



January 19, 2021

Boston Housing Authority
Attn.: Kathryn Bennett, Administrator
52 Chauncy Street
Boston, MA 02111

RE:
RAD 20-year RR study
Lower Mills
2262 Dorchester Avenue
Dorchester, MA 02124

Dear Ms. Bennett:

Dominion Due Diligence Group (D3G) conducted a desk review of construction documents and other provided property information for Lower Mills located at 2262 Dorchester Avenue Dorchester, MA for the purpose of completing a 20-year study for a CNA E-Tool for submission to the HUD office of Recapitalization. Attached are the 20-year RR, funding schedule, provided photographs, and resumes.

Sincerely,

Matthew Sweet, BPI-MFBA
HPS Director of Technical Services

Mike Ferguson, P.E., BPI-MFBA
President

Enclosures:
20-year RR (pdf)
Funding schedule (pdf)
Photos
Resumes



Replacement Reserve Analysis Funding Schedule

Project Lower Mills
 Address 2262 Dorchester Avenue,
 City, State Dorchester, MA

Gross Square Footage 117,020
 Year Built 1972
 Number Of Units 177

Initial Deposit RR \$1,389,275 \$7,849 Per Unit
 Annual Deposit RR \$132,750 \$750 Per Unit
 Annual Deposit Increase 1.95%
 Interest Applied to Account Balance 1.00%
 Minimum Yr 1 Balance \$110,234 \$623 Per Unit
 Inflation of Capital Needs 2.00%

* This Funding Schedule has been completed in accordance with the 2016 MAP Guide, Appendix 5G, Section VII, as follows:

1. Reserve balance is based upon a 20 year estimate period, such that the minimum balance is 5% of the uninflated replacement reserve total, adjusted annually for inflation.
2. Any balance observed in years 11 – 20, that is less than the calculated minimum balance, cannot exceed 50% of the cumulative amortization of the mortgage.

** Please note that #2 above is only applicable to RAD transactions if FHA financing will be involved.

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	10-Year Total
Inflated Annual Replacement Reserve Needs:	\$62,094	\$68,097	\$75,898	\$102,737	\$102,493	\$71,779	\$67,997	\$81,981	\$19,744	\$200,481	\$853,302
Beginning Annual Balance (Equals IDRR in Year 1):	\$1,389,275	\$1,473,823	\$1,555,803	\$1,633,441	\$1,687,707	\$1,745,502	\$1,837,386	\$1,936,821	\$2,026,173	\$2,181,620	
Interest (Average Outstanding Balance):	\$13,893	\$14,738	\$15,558	\$16,334	\$16,877	\$17,455	\$18,374	\$19,368	\$20,262	\$21,816	
Annual Deposit:	\$132,750	\$135,339	\$137,978	\$140,668	\$143,411	\$146,208	\$149,059	\$151,966	\$154,929	\$157,950	
Beginning Balance Plus Annual Deposit:	\$1,522,025	\$1,609,162	\$1,693,781	\$1,774,109	\$1,831,118	\$1,891,710	\$1,986,445	\$2,088,787	\$2,181,102	\$2,339,570	
Remaining RR Balance/Year:	\$1,473,823	\$1,555,803	\$1,633,441	\$1,687,707	\$1,745,502	\$1,837,386	\$1,936,821	\$2,026,173	\$2,181,620	\$2,160,905	
Min. Balance Required (Includes 2% Inflation Adjustment Annually):	\$110,234	\$110,234	\$112,438	\$114,687	\$116,981	\$119,320	\$121,707	\$124,141	\$126,624	\$129,156	
Required Minimum Balance Maintained:	N/A	N/A	YES	YES	YES	YES	YES	YES	YES	YES	

