

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority

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Rocky Hill, CT 06067

and

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on-site-insight.com



Westhill Gardens Congregate

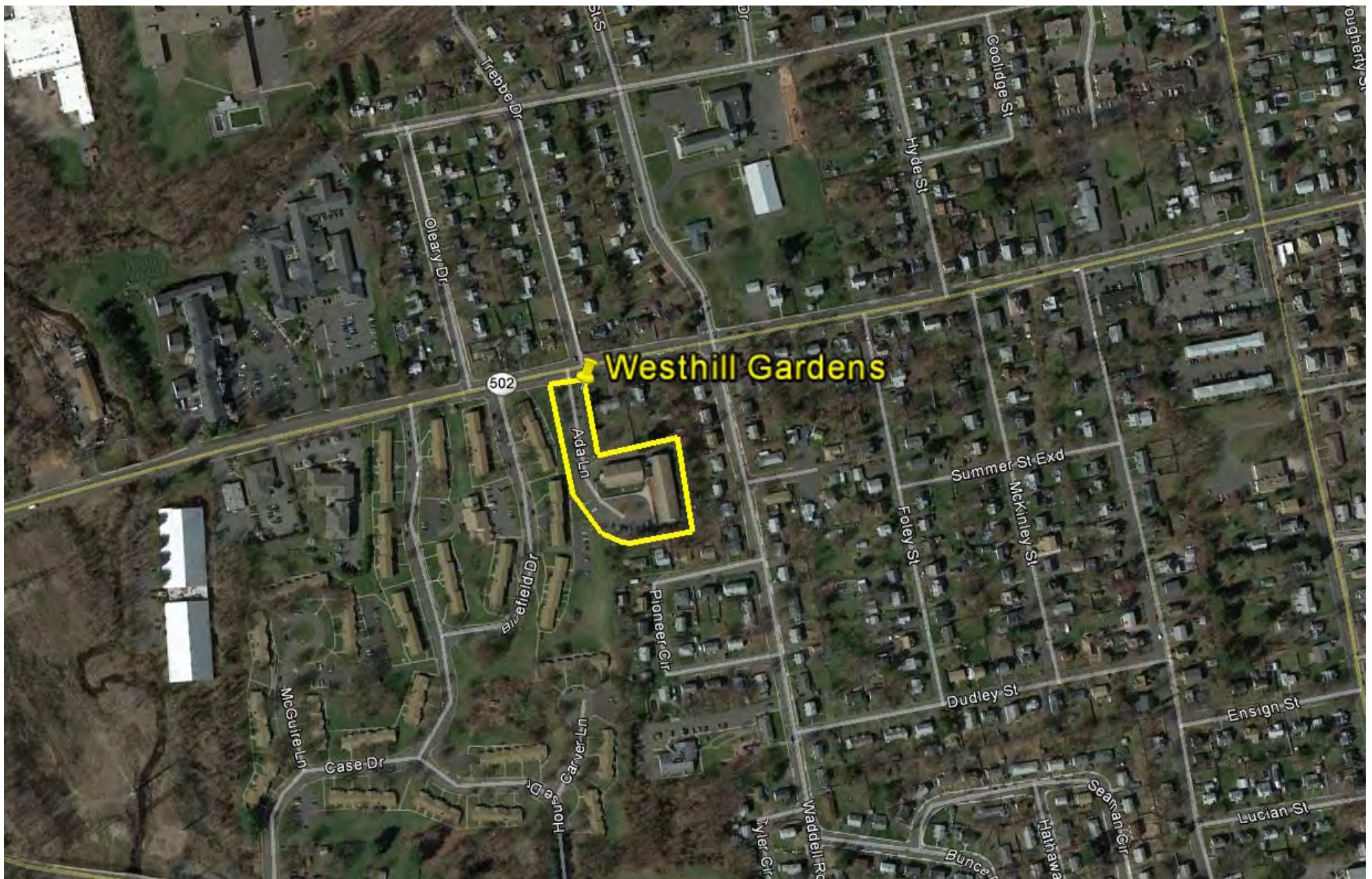
CHFA # 94054D

Manchester Housing Authority

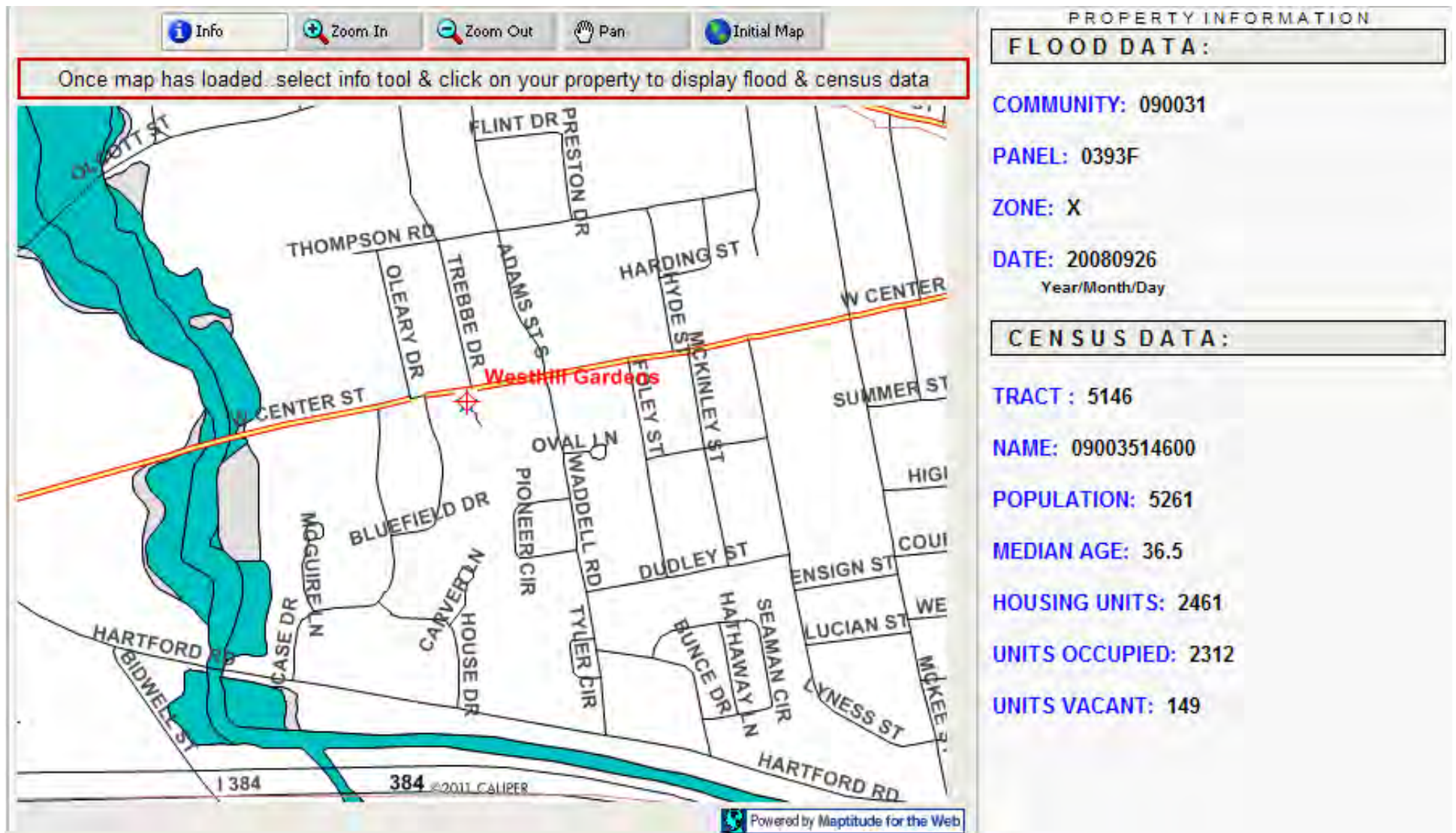
Manchester, CT

July 11, 2013

Final Report



Westhill Gardens
10 Ada Lane
Manchester, CT 06040



Westhill Gardens

10 Ada Lane
Manchester, CT 06040

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

Executive Summary

Westhill Gardens Congregate

Manchester, CT

Westhill Gardens Congregate is a residential development for the elderly that is comprised of a two-story building that contains a total of 37 one-bedroom units. Original construction of the development dates to 1992.

