

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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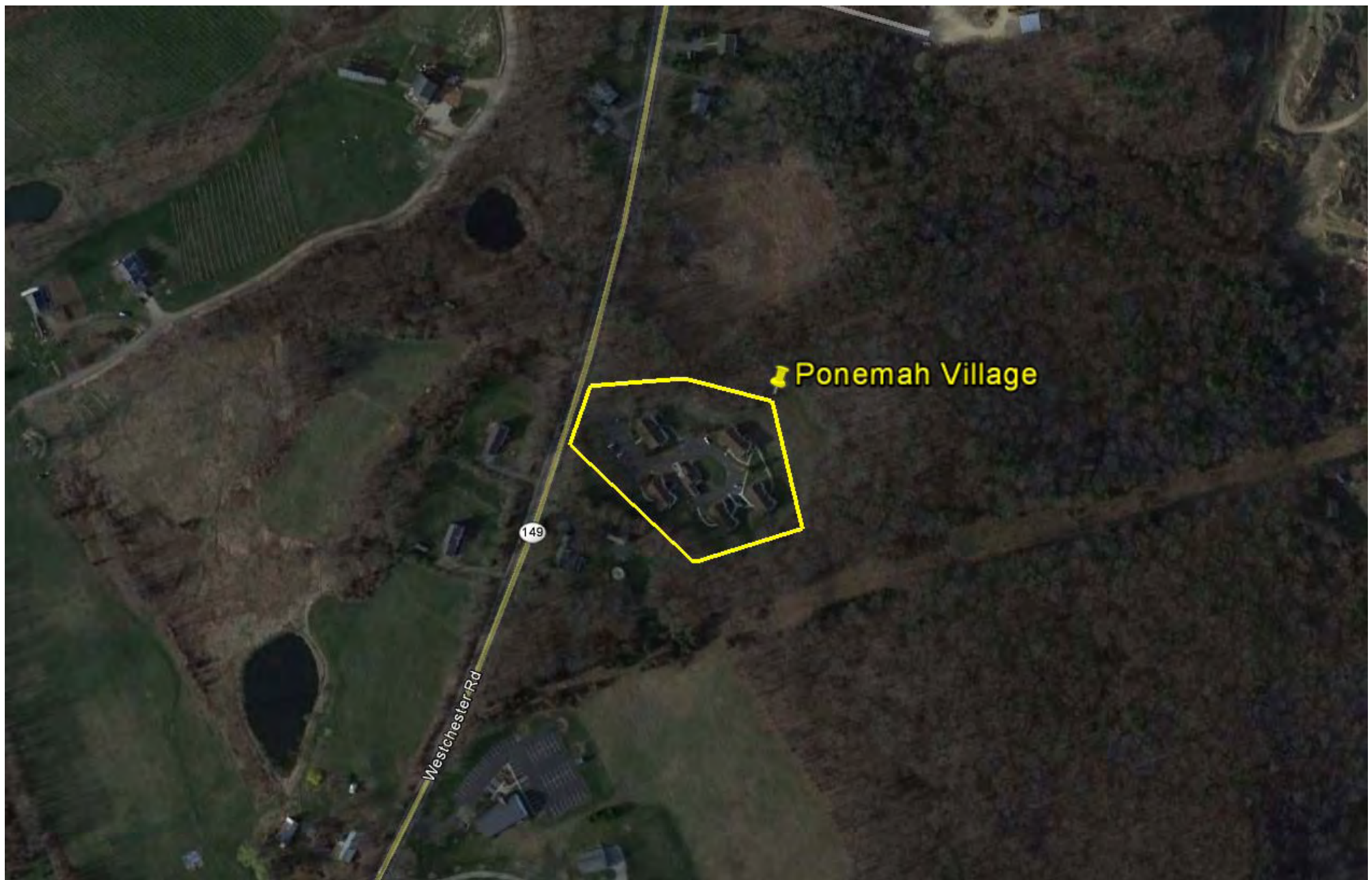
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Ponemah Village
CHFA #85017D
Colchester Housing Authority
Colchester, CT

