

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

Gross Square Footage 117,020

Year Built 1972

City, State Dorchester, MA

Number Of Units 177

Initial Deposit RR \$1,389,275
Annual Deposit RR \$132,750

2262 Dorchester Avenue,

\$7,849 Per Unit

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

\$750 Per Unit

1.00%

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Annual Deposit Increase

1.95%

 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.

Interest Applied to Account Balance

\$623 Per Unit

2. Any balance observed in years 11 - 20, that is less than the calculated minimum balance,

Minimum Yr 1 Balance \$110,234
Inflation of Capital Needs 2.00%

Address

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 Annualy):	\$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								

	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 Annualy):	\$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											
Allowance for RfR Deficit Offset (50% Cumulative Amoritization):	-	-	-	-	-	-	-	-	-	-		
Total to Offset:	N/A											
Negative Balance Mitigated:	N/A											



# Reserves Analysis Report - Multi-Family

Project:Lower MillsGross Square Footage:117,020Address:2262 Dorchester AvenueYear Built:1972

City, State: Dorchester, MA Number Of Units: 177
Inspection Date: 11/09/20

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											



Selected Component

### - Multi-Family Reserves Analysis Report

Estimated Useful Life

Effective Age

Project: Lower Mills Gross Square Footage: 117,020

2262 Dorchester Avenue Address: Year Built: 1972

City, State: Dorchester, MA Number Of Units: 177 **Inspection Date:** 11/09/20

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	\$9,408					\$3,136	\$3,136	\$3,136				\$9,408	
Standard Kitchen Cabinets and Countertops (Unit)	20	6	14	End of Cycle	177	177 Each \$1764.00 \$312,228												\$34,692	\$34,692
Traditional Refrigerator (Unit)	12	9	3	End of Cycle	177	7 Each \$459.00 \$81,243				\$16,249	\$16,249	\$16,249	\$16,249						\$81,243
Electric Range (Unit)	15	9	6	End of Cycle	177	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					\$72,951	\$96,811	\$94,688	\$65,012	\$60,380	\$71,370	\$16,851	\$167,753	\$774,673
						Total RR Per Unit					\$412	\$547	\$535	\$367	\$341	\$403	\$95	\$948	\$438
						Totals with Inflation Factor					\$75,898	\$102,737	\$102,493	\$71,779	\$67,997	\$81,981	\$19,744	\$200,481	\$853,302

Total Cost

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

\$580

\$385

\$429

\$579

\$406

\$384

\$112

\$1,133

\$482

Unit Of Measure

Total RR Per Unit Inflated

requirements.

\* Owner Provided Cost, which D3G finds reasonable

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



Inspection Date:

# Reserves Analysis Report - Multi-Family

11/09/20

Project:Lower MillsGross Square Footage:117,020Address:2262 Dorchester AvenueYear Built:1972City, State:Dorchester, MANumber Of Units:177

Selected Component	Total Number	Unit Of Measure	Unit Cost	Total Cost	10-Year Total	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	11 - 20 Year Total	1-20 Year Total
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	\$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	\$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	\$692
Ceramic Tile (Bath)	176	Each	\$705.60	\$124,186													



Selected Component

### - <u>Multi-Family</u> Reserves Analysis Report

Unit Of Measure

Total Number

Project: Lower Mills Gross Square Footage: 117,020

2262 Dorchester Avenue Address: Year Built: 1972

City, State: Dorchester, MA Number Of Units: 177

**Inspection Date:** 11/09/20

Component												=7	20				
VCT 12x12 Tile (Entire Studio Apartment)	108	Each	\$588.00	\$63,504	\$63,504												\$63,504
VCT 12x12 Tile (Entire 1-Bedroom Apartment)	59	Each	\$764.40	\$45,100	\$45,100												\$45,100
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			\$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
			Summar	у Туре	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			\$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

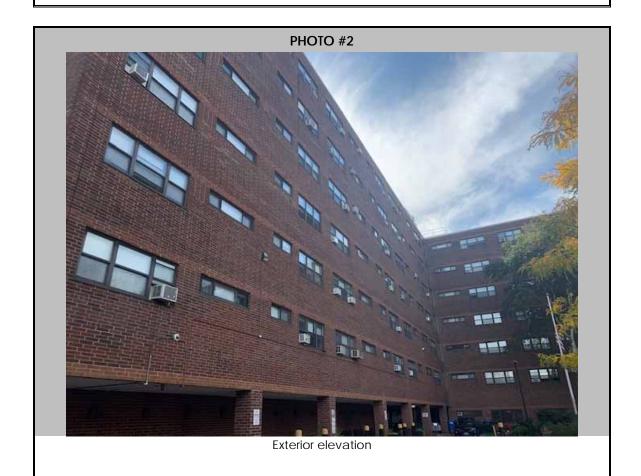
\*\* This is an operationg cost; therefore it is not considered a capital item.