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 roadways and surface parking areas were noted to be exhibiting localized areas of pattern/alligator cracking. An allowance to carry out crack fill repairs to the asphalt pavements is shown in Year 1. An allowance for major repairs/replacement of the asphalt paved roadways and surface parking areas is shown in Year 5.
- Concrete spalling was noted within the west end loading dock area. An allowance to carry out repairs to these areas is shown in Year 1.
- Isolated areas of cracking were noted within the concrete sidewalks present along the front elevation of the building. An allowance to carry out repairs to the concrete sidewalks is shown in Year 1.
- The exterior windows present at the building consist of double glazed vinyl framed fixed and operable (casement type) exterior windows. Areas of aluminum framed curtain wall assemblies comprised of double glazed vision glass panels are also present at the

building, particularly above the emergency exit doorways. Overall, the exterior windows were noted to be in fair condition at this time. An allowance to carry out localized sealed glass unit replacement is shown beginning in Year 4.

- Replacement of the single-ply roof membrane installed at the flat roof area is shown in Year 3. Replacement of the asphalt shingles installed at the sloped roof areas is shown in Year 3.
- An original natural gas fired boiler provides hydronic heat for the building. No problems were observed or reported, and no near term needs are anticipated. Replacement costs for the three domestic hot water boilers are shown in Year 5 based on current age and observed conditions.
- A scope of work for common area heating and cooling improvements (air handlers, condensers, circulating pumps etc.) was ongoing at the time of our site visit. Costs per management for completion of this work are shown in Year 1.
- Management reported a history of pinhole leaks with the distribution piping for the fire suppression system. An allowance for sectional repairs/replacement needs is shown in Year 1.
- An original zone type fire alarm control panel monitors and supervises common area end devices. The panel is operable but at or near the end of its expected service life. Replacement is shown in Year 1.
- The floor surfaces within the units consist of vinyl composition tile (VCT). Allowances are shown annually for replacements as needed.
- Unit bathroom fixtures, unit kitchen cabinetry and appliances are all in generally good condition. No significant near term needs are anticipated.
- The development is partially compliant with handicap accessibility standards at the present time. Some deficiencies include non existing visual flashing signs within some of the building common areas, modifying the intercom panel located at the front entrance vestibule to be within the regulated reach ranges, as well as various improvements/modifications of bathroom and public laundry fixtures. 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 21st, 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*.



Localized areas of pattern cracking were noted within the asphalt paved surfaces, most notably at the entrance driveways and surface parking areas.



Isolated areas of cracking were noted within the concrete sidewalks present on the property.



View of spalled concrete at loading dock area.



View of main entry doors and typical window assemblies.



Pronounced staining noted on some asphalt shingled roof areas and isolated missing/deteriorated asphalt shingles also noted.



View of fully-adhered single ply roof membrane.



View of the finishes and furnishings present at the lobby and vestibule area of the building.



View of ground floor dining room.



View of commercial kitchen area adjacent to dining room.



Worn carpeting noted at the ground floor common hallway, particularly at the heavily trafficked areas.



View of hallway interior finishes.



Natural gas fired HB Smith boiler for production of hydronic heat.



Inline circulation pumps for hydronic heat – Both to be replaced in 2013 per management.



AO Smith 'Burkay' boilers and vertical storage tanks serve the building's domestic hot water needs.



Newly installed air cooled condensing unit located at the east end of the building.



Original zone-type fire alarm control panel monitors and supervises common area end devices.



Hydro-mechanical pump and controller/dispatcher unit for elevator.



Typical finishes in unit living areas.



Typical fixtures and finishes in unit bathrooms.



Typical kitchen area.

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Manchester Housing Authority
Project Name:	Westhill Gardens Congregate
Project City / Town:	Manchester

