

# CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

**Connecticut Housing Finance Authority**  
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and

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Maple Village

CHFA # 85055D

Farmington Housing Authority  
Unionville, CT

March 29, 2013

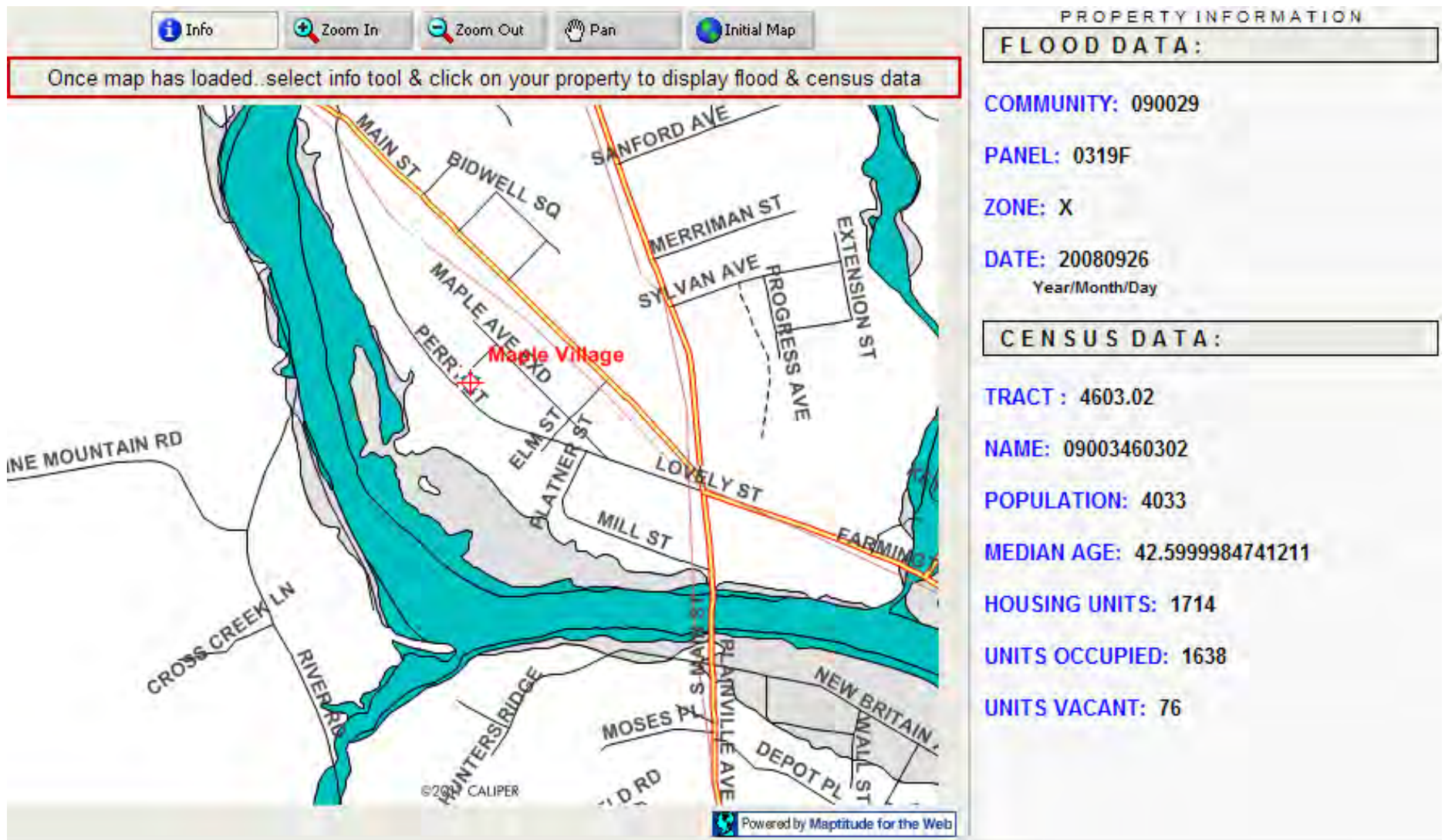
*Final Report*



## Maple Village

75 Maple Avenue Extension  
Unionville, CT 06085





## Maple Village

75 Maple Avenue Ext  
Unionville, CT 06085

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

## Executive Summary

### Maple Village

Unionville, CT

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**Maple Village** is a residential development for seniors and the disabled that is comprised of 3 residential buildings, one of which has an attached community facility wing. The development includes 28 studio, and 12 one-bedroom units. Original construction of the development dates to 1975. Recent renovation work has included new site walkways, new site lighting, replacement of exterior doors and windows, new unit kitchen cabinetry, fire/smoke/emergency call system upgrades, and the installation of an emergency generator to serve the community facility.

Overall the development is in good condition. As shown on the attached capital needs worksheets, the development faces significant capital expenditures over the term of the plan. 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:

- Site parking area paving displays variable conditions. Spot patching has been done. Periodic repair, crack-fill, and sealcoating allowances are shown in the plan. Resurfacing costs are shown in Year 9. Site concrete walks and pole mounted lighting fixtures have recently been updated. A future lighting upgrade allowance is shown in Year 20. The painted wood property signs are shown being updated in Year 13. Vinyl fencing at the emergency generator has recently been installed, and future replacement is shown in Year 17.
- Buildings are clad with brick and T1-11 wood siding. Soffit, fascia, and rake board trim elements are wood. Spot deterioration of the wood siding, trim, and attic vents was observed. Repair and painting allowances are shown in Years 1-2 and 6-7 of the plan. Replacement of the siding and trim elements with vinyl siding and aluminum wrapping is shown in Year 11. Brick masonry displays minimal cracking and mortar deterioration. Repair allowances are shown in Years 2 and 12. Unit doors and common doors at the

