

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority

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and

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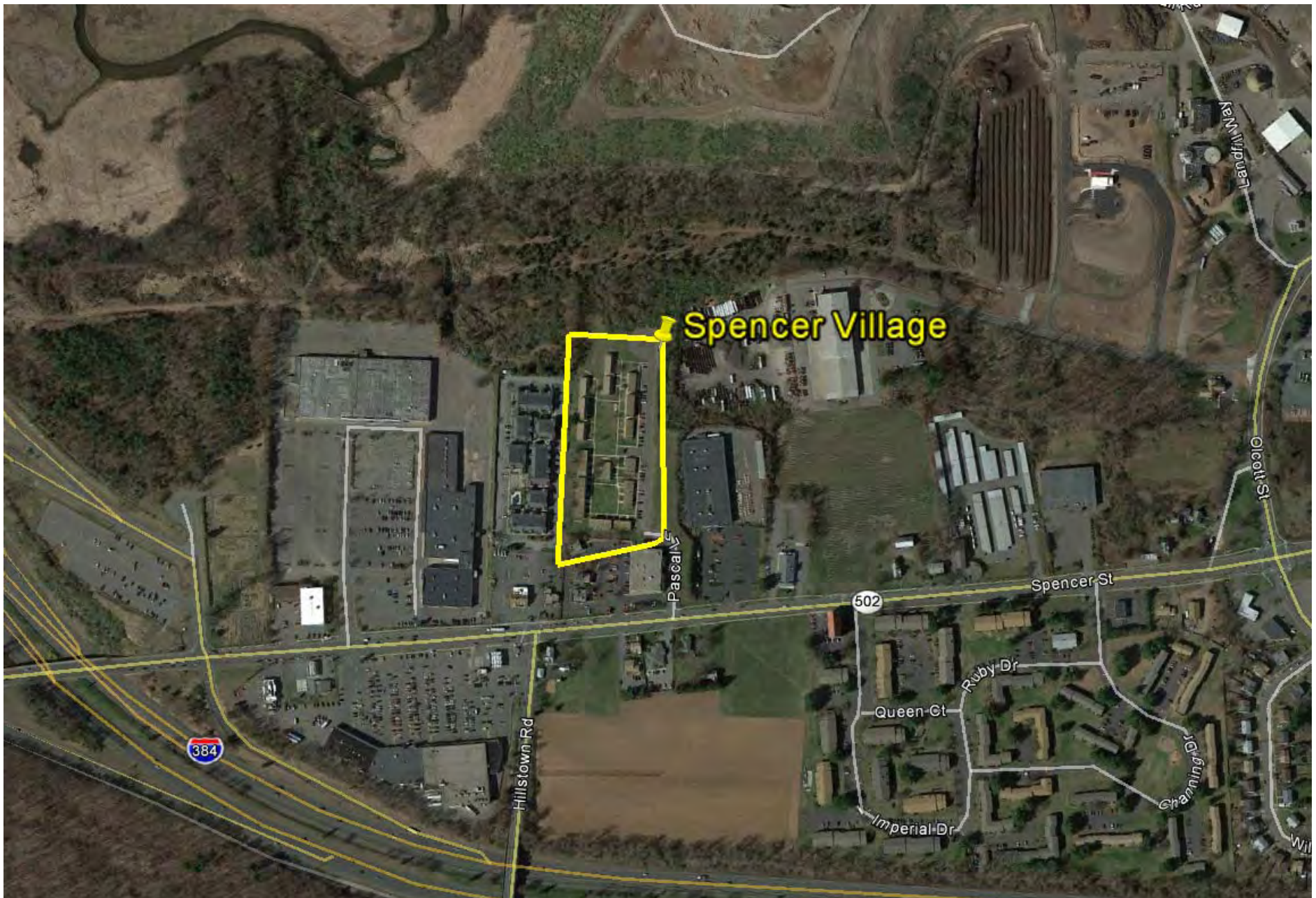
Spencer Village and Extension