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

Number of Units:	37
Total Square Feet:	17,444
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$27,222
Annual Replacement Reserve Contribution:	\$7,461
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	0	14,527	0	0	0	115,376	1,741	0	0	0	0	19,522	0	0	0	0	14,842	0	0	0	0	0
2	Building Exterior	0	0	0	0	0	1,088	1,121	21,683	1,189	1,225	0	87,106	0	0	0	0	0	11,996	0	0	0	0	0
3	Roofing	0	0	0	0	81,839	0	0	0	0	0	0	10,744	0	0	0	0	0	0	0	0	0	0	0
4	Lobby - Mail Area	0	0	2,444	0	0	0	0	0	0	0	0	0	2,742	0	0	0	0	0	0	0	0	0	0
5	Community Room	0	900	3,468	2,587	2,664	2,744	4,599	18,878	2,999	3,089	3,181	3,950	4,661	3,476	3,580	3,688	3,798	10,176	4,030	4,151	4,275	5,308	0
6	Common Hallways	0	0	2,223	8,290	0	0	0	12,851	0	0	0	0	2,988	11,140	0	0	1,457	0	0	0	0	0	0
7	Common Stairways	0	0	0	897	0	0	0	5,565	0	0	0	3,134	0	1,205	0	0	0	0	0	0	0	0	0
8	Common Laundry	0	250	0	0	0	0	0	217	0	0	0	166	0	0	0	0	0	0	0	0	0	224	0
9	Common Area Restrooms	0	2,900	0	0	0	0	0	0	0	0	0	710	0	0	0	0	0	0	0	0	0	955	0
10	Building Boilers	0	0	5,200	0	0	0	36,016	0	0	0	0	78,286	0	0	0	0	0	0	0	0	0	8,768	0
11	Building Mechanical	0	0	95,050	0	0	0	0	0	0	0	0	8,220	3,360	0	0	0	0	8,958	0	0	0	0	0
12	Building Electrical	0	500	22,500	0	0	0	0	0	0	4,919	0	0	0	0	0	0	54,453	0	0	0	0	0	0
13	Building Elevator	0	0	0	0	0	0	8,441	0	0	0	0	0	0	0	0	0	136,133	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	5,525	5,691	5,861	6,037	6,218	6,405	6,597	6,795	6,999	7,209	7,425	7,648	7,877	8,113	8,357	8,607	8,866	9,132	9,406	9,688	0
16	Unit Kitchens	0	6,300	0	0	0	0	2,790	26,976	27,785	28,619	3,140	7,258	7,475	7,700	7,931	8,168	4,664	0	0	0	0	0	0
17	Unit Bathrooms	0	6,000	1,822	1,876	1,933	15,333	15,793	16,267	16,755	17,257	17,775	2,377	2,448	2,522	2,597	2,675	2,755	2,838	2,923	3,011	3,101	3,194	0
18	Unit Electrical	0	0	1,443	1,486	1,531	1,577	1,624	1,673	1,723	1,775	1,828	1,883	1,939	1,997	2,057	2,119	2,183	2,248	2,316	2,385	2,457	2,530	0
19	Unit Mechanical	0	0	1,425	1,467	1,511	1,557	1,603	1,651	1,701	1,752	1,805	1,859	1,914	1,972	2,031	2,092	2,155	2,219	2,286	2,354	2,425	2,498	0
20	Annual Planned Expenditures	0	16,850	155,626	22,293	95,339	28,336	193,582	113,906	58,748	65,430	34,727	212,901	54,474	37,660	26,074	26,856	215,955	61,886	20,420	21,033	21,664	33,164	0
21	Annual Provision (indexed at 3%)			7,461	7,685	7,916	8,153	8,398	8,650	8,909	9,176	9,452	9,735	10,027	10,328	10,638	10,957	11,286	11,624	11,973	12,332	12,702	13,083	
22	Outside Capital			1,425,000																				
23	Cumulative Reserve Balance	27,222	10,372	1,287,207	1,272,599	1,185,176	1,164,993	979,809	874,553	824,714	768,460	743,184	540,018	495,571	468,240	452,804	436,905	232,236	181,975	173,528	164,827	155,866	135,785	

Site Improvements

Owner Sponsor Name:	Manchester Housing Authority
Project Name:	Westhill Gardens Congregate
Project City / Town:	Manchester

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

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Total Square Feet:	17,444
Default Inflation Rate:	3.0%

Westhill Gardens Congregate • Capital Needs Assessment • © On-Site Insight

Building Exterior

Owner Sponsor Name:	Manchester Housing Authority
Project Name:	Westhill Gardens Congregate
Project City / Town:	Manchester

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[illegible]

Roofing

Number of Units:	37
Total Square Feet:	17,444
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Lobby / Mail Area

Owner Sponsor Name:	Manchester Housing Authority
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Project City / Town:	Manchester

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Community Room

Owner Sponsor Name:	Manchester Housing Authority
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Project City / Town:	Manchester

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Report Date:	June 29, 2013

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Westhill Gardens Congregate • Capital Needs Assessment • © On-Site Insight

Comprehensive Capital Needs Assessment Schedule

Common Hallways

Owner Sponsor Name:	Manchester Housing Authority
Project Name:	Westhill Gardens Congregate
Project City / Town:	Manchester

