

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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and

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on-site-insight.com



Thames River Place

CHFA # 99991H

Thames River
Community Service, Inc.

Norwich, CT

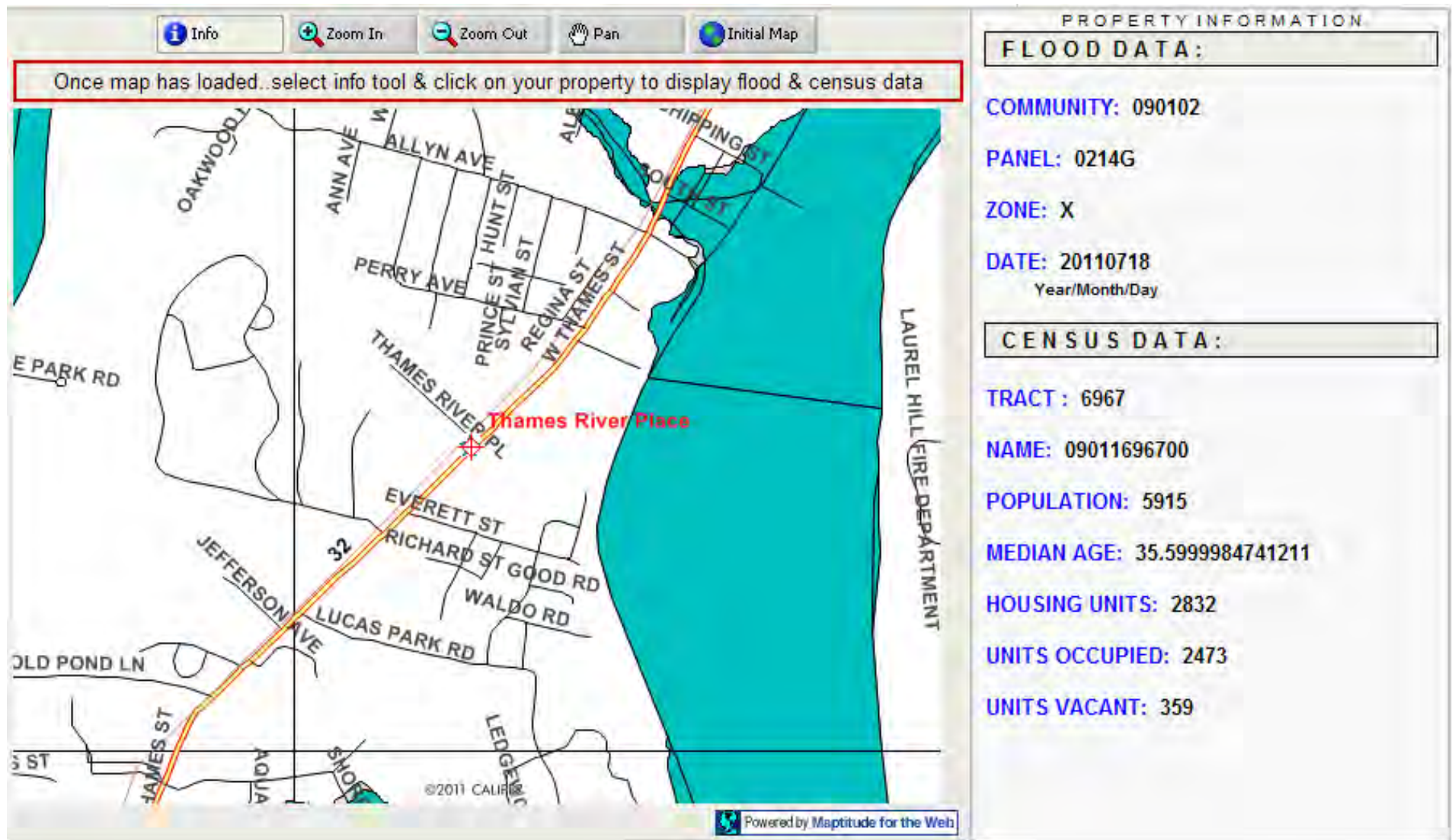
Final Report



Thames River Place

One Thames River Place

Norwich, CT 06360



Thames River Place

One Thames River Place
Norwich, CT 06360

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

Executive Summary

Thames River Place

Norwich, CT

Thames River Place is a transitional living facility for families that is comprised of one residential building. The building contains 12 two-bedroom units and 12 three-bedroom units. Original construction of the development dates to 1992.