	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	11-20-Year Total	20-Year Total
Inflated Annual Replacement Reserve Needs:	\$197,096	\$199,325	\$223,919	\$223,326	\$195,294	\$293,557	\$160,575	\$142,212	\$93,492	\$95,361	\$1,824,156	\$2,677,459
Beginning Annual Balance (Equals IDRR in Year 1):	\$2,160,905	\$2,146,449	\$2,132,758	\$2,097,538	\$2,065,823	\$2,065,149	\$1,969,599	\$2,009,533	\$2,071,756	\$2,186,916		
Interest (Average Outstanding Balance):	\$21,609	\$21,464	\$21,328	\$20,975	\$20,658	\$20,651	\$19,696	\$20,095	\$20,718	\$21,869		
Annual Deposit:	\$161,030	\$164,170	\$167,371	\$170,635	\$173,963	\$177,355	\$180,813	\$184,339	\$187,934	\$191,598		
Beginning Balance Plus Annual Deposit:	\$2,321,935	\$2,310,619	\$2,300,130	\$2,268,174	\$2,239,785	\$2,242,504	\$2,150,412	\$2,193,872	\$2,259,690	\$2,378,514		
Remaining RR Balance/Year:	\$2,146,449	\$2,132,758	\$2,097,538	\$2,065,823	\$2,065,149	\$1,969,599	\$2,009,533	\$2,071,756	\$2,186,916	\$2,305,022		
Min. Balance Required (Includes 2% Inflation Adjustment Annually):	\$131,739	\$134,374	\$137,062	\$139,803	\$142,599	\$145,451	\$148,360	\$151,327	\$154,354	\$157,441		
Required Minimum Balance Maintained:	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES		
Allowance for RFR Deficit Offset (50% Cumulative Amortization):	-	-	-	-	-	-	-	-	-	-		
Total to Offset:	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
Negative Balance Mitigated:	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		



Reserves Analysis Report - Multi-Family

Project: Lower Mills
Address: 2262 Dorchester Avenue
City, State: Dorchester, MA
Inspection Date: 11/09/20
Gross Square Footage: 117,020
Year Built: 1972
Number Of Units: 177