community facility have recently been replaced. The overhead garage door at the rear of the community facility is shown being replaced in Year 1. Storm doors at unit entrances are shown for future replacement starting in Year 10. Service doors at mechanical rooms are shown for replacement in Year 6. Newly installed windows are to be maintained from operations. Exterior lighting is shown being updated starting in Year 10. Roofing shingles display spot moss and lichen growth, and minimal lifting. Replacement is shown in Year 10. Gutters and downspouts are to be replaced with the siding work in Year 11.

- Interior common areas are confined to the community facility. Periodic wall and ceiling painting allowances are shown in the plan in Years 3, 11, and 20. Carpet flooring in the community room is shown being updated concurrent with painting work. Vinyl tile flooring in the restrooms, kitchen, and laundry facility is shown for replacement in Years 3 and 20. Accessibility improvements would include replacement of kitchen cabinetry and counters to meet requirements; adjusting sinks/mirrors/dispensers and installing lever-type door hardware at the restrooms; and replacement of the folding counter in the laundry facility.
- Heating boilers were reportedly refurbished six years ago. These boilers are nearing the end of their expected useful service life, and replacement is anticipated by Year 4. Heat exchanger domestic hot water storage vessels are shown for replacement in Years 3-5 and again starting in Year 14. Circulation pumps and expansion/pressurization tanks are replaced, as needed, from operations. Replacement of the community facility's air conditioner is shown in Year 12. The fire detection and emergency call systems have recently been upgraded. Future updates are anticipated by Year 20. The emergency generator is shown for an engine overhaul in Year 14.
- Unit living areas have carpet flooring, kitchens and baths have vinyl flooring. Varying ages and conditions were observed. Replacement allowances are shown throughout the plan. Unit baths have wall hung sinks and non-low-flow toilets. Sinks are shown being replaced later in the plan, while toilets are shown for replacement with low-flow models in Years 1-5. Several tubs and surrounds have been replaced with walk-in type fixtures. Costs to continue this conversion work are shown through most years of the plan. Unit kitchen cabinetry has recently been updated. Minimal finish wear was observed. Future costs for replacements are shown starting in Year 17. Appliance replacement allowances are shown in most years of the plan. Circuit breaker panels in units are original, and future replacement is shown starting in Year 10. Smoke/fire detection and emergency call devices have recently been updated. Replacements, as needed, are seen as operating expenses. Air conditioners have recently been replaced, and future update allowances are shown starting in Year 11.

