller or sliding type guide shoes*):

There are standard steel T car guides. The cab structure has slide guides installed.

2. Hoistway Door Equipment (*Top and bottom door trackage with relative rollers, guides and linkage, electromechanical safety interlocks*):

The hoistway door equipment for Elevator No. 1 was manufactured by GAL Company and consists of an applied type bar track, and bolt on hangers to the door panels. A sill style closer is installed to assist in closing of the hoistway doors. There are GAL safety interlocks at each floor. The hoistway door equipment for Elevator No. 2 was manufactured by Dover Elevator Company and consists of an applied type bar track, and bolt on hangers to the door panels. A sill style closer is installed to assist in closing of the hoistway doors. There are Dover safety interlocks at each floor.

3. Buffers (*Safety devices used in pit to stop uncontrolled descending elevator car*):

The spring buffers are fastened to the cylinder head support system.

4. Electrical Wiring and Traveling Cables (*Electrical conductors used to interface machine room controls with car and corridor operating signal devices*):

The wiring appears to be original and in fair condition.

C. CAR EQUIPMENT:

1. Car Door Equipment (*Master power operator and linkages, trackage, sliding panel[s] or gate[s] with relative safety devices and door protection systems*):

The door operators are belt-driven operators, manufactured by GAL and Dover Elevator companies. The car door has applied style hanger assemblies. The car door has an electronic detector installed for passenger safety.

2. Cab Enclosure (*Cabin for load carrying unit including interior lighting, floor covering, emergency exits and finishes*):

The car enclosures have had plastic laminate panels installed over the original cab shell. The panels appear to be manufactured by Bostock ILP and are in good condition. The cab front and the car door are finished in stainless satin steel. There is a drop ceiling installed in the cab with recessed fixtures installed in the drop ceiling.

3. Car Frame (*Supporting structural frame and platform on which car enclosure is mounted with fastenings for hydraulic plunger [i.e., ram] mechanisms to raise and lower elevator*):

The car frame is made up of steel members and is in good condition.

D. FIXTURES

1. Operating/Signal Equipment (*Car and hall pushbutton fixtures, position indicator devices, direction of travel indicators, communication devices, emergency lighting and advisory indicators*):

The signal operating fixtures appear to be the original fixtures. While in working order, they appear yellowed and dated. The car operating panels are mounted in a full height swing return system. There are direction lanterns in cab transom for Elevator No. 1 and individual hall lanterns for Elevator No. 2. There is multi-light position indicators in the car mounted over the transom for Elevator No. 1. A digital position indicator is installed for Elevator No. 2. There is one single riser of hall call stations for each elevator located next to each elevator.

LIFE CYCLE ANALYSIS

Elevator ID: Elevators 1 & 2

Date: 02/2011

Component/System	Projected Design Life (Years)	Present Age (Years)	Remaining Useful Life (Years)	Condition Comments	Recommended Action
MACHINE ROOM					
1. Pump Unit/Tank	25 – 30	18/19	10/12	Good Condition / No leaks	Continue Preventative Maintenance Program
2. External Piping	25 – 30	18/19	10/12	Good Condition	Continue Preventative Maintenance Program
3. Signal Controls	15 – 20	18/19	1 - 2	Fair Condition	Continue preventative maintenance / Tie Cars Together / Replace under a modernization program
4. Manifold Control Valves	15 – 20	18/19	10/12	Both valve assemblies are in good condition	Continue Preventative Maintenance Program
HOISTWAY AND PIT					
1. Guide Rails	50 - 75+	18/19	50+	Good Condition	Continue Preventative Maintenance Program
2. Cylinder-Plunger	Varies	18/19	Varies	Good Condition	Continue Preventative Maintenance Program
3. Hoistway door Equipment	15 – 20	18/19	1-2	Fair Condition	Continue preventative maintenance / Replace under a modernization program
4. Recovery System	20-25	N/A	N/A	N/A	N/A
CAR EQUIPMENT					
1. Car Frame	50 – 75+	18/19	50+	Good Condition	Continue Preventative Maintenance
2. Cab Door Equipment	15 – 20	18/19	1-2	Fair Condition	Continue preventative maintenance / Replace under a modernization program
3. Cab Enclosure	Varies	3+/-	Varies	Good Condition	Continue preventative maintenance
OPERATING/SIGNAL EQUIPMENT					
1. Fixtures	10 – 15	18/19	1 - 2	Fair Condition	Continue preventative maintenance / Replace under a modernization program

**THE AMERICANS WITH DISABILITIES ACT
ELEVATOR SYSTEMS ADA COMPLIANCE SURVEY**

ELEVATOR ID: Elevators 1 & 2

DATE: 02/2011

"S" DENOTES SATISFACTORY

"U" DENOTES UNSATISFACTORY

COMPLIANCE ITEM/CATEGORY	S	U	CONDITION COMMENTS
ASME A17.1 Safety Code		X	Earlier version of fire recall installed
Cab Enclosure (layout, door size, illumination and flooring)	X		
Car Operating Panel(s) (design, location and function)		X	Height and Braille requirements not met
Car Signals and Communications (indicators and communications)		X	No communication system, missing in-car lantern and signals
Car and Corridor Entrances (size, signage and Re-opening device)		X	Missing Braille tags
Corridor Fixtures (operation, signals and location)		X	Hall stations too low/high, recessed button style
Operational Functions (automatic leveling and door timing)	X		
Additional Notes and Evaluation Clarifications			

ITEMIZED DEFICIENCIES

1. Perform the annual pressure relief test and tag the valve assemblies accordingly.
2. Perform a general cleaning of the hoistway door operating hardware. Clean the tracks and replace worn door rollers.
3. Adjust the clutch to remove the noise during the open cycle.
4. Replace nonworking lamps in the signal fixtures.
5. Update the maintenance, fire testing and hydraulic consumption charts located in the machine room per the ASME A17.1 Safety Code for Elevators.

Vertical Transportation

Systems Profile

VDA No.: P01890000
Location: 222 North Church Street, West Chester, PA
Building Type: Residential Building
Unit ID: Elevator PE1
Type of System(s): Oil-Hydraulic / Conventional Cylinder

A. General Information:

Capacity (lbs.) / Loading: 2,500 / Passenger
Rated Speed (fpm): 100
Floors Served: Five (5)
Machine Type / Location: Oil-Hydraulic / Ground Floor
Control Type: ESI Relay Logic Controller
Sequence of Operation: Simplex Collective
Door Configuration / Size: Single Speed Side Opening / 3'-6" x 7'-0"
Power Supply: 208 Volts AC / Three Phase / Four wires
O.E.M. / Date of Installation: Millar Elevator Company / 1992
Present Service Company: Low Rise Elevator Company
Date / Type of Last Testing: October 2010 / 3 Year Load Test

Vertical Transportation

Systems Profile

VDA No.: P01890000
Location: 222 North Church Street, West Chester, PA
Building Type: Residential Building
Unit ID: Elevator PE2
Type of System(s): Oil-Hydraulic / Conventional Cylinder

A. General Information:

Capacity (lbs.) / Loading:	2,500 / Passenger
Rated Speed (fpm):	125
Floors Served:	Five (5)
Machine Type / Location:	Oil-Hydraulic / Ground Floor
Control Type:	Dover (DMC) Controller
Sequence of Operation:	Simplex Collective
Door Configuration / Size:	Single Speed Side Opening / 3'-6" x 7'-0"
Power Supply:	208 Volts AC / Three Phase / Four wires
O.E.M. / Date of Installation:	Security Elevator Company / 1993
Present Service Company:	Low Rise Elevator Company
Date / Type of Last Testing:	October 2010 / 3 Year Load Test

222 North Church Street

PNA - K&A #10236



Main Entrance



Elevation



Entrance Porch



Solar Array



Elevator Lobby - Ground Floor



2nd Floor Community Room



Interior Corridor



Interior Corridor



Laundry Room

222 North Church Street

PNA - K&A #10236



Stair



Apartment Kitchen



Apartment Bath



Apartment Bath



Central Hot Water

Public Reporting Burden for this collection of information is estimated to average 16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Response to this collection of information is mandatory to obtain a benefit. The information requested does not lend itself to confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

HA Name	Chester County	HA Number	0
---------	----------------	-----------	---

Project Name	Project Number	Immediate Repairs	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total	Per Unit
Kings Terrace	PA 46-4A	\$ 437,800	\$ 654,900	\$ 807,100	\$ 497,400	\$ 443,900	\$ 2,841,100	\$ 56,822
Fairview	PA 46-04	\$ 312,200	\$ 504,600	\$ 832,500	\$ 677,200	\$ 283,600	\$ 2,610,100	\$ 104,404
Oxford Terrace	PA 46-08	\$ 291,000	\$ 686,900	\$ 361,300	\$ 709,300	\$ 248,500	\$ 2,297,000	\$ 47,854
Spruce & Maple Court	PA 46-25	\$ 150,300	\$ 335,300	\$ 405,000	\$ 230,400	\$ 121,700	\$ 1,242,700	\$ 51,779
Locust Court	PA 46-02	\$ 146,100	\$ 592,300	\$ 712,600	\$ 305,700	\$ 432,600	\$ 2,189,300	\$ 84,204
222 North Church	PA 46-05	\$ 422,400	\$ 293,000	\$ 1,306,600	\$ 406,800	\$ 495,400	\$ 2,924,200	\$ 49,563
0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!

0	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	#DIV/0!
0	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	#DIV/0!
Totals	\$	1,759,800	\$	3,067,000	\$	4,425,100	\$	2,826,800	\$	2,025,700	\$	14,104,400	\$ 60,795

Category	Immediate Repairs	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total	Per Unit
Site	\$ 229,800	\$ 557,500	\$ 388,300	\$ 551,200	\$ 167,700	\$ 1,894,500	\$ 8,166
Common Buildings	\$ 116,900	\$ 218,400	\$ 253,400	\$ 167,200	\$ 182,500	\$ 938,400	\$ 4,045
Unit Exteriors	\$ 229,200	\$ 946,300	\$ 243,300	\$ 767,200	\$ 180,600	\$ 2,366,600	\$ 10,201
Unit Interiors	\$ 826,800	\$ 861,100	\$ 1,668,200	\$ 1,147,700	\$ 724,000	\$ 5,227,800	\$ 22,534
Mechanical	\$ 357,100	\$ 483,700	\$ 1,871,900	\$ 193,500	\$ 770,900	\$ 3,677,100	\$ 15,850
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Preliminary Estimated Cost	\$ 1,759,800	\$ 3,067,000	\$ 4,425,100	\$ 2,826,800	\$ 2,025,700	\$ 14,104,400	\$ 60,795

\$ -	\$ -	\$ -
\$ 400	\$ 400	\$ 2
\$ -	\$ -	\$ -
\$ 14,104,400	\$ 14,104,400	\$ -

Amount of PNA relating to Lead Paint/Asbestos
Amount of PNA relating to Section 504 Compliance
New Construction
Total Physical Needs

HA Name Chester County	HA Number	FY of Assessment 2011	<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision	Date Prepared:
				Date Revised:

(1.0) Project Data

(1.1) Management Office Address: 300 East High St. Phoenixville
 (1.2) Project Name: Kings Terrace
 (1.3) Development No.: PA 45-4A
 (1.4) DOFA Date: 10/06/1970

(1.5) Year of Last Substantial Mod: []
 (1.6) Occupancy Rate (Rentable Units Only): 92%
 (1.7) Latest PASS REAC Score Total Units: 50
 (1.8) Total Buildings Occupied Units: 1 / 46
 Vacant/Rentable Units: 4

(1.9) Occupancy Type(s) (Check all that apply):
 Family
 Elderly
 Family & Disabled
 Elderly & Disabled
 Not Applicable
 Official Designation: Elderly
 Official Designation: Disabled
 Official Designation: Mixed

(1.10) Structure Type(s) (Check all that apply):
 S-F Detached
 Semi-Detached
 Row or Townhome
 M-F/Walkup
 Elevator
 Non-Dwelling