CHFA # 85090D

Manchester Housing Authority
Manchester, CT

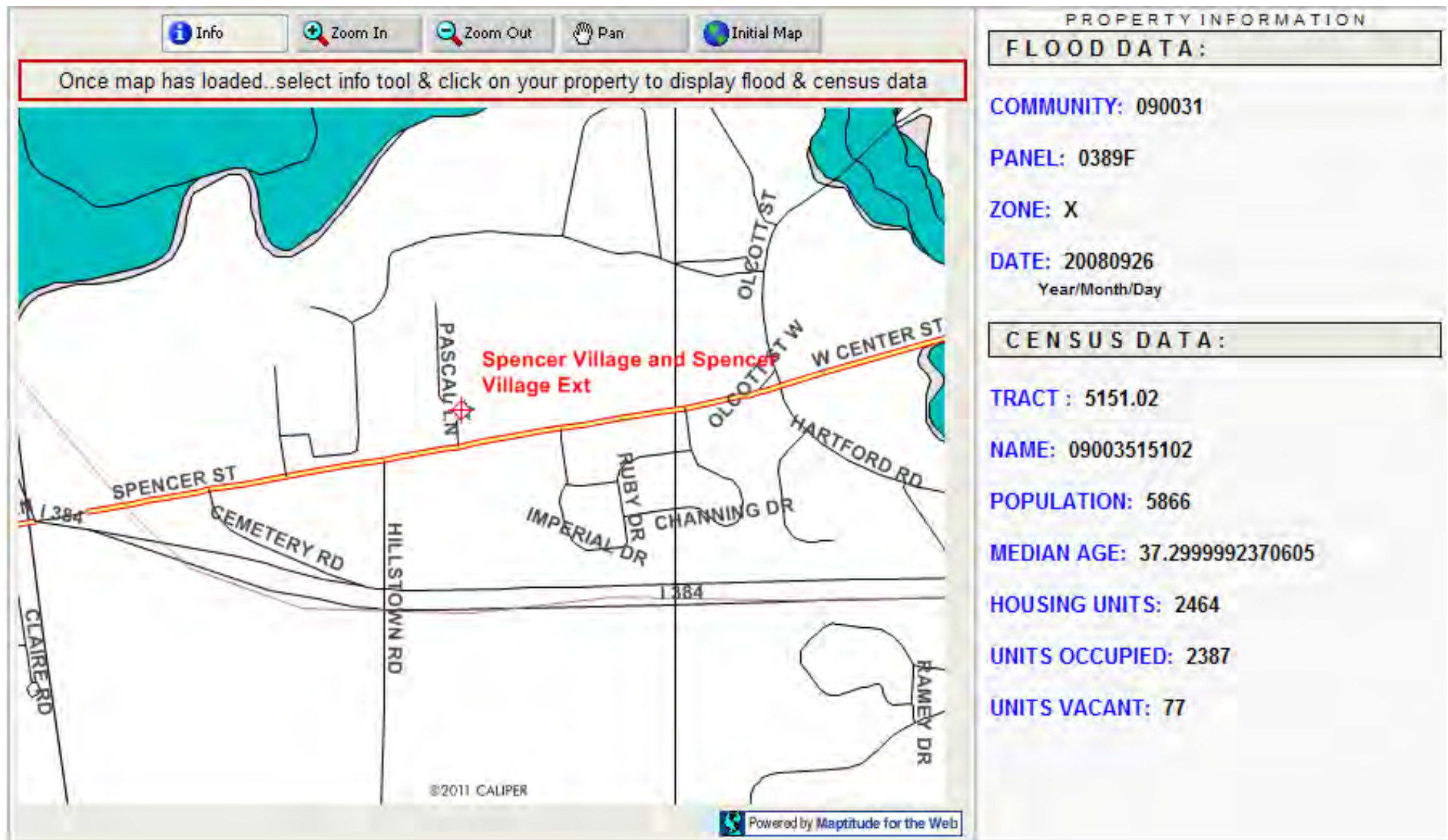
July 11, 2013

Final Report



Spencer Village and Spencer Village Extension

26-50 Pascal Lane
Manchester, CT 06040



Spencer Village and Spencer Village Ext

26-50 Pascal Lane
Manchester, CT 06040

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

Executive Summary

Spencer Village and Extension

Manchester, CT

Spencer Village and Extension is an eighty unit residential development comprised of one and two-story buildings containing one-bedroom flats. The original development – Spencer Village was constructed in 1977 and consists of four buildings containing a total of forty units. The latter development – Spencer Village Extension was constructed in 1981 and consists of eight buildings containing a total of forty units. A common community center containing a community room, public laundry as well as a restroom is also present on the property.

