

# *CHFA* Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

**Connecticut Housing Finance Authority**  
999 West Street  
Rocky Hill, CT 06067

and

**Recap Real Estate Advisors**  
38 Chauncy Street, Suite 600  
Boston, MA 02111



38 Chauncy Street, Suite 600 | Boston, MA 02111  
T: 617.338.9484 | F: 617.338.9422

[on-site-insight.com](http://on-site-insight.com)



March Community Residences

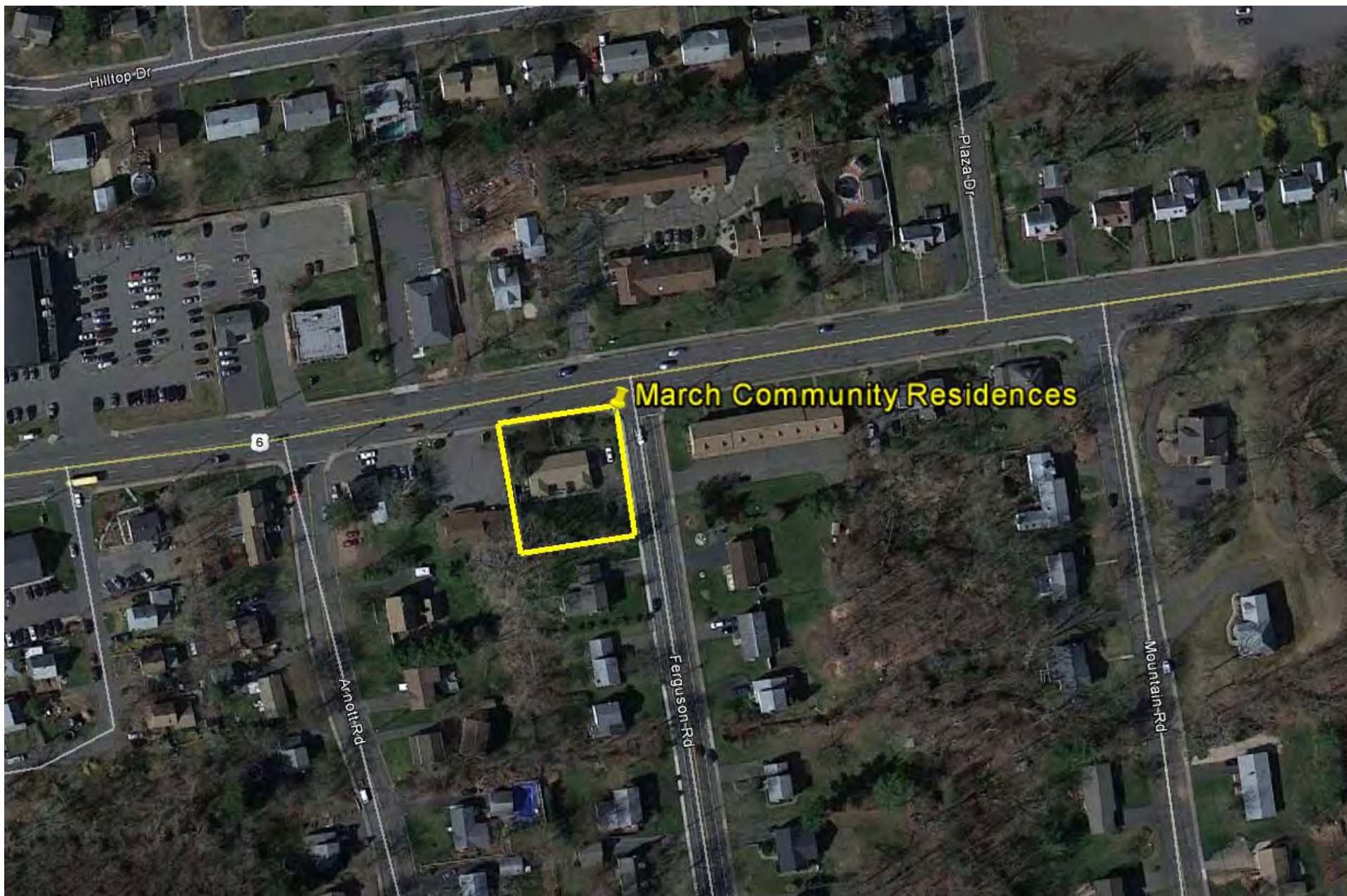
CHFA # 85092D

MARCH Inc.

