

Durham Community Land Trustees, Inc.
 Summary of Capital Improvement Needs
 Source: Capital Needs Assessment conducted by
 Triangle Construction Management

				2015
			Year	1
			Reserve Balance	16,735
			City Grant	203,000
MOREHEAD GLEN APARTMENTS (20 UNITS)				
	<u>Repair Description</u>	<u>UL</u>	<u>Units</u>	<u>Amount</u>
SITE	Repair/Seal Asphalt Parking Lot	18	Grounds	10,000
	Repair/Replace Retaining Walls	25	Grounds	
	Repair/Replace Side Walks	30	Grounds	
ARCHITECTURAL	Replace asphalt roof shingles	25	6 Buildings	28,000
	Repair Masonite-Exterior Walls	40	Various	6,000
	Replace windows	30	All	32,000
	Exterior Painting	15		
	Exterior Doors	25		
	Gutter/ Facia Replacement	25		
MECH & ELECTRICAL	Replace HVAC heating & cooling	20	14	56,000
	Replace Hot water heaters	15	17	10,000
	Replace Toilets/Tubs	20	20	
DWELLING	Replace damage interior doors	30	10	1,000
	Replace kitchen cabinets	20	15	30,000
	Resilient Flooring	15	15	30,000
	Total			203,000
	Estimated Reserve Balance			16,735



				2015
			Year	1
			Reserve Balance	16,959
			City Grant	92,800
WEST PARK APARTMENTS (10 UNITS)				
	<u>Repair Description</u>		<u>Units</u>	<u>Amount</u>
SITE	Repair/Seal Concrete Parking Lot	20	Grounds	4,000
	Gravel Parking Lot	10	Grounds	3,300
	Replace fencing	25	Grounds	2,400
ARCHITECTURAL	Replace asphalt roof shingles	25	3 Buildings	9,000
	Repair Masonite-Exterior Walls	40	Various	4,000
	Replace windows	30	All	22,000
	Gutters/Facia Replacement	25		
	Exterior Painting	15		
	Exterior Doors	25		
MECH & ELECTRICAL	Replace Apollo heating & cooling	0	3	10,000
	Replace Hot water heaters	15	3	900
	Replace HVAC heating & cooling	20	various	
	Replace Toilets/Tubs	20		
DWELLING	Replace damage interior doors	30	5	1,200
	Replace kitchen cabinets	20	10	16,000
	Resilient Flooring	15	10	20,000
	Total			92,800
	Estimated Reserve Balance			16,959