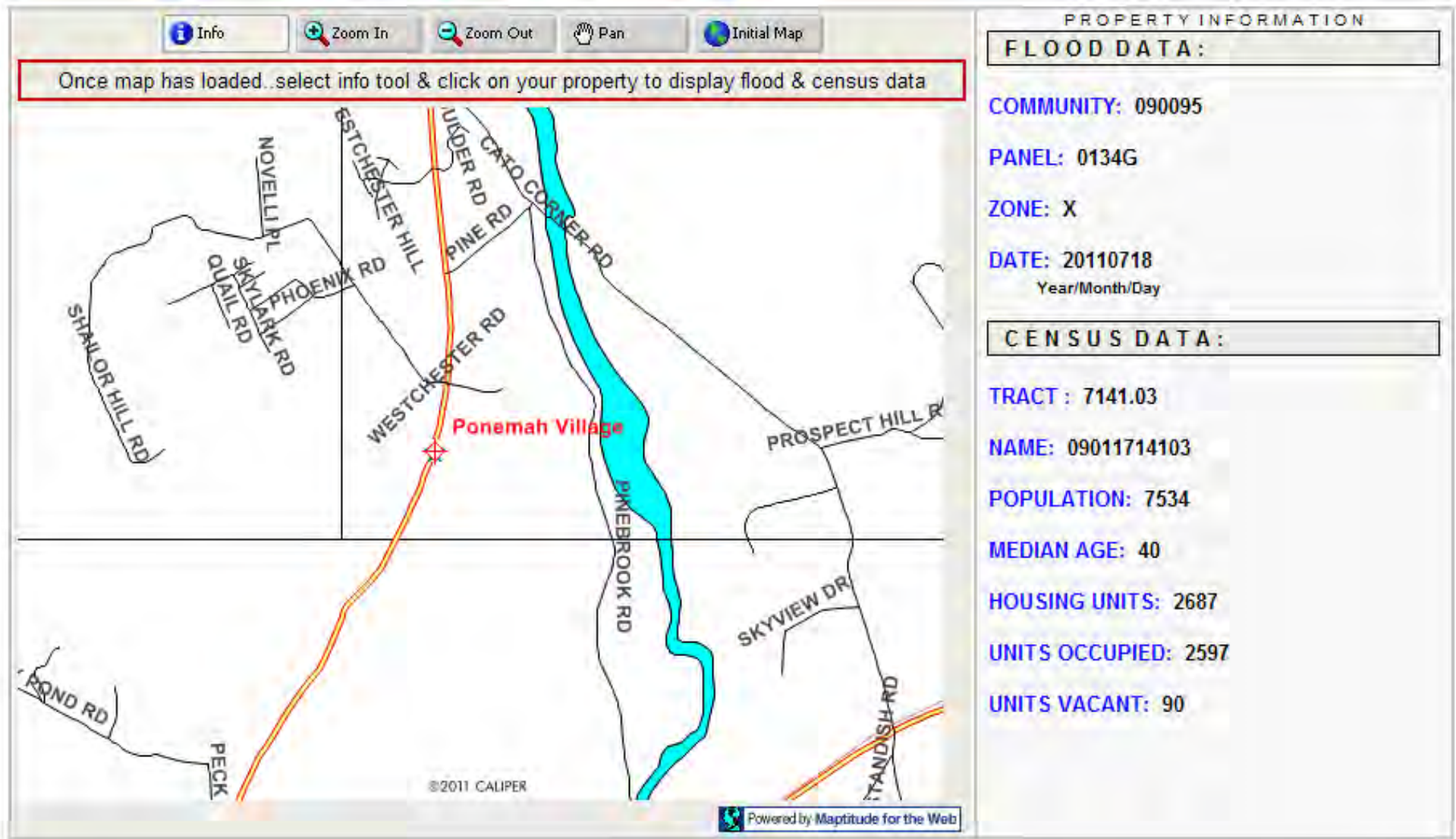
April 8, 2013

Final Report



Ponemah Village

283 Westchester Road
Colchester, CT 06281



Ponemah Village

283 Westchester Road
Cochester, CT 06281

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

Executive Summary

Ponemah Village

Colchester CT

Ponemah Village is a residential development for the elderly that is comprised of five residential buildings and a freestanding community building. The development includes 24 efficiency and 6 one-bedroom units. Original construction of the development dates to 1974.

Overall the development is in generally good condition. Renovation work completed in recent years has included resurfacing of asphalt pavement, replacement of roof coverings, doors, apartment windows, and in-unit kitchen cabinetry. As shown on the attached capital needs worksheets, the development will face significant capital needs in the near-term, primarily for replacement of the buildings' original exterior vinyl siding. Based on these projections, the development is seen as requiring an adjustment to current replacement reserve funding and/or an infusion of additional capital.

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

- Asphalt roadway and parking area surfaces are in very good condition; no near-term needs are anticipated.
- The development is served by an one-site septic system/leaching field – no problems related to this original system were reported; as a placemaker, an allowance for future leaching field replacement is shown in Year 13.
- The windows and doors recently replaced should perform reliably throughout the term of the assessment; no costs are shown. Costs to replace the common area (community building and stairwell) windows, which were excluded from the recent work, are shown in Year 3.
- Vinyl siding on the exterior walls of the buildings is understood to be original, and it is in fair condition for its age; replacement costs are shown in Year 3.
- No problems related to the recently replaced roof shingles were observed or reported; no near-term needs are anticipated.

- Interior common areas at the development include various spaces within the community building and a central stairwell at each residential building. Finishes at the community building are in generally good condition at the present time. The stairwell finishes exhibit age-related wear at most locations and are in need of refurbishment in the near-term.
- A mix of heating/cooling equipment serves the community building, all of the equipment appeared in good condition and no near-term needs are anticipated. The domestic hot water tank at the community building has exceeded its expected useful service life and is shown being replaced in Year 1.
- Water service for the development is provided by an on-site well. Equipment related to the well water system (storage tank, pressure tank, pumps, controls, etc.) is monitored and maintained separate from the development. That being said, allowances for potential future component upgrade/replacement needs are shown based on estimated current ages and expected useful lives.
- A newer, fully addressable, fire alarm control system serves the development; no near-term needs are anticipated.
- Annual allowances for replacement of in-unit floor coverings are shown from Year 1 forward.
- Unit bathrooms have cast iron bathtubs and ceramic tile surrounds; allowances to replace the bathtubs, surrounds, and mixing valve assemblies are shown in Years 2-6.
- No near-term needs related to the recently replaced kitchen cabinetry are anticipated. Allowances for refrigerator and range replacement needs are shown based on current ages and expected useful service lives.
- Heat pump systems were installed in all units during 2011; no near-term needs related to this new equipment are anticipated. Annual allowances for the as needed replacement of in-unit domestic hot water tanks are shown from Year 1 forward.
- Overall, the development's common areas are generally compliant with handicap accessibility standards. Elements in need of replacement and/or modification include the cabinetry in the community kitchen, restroom door widths, toilet location relative to adjacent walls, toilet grab bars, sink heights, lack of pipe insulation under the restroom sinks, and mirror heights.
- The development's unit mix includes two units that are designated as handicap accessible. Among the elements in need of modification and/or replacement for compliance with accessibility standards in these units is re-framing of interior doors to provide a minimum clear width of thirty-two inches, relocating toilets so as to be centered at eighteen inches from the adjacent wall, installation of insulation on drain and hot water supply line piping under sinks, modification of kitchen cabinetry so as to create a thirty-inch wide work surface with required knee clearance space, lowering of wall cabinets to be within reach range limits, and lowering of circuit breaker panels to be within reach range limits.

