

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
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Marino Manor

CHFA #85100D

Middletown Housing Authority
Middletown, CT

March 15, 2013

Final Report



Marino Manor

1361 Randolph Road
Middletown, CT 06457

CTflood features near 1361 Randolph Road,
Middletown, CT, 06457

COMMUNITY PANEL ZONE DATE

[090068](#)

0116G

X

20080828

FLOOD SEARCH DATA

New Search

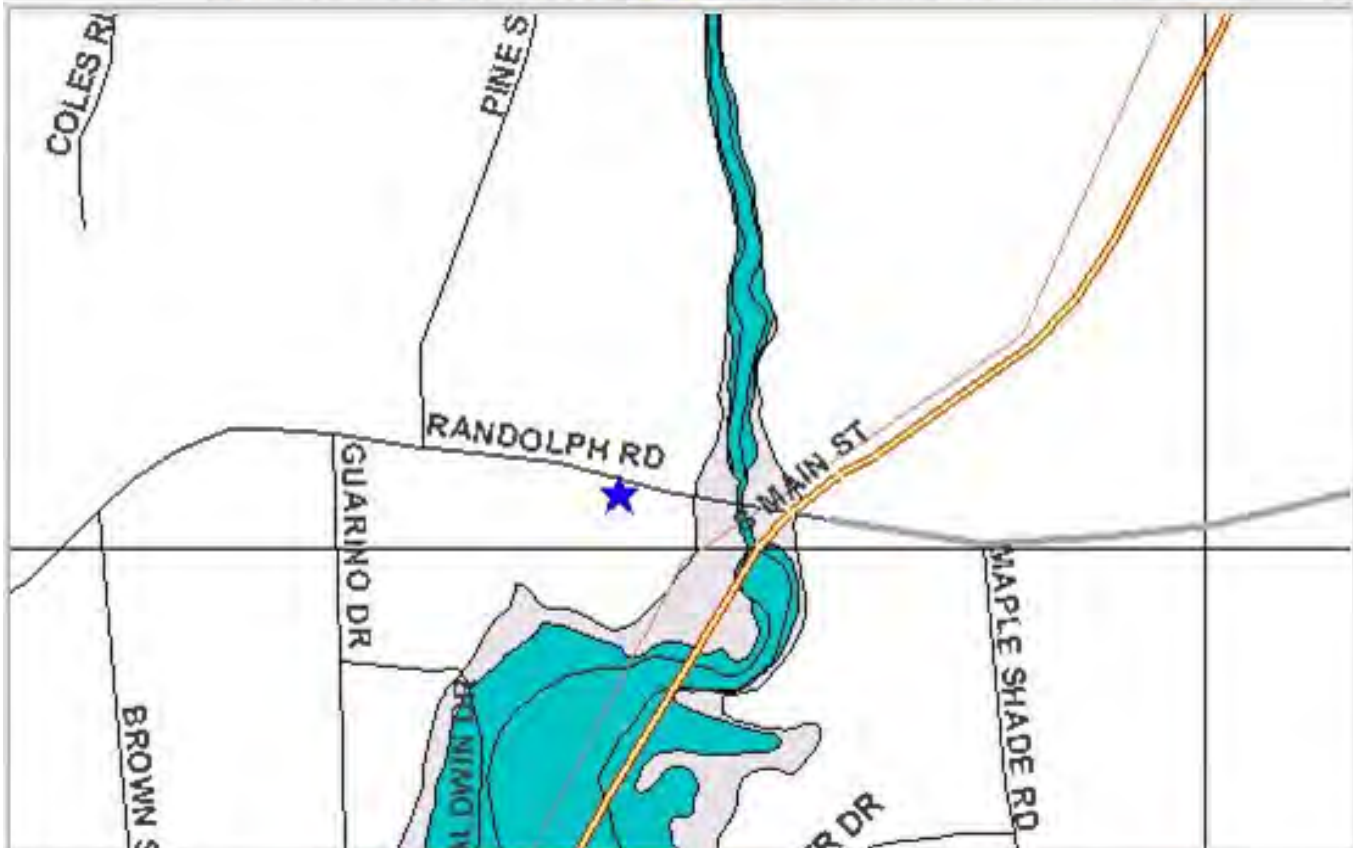


[How to use tools](#)

[Flood Zone Definitions](#)



To view all data, select the **i** tool and click on the star locator on map.



Check Layers to Display:



CTflood



Census Tract (Med)



Streets



Highway

Redraw Map

Marino Manor

1361 Randolph Road
Middletown, CT 06457

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

Executive Summary

Marino Manor

Middletown, CT

Marino Manor is a residential development for the elderly that is comprised of seven residential buildings; one of which also incorporates a community room with kitchen, laundry room, and restrooms. The buildings contain a total of 40 one-bedroom units in a mix of 28 ‘small’ and 12 ‘large’ floor plan styles.