Overall the development is in fair condition. As shown on the attached capital needs worksheets, the development faces significant capital needs in the near term. 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:

- The asphalt paved surfaces exhibit many areas of alligator cracking and potholes. An allowance to repair and fully resurface the asphalt paving is shown in Year 1. No premiums are included for work that may be necessary in order to bring the access drive into compliance with public right-of-way standards or for any potential relocation of underground utility systems that might be required. Completion of work at this level would require substantial additional expenditures than those that are shown here.
- All the common entry doorways and a small selection of the unit entry and patio doorways were replaced in recent years. These doorways were found to be in good condition. Allowances to remove and replace the remaining older doorways are shown in Years 1–3.

- The windows at Spender Village are double-glazed, vinyl-framed, horizontal sliders. The windows at Spencer Village Extension are double-glazed, vinyl-framed, single-hung window models. Replacement of all windows is shown in Years 3-5.
- The composite asphalt shingles appear to be in good condition at the present time. No widespread missing/displaced or curled/deteriorated asphalt shingles were noted. Replacement is shown in Years 11 and 12.
- Units at Spencer Village are heated via building-based central boiler plants that provide hydronic heat. Several boilers were noted to be decommissioned; the reason for this was unknown at the time of the site visit. Overall, the boilers were noted to be in serviceable condition. Future replacement of the boilers is shown in Year 10.
- Interior common area finishes within the community center are largely older and worn; allowances for painting and floor covering replacement at these locations are shown in Year 1 and again later in the plan.
- In-unit finishes exhibit age-related wear; an annual allowance for replacement of floor coverings is shown. Unit painting is assumed to be handled as part of routine building maintenance.
- Unit kitchen cabinetry exhibits age-related wear (new cabinetry has been installed in isolated units in recent years); allowances for replacement of the remaining original cabinetry are shown in Years 1-5.
- Cooling for the original development is accomplished via through-wall air conditioning units. These units were noted to be aged and allowances are shown annually to replace the air conditioning units as needed.
- The Extension development is heated and cooled via Mitsubishi Electric ductless mini-split system heat pumps. The heat pumps were recently installed and are in good condition at the present time. Future replacement is shown in Years 13-20.
- The development is partially compliant with handicap accessibility standards at the present time. Major refurbishment of two bathroom units, in addition to minor improvements/modifications of the remaining six bathroom units (i.e. 10% of unit total) is necessary at this time. Other deficiencies include the lack of proper interior circulation within the community center as well as no handicap accessible restrooms at the community center. Necessary improvements/modifications for these areas are included as part of work included in Year 1.

Additional Notes:

1. The Physical Assessment of the property was conducted on June 20th, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment Bruce Hutchinson and Matthew Chown. 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*.



Areas of pattern cracking were noted within the asphalt paved surfaces.



Areas of pot holes were noted within the asphalt paved surfaces.



Previous localized repairs have been carried out to the asphalt paved surfaces, however cracking/deterioration is still evident at the present time.



Areas of deterioration were noted within the roadway curbs.



Isolated cracking was noted within the concrete sidewalks.



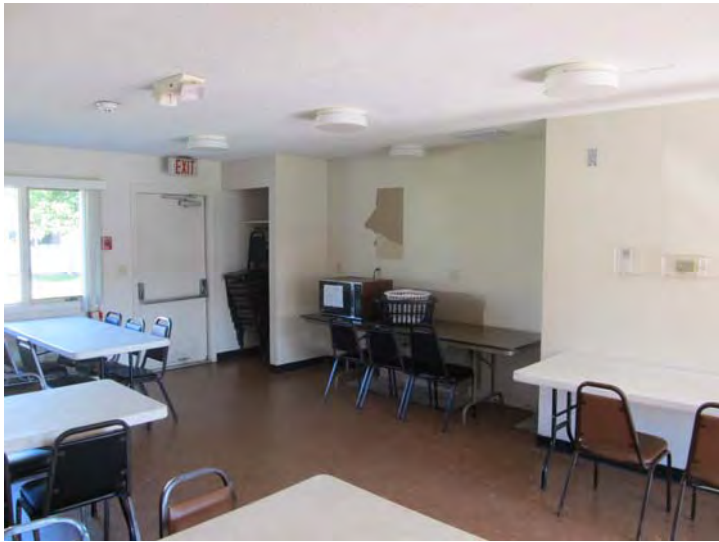
View of typical common entry doors and window assemblies at two-story building – Spencer Village.