Selected Component	Estimated Useful Life	Effective Age	Assessed RUL	When	Total Number	Unit Of Measure	Unit Cost	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	10-Year Total
Parking, Re-Surface or Replace Asphalt Paving	25	22	3	End of Cycle	19975	SF	\$1.17	\$23,371		\$7,790	\$7,790	\$7,790							\$23,371
Parking, Asphalt Sealing	5	4	1	End of Cycle	19975	SF	\$0.14	\$2,797	\$2,797					\$2,797					\$5,593
Parking Stripes (Per Car)	15	14	1	End of Cycle	31	Each	\$10.52	\$326	\$326										\$326
Pedestrian Paving - Concrete Sidewalks and Patios	50	47	3	End of Cycle	4210	SF	\$1.47	\$6,189			\$6,189								\$6,189
Chain-Link Fencing 6' High	40	30	10	End of Cycle	720	LF	\$14.07	\$10,130									\$3,377	\$3,377	\$6,754
Wood Stockade Fencing 6' High - Treated pine	20	15	5	End of Cycle	110	LF	\$23.01	\$2,531					\$2,531						\$2,531
Project Sign	25	7	18	End of Cycle	1	Each	\$1411.20	\$1,411											
Storage Shed	30	7	23	End of Cycle	1	Each	\$4116.00	\$4,116											
Emergency Generator (Diesel-Engine) 150kw	25	7	18	End of Cycle	1	Each	\$51979.20	\$51,979											
Trash Compactor - 175-LB Capacity	20	13	7	End of Cycle	1	Each	\$29400.00	\$29,400						\$9,800	\$9,800	\$9,800			\$29,400
Common Exterior Door, Hollow Metal (Single) (Thermal Boundary)	25	9	16	End of Cycle	2	Each	\$398.66	\$797											
Common Exterior Door, Hollow Metal (Double) (Thermal Boundary)	25	9	16	End of Cycle	1	Each	\$729.12	\$729											
Aluminum Framed Sliding Glass Door	25	9	16	End of Cycle	3	Each	\$570.36	\$1,711											
AUL storefront Sliding Automatic Entrance	30	7	23	End of Cycle	2	Each	\$6703.20	\$13,406											
Storefront System with Single Door	50	9	41	End of Cycle	8	Each	\$1025.47	\$8,204											
Brick or Concrete Block - Technical Pointing	60	48	12	End of Cycle	56000	SF	\$1.76	\$98,560										\$19,712	\$19,712
Double Hung Window (7 + Stories) (Aluminum)	35	22	13	End of Cycle	753	Each	\$300.00	\$225,900										\$32,271	\$32,271
PVC / TPO Membrane - Welded Seams - Fully Adhered (High-Rise)	15	12	3	End of Cycle	17200	SF	\$11.28	\$194,016	\$38,803	\$38,803	\$38,803	\$38,803	\$38,803						\$194,016
DHW Exchanger, In Tank or Boiler (DHW)	15	7	8	End of Cycle	2	Each	\$3057.60	\$6,115									\$6,115		\$6,115
Hot Water Storage Tank - Up to 240 Gallon	15	7	8	End of Cycle	2	Each	\$1411.20	\$2,822								\$2,822			\$2,822
Boiler- Gas 1,530 mbtu/hr (Heating)	25	7	18	End of Cycle	3	Each	\$27100.00	\$81,300											
Hydronic Baseboard Heater	50	7	43	End of Cycle	2520	LF	\$40.57	\$102,236											
Roof-Top Make-Up Air Unit 2985cfm, 225mbh	20	7	13	End of Cycle	1	Each	\$9408.00	\$9,408											
Elevator Cabs - Interior Finish	10	8	2	End of Cycle	2	Each	\$5880.00	\$11,760	\$3,920	\$3,920	\$3,920								\$11,760
Hoist/Cable Electric Traction passenger elevator 2,500-lb (Up to 8-Story)	20	7	13	End of Cycle	2	Each	\$224792.40	\$449,585										\$64,226	\$64,226
Fire Sprinkler System - High-Rise Apartment Building	50	14	36	End of Cycle	117020	SF	\$2.99	\$349,890											
VCT 12x12 Tile (Common Area)	15	7	8	End of Cycle	28548	SF	\$2.36	\$67,373						\$13,475	\$13,475	\$13,475	\$13,475	\$13,475	\$67,373
Acoustical Ceiling Tile (Common Area)	15	7	8	End of Cycle	4360	SF	\$1.19	\$5,188								\$5,188			\$5,188
Kitchen Cabinets and Countertops (Laminates/Wood) (Common Area)	20	7	13	End of Cycle	4	Each	\$1764.00	\$7,056											
Traditional Refrigerator (Common Area)	15	9	6	End of Cycle	4	Each	\$459.00	\$1,836						\$1,836					\$1,836
Electric Range (Common Area)	20	9	11	End of Cycle	2	Each	\$346.00	\$692											
Ceramic Tile (Bath)	40	9	31	End of Cycle	176	Each	\$705.60	\$124,186											



Reserves Analysis Report - Multi-Family

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Selected Component	Estimated Useful Life	Effective Age	Assessed RUL	When	Total Number	Unit Of Measure	Unit Cost	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	10-Year Total
VCT 12x12 Tile (Entire Studio Apartment)	15	9	6	End of Cycle	108	Each	\$588.00	\$63,504				\$12,701	\$12,701	\$12,701	\$12,701	\$12,701			\$63,504
VCT 12x12 Tile (Entire 1-Bedroom Apartment)	15	9	6	End of Cycle	59	Each	\$764.40	\$45,100				\$9,020	\$9,020	\$9,020	\$9,020	\$9,020			\$45,100
VCT 12x12 Tile (Entire 2-Bedroom Apartment)	15	9	6	End of Cycle	10	Each	\$940.80	\$9,408					\$3,136	\$3,136	\$3,136				\$9,408
Standard Kitchen Cabinets and Countertops (Unit)	20	6	14	End of Cycle	177	Each	\$1764.00	\$312,228										\$34,692	\$34,692
Traditional Refrigerator (Unit)	12	9	3	End of Cycle	177	Each	\$459.00	\$81,243	\$16,249	\$16,249	\$16,249	\$16,249	\$16,249						\$81,243
Electric Range (Unit)	15	9	6	End of Cycle	177	Each	\$346.00	\$61,242				\$12,248	\$12,248	\$12,248	\$12,248	\$12,248			\$61,242