Additional Notes:

1. The Physical Assessment of the property was conducted on March 4th and 8th, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Bruce Hutchinson. We would like to thank Mr. Rob Gustafson of the Colchester Housing Authority for his assistance.
2. Cost estimates used in this assessment are based on data from *RS Means Facilities and Construction Cost Data*. These cost estimates have been applied uniformly across the entire study portfolio to help ensure consistency of future projections. Actual owner and/or site pricing could vary significantly.
3. Unless required by fire, safety, or accessibility codes, items are typically shown being replaced in kind and do not include any planned upgrades or potential upgrade opportunities.
4. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.
5. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.



Development sign



Asphalt paving has been resurfaced in recent years



Typical front elevation of a residential building –
Note vinyl-framed windows installed at
apartments in recent years



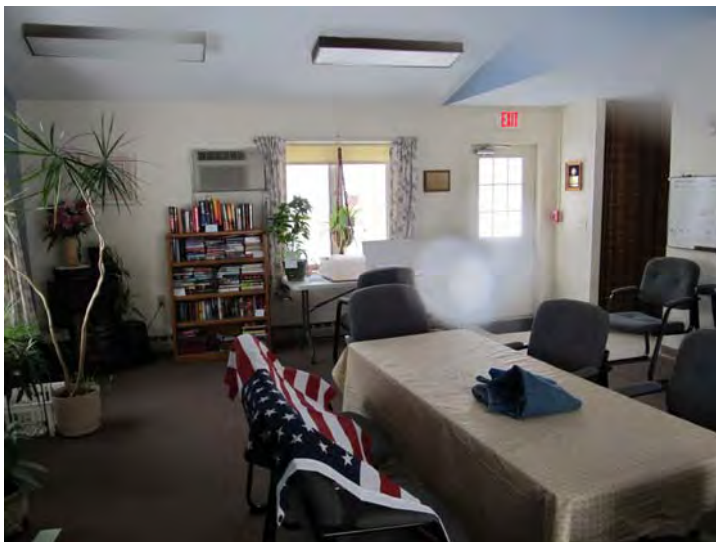
Typical side and rear elevations
of residential buildings



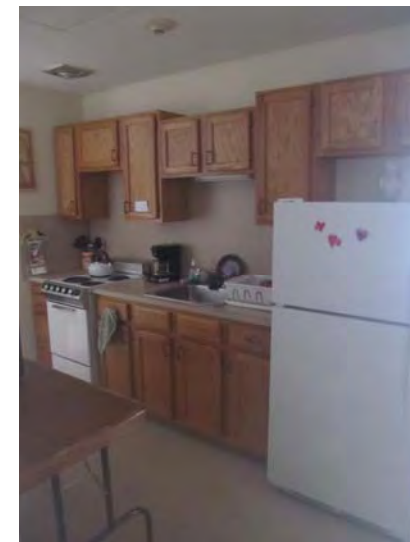
Building architecture as seen
at community building



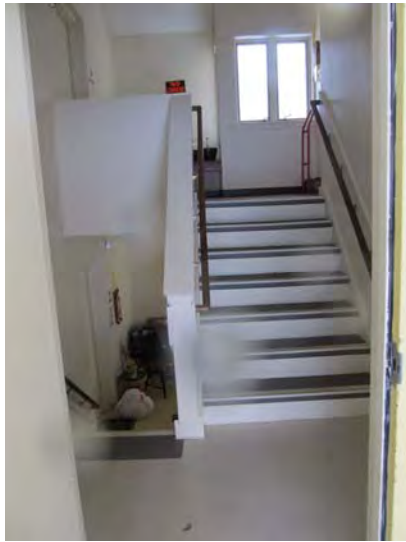
Original common area windows (community
building shown here) not replaced as part
of other window replacement work



Community room



Community kitchen – Note lack of knee clearance
under sink for handicap accessible



Typical common stairway at a residential building



Stairway finishes exhibit age-related wear and are in need of refurbishment in the near-term



Propane-fired wall furnace serving community room



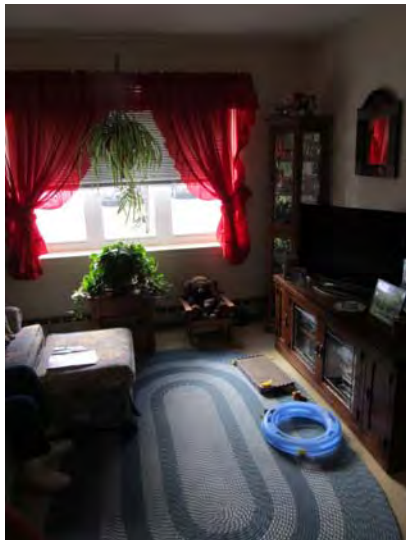
Domestic hot water tank serving community building