Overall the development is in overall good condition. As shown on the attached capital needs worksheets, the development faces significant capital needs in the near term. Based on these projections and available information from the client regarding existing reserves and annual reserve deposits, the development is seen as requiring an adjustment to its current funding scenario and/or an infusion of additional capital.

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

- A cost to resurface the asphalt paved road and parking areas is shown in Year 1. Maintenance cycles for crack-filling, seal-coating, and striping are shown in Years 5, 11, and 17.
- Allowances for concrete walkway replacement and repairs are shown beginning in Year 9, over a twelve year period. An allowance for replacement of the pole mounted light fixtures is shown in Year 10.
- Replacement of the stockade fencing, dumpster enclosures, and wood retaining wall sections are shown in Year 1. Upgrades to the site landscaping are shown in Years 1 and 11.

- An allowance for replacement of the main entry doors is shown in Year 10; and replacement of the rear elevation metal entry doors is shown in Year 4. An allowance for replacement of the metal service doors is shown in Year 9.
- Moderate window frame separation and caulking failure at the lintels and brick openings is prevalent throughout the building. Replacement of the windows and atrium glazing is shown in Year 1.
- Repairs to the front entry brick columns and edifices are shown in Year 1. Replacement of the vinyl siding, soffit, fascia, gutter, and downspouts are shown in Year 10. Pressure washing of the vinyl siding and sealing of the brick wall surfaces are shown in Year 1.
- Roof shingle replacement, chimney repairs/upgrades, replacement of the sky-lites, and building mounted light fixture replacements are shown in Year 5.
- Common areas throughout the building are shown for painting cycles, floor covering replacement, ceiling tile replacement, unit entry door replacement, and furniture upgrades beginning in Year 1 and continuing throughout the plan.
- Building mechanical, HVAC system components, and fire/smoke control equipment are shown for replacement and/or upgrades beginning in Years 1 and 5. Replacement of the elevator equipment and associated components is shown in Year 10.
- Allowances for upgrades and replacement of unit flooring, appliances, kitchen cabinets, countertops and sinks, bathroom vanity cabinets and sinks, wall accessories, interior and closet doors, radiant heat fixtures, and air conditioning units are shown beginning in Year 1, and continuing throughout the plan.
- Unit bathrooms are equipped with original conventional flow toilet models; an allowance for replacement with contemporary low-flow models is shown in Year 1. The fiberglass bathtubs, and surround walls, and mixing valves are in good condition, and seen as manageable through operating accounts.
- Accessibility renovations necessary for standards compliance are shown in the common area restrooms and handicap unit bathrooms; these deferred expenses are shown in Year 1 of the plan.

Additional Notes:

1. The Physical Assessment of the property was conducted on April 16th, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Jerome Hagerty. We would like to thank k Kathy Allen, Tom Hyland, and Guy D’Andria 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*.