Summary Type	Year 1 Total	Year 2 Total	Year 3 Total	Year 4 Total	Year 5 Total	Year 6 Total	Year 7 Total	Year 8 Total	Year 9 Total	Year 10 Total	10-Year Total
Total Reserve Replacement	\$62,094	\$66,762	\$72,951	\$96,811	\$94,688	\$65,012	\$60,380	\$71,370	\$16,851	\$167,753	\$774,673
Total RR Per Unit	\$351	\$377	\$412	\$547	\$535	\$367	\$341	\$403	\$95	\$948	\$438
Totals with Inflation Factor	\$62,094	\$68,097	\$75,898	\$102,737	\$102,493	\$71,779	\$67,997	\$81,981	\$19,744	\$200,481	\$853,302
Total RR Per Unit Inflated	\$351	\$385	\$429	\$580	\$579	\$406	\$384	\$463	\$112	\$1,133	\$482

Note: The Effective Age does not necessarily equal the actual age. Many factors determine the effective age of a certain component including preventative maintenance programs. In addition, replacement of the majority of the components has been spread over a number of years to help alleviate inflated reserve requirements.
 * Owner Provided Cost, which D3G finds reasonable
 ** This is an operating cost; therefore it is not considered a capital item.



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Parking, Re-Surface or Replace Asphalt Paving	19975	SF	\$1.17	\$23,371	\$23,371												\$23,371	
Parking, Asphalt Sealing	19975	SF	\$0.14	\$2,797	\$5,593	\$2,797					\$2,797					\$5,593	\$11,186	
Parking Stripes (Per Car)	31	Each	\$10.52	\$326	\$326						\$326					\$326	\$652	
Pedestrian Paving - Concrete Sidewalks and Patios	4210	SF	\$1.47	\$6,189	\$6,189												\$6,189	
Chain-Link Fencing 6' High	720	LF	\$14.07	\$10,130	\$6,754	\$3,377										\$3,377	\$10,130	
Wood Stockade Fencing 6' High - Treated pine	110	LF	\$23.01	\$2,531	\$2,531												\$2,531	
Project Sign	1	Each	\$1411.20	\$1,411									\$1,411			\$1,411	\$1,411	
Storage Shed	1	Each	\$4116.00	\$4,116														
Emergency Generator (Diesel-Engine) 150kw	1	Each	\$51979.20	\$51,979							\$10,396	\$10,396	\$10,396	\$10,396	\$10,396	\$51,979	\$51,979	
Trash Compactor - 175-LB Capacity	1	Each	\$29400.00	\$29,400	\$29,400												\$29,400	
Common Exterior Door, Hollow Metal (Single) (Thermal Boundary)	2	Each	\$398.66	\$797							\$797					\$797	\$797	
Common Exterior Door, Hollow Metal (Double) (Thermal Boundary)	1	Each	\$729.12	\$729							\$729					\$729	\$729	
Aluminum Framed Sliding Glass Door	3	Each	\$570.36	\$1,711						\$570	\$570	\$570				\$1,711	\$1,711	
AUL storefront Sliding Automatic Entrance	2	Each	\$6703.20	\$13,406														
Storefront System with Single Door	8	Each	\$1025.47	\$8,204														
Brick or Concrete Block - Technical Pointing	56000	SF	\$1.76	\$98,560	\$19,712	\$19,712	\$19,712	\$19,712	\$19,712							\$78,848	\$98,560	
Double Hung Window (7 + Stories) (Aluminum)	753	Each	\$300.00	\$225,900	\$32,271	\$32,271	\$32,271	\$32,271	\$32,271	\$32,271	\$32,271					\$193,629	\$225,900	
PVC / TPO Membrane - Welded Seams - Fully Adhered (High-Rise)	17200	SF	\$11.28	\$194,016	\$194,016						\$38,803	\$38,803	\$38,803	\$38,803	\$38,803	\$194,016	\$388,032	
DHW Exchanger, In Tank or Boiler (DHW)	2	Each	\$3057.60	\$6,115	\$6,115												\$6,115	