	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied	27	19				
(1.11b) Vacant	3	1				
Total Units	30	20	0	0	0	0
Avg Bedrooms per Unit	1.00					

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party)
 PHA Internally
 3rd Party Independent

(2.2) First Year Covered by PNA: 2011
 (2.3) Length of PNA (in years): 20
 (2.4) Unit Interiors Inspected (#): 10
 Units Inspected as % of Total: 20%
 (2.9) Total Residential Buildings: 1
 (2.10) Number of Building Exteriors Inspected: 1
 (2.11) Total Off-Street Parking Spaces: 18
 (2.12) Site Acreage: 1.45 acres
 (2.13) Parking Area (in square feet): 5,400 SF

(2.5) Inspector Contact Name: Eugenia Sotolongo, AIA
 (2.6) Company Name or PHA Title: K&A Architectural Services
 (2.7) Inspector Contact Phone: 215-985-0111

(2.8) Data Source(s) for PNA:
 Annual Inspections
 Contractor
 REAC Inspections

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost: Yes No
 (2.16) Development Has Long-Term Physical and Social Viability: Yes No

	Eff	1BR	2BR	3BR	4BR	5BR+
	6	4				

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	\$ 44,400	\$ 209,100	\$ 43,400	\$ 21,400	\$ 31,400	\$ 349,700
Common Buildings/Areas	\$ 6,100	\$ 93,900	\$ 102,400	\$ 76,500	\$ 93,900	\$ 372,800
Unit Exteriors	\$ 3,400	\$ 6,300	\$ 3,400	\$ 276,500	\$ 3,400	\$ 293,000
Unit Interiors	\$ 277,700	\$ 247,100	\$ 222,800	\$ 99,000	\$ 157,000	\$ 1,003,600
Mechanical	\$ 106,200	\$ 98,500	\$ 435,100	\$ 24,000	\$ 158,200	\$ 822,000
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 437,800	\$ 654,900	\$ 807,100	\$ 497,400	\$ 443,900	\$ 2,841,100
Amount of PNA relating to Lead Paint/Asbestos	\$ -					\$ -
Amount of PNA relating to Section 504 Compliance	\$ -					\$ -
New Construction						\$ -
TOTAL PHYSICAL NEEDS						\$ 2,841,100

(4.0) Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(In yrs)	(in yrs)						
Asphalt/Concrete	25	22	Per Sq. Ft.	7,620	1,820	\$ 8.00	\$ 14,600	\$ -
Seal Coat	5	4	Per Sq. Ft.	7,620		\$ 3.00	\$ -	\$ 84,400.00
Striping	5	4	Per Unit	18		\$ 15.00	\$ -	\$ 1,200.00
Curb & Gutter	30	5	Per Sq. Ft.			\$ 15.00	\$ -	\$ -
Pedestrian paving	30	5	Per Sq. Ft.	7,440	400	\$ 22.00	\$ 8,800	\$ 163,700.00
Signage			Per Sq. Ft.				\$ -	\$ -
Water Lines/Mains	40	1	Per Linear Foot	200	50	\$ 110.00	\$ 5,500	\$ 22,000.00
Sewer Lines/Mains	50	20	Per Linear Foot				\$ -	\$ -
Lighting	25	5	Per Unit	2		\$ 1,000.00	\$ -	\$ 2,000.00
Storm Drainage	50	10	Other	200	50	\$ 110.00	\$ 5,500	\$ 22,000.00
Landscape	50	20	Lump Sum	1	1	\$ 10,000.00	\$ 10,000	\$ 10,000.00
Fencing			Per Sq. Ft.				\$ -	\$ -
Fence Painting			Per Sq. Ft.				\$ -	\$ -
Dumpsters & Enclosures			Per Sq. Ft.				\$ -	\$ -
Electric Distribution	40	10	Per Sq. Ft.				\$ -	\$ -
Playground Areas/Equipment			Per Sq. Ft.				\$ -	\$ -
Other (Specify)			Other				\$ -	\$ -
Other (Specify)			Other				\$ -	\$ -
Site Subtotals							\$ 44,400	\$ 305,300.00
(4.10) Common Buildings--Rehab Only								
Administrative Building/area	7	2	Per Sq. Ft.	560		\$ 12.00	\$ -	\$ 20,400.00
Community Building/area	7	2	Per Sq. Ft.	1,590		\$ 12.00	\$ -	\$ 57,300.00

Shop Area	50	10	Per Sq. Ft.	2,150		\$ 3.00	\$ -	\$ 6,500.00
Storage Area			Other				\$ -	\$ -
Central Boiler	22		Other				\$ -	\$ -
Central Chiller			Other				\$ -	\$ -
Family Investment Center			Other				\$ -	\$ -
Day Care Center			Other				\$ -	\$ 2,000.00
Laundry Areas	50	10	Per Sq. Ft.	160			\$ -	\$ -
Common Area Washers			Other				\$ -	\$ -
Common Area Dryers			Other				\$ -	\$ 204,000.00
Common Area Finishes	7	3	Per Sq. Ft.	5,270		\$ 13.00	\$ -	\$ -
Other - repair structural cracks	40	0	Other	81	83	\$ 75.00	\$ 6,100	\$ -
Other (Specify)			Other				\$ -	\$ -
							\$ 6,100	\$ 290,200.00

Common Subtotals

(4.11) Unit Exteriors

Carports/Surface Garage			Other				\$ -	\$ -
Foundation	50		Other				\$ -	\$ -
Building Slab	50		Per Sq. Ft.	11,300			\$ -	\$ -
Roofs	20	15	Per Sq. Ft.	11,300		\$ 5.00	\$ -	\$ 67,800.00
Canopies	40		Per Sq. Ft.				\$ -	\$ -
Tuck-Pointing	40		Per Sq. Ft.				\$ -	\$ -
Exterior Paint & Caulking	5	0	Other				\$ -	\$ -
Soffits	25	15	Per Sq. Ft.	7,000		\$ 7.50	\$ 3,400	\$ 52,500.00
Siding	5	0	Per Sq. Ft.	336	336	\$ 10.00	\$ 3,400	\$ 13,600.00
Exterior Stairwells/Fire Escapes			Other				\$ -	\$ -
Landings & Railings			Other				\$ -	\$ -
Balconies & Railings			Other				\$ -	\$ 2,900.00
Mail Facilities (interior)	30	1	Per Unit	52		\$ 55.00	\$ -	\$ 16,800.00
Exterior Doors	25	15	Per Unit	14		\$ 1,200.00	\$ -	\$ 132,000.00
Windows	30	15	Per Unit	129		\$ 1,100.00	\$ -	\$ 4,000.00
Gutters/Downspouts	25	15	Other	400		\$ 10.00	\$ -	\$ -
Columns & Porches			Other				\$ -	\$ -
Decks & Patios			Other				\$ -	\$ -
Exterior Lighting	20	10	Per Unit				\$ -	\$ -
Other (Specify)			Other				\$ -	\$ -
Other (Specify)			Other				\$ 3,400	\$ 289,600.00

Unit Exterior Subtotals

(4.12) Unit Interiors

Interior Painting (non routine)	7	5	Per Unit	50		\$ 680.00	\$ 3,400	\$ 102,000.00
Interior Doors	50	10	Other	340	17	\$ 600.00	\$ 10,200	\$ 204,000.00
Flooring (non routine) (resilient)	25	2	Per Sq. Ft.	21,200		\$ 4.25	\$ -	\$ 90,100.00
Shower/Tub Surrounds	20	1	Per Unit	50	25	\$ 1,300.00	\$ 32,500	\$ 65,000.00
Commodos	20	15	Per Unit	50		\$ 600.00	\$ -	\$ 30,000.00
Vanities	20	5	Per Unit	50	2	\$ 500.00	\$ 1,000	\$ 25,000.00
Faucets	20	18	Per Unit	50	2	\$ 350.00	\$ 700	\$ 17,500.00
Bathroom Flooring (non cyclical)	50	10	Per Sq. Ft.	1,250		\$ 15.00	\$ -	\$ 18,800.00
Kitchen Cabinets	25	0	Per Unit	50	40	\$ 3,980.00	\$ 158,400	\$ -
Ranges	20	5	Per Unit	50	25	\$ 625.00	\$ 15,700	\$ 31,300.00
Range Hoods	15	1	Per Unit	5		\$ 325.00	\$ -	\$ 3,400.00
Refrigerators	15	14	Per Unit	50		\$ 700.00	\$ -	\$ 35,000.00
Counters and Sinks	20	0	Per Unit	50	40	\$ 1,395.00	\$ 55,800	\$ 69,800.00
Dishwasher			Other				\$ -	\$ -
Microwave			Other				\$ -	\$ -
Washing Machines			Other				\$ -	\$ -
Dryers			Other				\$ -	\$ -
Call-for-Aid Systems			Other				\$ -	\$ -
Stairs and Handrails			Other				\$ -	\$ -
Other - Interior Lighting	20	19	Per Unit	170		\$ 200.00	\$ -	\$ 34,000.00
Other (Specify)			Other				\$ -	\$ -
							\$ 277,700	\$ 725,900.00

Unit Interior Subtotals

(4.13) Mechanical

Water Distribution	50	10	Per Linear Foot	37,140	11,000	\$ 2.00	\$ 22,000	\$ 74,300.00
Heating Equip/System	20	19	Other	2		\$ 34,100.00	\$ -	\$ 68,200.00
Electric Distribution	50	10	Per Unit	50		\$ 880.00	\$ -	\$ 44,000.00
Hot Water Heaters	15	14	Other	2		\$ 2,000.00	\$ -	\$ 4,000.00
Unit Sub-panels	50	10	Per Unit	50		\$ 1,300.00	\$ -	\$ 65,000.00
Trash Compactor	15		Other	1		\$ 20,000.00	\$ -	\$ 20,000.00
Cooling Equip/Systems	15	5	Lump Sum	3		\$ 15,000.00	\$ -	\$ 90,000.00
Smoke/Fire Detection	10	0	Per Unit	70	70	\$ 250.00	\$ 17,500	\$ 35,000.00
Unit Reconfiguration			Other				\$ -	\$ -
Security/Fire Alarm	15	10	Other	1		\$ 30,000.00	\$ -	\$ 30,000.00
Fire Suppression System			Other				\$ -	\$ -
Generator	35	1	Per Unit	1	1	\$ 26,000.00	\$ 26,000	\$ 26,000.00
Elevator	25	24	Per Unit	2		\$ 125,000.00	\$ -	\$ -
Other - Baseboard/hydronic distribution	50	10	Per Linear Foot	37,140	7,400	\$ 5.50	\$ 40,700	\$ 204,300.00
Other - Unit Exhaust Fans	15	1	Per Unit	100		\$ 275.00	\$ -	\$ 55,000.00
Other - Sanitary Piping	50	10	Per Linear Foot	37,140	4,000	\$ 3.40	\$ 13,600	\$ 126,300.00
Other - Piping Insulation	20	1	Per Linear Foot	2,000	500	\$ 10.00	\$ 5,000	\$ 20,000.00
Other - Valves	15	1	Per Unit	300	75	\$ 50.00	\$ 3,800	\$ 30,000.00
Other - Heat Exchanger & Storage Tank	35	34	Lump Sum	1		\$ 70,000.00	\$ -	\$ -
Other - Common Exhaust/Ventilation Fan (Roof)	15	1	Per Unit	2	2	\$ 1,500.00	\$ 3,000	\$ 6,000.00
							\$ 106,200	\$ 715,800.00

Mechanical Subtotals

(4.14) Other

Site Acquisition			Other				\$ -	\$ -
Other Fees and Costs			Other				\$ -	\$ -
Demolition			Other				\$ -	\$ -
Dwelling Unit Conversion			Other				\$ -	\$ -
Contingency			Other				\$ -	\$ -
Other (Specify)			Other				\$ -	\$ -
Other (Specify)			Other				\$ -	\$ -
							\$ 434,400	\$ 2,326,800