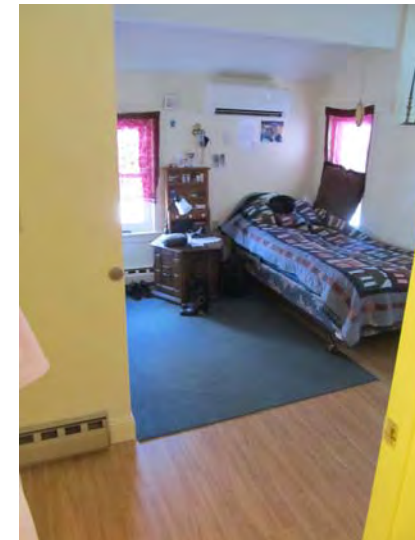
Portion of equipment serving the development's on-site well water system



Common area and in-unit smoke/fire detection devices monitored by a contemporary fully addressable fire alarm control panel



Typical finishes in unit living areas



Typical flooring currently being installed in units at the time of replacement



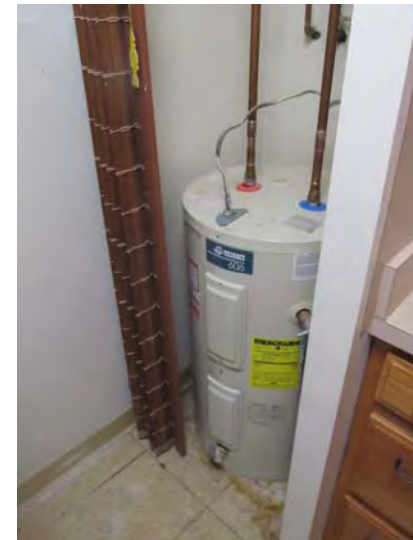
Typical finishes and fixtures
in unit bathrooms



Typical finishes and equipment
in unit kitchens



Exterior condensers for recently installed heat
pump systems serving each apartment



All units are equipped with their own
electric domestic hot water tank

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Colchester Housing Authority
Project Name:	Ponemah Village
Project City / Town:	Colchester

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 18, 2013

Number of Units:	30
Total Square Feet:	13,603
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$193,849
Annual Replacement Reserve Contribution:	\$18,510
Additional Misc. Contribution:	

	Component	Total Planned Expenditures by Year																						
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization
				2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Site Improvements	0	0	0	4,899	0	0	0	0	1,500	41,090	0	0	0	1,739	106,932	0	0	0	2,016	0	0	62,788	0
2	Building Exterior	0	0	0	0	134,439	0	0	0	0	0	0	0	0	0	0	0	6,323	4,908	5,055	5,206	5,363	0	0
3	Roofing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17,933	18,471	0
4	Lobby - Mail Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	Community Room	0	4,113	0	0	0	0	5,072	0	0	0	0	0	0	0	0	0	4,319	0	0	0	0	0	0
6	Common Hallways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7	Common Stairways	0	0	11,899	0	0	0	0	0	0	0	0	0	3,712	0	0	0	0	14,234	0	0	0	0	0
8	Common Laundry	0	1,275	0	0	0	0	597	0	0	0	0	0	0	0	0	0	305	0	0	0	0	0	0
9	Common Area Restrooms	0	6,000	0	0	0	0	724	0	0	0	0	0	0	0	0	0	434	0	0	0	0	0	0
10	Building Boilers	0	0	0	0	1,363	0	0	0	0	0	0	0	0	0	2,852	0	1,944	0	0	0	0	0	0
11	Building Mechanical	0	0	0	0	0	0	0	8,492	0	0	0	0	12,028	0	0	0	5,215	11,412	0	0	0	0	0
12	Building Electrical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23,370	0	0	81,547	0	0
13	Building Elevator	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	Building Structural	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	Unit Living	0	5,100	3,034	3,125	3,218	3,315	3,414	3,517	3,622	3,731	3,843	3,958	4,077	4,199	4,325	4,455	4,588	4,726	4,868	5,014	5,164	5,319	0
16	Unit Kitchens	0	11,261	1,256	1,294	1,333	5,766	5,938	6,117	6,300	6,489	1,591	1,639	1,688	1,739	1,791	1,845	1,900	1,957	2,016	2,076	8,982	40,615	0
17	Unit Bathrooms	0	5,730	1,302	13,825	14,239	14,667	15,107	15,560	1,555	1,601	1,649	1,699	1,750	1,802	1,856	1,912	1,969	2,028	2,089	2,152	2,217	2,283	0
18	Unit Electrical	0	3,675	450	464	477	492	1,790	1,843	1,899	1,955	2,014	2,075	2,137	2,201	2,267	2,335	2,405	2,477	2,551	2,628	2,707	2,788	0
19	Unit Mechanical	0	0	3,809	3,923	4,041	4,162	4,287	4,415	4,548	4,684	4,825	4,970	5,119	5,272	5,430	33,613	34,621	35,660	36,730	37,832	6,484	6,679	0
20	Annual Planned Expenditures	0	37,154	21,749	27,529	159,111	28,401	36,929	39,943	19,423	59,551	13,922	14,340	30,510	16,952	125,453	44,160	64,024	100,772	55,325	54,908	130,397	138,944	0
21	Annual Provision (indexed at 3%)			18,510	19,066	19,638	20,227	20,834	21,459	22,102	22,765	23,448	24,152	24,876	25,623	26,391	27,183	27,999	28,839	29,704	30,595	31,513	32,458	
22	Outside Capital			1,050,000																				
23	Cumulative Reserve Balance	193,849	156,696	1,203,457	1,194,994	1,055,521	1,047,347	1,031,252	1,012,767	1,015,446	978,661	988,187	997,999	992,365	1,001,035	901,973	884,997	848,971	777,038	751,416	727,103	628,219	521,733	

Site Improvements

Number of Units:	30
Total Square Feet:	13,603
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Building Exterior

Owner Sponsor Name:	Colchester Housing Authority
Project Name:	Ponemah Village
Project City / Town:	Colchester