View of typical common entry doors and window assemblies at one and two story building – Spencer Village Extension.



Composite asphalt shingles noted to be in good condition. No widespread deterioration noted.



View of interior finishes within the community center.



View of interior finishes and fixtures within common area restroom.



View of common stairway interior fixtures and finishes at two-story section of a residential building.



Natural gas fired Crown boiler for production of hydronic heat at Spencer Village.



Inline circulation pumps for hydronic heat and domestic hot water.



Superstor indirect fired hot water storage tanks of various sizes serve the domestic hot water needs of the original residential development.



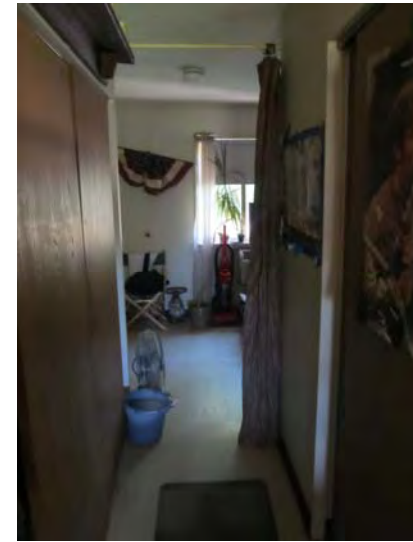
Typical finishes in unit living areas.



Typical fixtures and finishes in unit bathrooms.



Typical kitchen area.



Typical finishes in unit hallways.



Heating/Cooling needs of Spencer Village Extension are met via ductless, mini-split system heat pumps.



Through-wall air conditioning units are present at the original residential development.

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Manchester Housing Authority
Project Name:	Spencer Village and Extension
Project City / Town:	Manchester

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 2, 2013

Number of Units:	80
Total Square Feet:	31,927
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$106,217
Annual Replacement Reserve Contribution:	\$26,271
Additional Misc. Contribution:	

	Component	Total Planned Expenditures by Year																						Revitalization
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
				2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Site Improvements	0	5,150	89,706	0	0	0	0	0	17,326	0	0	0	127,896	20,085	0	0	0	4,362	23,284	0	0	0	0
2	Building Exterior	0	0	8,625	8,884	54,928	47,151	48,566	0	24,153	0	0	0	0	0	0	0	23,033	158,170	0	0	0	0	0
3	Roofing	0	0	0	0	0	0	0	0	0	0	0	0	118,050	121,591	0	0	0	66,085	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	1,500	3,849	0	0	841	0	0	0	0	0	0	1,325	0	0	0	0	4,461	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	23,017	0	0	0	0	0	0	0	0	0	7,017	0	0	0	0	0
8	Common Laundry	0	250	926	0	0	0	0	0	0	0	0	0	431	0	0	0	0	943	0	0	0	0	0
9	Common Area Restrooms	0	1,500	429	0	0	0	0	213	0	0	0	0	1,373	0	0	0	0	370	0	0	0	0	0
10	Building Boilers	0	0	0	4,038	0	0	0	0	0	0	4,391	49,517	4,659	0	0	0	13,341	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	0	0	4,380	0	0	0
12	Building Electrical	0	1,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24,793	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	1,000	9,280	9,558	9,845	10,141	10,445	10,758	11,081	11,413	11,756	12,108	12,472	12,846	13,231	13,628	14,037	14,458	14,892	15,338	15,799	16,273	0
16	Unit Kitchens	0	16,932	26,720	27,522	28,347	29,198	51,143	22,629	23,308	24,007	24,727	1,044	1,075	1,107	1,141	1,175	1,210	1,246	1,284	1,322	1,362	1,403	0
17	Unit Bathrooms	0	23,900	3,354	3,455	3,558	3,665	32,746	33,728	34,740	35,782	36,856	37,961	4,508	4,643	4,782	4,926	5,074	5,226	5,383	5,544	5,710	5,882	0
18	Unit Electrical	0	0	3,120	3,214	3,310	3,409	3,512	3,617	3,725	3,837	3,952	4,071	4,193	4,319	4,448	4,582	4,719	4,861	5,007	5,157	5,312	5,471	0
19	Unit Mechanical	0	0	5,527	5,692	5,863	6,039	6,220	6,407	6,599	6,797	7,001	7,211	7,427	7,650	26,771	27,574	28,401	29,253	30,131	31,035	31,966	32,925	0
20	Annual Planned Expenditures	0	51,232	151,536	62,362	105,852	100,444	152,631	100,369	120,932	81,837	88,683	111,912	283,408	172,242	50,373	51,885	89,815	296,453	79,980	87,569	60,148	61,953	0
21	Annual Provision (indexed at 3%)			26,271	27,059	27,871	28,707	29,568	30,455	31,369	32,310	33,279	34,278	35,306	36,365	37,456	38,580	39,737	40,929	42,157	43,422	44,725	46,066	
22	Outside Capital			1,750,000																				
23	Cumulative Reserve Balance	106,217	54,985	1,679,720	1,644,417	1,566,436	1,494,699	1,371,636	1,301,722	1,212,159	1,162,632	1,107,228	1,029,593	781,492	645,615	632,698	619,393	569,316	313,792	275,969	231,822	216,398	200,512	