Other Subtotals

GRAND TOTAL

(4.15) Special Categories							
Amount of PNA Relating to Lead Paint/Asbestos Compliance			Other				\$ -
Amount of PNA Relating to Section 504 Compliance			Other				\$ -
(4.16) New Construction							
Dwelling Units			Other				\$ -
Administrative Building			Other				\$ -
Community Building or Facility			Other				\$ -
Shop			Other				\$ -
Storage Area			Other				\$ -
Family Investment Center			Other				\$ -
Day Care Center			Other				\$ -
Laundry Areas(s)			Other				\$ -
Other (Specify)			Other				\$ -
Other (Specify)			Other				\$ -
Other (Specify)			Other				\$ -
Now Construction Subtotal							\$

Physical Needs Assessment
Capital Fund Financing Program/
Operating Fund Financing Program

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157
(exp. 11/2008)

HA Name Chester County	HA Number 0	FY of Assessment 2011	<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision	Date Prepared: Date Revised:
----------------------------------	-----------------------	---------------------------------	---	---------------------------------

(1.0) Project Data

(1.1) Management Office Address: **300 Fairview St. Phoenixville, PA**

(1.2) Project Name: **Fairview**

(1.3) Development No.: **PA 45-04** (1.4) DOFA Date: **xx/xx/1970**

(1.5) Year of Last Substantial Mod: **2011**

(1.6) Occupancy Rate (Rentable Units Only): **92%**

(1.7) Latest PASS REAC Score: **25**

(1.8) Total Buildings: **4**

Occupied Units: **23**

Vacant/Rentable Units: **2**

(1.9) Occupancy Type(s) (Check all that apply):
 Family
 Elderly
 Family & Disabled
 Elderly & Disabled
 Not Applicable
 Official Designation: Elderly
 Official Designation: Disabled
 Official Designation: Mixed

(1.10) Structure Type(s) (Check all that apply):
 S-F Detached
 Semi-Detached
 Row or Townhome
 M-F/Walkup
 Elevator
 Non-Dwelling

(1.11) Bedroom Distribution

	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied			8	9	4	1
(1.11b) Vacant			2	2		
Total Units	0	0	9	11	4	1
Avg Bedrooms per Unit	2.87					

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party)
 PHA Internally
 3rd Party Independent

(2.2) First Year Covered by PNA: **2011**

(2.3) Length of PNA (in years): **20**

(2.4) Unit Interiors Inspected (#): **4**

Units Inspected as % of Total: **16%**

(2.9) Total Residential Buildings: **4**

(2.10) Number of Building Exteriors Inspected: **4**

(2.11) Total Off-Street Parking Spaces: **24**

(2.12) Site Acreage: **19.800** acres

(2.13) Parking Area (in square feet): **19,800** SF

(2.5) Inspector Contact Name: **Eugene Schiavo, AIA**

(2.6) Company Name or PHA Title: **K&A Architectural Services**

(2.7) Inspector Contact Phone: **215-895-0111**

(2.8) Data Source(s) for PNA:
 Annual Inspections
 Contractor
 REAC Inspections

(2.14) Units Inspected by Bedroom Size

	Eff	1BR	2BR	3BR	4BR	5BR+
Yes			1	1	1	1
No						

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost: Yes No

(2.16) Development Has Long-Term Physical and Social Viability: Yes No

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	\$ 108,900	\$ 85,800	\$ 294,200	\$ 223,100	\$ 69,600	\$ 781,600
Common Buildings/Areas	\$ 4,900	\$ -	\$ -	\$ -	\$ -	\$ 4,900
Unit Exteriors	\$ 56,100	\$ 161,000	\$ 29,400	\$ 185,400	\$ 21,300	\$ 453,200
Unit Interiors	\$ 104,600	\$ 242,800	\$ 95,500	\$ 268,700	\$ 166,700	\$ 878,300
Mechanical	\$ 37,700	\$ 15,000	\$ 413,400	\$ -	\$ 26,000	\$ 492,100
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 312,200	\$ 504,600	\$ 832,500	\$ 677,200	\$ 283,600	\$ 2,610,100
Amount of PNA relating to Lead Paint/Asbestos	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amount of PNA relating to Section 504 Compliance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
New Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL PHYSICAL NEEDS						\$ 2,610,100

(4.0) Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life (in yrs)	(4.3) Useful Life Remaining (in yrs)	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete	25	10	Per Sq. Ft.	19,800	300	\$ 89.00	\$ 2,700	\$ 178,200.00
Seal Coat	5	0	Per Sq. Ft.	19,800	19,800	\$ 3.00	\$ 59,400	\$ 1,600.00
Striping	5	0	Per Unit	25	25	\$ 35.00	\$ 400	\$ 15,000.00
Curb & Gutter	30	15	Per Linear Foot	1,000	4	\$ 2,750.00	\$ 11,000	\$ 146,300.00
Pedestrian paving	30	15	Per Sq. Ft.	6,850	300	\$ 22.00	\$ 6,650	\$ 2,000.00
Signage	15	1	Other	1	1	\$ 11,000.00	\$ 2,800	\$ 11,000.00
Water Lines/Mains	40	1	Per Linear Foot	100	25	\$ 110.00	\$ -	\$ -
Sewer Lines/Mains	50	10	Per Linear Foot	100	100	\$ -	\$ -	\$ 12,000.00
Lighting	25	5	Per Unit	12	12	\$ 1,000.00	\$ -	\$ -
Storm Drainage	50	10	Per Linear Foot	1	1	\$ 10,000.00	\$ 10,000	\$ 10,000.00
Landscape	50	10	Lump Sum	1	1	\$ 150,000.00	\$ 22,500	\$ -
Fencing	40	0	Per Linear Foot	150	150	\$ 35.00	\$ -	\$ 8,800.00
Fence at recreation areas	40	20	Per Linear Foot	250	250	\$ 16,000.00	\$ -	\$ 4,000.00
Dumpsters & Enclosures	10	1	Per Unit	1	1	\$ -	\$ -	\$ -
Electric Distribution	40	0	Per Linear Foot	1	1	\$ 25,000.00	\$ -	\$ 25,000.00
Playground Areas/Equipment	20	10	Lump Sum	1	1	\$ 21,200.00	\$ -	\$ 21,200.00
Other - Basketball court	15	7	Per Sq. Ft.	3,528	3,528	\$ -	\$ -	\$ -
Other (Specify)			Other				\$ 108,900	\$ 672,700.00
Site Subtotals								
(4.10) Common Buildings--Rehab Only								
Administrative Building			Per Sq. Ft.			\$ 12.00	\$ -	\$ -
Community Building			Per Sq. Ft.			\$ 12.00	\$ -	\$ -
Shop	50	25	Per Sq. Ft.	300	300	\$ 3.00	\$ -	\$ -
Storage Area			Per Sq. Ft.			\$ -	\$ -	\$ -

Central Boiler			Other				\$	-	\$	-
Central Chiller			Other				\$	-	\$	-
Family Investment Center			Other				\$	-	\$	-
Day Care Center			Other				\$	-	\$	-
Laundry Areas			Other			\$ 12.00	\$	-	\$	-
Common Area Washers			Other				\$	-	\$	-
Common Area Dryers			Other				\$	-	\$	-
Common Area Finishes			Other			\$ 13.00	\$	-	\$	-
Other - repair structural cracks			Per Sq. Ft.			\$ 75.00	\$	-	\$	-
Other - common area doors	25	0	Lump Sum	1	1	\$ 4,900.00	\$	4,900	\$	-
Common Subtotals							\$	4,900	\$	-
(4.11) Unit Exteriors										
Carports/Surface Garage			Per Sq. Ft.				\$	-	\$	-
Foundation	50	10	Per Sq. Ft.				\$	-	\$	-
Building Slab	50	10	Per Sq. Ft.			12,430	\$	-	\$	-
Roofs	20	2	Per Sq. Ft.			12,430	\$ 6.00	\$	-	74,600.00
Canopies	40	0	Per Sq. Ft.			240	\$ 5.00	\$	-	-
Tuck-Pointing	40	0	Per Sq. Ft.			22,950	1,193	\$ 10.00	\$	13,000
Exterior Paint & Caulking	5	1	Per Sq. Ft.				\$	-	\$	-
Soffits	5	0	Per Sq. Ft.			500	100	\$ 7.50	\$	800
Siding	5	0	Per Sq. Ft.			2,080	300	\$ 5.00	\$	1,500
Exterior Stairwells/Fire Escapes			Per Sq. Ft.				\$	-	\$	-
Landings & Railings			Per Sq. Ft.				\$	-	\$	-
Balconies & Railings			Per Sq. Ft.				\$	-	\$	-
Mail Facilities	10	1	Per Unit			25	\$ 50.00	\$	-	2,600.00
Exterior Doors	25	0	Per Unit			50	5	\$ 1,200.00	\$	6,000
Windows	30	15	Per Unit			148	7	\$ 1,100.00	\$	7,700
Gutters/Downspouts	25	10	Per Linear Foot			810	100	\$ 10.00	\$	1,000
Columns & Porches			Per Sq. Ft.				\$	-	\$	-
Decks & Patios	30	5	Per Sq. Ft.			6,375	1,785	\$ 10.00	\$	17,900
Exterior Lighting	6	1	Per Unit			50	1	\$ 150.00	\$	200
Other - security screens	40	25	Per Unit			198	20	\$ 450.00	\$	9,000
Other (Specify)			Other				\$	-	\$	-
Unit Exterior Subtotals							\$	56,100	\$	397,100.00
(4.12) Unit Interiors										
Interior Painting (non routine)	7	5	Per Unit			25	1	\$ 1,020.00	\$	1,100
Interior Doors	30	15	Per Unit			308	30	\$ 600.00	\$	18,000
Flooring (non routine)	15	5	Per Sq. Ft.			24,370	7,000	\$ 4.25	\$	8,500
Shower/Tub Surrounds	20	10	Per Unit			29		\$ 1,380.00	\$	-
Commodes	20	10	Per Unit			20		\$ 500.00	\$	-
Vanities	20	10	Per Unit			29	2	\$ 500.00	\$	1,000
Faucets	20	10	Per Unit			25	3	\$ 350.00	\$	1,100
Bathroom Flooring (non cyclical)	50	25	Per Sq. Ft.			750	100	\$ 15.00	\$	1,500
Kitchen Cabinets	20	1	Per Unit			25	12	\$ 3,240.00	\$	38,900
Ranges	15	7	Per Unit			25	12	\$ 625.00	\$	7,500
Range Hoods	15	24	Per Unit			25	4	\$ 325.00	\$	1,300
Refrigerators	15	34	Per Unit			25		\$ 700.00	\$	-
Counters and Sinks	10	1	Per Unit			25	12	\$ 1,305.00	\$	15,700
Dishwasher			Per Unit					\$	-	-
Microwave			Per Unit					\$	-	-
Washing Machines			Per Unit					\$	-	-
Dryers			Per Unit					\$	-	-
Call-for-Aid Systems			Per Unit					\$	-	-
Stairs and Handrails	50	10	Per Unit			29		\$ 4,500.00	\$	-
Other - interior lighting	20	10	Per Unit			188	50	\$ 200.00	\$	10,000
Other (Specify)			Other					\$	-	-
Unit Interior Subtotals							\$	104,600	\$	773,700.00
(4.13) Mechanical										
Water Distribution	50	10	Per Linear Foot			35,640	9,200	\$ 2.00	\$	18,400
Heating Equip/System	20	8	Per Unit			25		\$ 3,000.00	\$	-
Electric Distribution	50	10	Per Unit			25		\$ 880.00	\$	-
Hot Water Heaters	12	10	Per Unit			25		\$ 2,500.00	\$	-
Unit Sub-panels	50	10	Per Unit			29		\$ 1,300.00	\$	-
Trash Compactor			Other					\$	-	-
Cooling Equip/Systems			Other					\$	-	-
Smoke/Fire Detection	10	8	Per Unit			54		\$ 250.00	\$	-
Unit Reconfiguration			Per Sq. Ft.					\$	-	-
Security/Fire Alarm			Per Sq. Ft.					\$	-	-
Fire Suppression System			Per Sq. Ft.					\$	-	-
Generator			Lump Sum					\$	-	-
Elevator			Per Unit					\$	-	-
Other - Furnace Filters	1	1	Per Unit			25	25	\$ 20.00	\$	500
Other - Unit Exhaust Fans	15	7	Per Unit			29	12	\$ 275.00	\$	3,200
Other - Sanitary Piping	50	10	Per Linear Foot			36,640	3,200	\$ 3.40	\$	12,600
Other - Valves	15	7	Per Unit			29	60	\$ 50.00	\$	3,000
Other - Natural Gas Piping	50	10	Per Linear Foot			1,600	200	\$ 45.00	\$	9,000
Other - Dryer Vent to outdoors	50	0	Per Unit			25	25	\$ 500.00	\$	12,500
Mechanical Subtotals							\$	37,700	\$	454,400.00
(4.14) Other										
Site Acquisition			Other				\$	-	\$	-
Other Fees and Costs			Other				\$	-	\$	-
Demolition			Per Sq. Ft.				\$	-	\$	-
Dwelling Unit Conversion			Per Sq. Ft.				\$	-	\$	-
Contingency			Per Sq. Ft.				\$	-	\$	-
Other (Specify)			Other				\$	-	\$	-
Other (Specify)			Other				\$	-	\$	-
Other Subtotals							\$	-	\$	-
GRAND TOTAL							\$	256,100	\$	2,297,900
(4.15) Special Categories										
Amount of PNA Relating to Lead							\$	-	\$	-
Paint/Asbestos Compliance			Per Sq. Ft.				\$	-	\$	-