Overall the development is in generally good 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 being able to meet its future capital needs through the continuation of its current funding circumstances.

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

- Asphalt-paved access drive, parking area, and walkways are in generally good condition; resurfacing is shown in Year 6.
- Allowances for selective repair/re-pointing of the brick veneer, primarily at the separation walls between building segments, are shown in Years 1 and 11.
- Aluminum panel-type siding around unit entry doors is shown being replaced concurrent with the windows in Year 4. Vinyl siding on the gable ends of the buildings is newer, in good condition, and shown being replaced in Year 19.
- Replacement of common entry and service doors is shown between Years 2 and 4, based on observed conditions. Unit entry and storm door replacement is shown in Years 8-15.
- Original vinyl-clad wood casement windows are typical throughout the development, and they are in fair condition; future replacement is shown in Year 4.

- Three-tab composite asphalt shingles, typical on all roof surfaces, are in fair condition, with some age-related wear beginning to show; costs to rip and replace are shown in Year 4.
- No significant wear or damage was noted with regards to the wall, ceiling, or floor finishes at the interior common areas; periodic painting and floor covering replacement allowances are shown based on current age, condition, and expected useful service life. A newer electric-type tank provides domestic hot water for the common areas; future replacement is shown in Year 8.
- The fire alarm control panel at the community space has surpassed its expected useful service life; replacement is shown in Year 1.
- Allowances for in-unit carpet and vinyl composition tile (VCT) floor covering replacement are shown from Year 1 forward.
- Original, conventional-flow, toilets are shown being replaced with contemporary low-flow models in Years 1-4.
- Annual allowances for bathroom accessory and exhaust fan replacement needs are shown from Year 1 forward.
- Unit kitchens' feature original wood cabinetry that is in fair condition; replacement of all is reportedly scheduled for 2013 (Year 1).
- Annual allowances are shown for the as needed replacement of exhaust fans, refrigerators, and ranges.
- Annual allowances for as needed upgrade/replacement of emergency call pull cords and smoke detectors are shown from Year 1 forward.
- Annual allowances for replacement of electric baseboard radiation and domestic hot water tanks are shown from Year 1 forward.
- Common area modifications needed for handicap accessibility include provisions of a compliant curb ramp near Units 25 and 26, installation of lever-type hardware on isolated (interior) common doors, installation of a compliant refrigerator and accessible-style cabinetry in the community kitchen, lowering of the table in the laundry room, provision of a front loading washing machine, reversing swing at restroom entry doors, centering of toilets at 18 inches from adjacent wall, and installation of compliant grab bars.
- Four units at the development are currently designated as handicap accessible; none are fully compliant at the present time. Modifications necessary for compliance include centering toilets at 18 inches from adjacent wall, installation of lever-type **faucets** and insulation on piping under sinks, provision of tub seats, installation of visual (horn/strobe) alarms, and relocation of circuit breaker panels to be within reach range limits.

Additional Notes:

1. The Physical Assessment of the property was conducted on January 10th, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Bruce Hutchinson. We would like to thank the staff of the Middletown Housing Authority 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*.



View of development sign



Asphalt paving in parking area in generally good condition – Crackfilling / sealcoating / striping needed in near-term



Typical asphalt-paved walkway



Curb ramp near Units 25 and 26 lacks necessary flared sides for handicap accessibility compliance



Typical building architecture as seen on front elevation



Typical building architecture as seen on rear elevation



Brick veneer between building segments exhibits areas of cracks, mortar loss, and shaling/spalling



Side view of brick veneer on wall between building segments with worn brick and mortar evident



Unit entry and storm doors in good condition at the present time – Original windows are approaching the end of their expected useful service lives



Minor surface rust at bottom edge of service door



Typical roof surface with three-tab shingles – Some age-related wear beginning to show



View of community room



Kitchen area of community room



Laundry room – Note lack of front loading washing machine



Newer electric-type tank that serves domestic hot water needs at community spaces



Original fire alarm control panel has surpassed its expected useful service life



Typical finishes in unit living areas



Typical finishes and fixtures in unit bathrooms



Typical finishes and equipment in unit kitchens



Typical kitchen in a handicap accessible unit



Close-up of typical wear noted on kitchen cabinetry – All units to reportedly receive new cabinetry in 2013



Some circuit breakers in panels at handicap accessible units exceed reach range limits



Typical, individual, electric-type domestic hot water tanks that serve each unit



Each unit has a sleeve to accommodate a resident-supplied air conditioner – Note sleeve size compared to air conditioner size

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Middletown Housing Authority
Project Name:	Marino Manor
Project City / Town:	Middletown