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	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Exterior Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
2	Glass Doors (Sliders)					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
3	Exterior Walls - Masonry					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
4	Exterior Walls - EIFS					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
5	Ext. Walls - Vinyl Siding	113,232		38	40	2015				0	0	120,128	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
6	Ext. Walls - Wood Siding					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
7	Windows	13,490		38	40	2015				0	0	14,312	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
8	Exterior Soffits and Fascia					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
9	Caulking					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
10	Unit Balconies / Decks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
11	Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
12	Service Doors	1,030		1	15	2027				0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,558	0	0	0	0	0	0					
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
17	Exterior Unit Stairwell Doors	3,450		1	15	2027				0	0	0	0	0	0	0	0	0	0	0	0	0	1,044	1,075	1,107	1,140	1,175	0							
18	Storm Doors	12,300		1	15	2027				0	0	0	0	0	0	0	0	0	0	0	0	0	3,721	3,833	3,948	4,066	4,188	0							
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	134,439	0	0	0	0	0	0	0	0	0	0	0	6,323	4,908	5,055	5,206	5,363	0	0						
28	Cumulative Reserve Balance						193,849	156,696	1,203,457	1,194,994	1,055,521	1,047,347	1,031,252	1,012,767	1,015,446	978,661	988,187	997,999	992,365	1,001,035	901,973	884,997	848,971	777,038	751,416	727,103	628,219	521,733							

Comprehensive Capital Needs Assessment Schedule

Roofing

Owner Sponsor Name:	Colchester Housing Authority
Project Name:	Ponemah Village
Project City / Town:	Colchester

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 18, 2013

Number of Units:	30
Total Square Feet:	13,603
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Chimney					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Hatches / Skylights					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Penthouse / Machine Rooms					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Roof Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Roof - Asphalt Shingle					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Roof - Built-up Tar and Gravel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Roof - Single-ply Membrane					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Roof - Asphalt Shingle	52,670		5	20+	2031				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17,933	18,471						
18																																			
19																																			
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23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17,933	18,471	0						
28	Cumulative Reserve Balance						193,849	156,696	1,203,457	1,194,994	1,055,521	1,047,347	1,031,252	1,012,767	1,015,446	978,661	988,187	997,999	992,365	1,001,035	901,973	884,997	848,971	777,038	751,416	727,103	628,219	521,733							

Comprehensive Capital Needs Assessment Schedule

Lobby / Mail Area

Owner Sponsor Name:	Colchester Housing Authority
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											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Mail Facilities					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																			
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21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						193,849	156,696	1,203,457	1,194,994	1,055,521	1,047,347	1,031,252	1,012,767	1,015,446	978,661	988,187	997,999	992,365	1,001,035	901,973	884,997	848,971	777,038	751,416	727,103	628,219	521,733							

Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	Colchester Housing Authority
Project Name:	Ponemah Village
Project City / Town:	Colchester

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 18, 2013

Number of Units:	30
Total Square Feet:	13,603
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Floor					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Kitchen Cabinets / Sink					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Kitchen Appliances					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Furnishings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Walls	1,152		6	10	2017				0	0	0	0	1,297	0	0	0	0	0	0	0	0	0	1,742	0	0	0	0	0						
6	Ceilings	461		6	10	2017				0	0	0	0	519	0	0	0	0	0	0	0	0	0	698	0	0	0	0	0						
7	Floor - Carpet	1,242		6	10	2017				0	0	0	0	1,398	0	0	0	0	0	0	0	0	0	1,879	0	0	0	0	0						
8	Floor - Vinyl	1,651		16	20	2017				0	0	0	0	1,858	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Accessibility Improvements	4,113		ADD	20	2013		4	4,113	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	4,113	0	0	0	0	5,072	0	0	0	0	0	0	0	0	0	4,319	0	0	0	0	0	0						
28	Cumulative Reserve Balance						193,849	156,696	1,203,457	1,194,994	1,055,521	1,047,347	1,031,252	1,012,767	1,015,446	978,661	988,187	997,999	992,365	1,001,035	901,973	884,997	848,971	777,038	751,416	727,103	628,219	521,733							

Comprehensive Capital Needs Assessment Schedule

Common Hallways

Owner Sponsor Name:	Colchester Housing Authority
Project Name:	Ponemah Village
Project City / Town:	Colchester

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 18, 2013

Number of Units:	30
Total Square Feet:	13,603
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Walls 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Walls 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Ceiling 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Ceiling 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Ceiling 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Floors 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Floors 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Floors 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Unit Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Hand Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Interior Lighting 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Interior Lighting 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Interior Lighting 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Common Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						193,849	156,696	1,203,457	1,194,994	1,055,521	1,047,347	1,031,252	1,012,767	1,015,446	978,661	988,187	997,999	992,365	1,001,035	901,973	884,997	848,971	777,038	751,416	727,103	628,219	521,733							

Comprehensive Capital Needs Assessment Schedule

Common Stairways

Owner Sponsor Name:	Colchester Housing Authority
Project Name:	Ponemah Village
Project City / Town:	Colchester

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 18, 2013

Number of Units:	30
Total Square Feet:	13,603
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls	2,009		10	10	2013				2,009	0	0	0	0	0	0	0	0	0	2,700	0	0	0	0	0	0	0	0	0	0					
2	Ceilings	753		10	10	2013				753	0	0	0	0	0	0	0	0	0	1,012	0	0	0	0	0	0	0	0	0	0					
3	Floors	6,075		38	15	2013				6,075	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,465	0	0	0	0	0					
4	Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
5	Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
6	Stair Treads	3,062		38	15	2013				3,062	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,770	0	0	0	0	0					
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
17																																			
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22																																			
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24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	11,899	0	0	0	0	0	0	0	0	0	3,712	0	0	0	0	14,234	0	0	0	0	0	0					
28	Cumulative Reserve Balance						193,849	156,696	1,203,457	1,194,994	1,055,521	1,047,347	1,031,252	1,012,767	1,015,446	978,661	988,187	997,999	992,365	1,001,035	901,973	884,997	848,971	777,038	751,416	727,103	628,219	521,733							