Comprehensive Capital Needs Assessment Schedule

Site Improvements

Owner Sponsor Name:	Manchester Housing Authority
Project Name:	Spencer Village and Extension
Project City / Town:	Manchester

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 2, 2013

Number of Units:	80
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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	Asphalt Parking / Roadways	87,060		20	20	2013					87,060	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Crack Fill / Sealant					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Concrete Sidewalks	2,647		20	10	2013					2,647	0	0	0	0	0	0	0	0	0	3,557	0	0	0	0	0	0	0	0						
4	Bituminous Sidewalks					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Fencing					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Landscaping					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Dumpster Enclosures					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Storm Water System					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Site Lighting					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Site Lighting - Pole Mounted Light Fixtures	92,520		15	25	2023					0	0	0	0	0	0	0	0	0	0	124,339	0	0	0	0	0	0	0	0	0					
11	Block Masonry Retaining Wall	2,500		5	25	2033					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Vinyl Fencing	2,800		5	20	2028					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,362	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	Crack Fill / Sealant	14,510		20	5	2019					0	0	0	0	0	0	17,326	0	0	0	0	20,085	0	0	0	0	23,284	0	0	0					
18	Accessibility Improvements	5,150		add	20	2013			4	5,150	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		5,150	89,706	0	0	0	0	0	17,326	0	0	0	127,896	20,085	0	0	0	4,362	23,284	0	0	0	0				
28	Cumulative Reserve Balance							106,217		54,985	1,679,720	1,644,417	1,566,436	1,494,699	1,371,636	1,301,722	1,212,159	1,162,632	1,107,228	1,029,593	781,492	645,615	632,698	619,393	569,316	313,792	275,969	231,822	216,398	200,512					

Building Exterior

Owner Sponsor Name:	Manchester Housing Authority
Project Name:	Spencer Village and Extension
Project City / Town:	Manchester

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 2, 2013

Number of Units:	80
Total Square Feet:	31,927
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Roofing

Owner Sponsor Name:	Manchester Housing Authority
Project Name:	Spencer Village and Extension
Project City / Town:	Manchester

Current Year:	2013
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							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						
2	Hatches / Skylights					2013					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						
4	Roof Railings					2013					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						
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						
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						
8	Replace Roof Gutters/Downspouts					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	Roof - Asphalt Shingle	175,680		10	20	2023					0	0	0	0	0	0	0	0	0	118,050	121,591	0	0	0	0	0	0	0	0						
18	Replace Roof Gutters/Downspouts	42,418		15	30	2028					0	0	0	0	0	0	0	0	0	0	0	0	0	0	66,085	0	0	0	0						
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	0	0	0	0	0	118,050	121,591	0	0	0	66,085	0	0	0	0	0					
28	Cumulative Reserve Balance							106,217		54,985	1,679,720	1,644,417	1,566,436	1,494,699	1,371,636	1,301,722	1,212,159	1,162,632	1,107,228	1,029,593	781,492	645,615	632,698	619,393	569,316	313,792	275,969	231,822	216,398	200,512					

Lobby / Mail Area

Owner Sponsor Name:	Manchester Housing Authority
Project Name:	Spencer Village and Extension
Project City / Town:	Manchester

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 2, 2013

Number of Units:	80
Total Square Feet:	31,927
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	Manchester Housing Authority
Project Name:	Spencer Village and Extension
Project City / Town:	Manchester