1. Asphalt roadway



2. Concrete walkway



3. Stockade fencing



4. Typical site light fixture



5. Bick column damage



6. Window failure at lintel



7. Atrium windows - insulated glass failure



8. Typical casement window



9. Vinyl siding - pressure washing needed



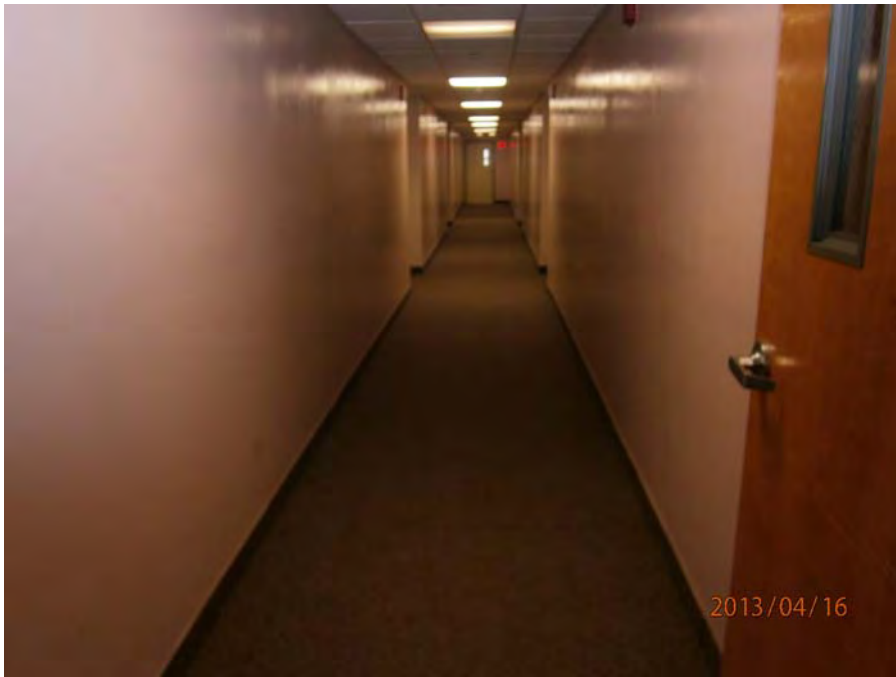
10. Roof shingles



11. Building front elevation



12. Building rear elevation



13. Typical hallway



14. Typical stairway



15. Accessibility - incorrect toilet height



16. Accessibility - sink trap protection missing



17. HVAC equipment



18. Central DHW tank



19. Chiller equipment



20. Zoned fire control panel



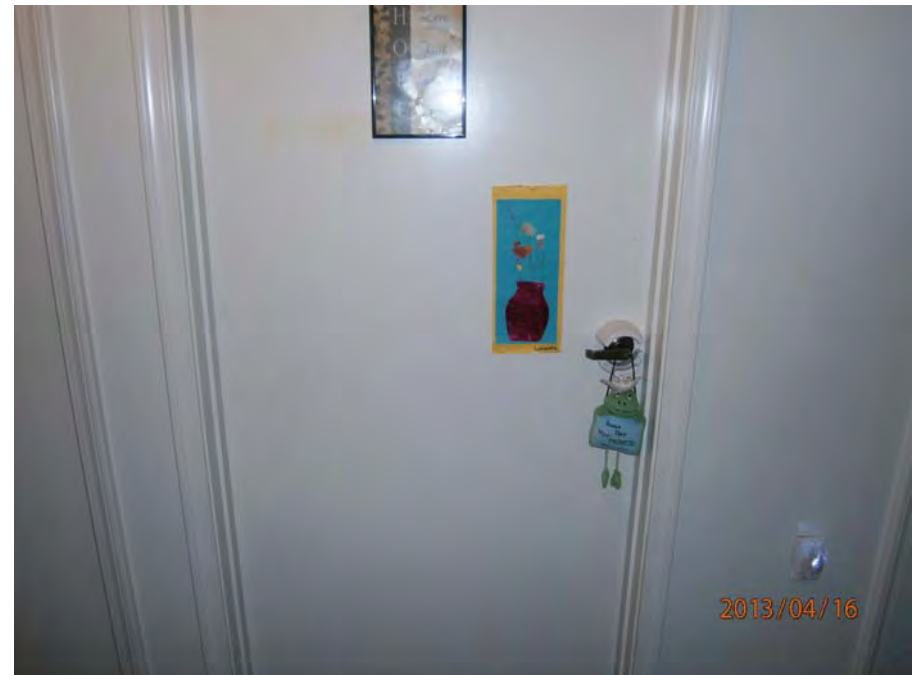
21. Elevator equipment



22. Elavator cab



23. Typical unit door



24. Typical unit interior door



25. Typical unit closet door



26. Typical unit bathroom



27. Unit handicap bathroom



28. Typical unit kitchen



29. Kitchen cabinets



30. Typical unit livingroom



31. Unit baseboard heat fixture



32. Unit air conditioning

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Thames River Community Service, Inc.
Project Name:	Thames River Place
Project City / Town:	Norwich, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 26, 2013