Hot Water Storage Tank - Up to 240 Gallon	2	Each	\$1411.20	\$2,822	\$2,822												\$2,822	
Boiler- Gas 1,530 mbtu/hr (Heating)	3	Each	\$27100.00	\$81,300							\$16,260	\$16,260	\$16,260	\$16,260	\$16,260	\$81,300	\$81,300	
Hydronic Baseboard Heater	2520	LF	\$40.57	\$102,236														
Roof-Top Make-Up Air Unit 2985cfm, 225mbh	1	Each	\$9408.00	\$9,408			\$3,136	\$3,136	\$3,136								\$9,408	
Elevator Cabs - Interior Finish	2	Each	\$5880.00	\$11,760	\$11,760	\$3,920	\$3,920	\$3,920									\$11,760	\$23,520
Hoist/Cable Electric Traction passenger elevator 2,500-lb (Up to 8-Story)	2	Each	\$224792.40	\$449,585	\$64,226	\$64,226	\$64,226	\$64,226	\$64,226	\$64,226	\$64,226						\$385,358	\$449,585
Fire Sprinkler System - High-Rise Apartment Building	117020	SF	\$2.99	\$349,890														
VCT 12x12 Tile (Common Area)	28548	SF	\$2.36	\$67,373	\$67,373												\$67,373	
Acoustical Ceiling Tile (Common Area)	4360	SF	\$1.19	\$5,188	\$5,188												\$5,188	
Kitchen Cabinets and Countertops (Laminates/Wood) (Common Area)	4	Each	\$1764.00	\$7,056			\$2,352	\$2,352	\$2,352								\$7,056	
Traditional Refrigerator (Common Area)	4	Each	\$459.00	\$1,836	\$1,836												\$1,836	
Electric Range (Common Area)	2	Each	\$346.00	\$692		\$692											\$692	
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VCT 12x12 Tile (Entire Studio Apartment)	108	Each	\$588.00	\$63,504	\$63,504												\$63,504	
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VCT 12x12 Tile (Entire 2-Bedroom Apartment)	10	Each	\$940.80	\$9,408	\$9,408												\$9,408	
Standard Kitchen Cabinets and Countertops (Unit)	177	Each	\$1764.00	\$312,228	\$34,692	\$34,692	\$34,692	\$34,692	\$34,692	\$34,692	\$34,692	\$34,692	\$34,692	\$34,692		\$277,536	\$312,228	
Traditional Refrigerator (Unit)	177	Each	\$459.00	\$81,243	\$81,243			\$16,249	\$16,249	\$16,249	\$16,249	\$16,249					\$81,243	\$162,486
Electric Range (Unit)	177	Each	\$346.00	\$61,242	\$61,242													\$61,242
Summary Type					Year 10 Overall	Year 11 Total	Year 12 Total	Year 13 Total	Year 14 Total	Year 15 Total	Year 16 Total	Year 17 Total	Year 18 Total	Year 19 Total	Year 20 Total	Year 11 - 20 Total	Year 1- 20 Total	
Total Reserve Replacement					\$774,673	\$161,687	\$160,310	\$176,558	\$172,638	\$148,009	\$218,117	\$116,970	\$101,562	\$65,459	\$65,459	\$1,386,770	\$2,161,443	
Total RR Per Unit					\$438	\$913	\$906	\$998	\$975	\$836	\$1,232	\$661	\$574	\$370	\$370	\$783	\$611	
Totals with Inflation Factor					\$853,302	\$197,096	\$199,325	\$223,919	\$223,326	\$195,294	\$293,557	\$160,575	\$142,212	\$93,492	\$95,361	\$1,824,156	\$2,677,459	
Total RR Per Unit Inflated					\$482	\$1,114	\$1,126	\$1,265	\$1,262	\$1,103	\$1,659	\$907	\$803	\$528	\$539	\$1,031	\$756	

Note: The Effective Age does not necessarily equal the actual age. Many factors determine the effective age of a certain component including preventative maintenance programs. In addition, replacement of the majority of the components has been spread over a number of years to help alleviate inflated reserve requirements.