Additional Notes:

1. The Physical Assessment of the property was conducted on Monday, March 11<sup>th</sup>, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Craig Torres. We would like to thank Ms. Nancy Parent and the Maple Village site staff for their assistance.
2. Drawings or blueprints available for review were limited to a “Site Plan” of the property. Some dimensional information utilized in the composition of this report includes field measurements procured during the property assessment / site visit..
3. 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.
4. 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.
5. 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.
6. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.





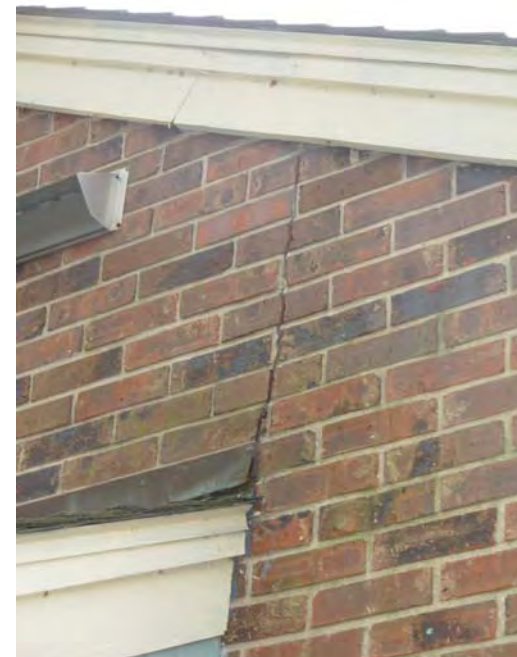
1. Parking area cracking and patched sections



2. New concrete site walks and LED lighting fixtures



3. Buildings clad with T1-11 wood siding and brick  
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4. Minimal masonry cracking observed