Number of Units:	24
Total Square Feet:	46,116
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	
Annual Replacement Reserve Contribution:	
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	84,808	0	0	0	9,093	0	0	0	1,782	38,722	29,548	1,948	2,006	2,066	2,128	6,592	15,222	2,326	2,395	2,467	0
2	Building Exterior	0	0	90,526	0	0	2,732	4,669	0	0	0	1,647	116,919	0	0	0	0	0	0	0	0	0	0	0
3	Roofing	0	0	0	0	0	0	72,069	0	0	0	0	9,349	0	0	0	0	0	0	0	0	0	0	0
4	Lobby - Mail Area	0	0	4,543	0	0	0	0	0	0	0	0	3,523	0	0	6,477	0	0	0	0	0	0	0	0
5	Community Room	0	0	10,582	0	0	0	1,540	0	0	0	0	0	14,222	0	0	0	2,069	0	0	0	0	0	0
6	Common Hallways	0	0	504	519	5,882	551	4,765	584	602	23,164	638	658	677	698	7,905	740	24,183	785	809	833	858	884	0
7	Common Stairways	0	0	2,083	0	0	0	0	0	0	0	0	0	8,605	0	0	0	0	0	0	0	0	0	0
8	Common Laundry	0	0	208	0	0	0	553	0	0	0	0	0	280	0	0	0	0	0	0	0	0	0	0
9	Common Area Restrooms	0	2,090	181	0	0	0	0	0	0	0	0	0	243	0	0	0	0	0	0	0	0	0	0
10	Building Boilers	0	0	7,200	0	0	0	656	0	0	0	0	0	0	0	0	0	3,646	0	0	0	0	0	0
11	Building Mechanical	0	0	4,500	0	0	0	65,730	0	0	0	0	0	0	0	0	0	0	3,116	0	0	0	0	0
12	Building Electrical	0	0	14,000	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	75,024	0	0	0	0	0	0	0	0	0	0	0
14	Building Structural	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	Unit Living	0	0	3,540	3,647	3,755	3,868	3,984	4,103	4,227	4,353	4,484	4,619	4,758	4,900	5,047	5,198	5,355	5,516	5,680	5,851	6,027	6,207	0
16	Unit Kitchens	0	0	0	0	0	52,451	54,025	55,645	0	3,148	3,243	3,340	0	0	37,811	0	0	0	0	0	0	0	0
17	Unit Bathrooms	0	920	13,620	1,030	1,061	3,286	3,384	3,486	0	1,722	1,773	1,827	0	0	0	0	0	0	0	0	0	0	0
18	Unit Electrical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19	Unit Mechanical	0	0	390	402	414	16,817	17,322	452	466	480	494	509	524	540	556	573	590	608	626	645	664	684	0
20	Annual Planned Expenditures	0	3,010	236,685	5,598	11,112	79,705	237,789	64,270	5,295	32,867	14,061	254,490	58,856	8,086	59,802	8,577	37,971	16,617	22,337	9,655	9,944	10,242	0
21	Annual Provision (Indexed at 3%)			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
22	Outside Capital			1,250,000																				
23	Cumulative Reserve Balance	0	(3,010)	1,010,305	1,004,707	993,595	913,890	676,101	611,831	606,536	573,669	559,608	305,118	246,262	238,176	178,373	169,796	131,825	115,208	92,871	83,216	73,272	63,030	

Site Improvements

Number of Units:	24
Total Square Feet:	46,116
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Exterior

Owner Sponsor Name:	Thames River Community Service, Inc.
Project Name:	Thames River Place
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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	Exterior Doors	2,700		21	30	2022				0	0	0	0	0	0	0	0	0	3,523	0	0	0	0	0	0	0	0	0	0	0	0					
2	Glass Doors (Sliders)					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
3	Exterior Walls - Masonry					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
4	Exterior Walls - EIFS					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
5	Ext. Walls - Vinyl Siding	80,990		21	30	2022				0	0	0	0	0	0	0	0	0	105,674	0	0	0	0	0	0	0	0	0	0	0	0	0				
6	Ext. Walls - Wood Siding					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
7	Windows	56,568		21	20	2013				56,568	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
8	Exterior Soffits and Fascia	5,919		21	30	2022				0	0	0	0	0	0	0	0	0	7,723	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
9	Caulking					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
10	Unit Balconies / Decks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
11	Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
12	Entrance Brick at Walkway	8,000		21	20	2013				8,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
13	Vinyl Siding-Pressure Wash	3,738		21	20	2013				3,738	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	Brick-Waterproof/Seal	9,345		21	20	2013				9,345	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	Building Light Fixtures	4,148		21	25	2017				0	0	0	0	4,669	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
16	Atrium Windows	12,500		21	20	2013				12,500	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	Metal Entry Doors	2,500		21	25	2016				0	0	0	2,732	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
18	Service Doors	1,300		21	30	2021				0	0	0	0	0	0	0	0	1,647	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
19	Entrance Metal Railing-Paint	375		21	20	2013				375	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
20																																				
21																																				
22																																				
23																																				
24																																				
25																																				
26																																				
27	Annual Planned Expenditures							0		0	90,526	0	0	2,732	4,669	0	0	0	1,647	116,919	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
28	Cumulative Reserve Balance							0		(3,010)	1,010,305	1,004,707	993,595	913,890	676,101	611,831	606,536	573,669	559,608	305,118	246,262	238,176	178,373	169,796	131,825	115,208	92,871	83,216	73,272	63,030						