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	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls 1	5,519		9	10	2014				0	5,684	0	0	0	0	0	0	0	0	0	7,639	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	2,529		9	10	2014				0	2,605	0	0	0	0	0	0	0	0	0	3,501	0	0	0	0	0	0	0	0	0	0				
5	Ceiling 2	963		21	35	2027				0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,457	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	0				
7	Floors 1	2,223		10	10	2013				2,223	0	0	0	0	0	0	0	0	0	0	2,988	0	0	0	0	0	0	0	0	0	0	0			
8	Floors 2	11,085		10	15	2018				0	0	0	0	0	12,851	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	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	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	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	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	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	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	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	0		
17																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	2,223	8,290	0	0	0	12,851	0	0	0	0	2,988	11,140	0	0	1,457	0	0	0	0	0	0	0	0		
28	Cumulative Reserve Balance							27,222		10,372	1,287,207	1,272,599	1,185,176	1,164,993	979,809	874,553	824,714	768,460	743,184	540,018	495,571	468,240	452,804	436,905	232,236	181,975	173,528	164,827	155,866	135,785					

Common Stairways

Number of Units:	37
Total Square Feet:	17,444
Default Inflation Rate:	3.0%

13397 - Westhill Gardens Congregate - PRELIM SS 7/1/2013

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Manchester Housing Authority
Project Name:	Westhill Gardens Congregate
Project City / Town:	Manchester

Current Year:	2013
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Report Date:	June 29, 2013

Number of Units:	37
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	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls	42		1	10	2022					0	0	0	0	0	0	0	0	54	0	0	0	0	0	0	0	0	0	0	73					
2	Ceilings	86		1	10	2022					0	0	0	0	0	0	0	0	112	0	0	0	0	0	0	0	0	0	0	151					
3	Floors					2013					0	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	0					
5	Lighting Fixtures					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
6	Ceramic Floor Tiles			21	50	2042					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
7	VCT Flooring	188		10	15	2018					0	0	0	0	0	217	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	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					
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0		250	0	0	0	0	0	217	0	0	0	166	0	0	0	0	0	0	0	0	0	0	224	0				
28	Cumulative Reserve Balance						27,222		10,372	1,287,207	1,272,599	1,185,176	1,164,993	979,809	874,553	824,714	768,460	743,184	540,018	495,571	468,240	452,804	436,905	232,236	181,975	173,528	164,827	155,866	135,785						

Common Area Restrooms

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[illegible]

Building Boilers

Owner Sponsor Name:	Manchester Housing Authority
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Number of Units:	37
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[illegible]

Building Mechanical

Number of Units:	37
Total Square Feet:	17,444
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13397 - Westhill Gardens Congregate - PRELIM SS 7/1/2013

Building Electrical

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Building Elevator

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[illegible]

Building Structural

Number of Units:	37
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Default Inflation Rate:	3.0%

13397 - Westhill Gardens Congregate - PRELIM SS 7/1/2013

Comprehensive Capital Needs Assessment Schedule

Unit Living

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											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	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	5,525		1	1	2013				5,525	5,691	5,861	6,037	6,218	6,405	6,597	6,795	6,999	7,209	7,425	7,648	7,877	8,113	8,357	8,607	8,866	9,132	9,406	9,688						
6	AC Sleeve					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Electrical Outlets					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Lighting Fixtures					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	5,525	5,691	5,861	6,037	6,218	6,405	6,597	6,795	6,999	7,209	7,425	7,648	7,877	8,113	8,357	8,607	8,866	9,132	9,406	9,688	0				
28	Cumulative Reserve Balance							27,222		10,372	1,287,207	1,272,599	1,185,176	1,164,993	979,809	874,553	824,714	768,460	743,184	540,018	495,571	468,240	452,804	436,905	232,236	181,975	173,528	164,827	155,866	135,785					

Unit Bathrooms

Owner Sponsor Name:	Manchester Housing Authority
Project Name:	Westhill Gardens Congregate
Project City / Town:	Manchester