5. Spot deterioration of T1-11 siding



6. Spot deterioration of soffits and trim elements



7. Typical unit entrance doors



8. Roofing shingle staining, moss-lichen growth





9. View of the community room



10. Community kitchen to update for accessibility



11. Typical heating-DHW boilers



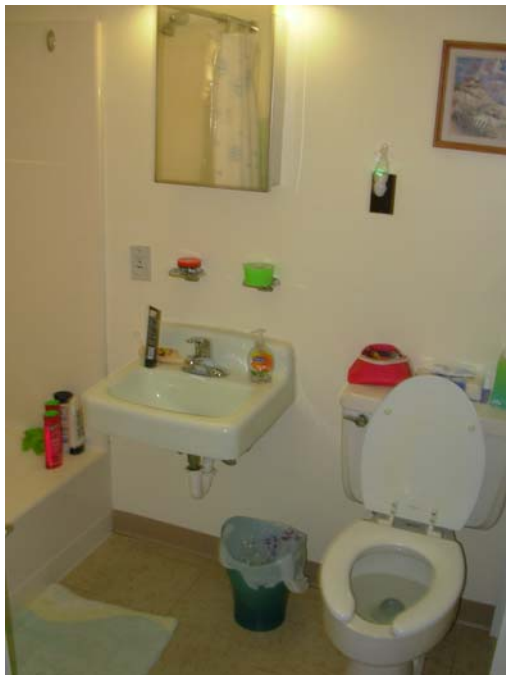
12. DHW heat exchanger - storage tanks



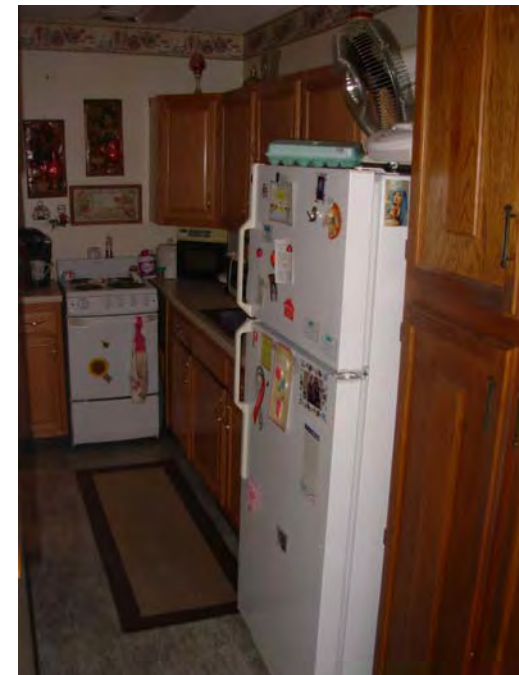
13. Recently installed emergency generator



14. Fire detection and ECAS system monitoring panels



15. Typical unit bathroom finishes and fixtures  
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16. Unit kitchen cabinetry and appliances, typical  
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Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Farmington Housing Authority
Project Name:	Maple Village
Project City / Town:	Unionville, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	40
Total Square Feet:	18,200
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$254,000
Annual Replacement Reserve Contribution:	\$22,000
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	1,407	0	0	0	1,584	0	0	0	10,694	0	0	0	9,980	0	0	2,192	2,921	0	0	65,558	0
2	Building Exterior	0	0	8,436	9,461	0	0	0	11,333	7,983	0	0	4,898	121,082	8,657	5,352	5,513	5,678	5,849	6,024	0	16,915	21,132	0
3	Roofing	0	0	0	0	0	0	0	0	0	0	0	121,391	17,186	0	0	0	0	0	0	0	0	0	0
4	Lobby - Mail Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	Community Room	0	2,116	2,116	0	4,122	0	0	0	0	0	0	0	4,434	0	0	0	0	0	0	0	0	6,813	0
6	Common Hallways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7	Common Stairways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8	Common Laundry	0	500	500	0	654	0	0	0	0	0	0	0	250	0	0	0	0	0	0	0	0	1,080	0
9	Common Area Restrooms	0	715	715	0	605	0	0	0	0	0	0	0	351	0	0	0	0	0	0	0	0	6,307	0
10	Building Boilers	0	0	0	0	2,148	41,551	2,279	0	0	0	0	0	0	0	0	2,974	3,063	3,155	0	0	0	0	0
11	Building Mechanical	0	0	0	0	0	0	0	0	0	0	0	0	0	1,104	0	0	0	0	0	0	0	0	0
12	Building Electrical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,077	0	0	0	0	0	101,002	0
13	Building Elevator	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	Building Structural	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	Unit Living	0	0	3,545	3,651	3,760	3,873	3,989	4,109	4,232	4,359	4,490	4,625	4,764	4,906	5,054	5,205	5,361	5,522	5,688	5,859	6,034	6,215	0
16	Unit Kitchens	0	0	4,272	4,915	5,062	4,668	7,481	7,705	10,534	10,851	6,932	7,140	7,355	10,687	12,398	12,770	9,862	10,157	46,571	47,968	50,259	51,766	0
17	Unit Bathrooms	0	0	13,037	13,428	13,831	14,246	14,673	11,311	11,650	11,999	12,359	12,730	17,628	18,157	18,701	19,262	19,840	15,201	1,070	1,102	1,135	1,169	0
18	Unit Electrical	0	0	0	0	0	0	0	0	0	0	0	12,787	13,170	13,565	13,972	14,392	0	0	0	0	0	0	0
19	Unit Mechanical	0	0	0	0	0	0	0	0	0	0	0	0	10,718	11,039	11,370	11,712	0	0	0	0	0	0	0
20	Annual Planned Expenditures	0	3,331	34,027	31,455	30,182	64,337	30,006	34,458	34,400	27,209	34,476	163,571	196,936	68,116	76,828	79,904	43,804	42,076	62,274	54,929	74,343	261,043	0
21	Annual Provision (indexed at 3%)			22,000	22,660	23,340	24,040	24,761	25,504	26,269	27,057	27,869	28,705	29,566	30,453	31,367	32,308	33,277	34,275	35,304	36,363	37,454	38,577	
22	Outside Capital			642,000																				
23	Cumulative Reserve Balance	254,000	250,669	880,642	871,847	865,005	824,708	819,463	810,509	802,379	802,227	795,620	660,753	493,383	455,720	410,259	362,663	352,136	344,335	317,365	298,799	261,909	39,444	