Amount of PNA Relating to Section 504 Compliance		Per Sq. Ft.				\$ -
(4.16) New Construction						
Dwelling Units		Per Sq. Ft.				\$ -
Administrative Building		Per Sq. Ft.				\$ -
Community Building or Facility		Per Sq. Ft.				\$ -
Shop		Per Sq. Ft.				\$ -
Storage Area		Per Sq. Ft.				\$ -
Family Investment Center		Per Sq. Ft.				\$ -
Day Care Center		Per Sq. Ft.				\$ -
Laundry Areas(s)		Per Sq. Ft.				\$ -
Other (Specify)		Other				\$ -
Other (Specify)		Other				\$ -
Other (Specify)		Other				\$ -
New Construction Subtotals						\$ -

HA Name Chester County	HA Number 0	FY of Assessment 2011	<input type="checkbox"/> Original <input type="checkbox"/> Revision	Date Prepared: Date Revised:
----------------------------------	-----------------------	---------------------------------	--	---------------------------------

(1.0) Project Data

(1.1) Management Office Address: **325 Market St. Oxford**
 (1.2) Project Name: **Oxford Terrace**
 (1.3) Development No.: **PA 45-08** (1.4) DOFA Date: **xx/xx/1985**
 (1.5) Year of Last Substantial Mod: **1985**
 (1.6) Occupancy Rate: **92%**
 (Rentable Units Only)
 (1.7) Latest PASS REAC Score: **48**
 Total Units: **48**
 (1.8) Total Buildings: **1**
 Occupied Units: **44**
 Vacant/Rentable Units: **4**

(1.9) Occupancy Type(s) (Check all that apply):
 Family
 Elderly
 Family & Disabled
 Elderly & Disabled
 Not Applicable
 Official Designation: Elderly
 Official Designation: Disabled
 Official Designation: Mixed

(1.10) Structure Type(s) (Check all that apply):
 S-F Detached
 Semi-Detached
 Row or Townhome
 M-F/Walkup
 Elevator
 Non-Dwelling

(1.11) Bedroom Distribution

	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied	22	22				
(1.11b) Vacant	3	1				
Total Units	25	23	0	0	0	0
Avg Bedrooms per Unit	1.00					

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party)
 PHA Internally
 3rd Party Independent

(2.2) First Year Covered by PNA: **2011**
 (2.3) Length of PNA (in years): **20**
 (2.4) Unit Interiors Inspected (#): **10**
 Units Inspected as % of Total: **21%**
 (2.9) Total Residential Buildings: **1**
 (2.10) Number of Building Exteriors Inspected: **1**
 (2.11) Total Off-Street Parking Spaces: **15**
 (2.12) Site Acreage: **0.80** acres
 (2.13) Parking Area (in square feet): **8,500** SF

(2.5) Inspector Contact Name: **Eugene Schirvo, AIA**
 (2.6) Company Name or PHA Title: **K&A Architectural Services**
 (2.7) Inspector Contact Phone: **215-985-0111**

(2.8) Data Source(s) for PNA:
 Annual Inspections
 Contractor
 REAC Inspections

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost: Yes No
 (2.16) Development Has Long-Term Physical and Social Viability: Yes No

(2.14) Units Inspected by Bedroom Size

	Eff	1BR	2BR	3BR	4BR	5BR+
	5	5				

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	\$ 8,700	\$ 114,300	\$ 25,800	\$ 47,800	\$ 25,800	\$ 222,400
Common Buildings/Areas	\$ 84,100	\$ -	\$ 74,500	\$ 74,500	\$ -	\$ 233,100
Unit Exteriors	\$ 5,300	\$ 241,100	\$ 4,600	\$ 186,000	\$ 4,600	\$ 441,600
Unit Interiors	\$ 139,400	\$ 32,700	\$ 194,000	\$ 367,200	\$ 123,900	\$ 857,200
Mechanical	\$ 53,500	\$ 298,800	\$ 62,400	\$ 33,800	\$ 94,200	\$ 542,700
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 291,000	\$ 686,900	\$ 361,300	\$ 709,300	\$ 248,500	\$ 2,297,000
Amount of PNA relating to Lead Paint/Asbestos	\$ -					\$ 400
Amount of PNA relating to Section 504 Compliance	\$ 400					\$ -
New Construction						\$ 2,297,000

TOTAL PHYSICAL NEEDS \$ 2,297,000

(4.0) Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete	25	1	Per Sq. Ft.	8,500		\$9.00	\$ -	\$ 76,500.00
Seal Coat	5	5	Per Sq. Ft.	8,500		\$3.00	\$ -	\$ 76,500.00
Striping	5	1	Per Unit	15		\$15.00	\$ -	\$ 1,200.00
Curb & Gutter	30	5	Per Linear Foot	300		\$15.00	\$ -	\$ 4,500.00
Pedestrian paving	30	5	Per Sq. Ft.	1,200	75	\$22.00	\$ 1,700	\$ 33,000.00
Signage			Other				\$ -	\$ -
Water Lines/Mains	40	15	Per Linear Foot	200	50	\$ 110.00	\$ 5,500	\$ 22,000.00
Sewer Lines/Mains	50	25	Per Linear Foot				\$ -	\$ -
Lighting	25	0	Per Unit	6	6	\$250.00	\$ 1,500	\$ -
Storm Drainage	50	25	Per Linear Foot				\$ -	\$ -
Landscape	50	25	Lump Sum	1		\$10,000.00	\$ -	\$ -
Fencing			Per Linear Foot				\$ -	\$ -
Fence Painting			Per Linear Foot				\$ -	\$ -
Dumpsters & Enclosures			Per Unit				\$ -	\$ -
Electric Distribution	40	15	Per Linear Foot				\$ -	\$ -
Playground Areas/Equipment			Lump Sum				\$ -	\$ -
Other (Specify)			Other				\$ -	\$ -
Other (Specify)			Other				\$ 8,700	\$ 213,700.00
Site Subtotals								
(4.10) Common Buildings--Rehab Only								
Administrative Building/Area	7	0	Per Sq. Ft.	400	400	\$ 12.00	\$ 4,800	\$ 9,600.00
Community Building/Area	7	0	Per Sq. Ft.	1,475	1,475	\$ 12.00	\$ 17,700	\$ 35,400.00
Shop	50	25	Per Sq. Ft.	400		\$ 3.00	\$ -	\$ -

Storage Area	50	25	Per Sq. Ft.	550	75	\$ 7.00	\$ 600	\$ -
Central Boiler	22		Per Unit				\$ -	\$ -
Central Chiller			Per Unit				\$ -	\$ -
Family Investment Center			Per Sq. Ft.				\$ -	\$ -
Day Care Center			Per Sq. Ft.				\$ -	\$ -
Laundry Areas	50	25	Per Sq. Ft.	275	275	\$ 12.00	\$ 3,300	\$ -
Common Area Washers			Per Unit				\$ -	\$ -
Common Area Dryers			Per Unit				\$ -	\$ -
Common Area Finishes	7	0	Per Sq. Ft.	4,000	4,000	\$ 13.00	\$ 52,000	\$ 104,000.00
Other - repair structural cracks	40	15	Per Sq. Ft.		75	\$ 75.00	\$ 5,700	\$ -
Other (Specify)			Other				\$ -	\$ -
Common Subtotals							\$ 84,100	\$ 149,000.00
(4.11) Unit Exteriors								
Carports/Surface Garage			Per Sq. Ft.				\$ -	\$ -
Foundation	50		Per Sq. Ft.				\$ -	\$ -
Building Slab	50		Per Sq. Ft.	10,185			\$ -	\$ -
Roofs	20	3	Per Sq. Ft.	10,185		\$ 6.00	\$ -	\$ 61,200.00
Canopies	40	15	Per Sq. Ft.	380		\$ 10.00	\$ -	\$ 3,800.00
Tuck-Pointing	40	15	Per Sq. Ft.	17,760	300	\$ 10.00	\$ 3,000	\$ 177,600.00
Exterior Paint & Caulking	5	0	Per Sq. Ft.	380		\$ 2.00	\$ -	\$ 3,200.00
Soffits	25	1	Per Sq. Ft.	380		\$ 7.50	\$ -	\$ 2,900.00
Siding	5		Per Sq. Ft.			\$ 10.00	\$ -	\$ -
Exterior Stairwells/Fire Escapes			Per Sq. Ft.				\$ -	\$ -
Landings & Railings			Per Sq. Ft.				\$ -	\$ -
Balconies & Railings			Per Sq. Ft.				\$ -	\$ -
Mail Facilities	30	0	Per Unit	50		\$ 55.00	\$ -	\$ -
Exterior Doors	25	0	Per Unit	15		\$ 1,200.00	\$ -	\$ -
Windows	30	5	Per Unit	148	2	\$ 1,100.00	\$ 2,200	\$ 162,800.00
Gutters/Downspouts	25	5	Per Linear Foot	960	10	\$ 10.00	\$ 100	\$ 9,600.00
Columns & Porches	5	1	Per Sq. Ft.	380		\$ 10.00	\$ -	\$ 15,200.00
Decks & Patios			Per Sq. Ft.				\$ -	\$ -
Exterior Lighting	20		Per Unit				\$ -	\$ -
Other (Specify)			Per Unit				\$ -	\$ -
Other (Specify)			Other				\$ -	\$ -
Unit Exterior Subtotals							\$ 5,300	\$ 436,300.00
(4.12) Unit Interiors								
Interior Painting (non routine)	7	5	Per Unit	48	4	\$ 680.00	\$ 2,800	\$ 98,100.00
Interior Doors	50	25	Per Unit	220	48	\$ 600.00	\$ 28,800	\$ -
Flooring (non routine)	20	15	Per Sq. Ft.	22,000	880	\$ 4.25	\$ 3,800	\$ 93,500.00
Shower/Tub Surrounds	20	10	Per Unit	48		\$ 1,300.00	\$ -	\$ 62,400.00
Commodes	20	18	Per Unit	48		\$ 600.00	\$ -	\$ 28,800.00
Vanities	20	18	Per Unit	48		\$ 500.00	\$ -	\$ 24,000.00
Faucets	20	10	Per Unit	48	8	\$ 350.00	\$ 2,800	\$ 16,800.00
Bathroom Flooring (non cyclical)	50	25	Per Sq. Ft.	1,275		\$ 15.00	\$ -	\$ -
Kitchen Cabinets	25	15	Per Unit	48	15	\$ 4,320.00	\$ 64,800	\$ 207,400.00
Ranges	20	10	Per Unit	48	8	\$ 625.00	\$ 5,000	\$ 30,000.00
Range Hoods	15	7	Per Unit	48	8	\$ 325.00	\$ 2,600	\$ 15,600.00
Refrigerators	15	14	Per Unit	48		\$ 700.00	\$ -	\$ 33,600.00
Counters and Sinks	20	10	Per Unit	48	20	\$ 1,440.00	\$ 28,800	\$ 69,200.00
Dishwasher			Per Unit				\$ -	\$ -
Microwave			Per Unit				\$ -	\$ -
Washing Machines			Per Unit				\$ -	\$ -
Dryers			Per Unit				\$ -	\$ -
Call-for-Aid Systems			Per Unit				\$ -	\$ -
Stairs and Handrails			Per Unit				\$ -	\$ -
Other - interior lighting	20	19	Per Unit	192		\$ 200.00	\$ -	\$ 38,400.00
Other (Specify)			Other				\$ -	\$ -
Unit Interior Subtotals							\$ 139,400	\$ 717,800.00
(4.13) Mechanical								
Water Distribution	50	25	Per Linear Foot	40,000	4,000	\$ 2.00	\$ 8,000	\$ -
Heating Equip/System	20	19	Per Unit	2		\$ 34,100.00	\$ -	\$ 68,200.00
Electric Distribution	50	25	Per Unit	48		\$ 880.00	\$ -	\$ -
Hot Water Heaters	15	14	Per Unit	2		\$ 8,000.00	\$ -	\$ 16,000.00
Unit Sub-panels	50	25	Per Unit	48		\$ 1,300.00	\$ -	\$ -
Trash Compactor	15	5	Per Unit	1		\$ 20,000.00	\$ -	\$ 40,000.00
Cooling Equip/Systems			Other				\$ -	\$ -
Smoke/Fire Detection	10	2	Per Unit	71		\$ 250.00	\$ -	\$ 35,600.00
Unit Reconfiguration			Per Sq. Ft.				\$ -	\$ -
Security/Fire Alarm	15	7	Per Sq. Ft.	1		\$ 30,000.00	\$ -	\$ 30,000.00
Fire Suppression System	50	25	Lump Sum	1		\$ 20,000.00	\$ -	\$ -
Generator	35	10	Lump Sum	1		\$ 32,400.00	\$ -	\$ 32,400.00
Elevator	25	1	Per Unit	2		\$ 127,500.00	\$ -	\$ 255,000.00
Other - Baseboard hydronic distribution	50	25	Per Linear Foot	40,000	8,000	\$ 5.50	\$ 44,000	\$ -
Other - Bathroom (Common) exhaust fans	15	5	Per Unit	4	1	\$ 1,500.00	\$ 1,500	\$ 12,000.00
Other - Sanitary Piping	50	25	Per Linear Foot	40,000	4,000	\$ 3.40	\$ 13,600	\$ -
Other - Insulation	20	1	Per Linear Foot	2,000	400	\$ 10.00	\$ 4,000	\$ 20,000.00
Other - Valves	15	1	Per Unit	300	75	\$ 50.00	\$ 3,800	\$ 30,000.00
Other - H&V Unit	15	1	Lump Sum	1	1	\$ 10,000.00	\$ 10,000	\$ 20,000.00
Other - Washing Machine Boxes	20	1	Per Unit	3	3	\$ 2,500.00	\$ 7,500	\$ 7,500.00
Mechanical Subtotals							\$ 53,500	\$ 489,200.00
(4.14) Other								
Site Acquisition			Per Sq. Ft.				\$ -	\$ -
Other Fees and Costs			Per Sq. Ft.				\$ -	\$ -
Demolition			Other				\$ -	\$ -
Dwelling Unit Conversion			Other				\$ -	\$ -
Contingency			Other				\$ -	\$ -
Other (Specify)			Per Sq. Ft.				\$ -	\$ -
Other (Specify)			Per Sq. Ft.				\$ -	\$ -
Other Subtotals							\$ -	\$ -
GRAND TOTAL							\$ 285,700	\$2,006,000.00