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 2, 2013

Number of Units:	80
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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	2,863		32	15	2013					2,863	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 - Community Room	631		15	10	2013					631	0	0	0	0	0	0	0	0	0	847	0	0	0	0	0	0	0	0	0					
6	Ceilings - Community Room	355		15	10	2013					355	0	0	0	0	0	0	0	0	0	477	0	0	0	0	0	0	0	0	0					
7	Interior Doors	770		32	35	2016					0	0	0	841	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	Accessibility Improvements	1,500		add	20	2013			4	1,500	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		1,500	3,849	0	0	841	0	0	0	0	0	0	1,325	0	0	0	0	4,461	0	0	0	0	0	0				
28	Cumulative Reserve Balance						106,217		54,985	1,679,720	1,644,417	1,566,436	1,494,699	1,371,636	1,301,722	1,212,159	1,162,632	1,107,228	1,029,593	781,492	645,615	632,698	619,393	569,316	313,792	275,969	231,822	216,398	200,512						

Comprehensive Capital Needs Assessment Schedule

Common Hallways

Owner Sponsor Name:	Manchester Housing Authority
Project Name:	Spencer Village and Extension
Project City / Town:	Manchester

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 2, 2013

Number of Units:	80
Total Square Feet:	31,927
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					
28	Cumulative Reserve Balance							106,217		54,985	1,679,720	1,644,417	1,566,436	1,494,699	1,371,636	1,301,722	1,212,159	1,162,632	1,107,228	1,029,593	781,492	645,615	632,698	619,393	569,316	313,792	275,969	231,822	216,398	200,512					

Common Stairways

Number of Units:	80
Total Square Feet:	31,927
Default Inflation Rate:	3.0%

Spencer Village and Extension - SS 7/2/2013

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Manchester Housing Authority
Project Name:	Spencer Village and Extension
Project City / Town:	Manchester

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 2, 2013

Number of Units:	80
Total Square Feet:	31,927
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	246		10	10	2013					246	0	0	0	0	0	0	0	0	0	330	0	0	0	0	0	0	0	0	0					
2	Ceilings	75		10	10	2013					75	0	0	0	0	0	0	0	0	0	101	0	0	0	0	0	0	0	0	0					
3	Floors	605		15	15	2013					605	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	943	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	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	0				
6	Ceramic Floor Tiles					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	Accessibility Improvements	250		add	20	2013			4	250	0	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		250	926	0	0	0	0	0	0	0	0	0	0	431	0	0	0	0	943	0	0	0	0	0	0	0		
28	Cumulative Reserve Balance						106,217		54,985	1,679,720	1,644,417	1,566,436	1,494,699	1,371,636	1,301,722	1,212,159	1,162,632	1,107,228	1,029,593	781,492	645,615	632,698	619,393	569,316	313,792	275,969	231,822	216,398	200,512						

Common Area Restrooms

Number of Units:	80
Total Square Feet:	31,927
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Building Boilers

Owner Sponsor Name:	Manchester Housing Authority
Project Name:	Spencer Village and Extension
Project City / Town:	Manchester

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 2, 2013

Number of Units:	80
Total Square Feet:	31,927
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	25,284		11	20	2022				0	0	0	0	0	0	0	0	0	32,990	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	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	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	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	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	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	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	0	0				
9	Heating Boiler - Older	3,920		19	20	2014				0	4,038	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
10	DHW Storage	7,500		6	15	2022				0	0	0	0	0	0	0	0	0	9,786	0	0	0	0	0	0	0	0	0	0	0	0				
11	Community Room Boiler	8,820		6	20	2027				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13,341	0	0	0	0	0	0				
12	Community Room DHW Storage	1,700		6	15	2022				0	0	0	0	0	0	0	0	0	2,218	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	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	0			
17	Inline Circulation Pumps	10,400		8+	20	2021				0	0	0	0	0	0	0	0	4,391	4,523	4,659	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		0	0	4,038	0	0	0	0	0	0	4,391	49,517	4,659	0	0	0	13,341	0	0	0	0	0	0	0			
28	Cumulative Reserve Balance							106,217		54,985	1,679,720	1,644,417	1,566,436	1,494,699	1,371,636	1,301,722	1,212,159	1,162,632	1,107,228	1,029,593	781,492	645,615	632,698	619,393	569,316	313,792	275,969	231,822	216,398	200,512					