## Site Improvements

Owner Sponsor Name:	Farmington Housing Authority
Project Name:	Maple Village
Project City / Town:	Unionville, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	40
Total Square Feet:	18,200
Default Inflation Rate:	3.0%

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## Building Exterior

Number of Units:	40
Total Square Feet:	18,200
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	Exterior Doors					2013				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							
3	Exterior Walls - Masonry					2013				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							
5	Ext. Walls - Vinyl Siding					2013				0	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							
7	Windows					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Exterior Soffits and Fascia					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Caulking					2013				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							
11	Railings					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	Service Doors (Mechanical Rooms) - some rusting	3,090		20	25	2018				0	0	0	0	0	3,582	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Canopies (Wood Framed/Clad w/ Shingles) - See \$\$ below					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Garage Door (Cmnty. Facility Maint. Garage) - deterioration	1,750		38	25	2013				1,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Exterior Walls (Brick) - minimal cracking. Repair allows.	2,500		38	40	2014				0	2,575	0	0	0	0	0	0	0	0	3,461	0	0	0	0	0	0	0	0							
18	Exterior Walls (T1-11 Siding) - spot deter. - repair/paint	7,959		3-4	5	2013				3,979	4,099	0	0	0	4,613	4,752	0	0	0	0	0	0	0	0	0	0	0	0							
19	Trim (Attic Vents) - spot deter. - repair/paint	5,412		3-4	5	2013				2,706	2,787	0	0	0	3,137	3,231	0	0	0	0	0	0	0	0	0	0	0	0							
20	Exterior Ceilings (Painted Wood at Transitions) - Optg.			3-4	5	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
21	Walls / Trim / Ceilings (Future Cladding w/ Vinyl / Alum.)	86,342		38	40+	2023				0	0	0	0	0	0	0	0	0	116,037	0	0	0	0	0	0	0	0	0							
22	Windows (Vinyl Dbl. Hung) - recently replaced - future Optg.			<2	30+	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
23	Exterior Common Doors - recently replaced - future \$\$	2,115		<2	20+	2032				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,709							
24	Exterior Unit Doors - recently replaced - future \$\$	49,680		<2	20+	2031				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16,915	17,423							
25	Storm Doors (Aluminum) - recently replaced - future \$\$	19,760		<2	10+	2022				0	0	0	0	0	0	0	0	3,223	3,319	3,419	3,522	3,627	3,736	3,848	3,964	0	0	0							
26	Exterior Lighting	10,272		varies	15+	2022				0	0	0	0	0	0	0	0	1,675	1,726	1,777	1,831	1,886	1,942	2,000	2,060	0	0	0							
27	Annual Planned Expenditures							0		0	8,436	9,461	0	0	0	11,333	7,983	0	0	4,898	121,082	8,657	5,352	5,513	5,678	5,849	6,024	0	16,915	21,132	0				
28	Cumulative Reserve Balance							254,000		250,669	880,642	871,847	865,005	824,708	819,463	810,509	802,379	802,227	795,620	660,753	493,383	455,720	410,259	362,663	352,136	344,335	317,365	298,799	261,909	39,444					