Manchester, CT

March 15, 2013

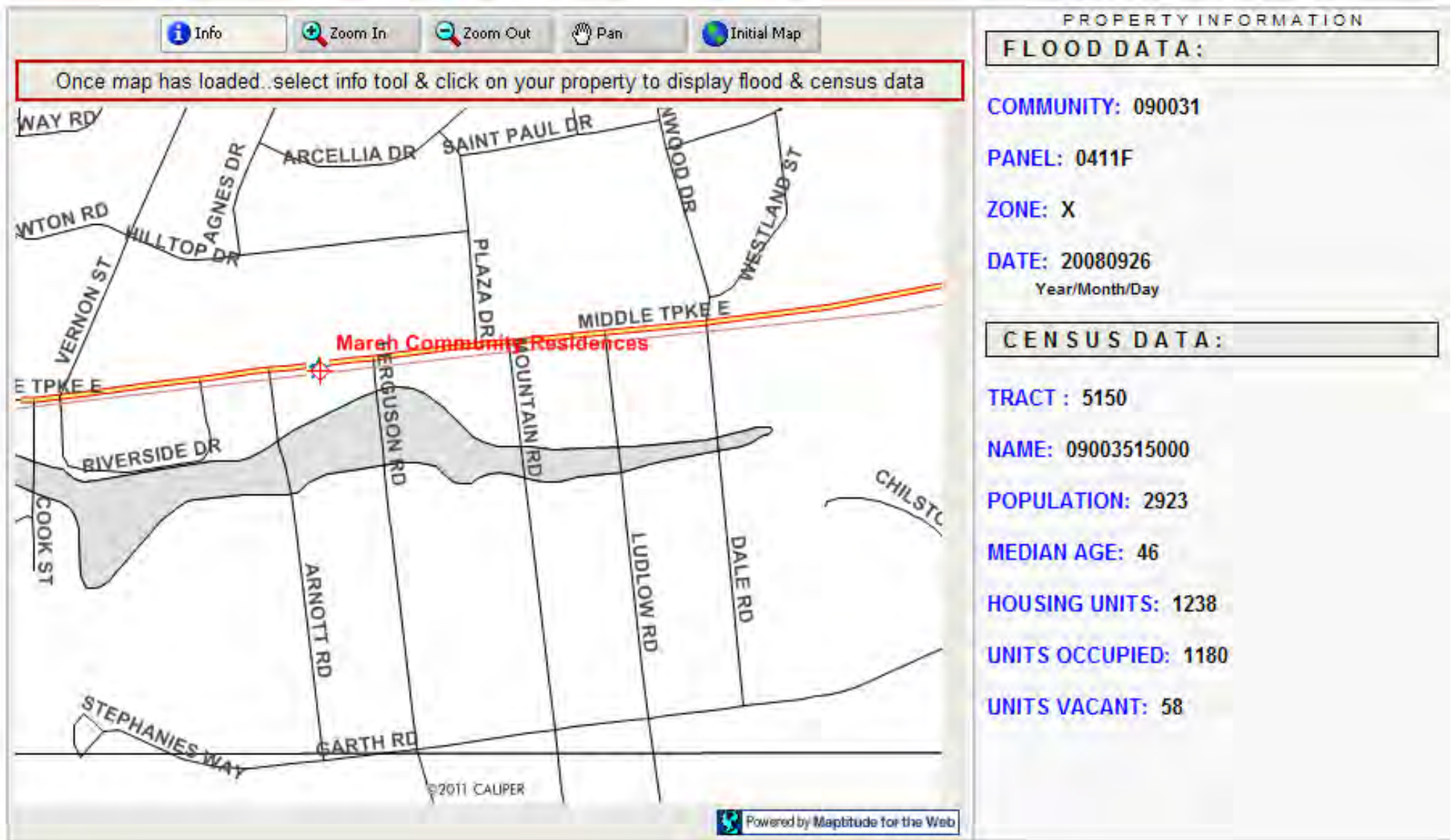
*Final Report*



## March Community Residences

636 East Middle Turnpike  
Manchester, CT 06040





## March Community Residences

636 East Middle Turnpike  
Manchester, CT 06040

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

## Executive Summary

### March Community Residences

Manchester, CT

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**March Community Residences** is a residential property for adults with developmental disabilities. Residents are housed in a congregate living environment assisted by support staff. This facility consists of a single level five-bedroom building; four units are included as part of this facility and assessment and the fifth, considered to be market-rate was not included in the scope of work. There are two common bathrooms: one standard-type bathroom with vinyl composite tile flooring, a fiberglass bathtub and surround, and an accessible bathroom with ceramic tile flooring and a roll-in shower. The common kitchen/dining room features an electric range, a frost-free refrigerator, a dishwasher, plywood cabinets, laminated particleboard countertops, and linoleum sheet flooring. Each of the four bedrooms has been upgraded with vinyl-framed double-glazed windows; original metal frame windows are still in place at the common areas (kitchen, office, and living room). The exterior walls are clad with wood siding, and the roof is pitched and covered with architectural shingles. There is also a small asphalt-paved parking area adjacent to the site, a wood deck at the rear entrance, and concrete walkways at the egresses.

Overall the development is in good condition. As shown on the attached capital needs worksheets, the anticipated capital needs are based primarily on building components and systems reaching the end of their respective useful lives. Based on these projections, the development is seen as requiring an adjustment to current replacement reserve funding and/or an infusion of additional capital. With the current reserve balance and annual contribution the reserve account would be able to fund capital costs through Year 15. An infusion of \$15,000 would fully fund this plan.