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

Number of Units:	37
Total Square Feet:	17,444
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	678		1	1	2013				678	699	720	741	763	786	810	834	859	885	912	939	967	996	1,026	1,057	1,089	1,121	1,155	1,189						
7	Accessories	773		1	1	2013				773	796	820	845	870	896	923	951	980	1,009	1,039	1,070	1,103	1,136	1,170	1,205	1,241	1,278	1,316	1,356						
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	370		1	1	2013				370	381	393	404	416	429	442	455	469	483	497	512	528	543	560	576	594	612	630	649						
10	GFI Outlet					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Toilet	15,170		21	25	2016				0	0	0	2,763	2,846	2,931	3,019	3,110	3,203	0	0	0	0	0	0	0	0	0	0	0						
18	Lavatory	15,540		21	25	2016				0	0	0	2,830	2,915	3,003	3,093	3,185	3,281	0	0	0	0	0	0	0	0	0	0	0						
19	Bathtub and Surrounds	42,550		21	25	2016				0	0	0	7,749	7,982	8,221	8,468	8,722	8,984	0	0	0	0	0	0	0	0	0	0	0						
20	Accessibility Improvements	6,000		add	20	2013		4	6,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	6,000	1,822	1,876	1,933	15,333	15,793	16,267	16,755	17,257	17,775	2,377	2,448	2,522	2,597	2,675	2,755	2,838	2,923	3,011	3,101	3,194	0						
28	Cumulative Reserve Balance						27,222	10,372	1,287,207	1,272,599	1,185,176	1,164,993	979,809	874,553	824,714	768,460	743,184	540,018	495,571	468,240	452,804	436,905	232,236	181,975	173,528	164,827	155,866	135,785							

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Manchester Housing Authority
Project Name:	Westhill Gardens Congregate
Project City / Town:	Manchester

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

Number of Units:	37
Total Square Feet:	17,444
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors					2013				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						
5	Countertops					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Sink					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Kitchen Exhaust Fan					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	GFI Outlet					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Vent Hood					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Refrigerators					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Stove					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Range					2013				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						
14	Disposal					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Cabinets	51,975		21	25+	2018				0	0	0	0	0	20,084	20,687	21,308	0	0	0	0	0	0	0	0	0	0	0	0						
18	Refrigerators	24,790		<10	15	2017				0	0	0	0	2,790	2,874	2,960	3,049	3,140	3,235	3,332	3,432	3,534	3,640	0	0	0	0	0	0						
19	Stove	18,500		<10	15+	2022				0	0	0	0	0	0	0	0	4,023	4,144	4,268	4,396	4,528	4,664	0	0	0	0	0	0						
20	Rangehoods	10,397		21	25+	2018				0	0	0	0	0	4,018	4,138	4,262	0	0	0	0	0	0	0	0	0	0	0	0						
21	Accessibility Improvements	6,300		add	20	2013		4	6,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0	6,300	0	0	0	0	2,790	26,976	27,785	28,619	3,140	7,258	7,475	7,700	7,931	8,168	4,664	0	0	0	0	0	0					
28	Cumulative Reserve Balance							27,222	10,372	1,287,207	1,272,599	1,185,176	1,164,993	979,809	874,553	824,714	768,460	743,184	540,018	495,571	468,240	452,804	436,905	232,236	181,975	173,528	164,827	155,866	135,785						

Unit Electrical

Number of Units:	37
Total Square Feet:	17,444
Default Inflation Rate:	3.0%

13397 - Westhill Gardens Congregate - PRELIM SS 7/1/2013

Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

Owner Sponsor Name:	Manchester Housing Authority
Project Name:	Westhill Gardens Congregate
Project City / Town:	Manchester

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

Number of Units:	37
Total Square Feet:	17,444
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																								Revitalization
							Code	Emergency	Code	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	Radiators	1,425		1	1	2013					1,425	1,467	1,511	1,557	1,603	1,651	1,701	1,752	1,805	1,859	1,914	1,972	2,031	2,092	2,155	2,219	2,286	2,354	2,425	2,498	
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					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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20																															
21																															
22																															
23																															
24																															
25																															
26																															
27	Annual Planned Expenditures							0		0	1,425	1,467	1,511	1,557	1,603	1,651	1,701	1,752	1,805	1,859	1,914	1,972	2,031	2,092	2,155	2,219	2,286	2,354	2,425	2,498	0
28	Cumulative Reserve Balance							27,222		10,372	1,287,207	1,272,599	1,185,176	1,164,993	979,809	874,553	824,714	768,460	743,184	540,018	495,571	468,240	452,804	436,905	232,236	181,975	173,528	164,827	155,866	135,785	

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.