* Owner Provided Cost, which D3G finds reasonable

** This is an operating cost; therefore it is not considered a capital item.

Lower Mills
Dorchester, Massachusetts

PHOTO #1



Exterior elevation

PHOTO #2



Exterior elevation

Lower Mills
Dorchester, Massachusetts

PHOTO #3



Exterior elevation

PHOTO #4



Exterior elevation

Lower Mills
Dorchester, Massachusetts

PHOTO #5



Exterior elevation

PHOTO #6



Exterior elevation

PHOTO #7



Exterior HVAC

PHOTO #8



Hot water storage tank

Lower Mills
Dorchester, Massachusetts

PHOTO #9



Main entrance

PHOTO #10



Elevator lobby

Lower Mills
Dorchester, Massachusetts

PHOTO #11



Typical hallway

PHOTO #12



Laundry room

Lower Mills
Dorchester, Massachusetts

PHOTO #13



Community room

PHOTO #14



Trash room

Lower Mills
Dorchester, Massachusetts

PHOTO #15



Typical dwelling unit kitchen

PHOTO #16



Typical dwelling unit living room

Lower Mills
Dorchester, Massachusetts

PHOTO #17



Typical dwelling unit bedroom

PHOTO #18



Typical dwelling unit bathroom

MATTHEW SWEET, BPI-MFBA

HPS DIRECTOR OF TECHNICAL SERVICES



EDUCATION

Trinity School, Ambridge, PA, M.A.

Virginia Polytechnic Institute & State University, Blacksburg, VA, B.S.

CERTIFICATIONS/REGISTRATIONS/TRAINING

Virginia Contractor's License (expired)

Principles of Environmental Site Assessments – ASTM E 1527-05

Fair Housing Act Accessibility Training (D3G Internal Training)

HUD Multi-Family Accelerated Processing (MAP) Training

Integrated Pest Management in Multifamily Housing Course - National Healthy Homes Training Center

Thermography Training for Energy Applications (Monroe Infrared Technologies)

Building Performance Institute (BPI) Certified Multifamily Building Analyst Professional

Basics of Elevator Inspections by Sanjay Kamani, QEI, KP Property Advisors LLC

VHDA Universal Design Course

D3G Management Development Program

Virginia DHCD Building Code Academy Core

SUMMARY OF EXPERIENCE

Matthew Sweet is the Director of Technical Services for Housing Preservation Services (HPS) with Dominion Due Diligence Group. He has been with D3G for over ten years as part of the due diligence industry. He oversees a multi-disciplined staff of Team Leaders with focuses on Engineering Services, Environmental Services, HUD Special Assessment Center Services, and HUD and RAD Consulting Services. He has an in-depth understanding of multiple phases of construction, from planning and design, to structural requirements and cost estimation. Prior to his role as the Director of Technical Services he worked as a Technical Services Team Leader, overseeing a team of managers and Engineering and Environmental Project managers. He has extensive experience in the construction industry including construction experience prior to D3G and has performed Property Condition Reports, Capital Needs Assessments, and Phase I Environmental Site Assessments for a wide variety of properties and facilities. He has also been involved with D3G's training programs to develop new staff providing guidance and knowledge of HUD's various programs. Matthew has extensive experience with HUD's Rental Assistance Demonstration (RAD) program and has helped to develop teams and a knowledge base at D3G that has placed D3G on the leading edge of the industry. He has been working with RAD projects since 2012 including field work, reporting, sizing and screening for project development, consultation and guidance for housing authorities and lending institutions. He has been involved with conferences for RAD as well as being a presenter at RAD conferences. Matthew has been involved with many major housing authorities including San Francisco, El Paso, New York City, Richmond, Cleveland, and Buffalo. The following sites are examples of projects which Mr. Sweet has undertaken:

HOUSING AUTHORITY PORTFOLIO WORK

- Cuyahoga Metropolitan Housing Authority – Cleveland, OH
- New York City Housing Authority – New York, NY
- Buffalo Metropolitan Housing Authority – Buffalo, NY
- Housing Authority of the City of El Paso – El Paso, TX
- San Francisco Housing Authority – San Francisco, CA