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

- Resurface the asphalt parking area in Year 1, with anticipated repairs (crackfilling) shown starting in Year 6.
- Replace the remaining original windows with comparable vinyl framed double-glazed windows in Year 1.
- Upgrade the central fire alarm system in Year 3.
- Upgrade common and bedroom finishes, and replace kitchen appliances in Year 5.

Additional Notes:

1. The Physical Assessment of the property was conducted on February 7, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by David Jackson. We would like to thank site staff for their 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*.



A site includes an asphalt-paved parking area adjacent to the side of the building.



A view of the front elevation. Also shown is one of the original windows (arrow).



The accessible ramp is provides access from the parking area to the rear entrance.



A close-up of isolated deterioration of the wood siding.





The roof is covered with architectural shingles and includes gutters and downspouts.



This deck is adjacent to the rear entrance.



The laundry room includes an electric dryer and a front-loading washer.



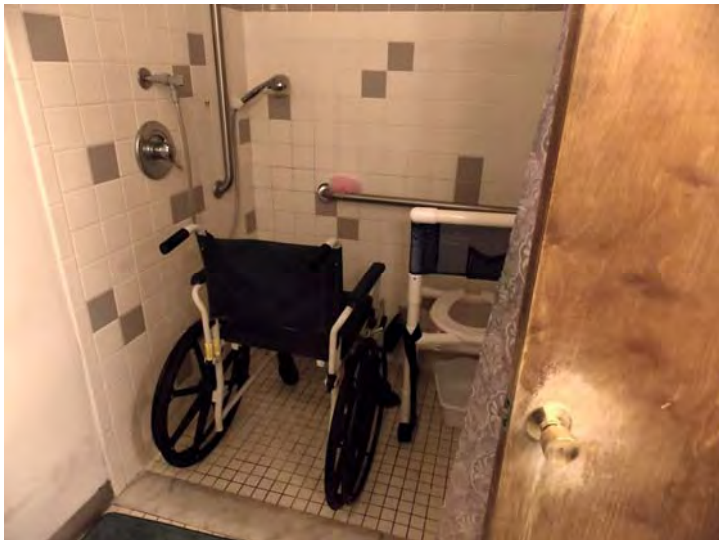
This is the common living room.



The common kitchen includes an electric range, dishwasher, and laminated particleboard countertops.



A view of one of the bedrooms.



The accessible bathroom includes this roll-in shower.



The standard bathroom has a wall-hung sink, VCT flooring and a low flush toilet.





The standard bathroom has a fiberglass tub and tub surround. It also features an anti-scald mixing valve (arrow).