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Colchester Housing Authority
Project Name:	Ponemah Village
Project City / Town:	Colchester

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 18, 2013

Number of Units:	30
Total Square Feet:	13,603
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls	161		6	10	2017				0	0	0	0	181	0	0	0	0	0	0	0	0	0	244	0	0	0	0	0						
2	Ceilings	41		6	10	2017				0	0	0	0	46	0	0	0	0	0	0	0	0	62	0	0	0	0	0	0						
3	Floors	328		16	20	2017				0	0	0	0	369	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Ventilation					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Lighting Fixtures					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
17	Accessibility Improvements	1,275		ADD	20	2013		4	1,275	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	1,275	0	0	0	0	597	0	0	0	0	0	0	0	0	0	305	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						193,849	156,696	1,203,457	1,194,994	1,055,521	1,047,347	1,031,252	1,012,767	1,015,446	978,661	988,187	997,999	992,365	1,001,035	901,973	884,997	848,971	777,038	751,416	727,103	628,219	521,733							

Comprehensive Capital Needs Assessment Schedule

Common Area Restrooms

Owner Sponsor Name:	Colchester Housing Authority
Project Name:	Ponemah Village
Project City / Town:	Colchester

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 18, 2013

Number of Units:	30
Total Square Feet:	13,603
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls	243		6	10	2017				0	0	0	0	274	0	0	0	0	0	0	0	0	0	368	0	0	0	0	0						
2	Ceilings	44		6	10	2017				0	0	0	0	50	0	0	0	0	0	0	0	0	67	0	0	0	0	0							
3	Sinks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Toilets					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Partitions					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Accessories					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Floor	356		16	20	2017				0	0	0	0	401	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	GFI Outlet					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Accessibility Improvements	6,000		ADD	20	2013		4	6,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	6,000	0	0	0	0	724	0	0	0	0	0	0	0	0	0	434	0	0	0	0	0	0						
28	Cumulative Reserve Balance						193,849	156,696	1,203,457	1,194,994	1,055,521	1,047,347	1,031,252	1,012,767	1,015,446	978,661	988,187	997,999	992,365	1,001,035	901,973	884,997	848,971	777,038	751,416	727,103	628,219	521,733							

Comprehensive Capital Needs Assessment Schedule

Building Boilers

Owner Sponsor Name:	Colchester Housing Authority
Project Name:	Ponemah Village
Project City / Town:	Colchester

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 18, 2013

Number of Units:	30
Total Square Feet:	13,603
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Boilers / Warm Air Furnaces	2,000		8	20	2025				0	0	0	0	0	0	0	0	0	0	0	0	2,852	0	0	0	0	0	0	0						
2	Boiler Operating Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Pneumatic Systems Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Condensate & Feed Water					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Fuel Oil Storage					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Fuel Oil Transfer System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Fuel Exhaust					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Combustion Air					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Cmnty Bldg DHW Generation	1,285		10	12	2015				0	0	1,363	0	0	0	0	0	0	0	0	0	0	0	1,944	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																			
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24																																			
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26																																			
27	Annual Planned Expenditures						0	0	0	0	1,363	0	0	0	0	0	0	0	0	0	2,852	0	1,944	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						193,849	156,696	1,203,457	1,194,994	1,055,521	1,047,347	1,031,252	1,012,767	1,015,446	978,661	988,187	997,999	992,365	1,001,035	901,973	884,997	848,971	777,038	751,416	727,103	628,219	521,733							

Comprehensive Capital Needs Assessment Schedule

Building Mechanical

Owner Sponsor Name:	Colchester Housing Authority
Project Name:	Ponemah Village
Project City / Town:	Colchester

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 18, 2013

Number of Units:	30
Total Square Feet:	13,603
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Building Fire Suppression					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Building Heating Distribution					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Domestic Hot / Cold Water Dist.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Building Sanitary Waste & Vent.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Make-Up Air Unit					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Ventilation & Exhaust					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Air Handling Units					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Cmnty Bldg Heat Pump	2,650		1	15	2027				0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,008	0	0	0	0	0						
9	Air Conditoner Units	798		6	20	2027				0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,206	0	0	0	0	0						
10	Well Submersible Pump	1,950		10	20	2023				0	0	0	0	0	0	0	0	0	0	2,621	0	0	0	0	0	0	0	0	0						
11	Well System Pressure Pumps	7,000		10	20	2023				0	0	0	0	0	0	0	0	0	0	9,407	0	0	0	0	0	0	0	0	0						
12	Well Water Expansion Tank	3,825		5	10	2018				0	0	0	0	0	4,434	0	0	0	0	0	0	0	0	5,959	0	0	0	0	0						
13	Well Water Storage Tank	3,500		5	10	2018				0	0	0	0	0	4,057	0	0	0	0	0	0	0	0	5,453	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																			
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24																																			
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26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	8,492	0	0	0	0	12,028	0	0	0	5,215	11,412	0	0	0	0	0						
28	Cumulative Reserve Balance						193,849	156,696	1,203,457	1,194,994	1,055,521	1,047,347	1,031,252	1,012,767	1,015,446	978,661	988,187	997,999	992,365	1,001,035	901,973	884,997	848,971	777,038	751,416	727,103	628,219	521,733							