MATTHEW SWEET, BPI-MFBA

HPS DIRECTOR OF TECHNICAL SERVICES



RAD PHYSICAL CONDITION ASSESSMENTS

- Clementina Apartments – San Francisco, CA
- Rosa Park – San Francisco, CA
- Carver Heights – Florence, AL
- Tuskegee Housing Authority – Tuskegee, AL
- Jasper Heights – Jasper, GA
- La Hermosa – San Benito, TX
- Northview Village – Brenham, TX
- Tonquish Creek Manor – Plymouth, MI
- Spenser Tower – Rock Island, IL
- Lakeview Apartments – White Plains, NY
- Ridgecrest – Hickory, NC
- Sunny Valley, Hillside Garden, Blueridge and Terrace – Hickory, NC

HUD SPRAC

- Grace Tower – San Diego, CA
- Trent East Apartments – Trenton, NJ
- Westmoreland's Union Manor – Portland, OR

HUD MAP 223(f)/ HUD MAP 202/223(f)/ INTRUSIVE

- 43 W 16th Street - New York, NY
- Washington Courts - Chicago, IL
- Prairie Village Residences – Hutchinson, KS
- Saddlebrook I & II – Henderson, KY
- Sherwood Park Apartments – Framingham, MA
- Pinewood Place – Grand Haven, MI
- Founders Park Lofts – Springfield, MO
- Realife Cooperative of Burnsville – Burnsville, MN
- Emerson Place Apartments – Lebanon, NH
- Clock Tower Apartments – Hoboken, NJ
- Autumn Winds Apartments – Clarksville, TN
- Post Oak East Apartments – Euless, TX
- Foxridge X & XII Apartments – Blacksburg, VA
- Buena Vista Apartments – Miami, FL
- Metairie Manor I & II – Metairie, LA
- Shalor Oaks – Pittsburgh, PA
- Shiloh Randolph Apartments – Sumter, SC
- Maple Village – Rutland, VT
- Victory Village Apartments – Henderson, NV
- Eagle Tail Village – Buckeye, AZ
- Tahoma Vista Village – Tacoma, WA
- William H. Block Building – Indianapolis, IN
- Printers' Square Apartments – Baltimore, MD
- Brandywine Apartments I & II – Wilmington, DE

MATTHEW SWEET, BPI-MFBA

HPS DIRECTOR OF TECHNICAL SERVICES



HUD LEAN 232/223f

- Sunlit Gardens – Alta Loma, CA
- Abbott Terrace Health Center – Waterbury, CT
- Park Lane Village – Knoxville, IA
- Avonlea Cottage – Milan, IL
- Woodlands of Brewer – Brewer, ME
- Four Seasons Nursing Center – Durant, OK
- Wyndemere Woods – Woonsocket, RI
- Heritage Pointe – Cookeville, TN
- Legacy West Assisted Living – Taylorsville, UT
- Isabella Geriatric Center – New York, NY
- Legacy House Assisted Living of South Jordan – South Jordan, UT
- Belaire Health Care Center – Gastonia, NC

STATE TAX CREDIT

- Hartford East Apartments – East Hartford, CT – CHFA
- Turner Park Lofts – Omaha, NE – NIFA
- Glenwood School Development – Charleston, WV – WVHDF
- The Woods At Yorktown – Yorktown, VA – VHDA
- Gibsonville Village Apartments – Gibsonville, NC – OHAP
- Governor's Gate Apartments – Bellefonte, PA – PHFA
- Woodside Village Apartments – McKinney, TX – TDHCA
- Gateway Apartments – Lewistown, ME – MSHA

MIKE FERGUSON, PE, PMP, BPI-MFBA

PRESIDENT



EDUCATION

Averett University, VA, USA, M.B.A.

University of Toronto, ON, Canada, M.Eng. in Civil Engineering

Ryerson University, ON, Canada, B.Eng. in Civil Engineering

CERTIFICATIONS/REGISTRATIONS/TRAINING

Licensed Professional Engineer, Virginia & Indiana

Project Management Professional (PMP)

Building Performance Institute (BPI) Certified Multifamily Building Analyst

Multifamily Property Inspection Training – Mortgage Bankers Association (CampusMBA)

Fair Housing Act Training – Design and Construction Requirements

AHERA Asbestos Accreditation

U.S. Green Building Council – LEED 101: Green Building Basics

Basics of Elevator Inspections

SUMMARY OF EXPERIENCE

Mike has extensive training and experience with regards to commercial and residential construction and design issues. Prior to joining Dominion Due Diligence Group, Mike worked as a structural engineer with Tectonic Engineering Consultants, and as a commercial roof inspector for Davroc and Associates. Mike also has experience working with various independent contractors prior to joining Dominion Due Diligence Group as Director of Engineering Services. In his former employment he was responsible for managing construction projects, structural design and analysis, construction specification preparation, construction documentation control, construction inspections, and building investigations throughout the United States and eastern Canada for commercial, municipal and governmental agencies. Mike has an in-depth understanding of all phases of construction, from planning and design, to structural requirements and site development.