(4.15) Special Categories

Amount of PNA Relating to Lead Paint/Asbestos Compliance		Other				\$	-
Amount of PNA Relating to Section 504 Compliance		Other		76	\$	5.00	\$ 400
(4.16) New Construction							
Dwelling Units		Other				\$	-
Administrative Building		Other				\$	-
Community Building or Facility		Other				\$	-
Shop		Other				\$	-
Storage Area		Other				\$	-
Family Investment Center		Other				\$	-
Day Care Center		Other				\$	-
Laundry Areas(s)		Other				\$	-
Other (Specify)		Other				\$	-
Other (Specify)		Other				\$	-
Other (Specify)		Per Sq Ft				\$	-
New Construction Subtotals						\$	-

HA Name Chester County	HA Number 0	FY of Assessment 2011	<input type="checkbox"/> Original <input type="checkbox"/> Revision	Date Prepared: Date Revised:
---------------------------	----------------	--------------------------	--	---------------------------------

(1.0) Project Data

(1.1) Management Office Address: 135 S. Penn St, West Chester, Spruce & Maple Court

(1.2) Project Name: [Redacted]

(1.3) Development No.: PA 44-25 (1.4) DOFA Date: xx/xx/1999

(1.5) Year of Last Substantial Mod: [Redacted]

(1.6) Occupancy Rate (Rentable Units Only): 67%

(1.7) Latest PASS REAC Score Total Units: 24

(1.8) Total Buildings Occupied Units: 16
Vacant/Rentable Units: 8

(1.9) Occupancy Type(s) (Check all that apply):
 Family
 Elderly
 Family & Disabled
 Elderly & Disabled
 Not Applicable
 Official Designation: Elderly
 Official Designation: Disabled
 Official Designation: Mixed

(1.10) Structure Type(s) (Check all that apply):
 S-F Detached
 Semi-Detached
 Row or Townhome
 M-F/Walkup
 Elevator
 Non-Dwelling

	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied	6	10				
(1.11b) Vacant	6	2				
Total Units	12	12	0	0	0	0
Avg Bedrooms per Unit	1.00					

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party) PHA Internally 3rd Party Independent

(2.2) First Year Covered by PNA: 2011

(2.3) Length of PNA (in years): 20

(2.4) Unit Interiors Inspected (#): 4

Units Inspected as % of Total: 17%

(2.9) Total Residential Buildings: 3

(2.10) Number of Building Exteriors Inspected: 4

(2.11) Total Off-Street Parking Spaces: 1

(2.12) Site Acreage: 0.46 acres

(2.13) Parking Area (in square feet): 320 SF

(2.5) Inspector Contact Name: Eugene Schiavo, AIA

(2.6) Company Name or PHA Title: K&A Architectural Services

(2.7) Inspector Contact Phone: 215-985-0111

(2.8) Data Source(s) for PNA: Annual Inspections Contractor REAC Inspections

	Eff	1BR	2BR	3BR	4BR	5BR+
	2	2				

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost: Yes No

(2.16) Development Has Long-Term Physical and Social Viability: Yes No

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	\$ 5,500	\$ 34,100	\$ 3,100	\$ 69,300	\$ 4,100	\$ 116,100
Common Buildings	\$ -	\$ 47,800	\$ 17,400	\$ -	\$ 17,400	\$ 82,600
Unit Exteriors	\$ 5,300	\$ 22,700	\$ 71,700	\$ 21,300	\$ 21,300	\$ 142,300
Unit Interiors	\$ 102,000	\$ 215,100	\$ 99,800	\$ 62,600	\$ 72,300	\$ 551,800
Mechanical	\$ 37,500	\$ 15,600	\$ 213,000	\$ 77,200	\$ 6,600	\$ 349,900
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 150,300	\$ 335,300	\$ 405,000	\$ 230,400	\$ 121,700	\$ 1,242,700
Amount of PNA relating to Lead Paint/Asbestos	\$ -					\$ -
Amount of PNA relating to Section 504 Compliance	\$ -					\$ -
New Construction						\$ -
						TOTAL PHYSICAL NEEDS \$ 1,242,700

(4.0) Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete	25	11	Per Sq. Ft.	320		\$9.00	\$ -	\$ 2,900.00
Seal Coat	5	1	Per Sq. Ft.	320		\$3.00	\$ -	\$ 400.00
Striping	5	1	Per Unit	1		\$15.00	\$ -	\$ -
Curb & Gutter	30		Per Linear Foot			\$22.00	\$ -	\$ 63,800.00
Pedestrian paving	20	11	Per Sq. Ft.	2,000		\$1,000.00	\$ -	\$ 2,000.00
Signage	15	2	Other	1		\$ -	\$ 5,500	\$ 22,000.00
Water Lines/Mains (Central CIO Building)	40	1	Per Linear Foot	200		\$ -	\$ -	\$ -
Sewer Lines/Mains	40		Per Linear Foot			\$250.00	\$ -	\$ 1,500.00
Lighting	25	22	Per Unit	6		\$ -	\$ -	\$ -
Storm Drainage	50		Per Linear Foot			\$10,000.00	\$ -	\$ 10,000.00
Landscape	50	1	Lump Sum	1		\$ -	\$ -	\$ -
Fencing	40		Per Linear Foot			\$35.00	\$ -	\$ -
Fence Painting	40		Per Linear Foot			\$2,000.00	\$ -	\$ 4,000.00
Dumpsters & Enclosures	10	5	Per Unit	1		\$ -	\$ -	\$ -
Electric Distribution	40		Per Linear Foot			\$25,000.00	\$ -	\$ -
Playground Areas/Equipment	20		Lump Sum			\$ -	\$ -	\$ -
Other (Specify)	15		Per Sq. Ft.			\$0.00	\$ -	\$ -
Other (Specify)			Other			\$ -	\$ -	\$ -
Site Subtotals							\$ 5,500	\$ 110,800.00
(4.10) Common Buildings--Rehab Only								
Administrative Building/Area	7	2	Per Sq. Ft.	455		\$ 12.00	\$ -	\$ 16,500.00
Community Building/Area	7	2	Per Sq. Ft.	560		\$ 12.00	\$ -	\$ 20,400.00