## Lobby / Mail Area

Owner Sponsor Name:	Farmington Housing Authority
Project Name:	Maple Village
Project City / Town:	Unionville, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	40
Total Square Feet:	18,200
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	Farmington Housing Authority
Project Name:	Maple Village
Project City / Town:	Unionville, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	40
Total Square Feet:	18,200
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						
2	Kitchen Cabinets / Sink					2013					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						
4	Furnishings					2013					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						
6	Other					2013					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						
8	Other					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	Accessibility (Cmnty. Kitchen Cabinetry - Layout, Cntrs. Etc.)	2,116		38	25	2013			4	2,116	2,116	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
17	Walls / Ceilings (Painted) - future finishes updates	1,829		6	9	2015					0	0	1,940	0	0	0	0	0	0	0	2,457	0	0	0	0	0	0	0	3,206						
18	Floors (Carpet)	1,470		6	9	2015					0	0	1,560	0	0	0	0	0	0	0	1,976	0	0	0	0	0	0	0	2,578						
19	Floors (Vinyl Tile)	586		>10	15+	2015					0	0	622	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,028						
20	Furnishings (Tables, Chairs, etc.) - Optg.			varies	10+						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21	Cmnty. Kitchen - Cabinetry (See "Accessibility" above)			38	25						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
22	Kitchen - Appliances (Range, Microwave, Refridg.) - Optg.			varies	10+						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0		2,116	2,116	0	4,122	0	0	0	0	0	0	0	4,434	0	0	0	0	0	0	0	0	6,813	0					
28	Cumulative Reserve Balance						254,000		250,669	880,642	871,847	865,005	824,708	819,463	810,509	802,379	802,227	795,620	660,753	493,383	455,720	410,259	362,663	352,136	344,335	317,365	298,799	261,909	39,444						

## Common Hallways

Number of Units:	40
Total Square Feet:	18,200
Default Inflation Rate:	3.0%

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## Common Stairways

Number of Units:	40
Total Square Feet:	18,200
Default Inflation Rate:	3.0%

[illegible]

## Common Laundry

Number of Units:	40
Total Square Feet:	18,200
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							
2	Ceilings					2013				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							
4	Ventilation					2013				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							
6	Other					2013				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							
8	Other					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	Accessibility (add Front Load Washer, Replace Folding Cntr)	500		20	20	2013		4	500	500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Walls / Ceilings (Painted) - future finishes updates	186		6	9	2015				0	0	197	0	0	0	0	0	0	250	0	0	0	0	0	0	0	0	326							
18	Floors (Vinyl)	430		>10	15+	2015				0	0	456	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	754							
19	Laundry Equipment (Maintained by MacGray)			varies	10					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	500	500	0	654	0	0	0	0	0	0	0	250	0	0	0	0	0	0	0	0	1,080	0						
28	Cumulative Reserve Balance						254,000	250,669	880,642	871,847	865,005	824,708	819,463	810,509	802,379	802,227	795,620	660,753	493,383	455,720	410,259	362,663	352,136	344,335	317,365	298,799	261,909	39,444							

## Common Area Restrooms

Owner Sponsor Name:	Farmington Housing Authority
Project Name:	Maple Village
Project City / Town:	Unionville, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	40
Total Square Feet:	18,200
Default Inflation Rate:	3.0%

[illegible]



## Building Boilers

Owner Sponsor Name:	Farmington Housing Authority
Project Name:	Maple Village
Project City / Town:	Unionville, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	40
Total Square Feet:	18,200
Default Inflation Rate:	3.0%

[illegible]

## Building Mechanical

Number of Units:	40
Total Square Feet:	18,200
Default Inflation Rate:	3.0%

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## Building Electrical

Number of Units:	40
Total Square Feet:	18,200
Default Inflation Rate:	3.0%

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## Building Elevator

Owner Sponsor Name:	Farmington Housing Authority
Project Name:	Maple Village
Project City / Town:	Unionville, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	40
Total Square Feet:	18,200
Default Inflation Rate:	3.0%

[illegible]