Roofing

Number of Units:	24
Total Square Feet:	46,116
Default Inflation Rate:	3.0%

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Lobby / Mail Area

Owner Sponsor Name:	Thames River Community Service, Inc.
Project Name:	Thames River Place
Project City / Town:	Norwich, CT

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[illegible]

Community Room

Owner Sponsor Name:	Thames River Community Service, Inc.
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Project City / Town:	Norwich, CT

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Report Date:	April 26, 2013

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Common Hallways

Owner Sponsor Name:	Thames River Community Service, Inc.
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Project City / Town:	Norwich, CT

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Budget Effective Date:	January 1, 2013
Report Date:	April 26, 2013

Number of Units:	24
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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					2013				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							
3	Walls 3					2013				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							
5	Ceiling 2					2013				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							
7	Floors 1					2013				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							
9	Floors 3					2013				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							
11	Hand Railings					2013				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							
13	Interior Lighting 2					2013				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							
15	Common Doors					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	Hallways-Carpet	5,040		7	10	2015				0	0	5,347	0	0	0	0	0	0	0	0	7,186	0	0	0	0	0	0	0							
18	Hallways-Vinyl Tile	18,330		7	15	2020				0	0	0	0	0	0	22,544	0	0	0	0	0	0	0	0	0	0	0	0							
19	Hallways-Walls-Paint Cycles	3,730		5	10	2017				0	0	0	0	4,198	0	0	0	0	0	0	0	0	5,642	0	0	0	0	0							
20	Hallways-Ceiling Tiles and Grid Paint	11,754		5	20	2027				0	0	0	0	0	0	0	0	0	0	0	0	0	17,779	0	0	0	0	0							
21	Unit Doors	10,080		21	20	2013				504	519	535	551	567	584	602	620	638	658	677	698	719	740	762	785	809	833	858	884						
22																																			
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24																																			
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27	Annual Planned Expenditures						0	0	504	519	5,882	551	4,765	584	602	23,164	638	658	677	698	7,905	740	24,183	785	809	833	858	884	0						
28	Cumulative Reserve Balance						0	(3,010)	1,010,305	1,004,707	993,595	913,890	676,101	611,831	606,536	573,669	559,608	305,118	246,262	238,176	178,373	169,796	131,825	115,208	92,871	83,216	73,272	63,030							

Common Stairways

Number of Units:	24
Total Square Feet:	46,116
Default Inflation Rate:	3.0%

Comprehensive Fiscal Needs Assessment Schedule One Thames River Place 4/30/2013

Common Laundry

Number of Units:	24
Total Square Feet:	46,116
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Common Area Restrooms

Owner Sponsor Name:	Thames River Community Service, Inc.
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Number of Units:	24
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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	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	Sinks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Toilets					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Partitions					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Accessories					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Floor					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	GFI Outlet					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				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						
11	Other					2013				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						
13	Other					2013				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						
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	Restrooms-Paint Cycles	181		21	10	2013				181	0	0	0	0	0	0	0	0	243	0	0	0	0	0	0	0	0	0	0	0						
18	Accessibility-Toilets	1,990				2013		4	1,990	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Accessibility-Sink Trap Protection	100				2013		4	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20																																				
21																																				
22																																				
23																																				
24																																				
25																																				
26																																				
27	Annual Planned Expenditures						0	2,090	181	0	0	0	0	0	0	0	0	0	243	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						0	(3,010)	1,010,305	1,004,707	993,595	913,890	676,101	611,831	606,536	573,669	559,608	305,118	246,262	238,176	178,373	169,796	131,825	115,208	92,871	83,216	73,272	63,030								

Building Boilers

Owner Sponsor Name:	Thames River Community Service, Inc.
Project Name:	Thames River Place
Project City / Town:	Norwich, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 26, 2013