Shop	50	2	Per Sq. Ft.	210		\$ 3.00	\$ -	\$ 700.00
Storage Area	50		Per Sq. Ft.			\$ 7.00	\$ -	\$ -
Central Boiler	22	20	Per Unit	2			\$ -	\$ -
Central Chiller			Per Unit				\$ -	\$ -
Family Investment Center			Per Sq. Ft.				\$ -	\$ -
Day Care Center			Per Sq. Ft.				\$ -	\$ -
Laundry Areas	50	0	Per Sq. Ft.	160		\$ 12.00	\$ -	\$ -
Common Area Washers			Per Unit				\$ -	\$ -
Common Area Dryers			Per Unit				\$ -	\$ -
Common Area Finishes	7	2	Per Sq. Ft.	385		\$ 13.00	\$ -	\$ 15,300.00
Other - repair structural cracks	40		Per Sq. Ft.			\$ 75.00	\$ -	\$ -
Other - exterior openings	30	2	Per Unit	27		\$ 1,100.00	\$ -	\$ 29,700.00
Common Subtotals							\$ -	\$ 82,600.00
(4.11) Unit Exteriors								
Carports/Surface Garage			Per Sq. Ft.				\$ -	\$ -
Foundation	50	8	Per Sq. Ft.				\$ -	\$ -
Building Slab	50	8	Per Sq. Ft.	5,670			\$ -	\$ -
Roofs	20	10	Per Sq. Ft.	6,804		\$ 6.00	\$ -	\$ 40,800.00
Canopies	40	0	Per Sq. Ft.			\$ 3.00	\$ -	\$ -
Tuck-Pointing	40	0	Per Sq. Ft.	8,160	408	\$ 10.00	\$ 4,100	\$ -
Exterior Paint & Caulking	5	4	Per Sq. Ft.	8,160		\$ 2.00	\$ -	\$ 65,600.00
Soffits	5		Per Sq. Ft.	408		\$ 7.50	\$ -	\$ 12,400.00
Siding	5		Per Sq. Ft.			\$ 5.00	\$ -	\$ -
Exterior Stairwells/Fire Escapes			Per Sq. Ft.				\$ -	\$ -
Landings & Railings			Per Sq. Ft.				\$ -	\$ -
Balconies & Railings			Per Sq. Ft.				\$ -	\$ -
Mail Facilities	30	2	Per Unit	24		\$ 55.00	\$ -	\$ 1,400.00
Exterior Doors	25	0	Per Unit	30		\$ 1,200.00	\$ -	\$ -
Windows	30	0	Per Unit	66		\$ 1,500.00	\$ -	\$ -
Gutters/Downspouts	25	10	Per Linear Foot	1,128	113	\$ 10.00	\$ 1,200	\$ 11,300.00
Columns & Porches			Per Sq. Ft.				\$ -	\$ -
Decks & Patios	30		Per Sq. Ft.			\$ 10.00	\$ -	\$ -
Exterior Lighting	6	5	Per Unit	12		\$ 150.00	\$ -	\$ 5,400.00
Other (Specify)			Other				\$ -	\$ -
Other (Specify)			Other				\$ -	\$ -
Unit Exterior Subtotals							\$ 5,300	\$ 137,000.00
(4.12) Unit Interiors								
Interior Painting (non routine)	7	2	Per Unit	24	6	\$ 680.00	\$ 4,100	\$ 49,200.00
Interior Doors	30	5	Per Unit	84	8	\$ 600.00	\$ 5,100	\$ 50,400.00
Flooring (non routine)	15	5	Per Sq. Ft.	9,180		\$ 4.25	\$ -	\$ 78,200.00
Shower/Tub Surrounds	20	6	Per Unit	24		\$ 1,300.00	\$ -	\$ 31,200.00
Commodes	20	15	Per Unit	24		\$ 600.00	\$ -	\$ 14,400.00
Vanities	20	6	Per Unit	24		\$ 500.00	\$ -	\$ 12,000.00
Faucets	20	6	Per Unit	24		\$ 350.00	\$ -	\$ 8,400.00
Bathroom Flooring (non cyclical)	50	8	Per Sq. Ft.	600		\$ 15.00	\$ -	\$ 9,000.00
Kitchen Cabinets	20	2	Per Unit	24	18	\$ 3,240.00	\$ 58,400	\$ 77,800.00
Ranges	15	6	Per Unit	24	12	\$ 625.00	\$ 7,500	\$ 15,000.00
Range Hoods	15	6	Per Unit	24	6	\$ 325.00	\$ 2,000	\$ 7,800.00
Refrigerators	15	14	Per Unit	24	2	\$ 700.00	\$ 1,400	\$ 16,800.00
Counters and Sinks	10	2	Per Unit	24	18	\$ 1,305.00	\$ 23,500	\$ 62,800.00
Dishwasher			Per Unit				\$ -	\$ -
Microwave			Per Unit				\$ -	\$ -
Washing Machines			Per Unit				\$ -	\$ -
Dryers			Per Unit				\$ -	\$ -
Call-for-Aid Systems			Per Unit				\$ -	\$ -
Stairs and Handrails	50	8	Per Unit	6		\$ 1,820.00	\$ -	\$ -
Other - interior lighting	20	19	Per Unit	84		\$ 200.00	\$ -	\$ 16,800.00
Other (Specify)			Other				\$ -	\$ -
Unit Interior Subtotals							\$ 102,000	\$ 449,800.00
(4.13) Mechanical								
Water Distribution	50	8	Per Linear Foot	20,000	5,000	\$ 2.00	\$ 10,000	\$ 40,000.00
Heating Equip/System	15	14	Per Unit	2		\$ 34,100.00	\$ -	\$ 68,200.00
Electric Distribution	50	8	Per Unit	24		\$ 880.00	\$ -	\$ 21,200.00
Hot Water Heaters	15	7	Per Unit	2		\$ 2,000.00	\$ -	\$ 4,000.00
Unit Sub-panels	50	8	Per Unit	6		\$ 1,300.00	\$ -	\$ 7,800.00
Trash Compactor			Other				\$ -	\$ -
Cooling Equip/Systems			Other				\$ -	\$ -
Smoke/Fire Detection	10	5	Per Unit	36		\$ 250.00	\$ -	\$ 18,000.00
Unit Reconfiguration			Per Sq. Ft.				\$ -	\$ -
Security/Fire Alarm	15	7	Per Sq. Ft.	1		\$ 30,000.00	\$ -	\$ 30,000.00
Fire Suppression System			Per Sq. Ft.				\$ -	\$ -
Generator			Lump Sum				\$ -	\$ -
Elevator			Per Unit				\$ -	\$ -
Other - Baseboard hydronic distribution	50	10	Per Linear Foot	20,000	5,000	\$ 5.50	\$ 27,500	\$ 110,000.00
Other - Unit Exhaust Fans	15	5	Per Unit	24		\$ 275.00	\$ -	\$ 13,200.00
Other - Sanitary Piping	50	10	Per Linear Foot	20,000	2,000	\$ 3.40	\$ 6,800	\$ 68,000.00
Other - Insulation (CIO Building)	20	1	Per Linear Foot	1,000	500	\$ 10.00	\$ 5,000	\$ 10,000.00
Other - Valves	15	1	Per Unit	200	40	\$ 50.00	\$ 2,000	\$ 20,000.00
Other - Rooftop units - CIO Bldg	15	7	Per Unit	2		\$ 10,500.00	\$ -	\$ 21,000.00
Other - Natural Gas Piping	50	10	Per Linear Foot	1,600	200	\$ 45.00	\$ 9,000	\$ 72,000.00
Mechanical Subtotals							\$ 37,500	\$ 312,400.00
(4.14) Other								
Site Acquisition			Per Sq. Ft.				\$ -	\$ -
Other Fees and Costs			Per Sq. Ft.				\$ -	\$ -
Demolition			Per Sq. Ft.				\$ -	\$ -
Dwelling Unit Conversion			Per Sq. Ft.				\$ -	\$ -
Contingency			Per Sq. Ft.				\$ -	\$ -
Other (Specify)			Per Sq. Ft.				\$ -	\$ -
Other (Specify)			Per Sq. Ft.				\$ -	\$ -
Other Subtotals							\$ -	\$ -
GRAND TOTAL							\$ 145,000	\$1,092,400.00

(4.15) Special Categories						
Amount of PNA Relating to Lead			Per Sq. Ft.			\$ -
Paint/Asbestos Compliance			Per Sq. Ft.			\$ -
Amount of PNA Relating to Section 504 Compliance			Per Sq. Ft.			\$ -
(4.16) New Construction						
Dwelling Units			Per Sq. Ft.			\$ -
Administrative Building			Per Sq. Ft.			\$ -
Community Building or Facility			Per Sq. Ft.			\$ -
Shop			Per Sq. Ft.			\$ -
Storage Area			Per Sq. Ft.			\$ -
Family Investment Center			Per Sq. Ft.			\$ -
Day Care Center			Per Sq. Ft.			\$ -
Laundry Area(s)			Per Sq. Ft.			\$ -
Other (Specify)			Per Sq. Ft.			\$ -
Other (Specify)			Per Sq. Ft.			\$ -
Other (Specify)			Per Sq. Ft.			\$ -
New Construction Subtotals						\$ -

Physical Needs Assessment
Capital Fund Financing Program/
Operating Fund Financing Program

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157
(exp. 11/2008)

HA Name Chester County	HA Number 0	FY of Assessment 2011	<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision	Date Prepared: Date Revised:
---------------------------	----------------	--------------------------	---	---------------------------------

(1.0) Project Data

(1.1) Management Office Address: 125 S. Penn St. West Chester, Locust Court

(1.2) Project Name: [Redacted]

(1.3) Development No.: PA 48-02 (1.4) DOFA Date: xx/xx/1999

(1.5) Year of Last Substantial Mod: [Redacted]

(1.6) Occupancy Rate (Rentable Units Only): 81%

(1.7) Latest PASS REAC Score Total Units: 26

(1.8) Total Buildings: 26
Occupied Units: 21
Vacant/Rentable Units: 5

(1.9) Occupancy Type(s) (Check all that apply):
 Family
 Elderly
 Family & Disabled
 Elderly & Disabled
 Not Applicable
 Official Designation: Elderly
 Official Designation: Disabled
 Official Designation: Mixed

(1.10) Structure Type(s) (Check all that apply):
 S-F Detached
 Semi-Detached
 Row or Townhome
 M-F/Walkup
 Elevator
 Non-Dwelling

(1.11) Bedroom Distribution

	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied			8	10	3	
(1.11b) Vacant				4	1	
Total Units	0	0	8	14	4	0

Avg Bedrooms per Unit: 2.76

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party) PHA Internally 3rd Party Independent

(2.2) First Year Covered by PNA: 2011

(2.3) Length of PNA (in years): 20

(2.4) Unit Interiors Inspected (#): 3
Units Inspected as % of Total: 12%

(2.9) Total Residential Buildings: 26

(2.10) Number of Building Exteriors Inspected: 5

(2.11) Total Off-Street Parking Spaces: 5

(2.12) Site Acreage: 0.88 acres
(2.13) Parking Area (in square feet): 1,000 SF

(2.5) Inspector Contact Name: Eugene Schiavo, AIA
(2.6) Company Name or PHA Title: K&A Architectural Services
(2.7) Inspector Contact Phone: 215-985-0111

(2.8) Data Source(s) for PNA: Annual Inspections Contractor REAC Inspections

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost: Yes No

(2.16) Development Has Long-Term Physical and Social Viability: Yes No

(2.14) Units Inspected by Bedroom Size

	Eff	1BR	2BR	3BR	4BR	5BR+
				2	1	

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	\$ 39,900	\$ 23,700	\$ 12,100	\$ 170,900	\$ 28,100	\$ 274,700
Common Buildings/Area	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ 500
Unit Exteriors	\$ 5,100	\$ 479,500	\$ 75,700	\$ 81,500	\$ 121,500	\$ 763,300
Unit Interiors	\$ 79,100	\$ 81,900	\$ 394,100	\$ 53,300	\$ 115,300	\$ 723,700
Mechanical	\$ 22,000	\$ 7,200	\$ 230,200	\$ -	\$ 167,700	\$ 427,100
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 146,100	\$ 592,300	\$ 712,600	\$ 305,700	\$ 432,600	\$ 2,189,300
Amount of PNA relating to Lead Paint/Asbestos	\$ -					\$ -
Amount of PNA relating to Section 504 Compliance	\$ -					\$ -
New Construction						\$ -
TOTAL PHYSICAL NEEDS						\$ 2,189,300

(4.0) Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete	25	10	Per Sq. Ft.	1,000		\$9.00	\$ -	\$ 9,000.00
Seal Coat	5	0	Per Sq. Ft.	1,000	1,000	\$3.00	\$ 3,000	\$ 12,000.00
Striping	8	0	Per Unit	5	5	\$15.00	\$ 100	\$ 400.00
Curb & Gutter	30	15	Per Linear Foot	1,000		\$15.00	\$ -	\$ 15,000.00
Pedestrian paving	30	15	Per Sq. Ft.	6,900		\$22.00	\$ -	\$ 151,800.00
Signage	15		Other	1		\$1,000.00	\$ -	\$ 1,000.00
Water Lines/Mains (Central)	40	1	Per Linear Foot	150	25	\$ 70.00	\$ 1,800	\$ 10,500.00
Sewer Lines/Mains	50		Per Linear Foot				\$ -	\$ -
Lighting	25		Per Unit			\$1,000.00	\$ -	\$ -
Storm Drainage	50	5	Per Linear Foot		1	\$10,000.00	\$ 10,000	\$ -
Landscape	50	5	Lump Sum	1		\$12.00	\$ -	\$ 10,100.00
Fencing	40	5	Per Linear Foot	340		\$35.00	\$ -	\$ -
Fence Painting	40		Per Linear Foot			\$2,000.00	\$ -	\$ -
Dumpsters & Enclosures	10		Per Unit				\$ -	\$ -
Electric Distribution	40		Per Linear Foot				\$ -	\$ -
Playground Areas/Equipment	30	0	Lump Sum	1	1	\$25,000.00	\$ 25,000	\$ 25,000.00
Other (Specify)			Other				\$ -	\$ -
Other (Specify)			Other				\$ 39,900	\$ 234,800.00
Site Subtotals								
(4.10) Common Buildings--Rehab Only								
Administrative Building			Per Sq. Ft.			\$ 12.00	\$ -	\$ -
Community Building			Per Sq. Ft.			\$ 12.00	\$ -	\$ -
Shop Area	50	5	Per Sq. Ft.	150		\$ 3.00	\$ -	\$ 500.00