Building Electrical

Owner Sponsor Name:	Colchester Housing Authority
Project Name:	Ponemah Village
Project City / Town:	Colchester

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 18, 2013

Number of Units:	30
Total Square Feet:	13,603
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Elevator

Owner Sponsor Name:	Colchester Housing Authority
Project Name:	Ponemah Village
Project City / Town:	Colchester

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 18, 2013

Number of Units:	30
Total Square Feet:	13,603
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Shafts and Doorways					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Cabs					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						193,849	156,696	1,203,457	1,194,994	1,055,521	1,047,347	1,031,252	1,012,767	1,015,446	978,661	988,187	997,999	992,365	1,001,035	901,973	884,997	848,971	777,038	751,416	727,103	628,219	521,733							

Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	Colchester Housing Authority
Project Name:	Ponemah Village
Project City / Town:	Colchester

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 18, 2013

Number of Units:	30
Total Square Feet:	13,603
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Foundation / Floor Slab					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Framing & Columns					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Steel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Wood Framing					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Masonry Bearing Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						193,849	156,696	1,203,457	1,194,994	1,055,521	1,047,347	1,031,252	1,012,767	1,015,446	978,661	988,187	997,999	992,365	1,001,035	901,973	884,997	848,971	777,038	751,416	727,103	628,219	521,733							

Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	Colchester Housing Authority
Project Name:	Ponemah Village
Project City / Town:	Colchester

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 18, 2013

Number of Units:	30
Total Square Feet:	13,603
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Interior Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Interior Stairs					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Floors	3,034		1	1	2013				3,034	3,125	3,218	3,315	3,414	3,517	3,622	3,731	3,843	3,958	4,077	4,199	4,325	4,455	4,588	4,726	4,868	5,014	5,164	5,319						
6	AC Sleeve					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Electrical Outlets					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Lighting Fixtures					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Accessibility Improvements	5,100		ADD	20	2013		4	5,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18																																			
19																																			
20																																			
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23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	5,100	3,034	3,125	3,218	3,315	3,414	3,517	3,622	3,731	3,843	3,958	4,077	4,199	4,325	4,455	4,588	4,726	4,868	5,014	5,164	5,319	0						
28	Cumulative Reserve Balance						193,849	156,696	1,203,457	1,194,994	1,055,521	1,047,347	1,031,252	1,012,767	1,015,446	978,661	988,187	997,999	992,365	1,001,035	901,973	884,997	848,971	777,038	751,416	727,103	628,219	521,733							

Comprehensive Capital Needs Assessment Schedule

Unit Bathrooms

Owner Sponsor Name:	Colchester Housing Authority
Project Name:	Ponemah Village
Project City / Town:	Colchester

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 18, 2013

Number of Units:	30
Total Square Feet:	13,603
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceiling					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Lavatory / Vanity					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Toilet					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Tub / Surround					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Floor	375		1	1	2013				375	386	398	410	422	435	448	461	475	489	504	519	535	551	567	584	602	620	638	658						
7	Accessories	627		1	1	2013				627	646	665	685	706	727	749	771	794	818	843	868	894	921	948	977	1,006	1,036	1,067	1,099						
8	Lighting Features					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Exhaust Fan	300		1	1	2013				300	309	318	328	338	348	358	369	380	391	403	415	428	441	454	467	481	496	511	526						
10	GFI Outlet					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Tub / Surround	60,600		38	40	2014				0	12,484	12,858	13,244	13,641	14,050	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Accessibility Improvements	5,730		ADD	20	2013		4	5,730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19																																			
20																																			
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23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	5,730	1,302	13,825	14,239	14,667	15,107	15,560	1,555	1,601	1,649	1,699	1,750	1,802	1,856	1,912	1,969	2,028	2,089	2,152	2,217	2,283	0						
28	Cumulative Reserve Balance						193,849	156,696	1,203,457	1,194,994	1,055,521	1,047,347	1,031,252	1,012,767	1,015,446	978,661	988,187	997,999	992,365	1,001,035	901,973	884,997	848,971	777,038	751,416	727,103	628,219	521,733							

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Colchester Housing Authority
Project Name:	Ponemah Village
Project City / Town:	Colchester

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 18, 2013

Number of Units:	30
Total Square Feet:	13,603
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors	506				2013				506	521	537	553	570	587	604	623	641	661	680	701	722	743	766	789	812	837	862	888						
4	Cabinets					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Countertops					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Sink					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Kitchen Exhaust Fan					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	GFI Outlet					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Vent Hood					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Refrigerators					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Stove					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Range	750		1	1	2013				750	773	796	820	844	869	896	922	950	979	1,008	1,038	1,069	1,101	1,134	1,168	1,204	1,240	1,277	1,315						
13	Dishwasher					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Disposal					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Refrigerators	20,100		11	15	2016				0	0	0	4,393	4,525	4,660	4,800	4,944	0	0	0	0	0	0	0	0	0	0	6,844	7,049						
18	Cabinets	81,000		5	25	2032				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28,407						
19	Vent Hood	8,430		5	25	2032				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,956						
20	Accessibility Improvements	11,261		ADD	20	2013		4	11,261	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		11,261	1,256	1,294	1,333	5,766	5,938	6,117	6,300	6,489	1,591	1,639	1,688	1,739	1,791	1,845	1,900	1,957	2,016	2,076	8,982	40,615	0				
28	Cumulative Reserve Balance							193,849		156,696	1,203,457	1,194,994	1,055,521	1,047,347	1,031,252	1,012,767	1,015,446	978,661	988,187	997,999	992,365	1,001,035	901,973	884,997	848,971	777,038	751,416	727,103	628,219	521,733					