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

Number of Units:	40
Total Square Feet:	19,764
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$357,345
Annual Replacement Reserve Contribution:	\$41,157
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	1,000	8,506	0	0	0	0	90,413	0	0	0	0	21,450	0	0	0	0	11,695	0	0	74,379	76,611	0
2	Building Exterior	0	0	8,431	1,061	0	101,277	0	0	0	7,306	7,526	7,751	19,314	8,223	8,470	8,724	8,986	0	0	0	15,227	0	0
3	Roofing	0	0	0	0	0	105,966	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	Lobby - Mail Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	Community Room	0	920	2,495	0	0	546	0	0	0	0	0	4,022	0	0	0	0	0	0	0	0	0	3,766	0
6	Common Hallways	0	0	0	0	0	0	0	894	0	0	0	0	0	0	0	0	0	1,201	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	250	250	0	0	0	0	1,097	0	0	0	0	0	0	0	0	0	474	0	0	0	0	0
9	Common Area Restrooms	0	4,250	4,845	0	0	0	0	358	0	0	0	0	0	0	0	0	0	482	0	0	0	0	0
10	Building Boilers	0	0	0	0	0	0	0	0	0	1,045	0	0	0	0	0	0	0	0	0	1,405	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	0	0	0	0
12	Building Electrical	0	11,800	11,800	0	0	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	2,961	3,049	3,141	3,235	3,332	3,432	3,535	4,414	4,547	4,683	4,823	4,968	5,117	5,271	5,429	5,592	5,759	5,932	6,110	6,293	0
16	Unit Kitchens	0	0	85,620	4,759	4,902	5,049	5,200	5,356	5,517	5,682	5,853	6,028	6,209	6,396	6,587	6,785	6,989	7,198	7,414	7,637	7,866	8,102	0
17	Unit Bathrooms	0	6,800	12,549	5,921	6,099	6,282	1,856	1,912	1,969	5,890	6,067	6,249	6,436	6,629	6,828	7,033	7,244	7,461	7,685	7,916	8,153	8,398	0
18	Unit Electrical	0	5,800	7,160	1,401	1,443	1,486	1,531	1,577	1,624	1,673	1,723	1,774	1,828	1,883	1,939	1,997	2,057	2,119	2,182	2,248	2,315	2,385	0
19	Unit Mechanical	0	0	4,702	4,843	4,988	5,138	5,292	5,451	5,614	5,783	5,956	6,135	6,319	6,509	6,704	6,905	7,112	7,326	7,545	7,772	8,005	8,245	0
20	Annual Planned Expenditures	0	30,820	149,319	21,034	20,573	228,980	17,211	110,490	18,259	31,794	31,671	36,643	66,380	34,607	35,646	36,715	37,816	43,547	30,586	32,909	122,055	113,799	0
21	Annual Provision (indexed at 3%)			41,157	42,391	43,663	44,973	46,322	47,712	49,143	50,617	52,136	53,700	55,311	56,970	58,679	60,440	62,253	64,121	66,044	68,026	70,066	72,168	
22	Outside Capital																							
23	Cumulative Reserve Balance	357,345	326,525	218,363	239,719	262,810	78,803	107,914	45,136	76,020	94,844	115,309	132,366	121,297	143,660	166,694	190,419	214,856	235,429	270,887	306,004	254,015	212,385	

Comprehensive Capital Needs Assessment Schedule

Site Improvements

Owner Sponsor Name:	Middletown Housing Authority
Project Name:	Marino Manor
Project City / Town:	Middletown

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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	Asphalt Parking / Roadways	45,039		15	20	2018				0	0	0	0	0	52,212	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	0	0					
3	Concrete Sidewalks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
4	Bituminous Sidewalks	32,145		15	20	2018				0	0	0	0	0	37,265	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	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	0	0	0				
7	Dumpster Enclosures	808		15	20	2018				0	0	0	0	0	937	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	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	0	0	0				
10	Fence/Guard Rail	4,954		10	20	2023				0	0	0	0	0	0	0	0	0	6,658	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	Site Lighting	43,690		<5	20	2031				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	74,379	76,611					
18	Crack Fill / Sealant	7,506		5	5	2013				7,506	0	0	0	0	0	0	0	0	10,088	0	0	0	0	0	11,695	0	0	0	0	0					
19	Development Sign	3,500		<10	20	2024				0	0	0	0	0	0	0	0	0	4,704	0	0	0	0	0	0	0	0	0	0	0					
20	Accessibility Improvements	1,000		ADD	20	2013		4	1,000	1,000	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	1,000	8,506	0	0	0	0	90,413	0	0	0	0	21,450	0	0	0	0	11,695	0	0	74,379	76,611	0						
28	Cumulative Reserve Balance						357,345	326,525	218,363	239,719	262,810	78,803	107,914	45,136	76,020	94,844	115,309	132,366	121,297	143,660	166,694	190,419	214,856	235,429	270,887	306,004	254,015	212,385							