Storage Area			Per Sq. Ft.				\$ -	\$ -
Central Boiler			Other				\$ -	\$ -
Central Chiller			Other				\$ -	\$ -
Family Investment Center			Other				\$ -	\$ -
Day Care Center			Other				\$ -	\$ -
Laundry Areas			Other			\$ 12.00	\$ -	\$ -
Common Area Washers			Other				\$ -	\$ -
Common Area Dryers			Other			\$ 11.00	\$ -	\$ -
Common Area Finishes			Other				\$ -	\$ -
Other - repair structural cracks			Per Sq. Ft.				\$ -	\$ -
Other (Specify)			Other				\$ -	\$ 500.00
Common Subtotals								
(4.11) Unit Exteriors								
Carports/Surface Garage			Per Sq. Ft.				\$ -	\$ -
Foundation	50		Per Sq. Ft.				\$ -	\$ -
Building Slab	50	8	Per Sq. Ft.	12,060			\$ -	\$ -
Roofs	20	5	Per Sq. Ft.	13,870		\$ 6.00	\$ -	\$ 83,300.00
Canopies	40	40	Per Sq. Ft.	1,100	220	\$ 5.00	\$ 1,100	\$ -
Tuck-Pointing	40		Per Sq. Ft.			\$ 10.00	\$ -	\$ -
Exterior Paint & Caulking	5	4	Per Sq. Ft.	12,660		\$ 2.00	\$ -	\$ 261,600.00
Soffits	5	5	Per Sq. Ft.	1,100		\$ 7.50	\$ -	\$ 33,200.00
Siding	5		Per Sq. Ft.			\$ 5.00	\$ -	\$ -
Exterior Stairwells/Fire Escapes			Per Sq. Ft.				\$ -	\$ -
Landings & Railings			Per Sq. Ft.				\$ -	\$ -
Balconies & Railings			Per Sq. Ft.				\$ -	\$ -
Mail Facilities	10	9	Per Unit	2		\$ 1,000.00	\$ -	\$ 4,000.00
Exterior Doors	25	5	Per Unit	52		\$ 1,800.00	\$ -	\$ 93,600.00
Windows	30	5	Per Unit	132		\$ 1,500.00	\$ -	\$ 198,000.00
Gutters/Downspouts	25	5	Per Linear Foot	2,104	230	\$ 10.00	\$ 2,400	\$ 23,100.00
Columns & Porches			Per Sq. Ft.				\$ -	\$ -
Decks & Patios	20	20	Per Sq. Ft.	3,800		\$ 10.00	\$ -	\$ 38,000.00
Exterior Lighting	6	5	Per Unit	52	10	\$ 150.00	\$ 1,800	\$ 23,400.00
Other (Specify)			Other				\$ -	\$ -
Other (Specify)			Other				\$ 5,100	\$ 758,200.00
Unit Exterior Subtotals								
(4.12) Unit Interiors								
Interior Painting (non routine)	7	5	Per Unit	26	5	\$ 1,020.00	\$ 5,400	\$ 79,800.00
Interior Doors	30	8	Per Unit	296	44	\$ 600.00	\$ 26,700	\$ 177,600.00
Flooring (non routine)	15	7	Per Sq. Ft.	10,210	2,042	\$ 4.25	\$ 8,700	\$ 43,400.00
Shower/Tub Surrounds	20	5	Per Unit	30		\$ 1,300.00	\$ -	\$ 39,000.00
Commodes	20	6	Per Unit	30		\$ 600.00	\$ -	\$ 18,000.00
Vanities	20	6	Per Unit	30	2	\$ 500.00	\$ 1,000	\$ 15,000.00
Faucets	20	6	Per Unit	30	2	\$ 350.00	\$ 700	\$ 10,500.00
Bathroom Flooring (non cyclical)	50	8	Per Sq. Ft.	750	75	\$ 15.00	\$ 1,200	\$ 11,300.00
Kitchen Cabinets	20	10	Per Unit	26	4	\$ 3,240.00	\$ 12,700	\$ 84,300.00
Ranges	15	1	Per Unit	26	20	\$ 625.00	\$ 12,200	\$ 32,600.00
Range Hoods	15	1	Per Unit	26	5	\$ 325.00	\$ 1,700	\$ 8,500.00
Refrigerators	15	14	Per Unit	26		\$ 700.00	\$ -	\$ 18,200.00
Counters and Sinks	10	7	Per Unit	26	5	\$ 1,305.00	\$ 6,800	\$ 68,000.00
Dishwasher			Per Unit				\$ -	\$ -
Microwave			Per Unit				\$ -	\$ -
Washing Machines			Per Unit				\$ -	\$ -
Dryers			Per Unit				\$ -	\$ -
Call-for-Aid Systems			Per Unit				\$ -	\$ -
Stairs and Handrails	50	8	Per Unit	54		\$ 4,500.00	\$ -	\$ -
Other - interior lighting	20	19	Per Unit	192	10	\$ 200.00	\$ 2,000	\$ 38,400.00
Other (Specify)			Other				\$ -	\$ -
Unit Interior Subtotals								
(4.13) Mechanical								
Water Distribution	50	8	Other	26	3	\$ 2,000.00	\$ 6,000	\$ 52,000.00
Heating Equip/System	20	19	Per Unit	26		\$ 3,000.00	\$ -	\$ 78,000.00
Electric Distribution	50	8	Per Unit	26	13	\$ 880.00	\$ 11,500	\$ 22,900.00
Hot Water Heaters (Indoor HP)	10	9	Per Unit	26		\$ 2,500.00	\$ -	\$ 130,000.00
Unit Sub-panels	50	8	Per Unit	26		\$ 1,300.00	\$ -	\$ 33,800.00
Trash Compactor			Other				\$ -	\$ -
Cooling Equip/Systems (Geo-Loop)	40	39	Other	26		\$ 2,000.00	\$ -	\$ -
Smoke/Fire Detection	10	8	Per Unit	70		\$ 250.00	\$ -	\$ 35,000.00
Unit Reconfiguration			Per Sq. Ft.				\$ -	\$ -
Security/Fire Alarm			Per Sq. Ft.				\$ -	\$ -
Fire Suppression System			Per Sq. Ft.				\$ -	\$ -
Generator			Lump Sum				\$ -	\$ -
Elevator			Per Unit				\$ -	\$ -
Other - Unit Exhaust Fans	15	5	Per Unit	26		\$ 275.00	\$ -	\$ 14,400.00
Other - Sanitary Piping	50	10	Per Unit	26	3	\$ 1,500.00	\$ 4,500	\$ 39,000.00
Other - Insulation	20	1	Per Linear Foot	750	100	\$ 10.00	\$ 1,000	\$ 7,500.00
Other - Valves	15	1	Per Unit	150	30	\$ 25.00	\$ 800	\$ 7,600.00
Other - Natural Gas Piping - site	50	10	Per Linear Foot	1,630	200	\$ 45.00	\$ 9,000	\$ 72,000.00
Mechanical Subtotals								
(4.14) Other								
Site Acquisition			Per Sq. Ft.				\$ -	\$ -
Other Fees and Costs			Per Sq. Ft.				\$ -	\$ -
Demolition			Per Sq. Ft.				\$ -	\$ -
Dwelling Unit Conversion			Per Sq. Ft.				\$ -	\$ -
Contingency			Per Sq. Ft.				\$ -	\$ -
Other (Specify)			Per Sq. Ft.				\$ -	\$ -
Other (Specify)			Per Sq. Ft.				\$ -	\$ -
Other Subtotals								
							\$ 141,000	\$ 2,043,200.00
GRAND TOTAL								
(4.15) Special Categories								
Amount of PNA Relating to Lead Paint/Asbestos Compliance			Per Sq. Ft.				\$ -	\$ -

Amount of PNA Relating to Section 504 Compliance	Per Sq. Ft.					\$	-
(4.16) New Construction							
Dwelling Units	Per Sq. Ft.					\$	-
Administrative Building	Per Sq. Ft.					\$	-
Community Building or Facility	Per Sq. Ft.					\$	-
Shop	Per Sq. Ft.					\$	-
Storage Area	Per Sq. Ft.					\$	-
Family Investment Center	Per Sq. Ft.					\$	-
Day Care Center	Per Sq. Ft.					\$	-
Laundry Areas(s)	Per Sq. Ft.					\$	-
Other (Specify)	Per Sq. Ft.					\$	-
Other (Specify)	Per Sq. Ft.					\$	-
Other (Specify)	Per Sq. Ft.					\$	-
New Construction Subtotals						\$	-

Physical Needs Assessment
Capital Fund Financing Program/
Operating Fund Financing Program

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157
(exp. 11/2008)

HA Name Chester County	HA Number 0	FY of Assessment 2011	<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision	Date Prepared: Date Revised:
---------------------------	----------------	--------------------------	---	---------------------------------

(1.0) Project Data

(1.1) Management Office Address
(1.2) Project Name

222 North Church, West Chester
222 North Church

(1.3) Development No. PA-05-05 (1.4) DOFA Date 10/06/1970

(1.5) Year of Last Substantial Mod
(1.6) Occupancy Rate (Rentable Units Only)
(1.7) Latest PASS REAC Score
Total Units
(1.8) Total Buildings
Occupied Units
Vacant/Rentable Units

80%
59
1
47
12

(1.9) Occupancy Type(s) (Check all that apply)

Family
 Elderly
 Family & Disabled
 Elderly & Disabled
 Not Applicable
 Official Designation: Elderly
 Official Designation: Disabled
 Official Designation: Mixed

(1.10) Structure Type(s) (Check all that apply)

S-F Detached
 Semi-Detached
 Row or Townhome
 M-F/Walkup
 Elevator
 Non-Dwelling

(1.11) Bedroom Distribution						
	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied	22	25				
(1.11b) Vacant	6	6				
Total Units	28	31	0	0	0	0
Avg Bedrooms per Unit	1.00					

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party)

PHA Internally
 3rd Party Independent

(2.5) Inspector Contact Name:
(2.6) Company Name or PHA Title:
(2.7) Inspector Contact Phone:

Eugene Schiavo, AIA
K&A Architectural Services
215-595-0111

(2.2) First Year Covered by PNA
(2.3) Length of PNA (in years)
(2.4) Unit Interiors Inspected (#)
Units Inspected as % of Total
(2.9) Total Residential Buildings
(2.10) Number of Building Exteriors Inspected
(2.11) Total Off-Street Parking Spaces
(2.12) Site Acreage
(2.13) Parking Area (in square feet)

2011
20
12
20%
1
1
14
2.800 acres
SF

(2.8) Data Source(s) for PNA

Annual Inspections
 Contractor
 REAC Inspections

(2.14) Units Inspected by Bedroom Size					
Eff	1BR	2BR	3BR	4BR	5BR+
4	8				

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost
(2.16) Development Has Long-Term Physical and Social Viability

Yes No
 Yes No

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	\$ 22,400	\$ 90,500	\$ 9,700	\$ 18,700	\$ 8,700	\$ 150,000
Common Buildings/Area	\$ 21,800	\$ 76,700	\$ 58,600	\$ 16,200	\$ 71,200	\$ 244,500
Unit Exteriors	\$ 154,000	\$ 35,700	\$ 58,500	\$ 16,500	\$ 8,500	\$ 273,200
Unit Interiors	\$ 124,000	\$ 41,500	\$ 662,000	\$ 296,900	\$ 88,800	\$ 1,213,200
Mechanical	\$ 100,200	\$ 48,600	\$ 517,800	\$ 58,500	\$ 318,200	\$ 1,043,300
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 422,400	\$ 293,000	\$ 1,306,600	\$ 406,800	\$ 495,400	\$ 2,924,200
Amount of PNA relating to Lead Paint/Asbestos	\$ -					\$ -
Amount of PNA relating to Section 504 Compliance	\$ -					\$ -
New Construction						\$ -
TOTAL PHYSICAL NEEDS						\$ 2,924,200