Building Mechanical

Number of Units:	80
Total Square Feet:	31,927
Default Inflation Rate:	3.0%

Spencer Village and Extension - SS 7/2/2013

Building Electrical

Number of Units:	80
Total Square Feet:	31,927
Default Inflation Rate:	3.0%

Spencer Village and Extension - SS 7/2/2013

Building Elevator

Number of Units:	80
Total Square Feet:	31,927
Default Inflation Rate:	3.0%

Spencer Village and Extension - SS 7/2/2013

Building Structural

Number of Units:	80
Total Square Feet:	31,927
Default Inflation Rate:	3.0%

Spencer Village and Extension - SS 7/2/2013

Unit Living

Owner Sponsor Name:	Manchester Housing Authority
Project Name:	Spencer Village and Extension
Project City / Town:	Manchester

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 2, 2013

Number of Units:	80
Total Square Feet:	31,927
Default Inflation Rate:	3.0%

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Unit Bathrooms

Owner Sponsor Name:	Manchester Housing Authority
Project Name:	Spencer Village and Extension
Project City / Town:	Manchester

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 2, 2013

Number of Units:	80
Total Square Feet:	31,927
Default Inflation Rate:	3.0%

Spencer Village and Extension • Capital Needs Assessment • © On-Site Insights

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Manchester Housing Authority
Project Name:	Spencer Village and Extension
Project City / Town:	Manchester

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 2, 2013

Number of Units:	80
Total Square Feet:	31,927
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	800		1	1	2013			800	824	849	874	900	927	955	984	1,013	1,044	1,075	1,107	1,141	1,175	1,210	1,246	1,284	1,322	1,362	1,403							
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	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	Cabinets	129,600		30+	25+	2013			25,920	26,698	27,499	28,323	29,173	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Refrigerators	53,600		10+	15	2017			0	0	0	0	12,065	12,427	12,800	13,184	13,580	0	0	0	0	0	0	0	0	0	0	0	0						
19	Stove	40,000		10+	15+	2017			0	0	0	0	9,004	9,274	9,552	9,839	10,134	0	0	0	0	0	0	0	0	0	0	0	0						
20	Accessibility Improvements	16,932		add	20	2013		4	16,932	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		16,932	26,720	27,522	28,347	29,198	51,143	22,629	23,308	24,007	24,727	1,044	1,075	1,107	1,141	1,175	1,210	1,246	1,284	1,322	1,362	1,403	0				
28	Cumulative Reserve Balance							106,217		54,985	1,679,720	1,644,417	1,566,436	1,494,699	1,371,636	1,301,722	1,212,159	1,162,632	1,107,228	1,029,593	781,492	645,615	632,698	619,393	569,316	313,792	275,969	231,822	216,398	200,512					

Unit Electrical

Number of Units:	80
Total Square Feet:	31,927
Default Inflation Rate:	3.0%

Spencer Village and Extension - SS 7/2/2013

Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

Owner Sponsor Name:	Manchester Housing Authority
Project Name:	Spencer Village and Extension
Project City / Town:	Manchester

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	July 2, 2013

Number of Units:	80
Total Square Feet:	31,927
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					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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						
3	Air Conditioning Unit / Sleeve	2,127		1	1	2013				2,127	2,190	2,256	2,324	2,394	2,465	2,539	2,616	2,694	2,775	2,858	2,944	3,032	3,123	3,217	3,313	3,413	3,515	3,621	3,729						
4	DHW Generation	3,400		1	1	2013				3,400	3,502	3,607	3,715	3,827	3,942	4,060	4,182	4,307	4,436	4,569	4,706	4,848	4,993	5,143	5,297	5,456	5,620	5,788	5,962						
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	HVAC - Heat Pumps	106,000		3	15	2025				0	0	0	0	0	0	0	0	0	0	0	0	18,891	19,458	20,042	20,643	21,262	21,900	22,557	23,234						
18																																			
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27	Annual Planned Expenditures							0		0	5,527	5,692	5,863	6,039	6,220	6,407	6,599	6,797	7,001	7,211	7,427	7,650	26,771	27,574	28,401	29,253	30,131	31,035	31,966	32,925	0				
28	Cumulative Reserve Balance							106,217		54,985	1,679,720	1,644,417	1,566,436	1,494,699	1,371,636	1,301,722	1,212,159	1,162,632	1,107,228	1,029,593	781,492	645,615	632,698	619,393	569,316	313,792	275,969	231,822	216,398	200,512					

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.