This is the air-cooled condenser, part of the split air conditioning system.



This is the fire alarm control panel.



This electric heated DHW tank serves the entire facility.

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	MARCH Inc.
Project Name:	March Community Residences
Project City / Town:	Manchester, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 5, 2013

Number of Units:	4
Total Square Feet:	2,540
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$42,577
Annual Replacement Reserve Contribution:	\$1,800
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	3,394	0	0	0	0	656	593	0	0	0	761	0	0	0	0	10,457	0	0	0	0	0
2	Building Exterior	0	0	2,564	0	0	0	0	0	2,439	0	0	0	0	0	0	0	0	0	3,278	0	0	0	0
3	Roofing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17,730	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	0	0	0	0	0	13,524	0	0	0	0	0	0	0	0	0	4,943	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	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	0	0	0	0	0	406	0	1,660	0	0	0	0	0	0	0	234	0	0	0	0	361	0
9	Common Area Restrooms	0	0	0	0	0	0	418	0	0	0	0	0	495	0	0	0	562	0	0	0	0	0	0
10	Building Boilers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11	Building Mechanical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,439	0	0	0	0	0
12	Building Electrical	0	0	0	0	12,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13	Building Elevator	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	0	0	0	0	3,447	0	0	0	0	0	0	0	0	0	4,633	0	0	0	0	0	0
16	Unit Kitchens	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17	Unit Bathrooms	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18	Unit Electrical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19	Unit Mechanical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20	Annual Planned Expenditures	0	0	5,958	0	12,200	0	17,795	656	4,692	0	0	0	1,255	0	0	0	10,373	35,626	3,278	0	0	361	0
21	Annual Provision (indexed at 3%)			1,800	1,854	1,910	1,967	2,026	2,087	2,149	2,214	2,280	2,349	2,419	2,492	2,566	2,643	2,723	2,804	2,888	2,975	3,064	3,156	
22	Outside Capital			15,000																				
23	Cumulative Reserve Balance	42,577	42,577	53,419	55,273	44,983	46,950	31,180	32,611	30,068	32,282	34,562	36,910	38,074	40,566	43,132	45,776	38,126	5,304	4,914	7,889	10,953	13,748	

## Site Improvements

Number of Units:	4
Total Square Feet:	2,540
Default Inflation Rate:	3.0%

13099 March Community SS 3/6/2013



## Building Exterior

Owner Sponsor Name:	MARCH Inc.
Project Name:	March Community Residences
Project City / Town:	Manchester, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 5, 2013

Number of Units:	4
Total Square Feet:	2,540
Default Inflation Rate:	3.0%

13099 March Community SS 3/6/2013

## Roofing

Owner Sponsor Name:	MARCH Inc.
Project Name:	March Community Residences
Project City / Town:	Manchester, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 5, 2013

Number of Units:	4
Total Square Feet:	2,540
Default Inflation Rate:	3.0%

13099 March Community SS 3/6/2013

## Lobby / Mail Area

Owner Sponsor Name:	MARCH Inc.
Project Name:	March Community Residences
Project City / Town:	Manchester, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 5, 2013

Number of Units:	4
Total Square Feet:	2,540
Default Inflation Rate:	3.0%

[illegible]



## Community Room

Number of Units:	4
Total Square Feet:	2,540
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					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Ceilings					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	Living Room, Office Carpeting	1,173		5	10	2017			0	0	0	0	1,320	0	0	0	0	0	0	0	0	0	1,774	0	0	0	0	0							
18	Kitchen/Dining Room Floors Linoleum	1,723		20	25	2017			0	0	0	0	1,939	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	Walls	1,639		5	10	2017			0	0	0	0	1,845	0	0	0	0	0	0	0	0	2,479	0	0	0	0	0	0							
20	Ceilings	456		5	10	2017			0	0	0	0	513	0	0	0	0	0	0	0	0	690	0	0	0	0	0	0							
21	Kitchen Appliances	1,850		Varies	20	2017			0	0	0	0	2,082	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
22	Cabinets and Countertops	2,925		20	25	2017			0	0	0	0	3,292	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
23	Furnishings	2,250		Varies	15	2017			0	0	0	0	2,532	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	13,524	0	0	0	0	0	0	0	0	4,943	0	0	0	0	0	0	0						
28	Cumulative Reserve Balance						42,577	42,577	53,419	55,273	44,983	46,950	31,180	32,611	30,068	32,282	34,562	36,910	38,074	40,566	43,132	45,776	38,126	5,304	4,914	7,889	10,953	13,748							