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

Owner Sponsor Name:	Colchester Housing Authority
Project Name:	Ponemah Village
Project City / Town:	Colchester

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 18, 2013

Number of Units:	30
Total Square Feet:	13,603
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Emergency Call System	450		1	1	2013				450	464	477	492	506	522	537	553	570	587	605	623	642	661	681	701	722	744	766	789						
2	Electrical Panel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Smoke Detectors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Intercom					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Smoke Detectors	11,400		5	10	2017				0	0	0	0	1,283	1,322	1,361	1,402	1,444	1,487	1,532	1,578	1,625	1,674	1,724	1,776	1,829	1,884	1,941	1,999						
18	Accessibility Improvements	3,675		ADD	20	2013		4	3,675	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	3,675	450	464	477	492	1,790	1,843	1,899	1,955	2,014	2,075	2,137	2,201	2,267	2,335	2,405	2,477	2,551	2,628	2,707	2,788	0						
28	Cumulative Reserve Balance						193,849	156,696	1,203,457	1,194,994	1,055,521	1,047,347	1,031,252	1,012,767	1,015,446	978,661	988,187	997,999	992,365	1,001,035	901,973	884,997	848,971	777,038	751,416	727,103	628,219	521,733							

Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

Owner Sponsor Name:	Colchester Housing Authority
Project Name:	Ponemah Village
Project City / Town:	Colchester

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 18, 2013

Number of Units:	30
Total Square Feet:	13,603
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Radiators	1,259		1	1	2013				1,259	1,297	1,335	1,375	1,417	1,459	1,503	1,548	1,595	1,642	1,692	1,742	1,795	1,849	1,904	1,961	2,020	2,081	2,143	2,207						
2	Unit Temperature Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
3	Air Conditioning Unit / Sleeve					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
4	Unit DHW Generation	2,550		1	1	2013				2,550	2,627	2,705	2,786	2,870	2,956	3,045	3,136	3,230	3,327	3,427	3,530	3,636	3,745	3,857	3,973	4,092	4,215	4,341	4,471						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
17	Unit Heat Pumps	95,400		1	15	2026				0	0	0	0	0	0	0	0	0	0	0	0	0	28,020	28,860	29,726	30,618	31,536	0	0						
18																																			
19																																			
20																																			
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23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	3,809	3,923	4,041	4,162	4,287	4,415	4,548	4,684	4,825	4,970	5,119	5,272	5,430	33,613	34,621	35,660	36,730	37,832	6,484	6,679	0				
28	Cumulative Reserve Balance							193,849		156,696	1,203,457	1,194,994	1,055,521	1,047,347	1,031,252	1,012,767	1,015,446	978,661	988,187	997,999	992,365	1,001,035	901,973	884,997	848,971	777,038	751,416	727,103	628,219	521,733					

Appendix A: Statement of Delivery

Our Capital Needs Assessment (the "CNA" or the "Report") on the subject property is delivered subject to the following terms and conditions:

1. This report and analysis are based upon observations for the visible and apparent condition of the building and its major components on the date of the fieldwork. Although care has been taken in the performance of this assessment, ON-SITE INSIGHT, Inc. (and/or its representatives) makes no representations regarding latent or concealed defects that may exist and no warranty or guarantee is expressed or implied. This report is made only in the best exercise of our ability and judgment.
2. We have undertaken no formal evaluation of environmental concerns, including but not limited to asbestos containing materials (ACMs), lead-based paint, chlorofluorocarbons (CFCs), polychlorinated biphenyls (PCBs), and mildew/mold.
3. Conclusions in this report are based on estimates of the age and normal working life of various items of equipment and/or statistical comparisons. Actual conditions can alter the useful life of any item. When an item needs immediate replacement depends on many factors, including previous use/misuse, irregularity of servicing, faulty manufacture, unfavorable conditions, Acts of God and unforeseen circumstances. Certain components that may be working when we made our inspection might deteriorate or break in the future without notice.
4. To prepare this report, we used historic data on capital activities and costs, blueprints (when available), and current prices for capital actions. We have not independently verified this information, have assumed that it is reliable, but assume no responsibility for its accuracy.
5. Unless otherwise noted in the report, we assume that all building components meet code requirements in force when the property was built.
6. If accessibility issues are referenced in the report, the site elements, common areas, and dwelling units at the development were examined for compliance with the requirements of the Uniform Federal Accessibility Standards (UFAS), and for Massachusetts properties, the Massachusetts Architectural Accessibility Board (AAB). The methodology employed in undertaking this examination is adapted from a Technical Assistance Guide (TAG-88-11) titled "Supplemental Information About the Section 504 Transition Plan Requirements" published by the Coordination and Review section of the U.S. Department of Justice Civil Rights Division, and the AAB Rules and Regulations, 521 CMR effective July 10, 1987. The Guide also incorporates the requirements of UFAS, published April 1, 1988 by the General Services Administration, the Department of Defense, the Department of Housing and Urban Development, and the U.S. Postal Service. Changes in legislation and/or regulations may make some observations moot.
7. Response Actions and estimated costs of responses were developed by ON-SITE INSIGHT, Inc. If additional structural work is necessary, costs for some Response Actions may exceed estimates. Whenever the Response Action is to remove, reposition, or modify walls, a competent structural engineer should be retained before any work is done, because such investigation may disclose that a Response Action is either more costly than estimated, or is not possible.
8. Conclusions reached in this report assume current and continuing responsible ownership and competent property management.
9. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.