Building Exterior

Owner Sponsor Name:	Middletown Housing Authority
Project Name:	Marino Manor
Project City / Town:	Middletown

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

Number of Units:	40
Total Square Feet:	19,764
Default Inflation Rate:	3.0%

Marino Manor • Capital Needs Assessment • © On-Site Insight

Comprehensive Capital Needs Assessment Schedule

Roofing

Owner Sponsor Name:	Middletown Housing Authority
Project Name:	Marino Manor
Project City / Town:	Middletown

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

Number of Units:	40
Total Square Feet:	19,764
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																													
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization					
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032						
1	Chimney					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
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	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
16	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	96,974		15+	20	2016				0	0	0	105,966	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		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
28	Cumulative Reserve Balance							357,345		326,525	218,363	239,719	262,810	78,803	107,914	45,136	76,020	94,844	115,309	132,366	121,297	143,660	166,694	190,419	214,856	235,429	270,887	306,004	254,015	212,385						

Lobby / Mail Area

Owner Sponsor Name:	Middletown Housing Authority
Project Name:	Marino Manor
Project City / Town:	Middletown

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

Number of Units:	40
Total Square Feet:	19,764
Default Inflation Rate:	3.0%

[illegible]

Community Room

Number of Units:	40
Total Square Feet:	19,764
Default Inflation Rate:	3.0%

Marino Manor - SS 1/24/2013

Comprehensive Capital Needs Assessment Schedule

Common Hallways

Owner Sponsor Name:	Middletown Housing Authority
Project Name:	Marino Manor
Project City / Town:	Middletown

Current Year:	2013
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Report Date:	January 18, 2013

Number of Units:	40
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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	305		5	10	2018				0	0	0	0	0	354	0	0	0	0	0	0	0	0	0	0	475	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	80		5	10	2018				0	0	0	0	0	93	0	0	0	0	0	0	0	0	0	0	124	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	386		5	10	2018				0	0	0	0	0	448	0	0	0	0	0	0	0	0	0	0	602	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	894	0	0	0	0	0	0	0	0	0	0	1,201	0	0	0	0	0					
28	Cumulative Reserve Balance						357,345	326,525	218,363	239,719	262,810	78,803	107,914	45,136	76,020	94,844	115,309	132,366	121,297	143,660	166,694	190,419	214,856	235,429	270,887	306,004	254,015	212,385							

Comprehensive Capital Needs Assessment Schedule

Common Stairways

Owner Sponsor Name:	Middletown Housing Authority
Project Name:	Marino Manor
Project City / Town:	Middletown

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

Number of Units:	40
Total Square Feet:	19,764
Default Inflation Rate:	3.0%

[illegible]

Building Mechanical

Number of Units:	40
Total Square Feet:	19,764
Default Inflation Rate:	3.0%

Marino Manor - SS 1/24/2013

Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	Middletown Housing Authority
Project Name:	Marino Manor
Project City / Town:	Middletown

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

Number of Units:	40
Total Square Feet:	19,764
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	Middletown Housing Authority
Project Name:	Marino Manor
Project City / Town:	Middletown

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

Number of Units:	40
Total Square Feet:	19,764
Default Inflation Rate:	3.0%

[illegible]

Unit Bathrooms

Number of Units:	40
Total Square Feet:	19,764
Default Inflation Rate:	3.0%

Marino Manor - SS 1/24/2013

Unit Electrical

Owner Sponsor Name:	Middletown Housing Authority
Project Name:	Marino Manor
Project City / Town:	Middletown

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

Number of Units:	40
Total Square Feet:	19,764
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Emergency Call System	600		1	1	2013				600	618	637	656	675	696	716	738	760	783	806	831	855	881	908	935	963	992	1,021	1,052						
2	Electrical Panel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Smoke Detectors	760		1	1	2013				760	783	806	830	855	881	907	935	963	992	1,021	1,052	1,084	1,116	1,150	1,184	1,220	1,256	1,294	1,333						
4	Intercom					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Accessibility Improvements	5,800		ADD	20	2013		4	5,800	5,800	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	5,800	7,160	1,401	1,443	1,486	1,531	1,577	1,624	1,673	1,723	1,774	1,828	1,883	1,939	1,997	2,057	2,119	2,182	2,248	2,315	2,385	0						
28	Cumulative Reserve Balance						357,345	326,525	218,363	239,719	262,810	78,803	107,914	45,136	76,020	94,844	115,309	132,366	121,297	143,660	166,694	190,419	214,856	235,429	270,887	306,004	254,015	212,385							

Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

Owner Sponsor Name:	Middletown Housing Authority
Project Name:	Marino Manor
Project City / Town:	Middletown

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

Number of Units:	40
Total Square Feet:	19,764
Default Inflation Rate:	3.0%

[illegible]

Appendix A: Statement of Delivery

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

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