Comprehensive Capital Needs Assessment Schedule

Common Hallways

Owner Sponsor Name:	MARCH Inc.
Project Name:	March Community Residences
Project City / Town:	Manchester, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 5, 2013

Number of Units:	4
Total Square Feet:	2,540
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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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																																			
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				
28	Cumulative Reserve Balance							42,577		42,577	53,419	55,273	44,983	46,950	31,180	32,611	30,068	32,282	34,562	36,910	38,074	40,566	43,132	45,776	38,126	5,304	4,914	7,889	10,953	13,748					

## Common Stairways

Number of Units:	4
Total Square Feet:	2,540
Default Inflation Rate:	3.0%

13099 March Community SS 3/6/2013



## Common Laundry

Owner Sponsor Name:	MARCH Inc.
Project Name:	March Community Residences
Project City / Town:	Manchester, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 5, 2013

Number of Units:	4
Total Square Feet:	2,540
Default Inflation Rate:	3.0%

13099 March Community SS 3/6/2013

## Common Area Restrooms

Number of Units:	4
Total Square Feet:	2,540
Default Inflation Rate:	3.0%

13099 March Community SS 3/6/2013

Comprehensive Capital Needs Assessment Schedule

Building Boilers

Owner Sponsor Name:	MARCH Inc.
Project Name:	March Community Residences
Project City / Town:	Manchester, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 5, 2013

Number of Units:	4
Total Square Feet:	2,540
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					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	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	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																																			
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					
28	Cumulative Reserve Balance							42,577		42,577	53,419	55,273	44,983	46,950	31,180	32,611	30,068	32,282	34,562	36,910	38,074	40,566	43,132	45,776	38,126	5,304	4,914	7,889	10,953	13,748					



## Building Mechanical

Number of Units:	4
Total Square Feet:	2,540
Default Inflation Rate:	3.0%

13099 March Community SS 3/6/2013

## Building Electrical

Number of Units:	4
Total Square Feet:	2,540
Default Inflation Rate:	3.0%

13099 March Community SS 3/6/2013

Comprehensive Capital Needs Assessment Schedule

Building Elevator

Owner Sponsor Name:	MARCH Inc.
Project Name:	March Community Residences
Project City / Town:	Manchester, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 5, 2013

Number of Units:	4
Total Square Feet:	2,540
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						
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						42,577	42,577	53,419	55,273	44,983	46,950	31,180	32,611	30,068	32,282	34,562	36,910	38,074	40,566	43,132	45,776	38,126	5,304	4,914	7,889	10,953	13,748							

## Building Structural

Number of Units:	4
Total Square Feet:	2,540
Default Inflation Rate:	3.0%

13099 March Community SS 3/6/2013



## Unit Living

Number of Units:	4
Total Square Feet:	2,540
Default Inflation Rate:	3.0%

13099 March Community SS 3/6/2013

Comprehensive Capital Needs Assessment Schedule

Unit Bathrooms

Owner Sponsor Name:	MARCH Inc.
Project Name:	March Community Residences
Project City / Town:	Manchester, CT

Current Year:	2013
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Number of Units:	4
Total Square Feet:	2,540
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					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Accessories					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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						
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24																																			
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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					
28	Cumulative Reserve Balance							42,577		42,577	53,419	55,273	44,983	46,950	31,180	32,611	30,068	32,282	34,562	36,910	38,074	40,566	43,132	45,776	38,126	5,304	4,914	7,889	10,953	13,748					

## Unit Kitchens

Owner Sponsor Name:	MARCH Inc.
Project Name:	March Community Residences
Project City / Town:	Manchester, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 5, 2013

Number of Units:	4
Total Square Feet:	2,540
Default Inflation Rate:	3.0%

[illegible]



## Unit Mechanical

Number of Units:	4
Total Square Feet:	2,540
Default Inflation Rate:	3.0%

13099 March Community SS 3/6/2013



## **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.