Number of Units:	24
Total Square Feet:	46,116
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Building Mechanical

Owner Sponsor Name:	Thames River Community Service, Inc.
Project Name:	Thames River Place
Project City / Town:	Norwich, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 26, 2013

Number of Units:	24
Total Square Feet:	46,116
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	Building Fire Suppression					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Building Heating Distribution					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Domestic Hot / Cold Water Dist.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Building Sanitary Waste & Vent.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Make-Up Air Unit	14,500		21	25	2017				0	0	0	0	16,320	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Ventilation & Exhaust					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Air Handling Units					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	HVAC Equipment	24,000		21	25	2017				0	0	0	0	27,012	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	HVAC Equipment	1,400		21	25	2017				0	0	0	0	1,576	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	HVAC Equipment	2,000		5	20	2028				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,116	0	0	0	0						
11	HVAC Equipment	18,500		21	25	2017				0	0	0	0	20,822	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Emergency Light Fixtures	4,500		21	20	2013				4,500	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	4,500	0	0	0	65,730	0	0	0	0	0	0	0	0	0	0	0	3,116	0	0	0	0	0						
28	Cumulative Reserve Balance						0	(3,010)	1,010,305	1,004,707	993,595	913,890	676,101	611,831	606,536	573,669	559,608	305,118	246,262	238,176	178,373	169,796	131,825	115,208	92,871	83,216	73,272	63,030								

Building Electrical

Number of Units:	24
Total Square Feet:	46,116
Default Inflation Rate:	3.0%

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Building Elevator

Owner Sponsor Name:	Thames River Community Service, Inc.
Project Name:	Thames River Place
Project City / Town:	Norwich, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 26, 2013

Number of Units:	24
Total Square Feet:	46,116
Default Inflation Rate:	3.0%

[illegible]

Building Structural

Number of Units:	24
Total Square Feet:	46,116
Default Inflation Rate:	3.0%

Comprehensive Fiscal Needs Assessment Schedule One Thames River Place 4/30/2013

Unit Living

Number of Units:	24
Total Square Feet:	46,116
Default Inflation Rate:	3.0%

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Unit Bathrooms

Owner Sponsor Name:	Thames River Community Service, Inc.
Project Name:	Thames River Place
Project City / Town:	Norwich, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 26, 2013

Number of Units:	24
Total Square Feet:	46,116
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Ceiling					2013				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							
4	Toilet	9,020		21	20	2013				9,020	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							
6	Floor					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Accessories	3,600		21	20	2013				3,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Lighting Features					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Exhaust Fan					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	GFI Outlet					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
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	Vanity Cabinets and Sinks	9,020		21	25	2013				0	0	0	3,286	3,384	3,486	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	Ceiling Exhaust Fans	3,000		21	20	2013				1,000	1,030	1,061	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	Accessibility-Toilets	820				2013		4	820	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	Accessibility-Sink Trap Protection	100				2013		4	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
21	Floor-Sheet Vinyl	4,200		7	15	2020				0	0	0	0	0	0	1,722	1,773	1,827	0	0	0	0	0	0	0	0	0	0							
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	920	13,620	1,030	1,061	3,286	3,384	3,486	0	1,722	1,773	1,827	0	0	0	0	0	0	0	0	0	0	0						
28	Cumulative Reserve Balance						0	(3,010)	1,010,305	1,004,707	993,595	913,890	676,101	611,831	606,536	573,669	559,608	305,118	246,262	238,176	178,373	169,796	131,825	115,208	92,871	83,216	73,272	63,030							

Unit Kitchens

Owner Sponsor Name:	Thames River Community Service, Inc.
Project Name:	Thames River Place
Project City / Town:	Norwich, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 26, 2013

Number of Units:	24
Total Square Feet:	46,116
Default Inflation Rate:	3.0%

[illegible]

Unit Electrical

Number of Units:	24
Total Square Feet:	46,116
Default Inflation Rate:	3.0%

Comprehensive Fiscal Needs Assessment Schedule One Thames River Place 4/30/2013

Unit Mechanical

Owner Sponsor Name:	Thames River Community Service, Inc.
Project Name:	Thames River Place
Project City / Town:	Norwich, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 26, 2013

Number of Units:	24
Total Square Feet:	46,116
Default Inflation Rate:	3.0%

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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.