(4.0) Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete	25	5	Per Sq. Ft.	2,800		\$9.00	\$ -	\$ 25,200.00
Seal Coat	5	0	Per Sq. Ft.	2,800	2,800	\$3.00	\$ 8,400	\$ 33,600.00
Striping	5	0	Per Unit	14	14	\$15.00	\$ -	\$ 3,000.00
Curb & Gutter	30	4	Per Linear Foot	200		\$22.00	\$ 2,700	\$ 52,800.00
Pedestrian paving	30	4	Per Sq. Ft.	2,400		\$750.00	\$ -	\$ 800.00
Signage	20	4	Lump Sum	1		\$110.00	\$ 11,000	\$ -
Water Lines/Mains	40	0	Per Linear Foot	100	100	\$ -	\$ -	\$ -
Sewer Lines/Mains	50	10	Per Linear Foot			\$1,000.00	\$ -	\$ -
Lighting	25		Per Unit			\$ -	\$ -	\$ -
Storm Drainage	50	10	Per Linear Foot			\$10,000.00	\$ -	\$ 10,000.00
Landscape	50	15	Lump Sum	1		\$ -	\$ -	\$ -
Fencing			Per Linear Foot			\$ -	\$ -	\$ -
Fence Painting			Per Linear Foot			\$ -	\$ -	\$ -
Dumpsters & Enclosures			Per Unit			\$ -	\$ -	\$ -
Electric Distribution	40		Per Linear Foot			\$ -	\$ -	\$ 1,000.00
Playground Areas/Equipment	20	5	Lump Sum	1		\$1,000.00	\$ -	\$ -
Other (Specify)			Other			\$ -	\$ -	\$ -
Other (Specify)			Other			\$ -	\$ 22,400	\$ 127,600.00
Site Subtotals								
(4.10) Common Buildings--Rehab Only								
Administrative Building/Area	7	1	Per Sq. Ft.	400		\$ 12.00	\$ -	\$ 14,400.00
Community Building/Area	7	4	Per Sq. Ft.	1,200	600	\$ 12.00	\$ 7,200	\$ 43,200.00

Shop	50	10	Per Sq. Ft.	600	600	\$ 3.00	\$ 1,800	\$ 1,800.00
Storage Area	50	5	Per Sq. Ft.	440		\$ 7.00	\$ -	\$ 3,100.00
Central Boiler	22		Per Unit				\$ -	\$ -
Central Chiller			Per Unit				\$ -	\$ -
Family Investment Center			Per Sq. Ft.				\$ -	\$ -
Day Care Center			Per Sq. Ft.				\$ -	\$ -
Laundry Areas	50	5	Per Sq. Ft.	200	200	\$ 12.00	\$ 2,400	\$ 2,400.00
Common Area Washers			Per Unit				\$ -	\$ -
Common Area Dryers			Per Unit				\$ -	\$ -
Common Area Finishes	7	2	Per Sq. Ft.	4,000	800	\$ 13.00	\$ 10,400	\$ 156,000.00
Other - repair structural cracks	40		Per Sq. Ft.			\$ 75.00	\$ -	\$ -
Other (Specify)			Other				\$ -	\$ -
Common Subtotals							\$ 21,800	\$ 220,900.00
(4.11) Unit Exteriors								
Canopies/Surface Garage			Per Sq. Ft.				\$ -	\$ -
Foundation	50	10	Per Sq. Ft.				\$ -	\$ -
Building Slab	50	10	Per Sq. Ft.	7,250			\$ -	\$ -
Roofs	20	10	Per Sq. Ft.	7,250		\$ 6.00	\$ -	\$ 43,500.00
Canopies	40		Per Sq. Ft.				\$ -	\$ -
Tuck-Pointing	40	2	Per Sq. Ft.	19,125			\$ -	\$ -
Exterior Paint & Caulking	5		Per Sq. Ft.			\$ 7.50	\$ -	\$ 4,500.00
Soffits	25	12	Per Sq. Ft.	600		\$ 16.00	\$ -	\$ -
Sliding	5		Per Sq. Ft.			\$ 30.00	\$ -	\$ 1,500.00
Exterior Stairwells/Fire Escapes	50	9	Per Sq. Ft.	50			\$ -	\$ -
Landings & Railings			Per Linear Foot			\$ 150.00	\$ -	\$ 7,500.00
Balconies & Railings	50	9	Per Linear Foot	60		\$ 55.00	\$ -	\$ 3,300.00
Mail Facilities	30	2	Per Unit	60			\$ -	\$ -
Exterior Doors	25	4	Per Unit	22		\$ 1,200.00	\$ -	\$ 26,400.00
Windows	30	0	Per Unit	147	140	\$ 1,100.00	\$ 154,000	\$ -
Gutters/Downspouts	25		Per Linear Foot			\$ 10.00	\$ -	\$ -
Columns & Porches	5	4	Per Sq. Ft.	600		\$ 10.00	\$ -	\$ 24,000.00
Decks & Patios	50	11	Per Sq. Ft.	600		\$ 10.00	\$ -	\$ 6,000.00
Exterior Lighting	20	19	Per Unit	10		\$ 250.00	\$ -	\$ 2,500.00
Other (Specify)			Other				\$ -	\$ -
Other (Specify)			Other				\$ -	\$ -
Unit Exterior Subtotals							\$ 154,000	\$ 119,200.00
(4.12) Unit Interiors								
Interior Painting (non routine)	7	3	Per Unit	60		\$ 680.00	\$ -	\$ 122,400.00
Interior Doors	50	10	Per Unit	332	25	\$ 600.00	\$ 15,000	\$ 199,200.00
Flooring (non routine)	20	10	Per Sq. Ft.	23,220	7,663	\$ 4.25	\$ 32,600	\$ 98,700.00
Shower/Tub Surrounds	20	10	Per Unit	60	15	\$ 1,300.00	\$ 19,200	\$ 78,000.00
Commodos	20	10	Per Unit	60		\$ 600.00	\$ -	\$ 36,000.00
Vanities	20	10	Per Unit	60		\$ 500.00	\$ -	\$ 30,000.00
Faucets	20	10	Per Unit	60	5	\$ 350.00	\$ 1,700	\$ 21,000.00
Bathroom Flooring (non cyclical)	50	10	Per Sq. Ft.	1,500	170	\$ 15.00	\$ 1,800	\$ 22,500.00
Kitchen Cabinets	25	12	Per Unit	59	5	\$ 4,120.00	\$ 20,400	\$ 254,900.00
Ranges	20	10	Per Unit	59	9	\$ 625.00	\$ 5,600	\$ 36,900.00
Range Hoods	15	8	Per Unit	59	24	\$ 325.00	\$ 7,700	\$ 19,200.00
Refrigerators	15	14	Per Unit	59		\$ 700.00	\$ -	\$ 41,300.00
Counters and Sinks	20	10	Per Unit	59	15	\$ 1,350.00	\$ 20,000	\$ 79,700.00
Dishwasher	10	2	Per Unit	1		\$ 700.00	\$ -	\$ 1,400.00
Microwave			Per Unit				\$ -	\$ -
Washing Machines			Per Unit				\$ -	\$ -
Dryers			Per Unit				\$ -	\$ -
Call-for-Aid Systems			Per Unit				\$ -	\$ -
Stairs and Handrails			Per Unit				\$ -	\$ -
Other - interior lighting	20	19	Per Unit	240		\$ 200.00	\$ -	\$ 48,000.00
Other (Specify)			Other				\$ -	\$ -
Unit Interior Subtotals							\$ 124,000	\$ 1,089,200.00
(4.13) Mechanical								
Water Distribution	50	10	Per Linear Foot	42,500	12,750	\$ 2.00	\$ 25,500	\$ 85,000.00
Heating Equip/System	20	19	Per Unit	2		\$ 34,100.00	\$ -	\$ 68,200.00
Electric Distribution	50	10	Per Unit	60		\$ 880.00	\$ -	\$ 52,800.00
Hot Water Heaters	15	14	Per Unit	2		\$ 8,000.00	\$ -	\$ 16,000.00
Unit Sub-panels	50	10	Per Unit	60		\$ 1,300.00	\$ -	\$ 78,000.00
Trash Compactor	15		Other	1		\$ 20,000.00	\$ -	\$ 20,000.00
Cooling Equip/Systems			Other				\$ -	\$ -
Smoke/Fire Detection	10	1	Per Unit	90	90	\$ 250.00	\$ 22,500	\$ 45,000.00
Unit Reconfiguration			Per Sq. Ft.				\$ -	\$ -
Security/Fire Alarm	15	7	Per Sq. Ft.	1		\$ 15,000.00	\$ -	\$ 15,000.00
Fire Suppression System	50	10	Per Sq. Ft.	42,500	4,250	\$ 1.25	\$ 5,400	\$ 53,200.00
Generator	25	1	Lump Sum	1		\$ 26,100.00	\$ -	\$ 26,100.00
Elevator	25	18	Per Unit	2		\$ 125,000.00	\$ -	\$ 260,000.00
Other - Baseboard hydronic distribution	50	10	Per Sq. Ft.	42,500	8,500	\$ 5.50	\$ 45,800	\$ 233,000.00
Other - Sanitary Piping	50	10	Per Sq. Ft.	42,500	4,250	\$ 3.40	\$ 14,500	\$ 144,500.00
Other - Insulation	20	5	Per Linear Foot	2,000	500	\$ 10.00	\$ 5,000	\$ 20,000.00
Other - Valves	15	1	Per Unit	460	90	\$ 50.00	\$ 4,500	\$ 48,000.00
Other - Solar Hot Water System - central	20	18	Lump Sum	1		\$ 32,200.00	\$ -	\$ 32,200.00
Other - Common Exhaust/Ventilation Fan	15	5	Per Unit	3		\$ 1,500.00	\$ -	\$ 9,000.00
Other - Common Heating & Ventilation Units	15	0	Per Unit	3	3	\$ 10,000.00	\$ 30,000	\$ 30,000.00
Other - Natural Gas Piping	50	10	Per Linear Foot	1,600	200	\$ 45.00	\$ 9,000	\$ 72,000.00
Mechanical Subtotals							\$ 100,200	\$ 943,100.00
(4.14) Other								
Site Acquisition			Per Sq. Ft.				\$ -	\$ -
Other Fees and Costs			Per Sq. Ft.				\$ -	\$ -
Demolition			Per Sq. Ft.				\$ -	\$ -
Dwelling Unit Conversion			Per Sq. Ft.				\$ -	\$ -
Contingency			Per Sq. Ft.				\$ -	\$ -
Other (Specify)			Per Sq. Ft.				\$ -	\$ -
Other (Specify)			Per Sq. Ft.				\$ -	\$ -
Other Subtotals							\$ 268,400	\$ 2,500,000
GRAND TOTAL								

(4.15) Special Categories							
Amount of PNA Relating to Lead			Per Sq. Ft.				\$ -
Paint/Asbestos Compliance			Per Sq. Ft.				\$ -
Amount of PNA Relating to Section 504 Compliance							
(4.16) New Construction							
Dwelling Units			Per Sq. Ft.				\$ -
Administrative Building			Per Sq. Ft.				\$ -
Community Building or Facility			Per Sq. Ft.				\$ -
Shop			Per Sq. Ft.				\$ -
Storage Area			Per Sq. Ft.				\$ -
Family Investment Center			Per Sq. Ft.				\$ -
Day Care Center			Per Sq. Ft.				\$ -
Laundry Area(s)			Per Sq. Ft.				\$ -
Other (Specify)			Per Sq. Ft.				\$ -
Other (Specify)			Per Sq. Ft.				\$ -
Other (Specify)			Per Sq. Ft.				\$ -
New Construction Subtotals							\$ -