Mike is currently the President of Dominion Due Diligence Group and is responsible for day to day operations of all technical departments. Prior to his current role, Mike was the Director of Engineering Services for 14 years. As the Director of Engineering Services, Mike was responsible for managing Dominion's staff of Needs Assessors/Construction Inspectors, scheduling projects, providing technical support as well as performing quality control measures, development of a training program, and training of staff. Mike was also responsible for communication with HUD staff and development of tools/software to complete necessary reporting, such as internal proprietary software used to populate HUD's CNA e Tool. Mike has been directly involved in the inspection, review, and reporting of over 10,000 Capital Needs Assessments – primarily for HUD. The following sites are examples of multi-family and health care facilities, which Mike has inspected and reported upon:

HUD MAP 223(f)

- Chippington Towers II - Nashville, TN
- Gilman Square Apts. - Somerville, MA
- Hearthstone Apartments - McAllen, TX
- Jaycee Village Apartments - Uhrichsville, OH
- Lakeshore Apartments - Miami, FL
- Laurens Villa Apartments - Laurens, SC
- Mountain Shadow Apts. - Palmdale, CA
- Pendleton Place Apartments - Indianapolis, IN
- Riverview Cooperative - Riverview, MI
- St. Augustine Apartments - Miami, FL
- Stratford and Watergate Apts. - Indianapolis, IN
- Summer Breeze Apartments - North Hills, CA
- Sunset Ridge Apartments - Reno, NV

MIKE FERGUSON, PE, PMP, BPI-MFBA

PRESIDENT



HUD LEAN

- Anberry Rehabilitation Hospital - Atwater, CA
- Saint Andrew's Healthcare - Los Angeles, CA
- Beechwood Continuing Care - Getzville, NY
- Bickford Cottage - Omaha, NE
- Kenwell Adult Home - Kenmore, NY
- Levering Regional Health Care - Hannibal, MO
- Livingston Convalescent Center - Livingston, TX
- Manor Hills Adult Home - Wellsville, NY
- Worcester Skilled Nursing Center - Worcester, MA
- Zionsville Meadows - Zionsville, IN
- Silsbee Convalescent Center - Silsbee, TX
- Susquehanna Nursing Home - Johnson City, NY
- Tri-State Manor - Harrogate, TN
- United Helpers Nursing Home - Ogdensburg, NY

HUD MAP 202/223(f)

- Cooper Square Apartments - New York, NY
- Essex Cooperative - Essex, MD
- Evelyn & Louis Green Residence - Far Rockaway, NY
- Julianna Apartments - Buffalo, NY
- Oak Forest Apartments - Franklin, NC
- Scheuer House of Brighton Beach - Brooklyn, NY
- Spring Valley Apartments - Caspian, MI
- Ukrainian Village - Warren, MI

OTHER

- Beacon Pointe Nursing Center - Sunrise, FL - PCNA for ASTM
- Chippington Towers - Madison, TN - PNA per HUD and Fannie Mae protocols
- ITT Technical Institute Building - Richmond, VA - PCR per ASTM protocols
- Knoxville Pointe West - Dunlap, IL - PCNA for Freddie Mac
- Oakland Village Townhomes - Richmond, VA - PNA for ASTM
- Rosegate Commons, Indianapolis, IN - PCR for Freddie Mac
- Scheuer House of Coney Island - Brooklyn, NY - PCNA per HUD protocols
- Scheuer House of Manhattan Beach - Brooklyn, NY - PCNA per HUD protocols
- Vantage 78 Apartments - Charlotte, NC - PCNA per HUD protocols