## Building Structural

Number of Units:	40
Total Square Feet:	18,200
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	Farmington Housing Authority
Project Name:	Maple Village
Project City / Town:	Unionville, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	40
Total Square Feet:	18,200
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					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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	Accessibility (No *Fully Accessible - Mods. - Optg.)					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Walls / Ceilings (Painted Drywall) - Maintained Optg.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Floors (Carpeting) - varying ages, conditions	35,445		varies	10	2013				3,545	3,651	3,760	3,873	3,989	4,109	4,232	4,359	4,490	4,625	4,764	4,906	5,054	5,205	5,361	5,522	5,688	5,859	6,034	6,215						
18	Unit Interior Doors / Closet Doors - maintained Optg.			varies	25+	2013				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		0	3,545	3,651	3,760	3,873	3,989	4,109	4,232	4,359	4,490	4,625	4,764	4,906	5,054	5,205	5,361	5,522	5,688	5,859	6,034	6,215	0				
28	Cumulative Reserve Balance							254,000		250,669	880,642	871,847	865,005	824,708	819,463	810,509	802,379	802,227	795,620	660,753	493,383	455,720	410,259	362,663	352,136	344,335	317,365	298,799	261,909	39,444					



## Unit Bathrooms

Owner Sponsor Name:	Farmington Housing Authority
Project Name:	Maple Village
Project City / Town:	Unionville, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	40
Total Square Feet:	18,200
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Farmington Housing Authority
Project Name:	Maple Village
Project City / Town:	Unionville, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	40
Total Square Feet:	18,200
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	0						
2	Ceilings					2013			0	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	0						
4	Cabinets					2013			0	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	0						
6	Sink					2013			0	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	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	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	0						
10	Refrigerators					2013			0	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	0						
12	Range					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Dishwasher					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Disposal					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Accessibility (No "Fully Accessible - Mods. - Optg.)					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Walls / Ceilings (Painted Drywall) - Maintained Optg.					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Floors (mostly Vinyl Tile) - varying ages, conditions	11,060		varies	10+	2013			922	949	978	1,007	1,037	1,068	1,101	1,134	1,168	1,203	1,239	1,276	1,314	1,353	1,394	1,436	1,479	1,523	1,569	1,616							
18	Kitchen Cabinetry (Recently Replaced) - min. finish wear	99,000		4	20+	2029			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39,716	40,908	42,135	43,399							
19	Countertops	17,406		4	10+	2019			0	0	0	0	0	0	2,598	2,676	2,756	2,839	2,924	3,012	3,102	3,195	0	0	0	0	0	0	0						
20	Refrigerators	26,800		varies	10+	2013			3,350	3,451	3,554	3,661	3,770	3,884	4,000	4,120	0	0	0	0	4,776	4,920	5,067	5,219	5,376	5,537	5,703	5,874							
21	Stoves (Original)	1,000		38	15+	2014			0	515	530	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	851	877							
22	Stoves (Varying in Age, Condition)	19,000		<12	15+	2017			0	0	0	0	2,673	2,753	2,836	2,921	3,009	3,099	3,192	3,288	0	0	0	0	0	0	0	0	0						
23	Exhaust Fans (Ceiling Fans)	11,240		4	15+	2024			0	0	0	0	0	0	0	0	0	0	0	3,112	3,205	3,301	3,400	3,502	0	0	0	0							
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	4,272	4,915	5,062	4,668	7,481	7,705	10,534	10,851	6,932	7,140	7,355	10,687	12,398	12,770	9,862	10,157	46,571	47,968	50,259	51,766	0				
28	Cumulative Reserve Balance							254,000		250,669	880,642	871,847	865,005	824,708	819,463	810,509	802,379	802,227	795,620	660,753	493,383	455,720	410,259	362,663	352,136	344,335	317,365	298,799	261,909	39,444					

## Unit Electrical

Owner Sponsor Name:	Farmington Housing Authority
Project Name:	Maple Village
Project City / Town:	Unionville, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	40
Total Square Feet:	18,200
Default Inflation Rate:	3.0%

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### Comprehensive Capital Needs Assessment Schedule

## Unit Mechanical

Owner Sponsor Name:	Farmington Housing Authority
Project Name:	Maple Village
Project City / Town:	Unionville, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	40
Total Square Feet:	18,200
Default Inflation Rate:	3.0%

[illegible]



## **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.