10-Year Total

11 - 20 Year Total 1-20 Year Total



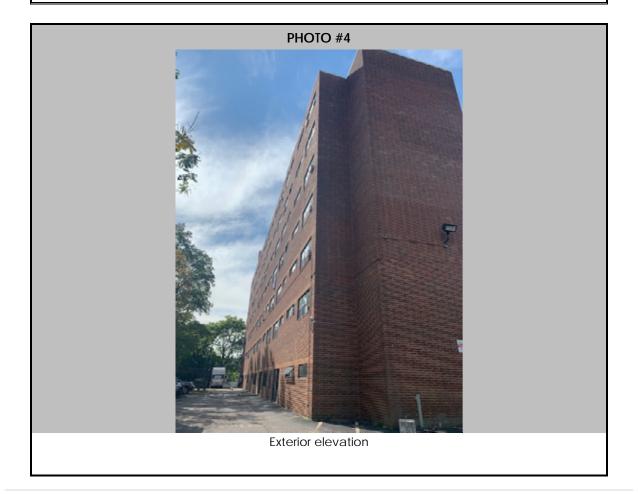
Exterior elevation

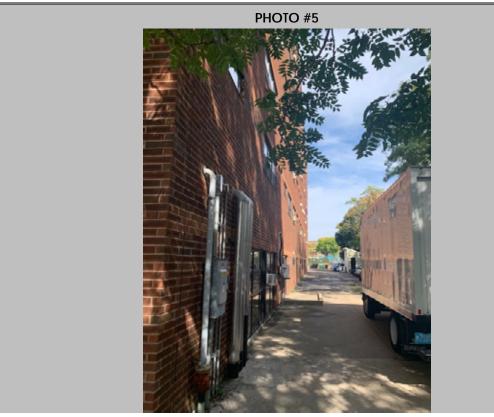


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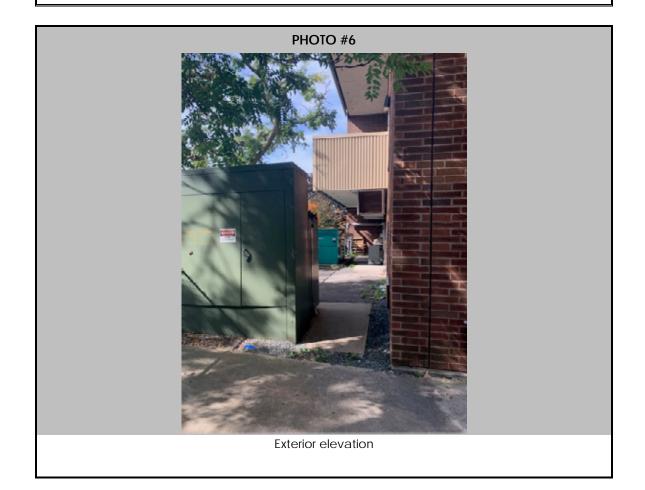


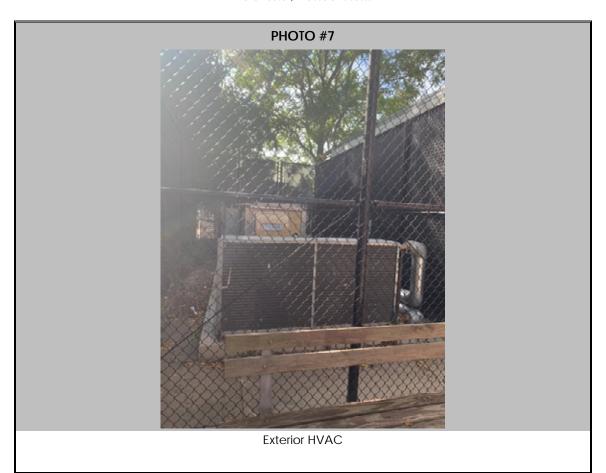
Exterior elevation



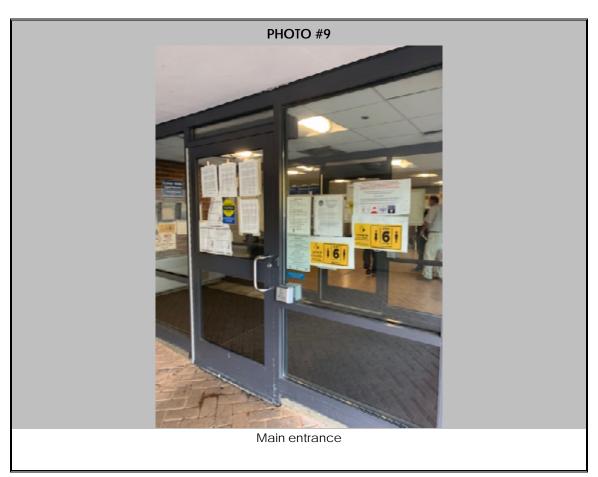


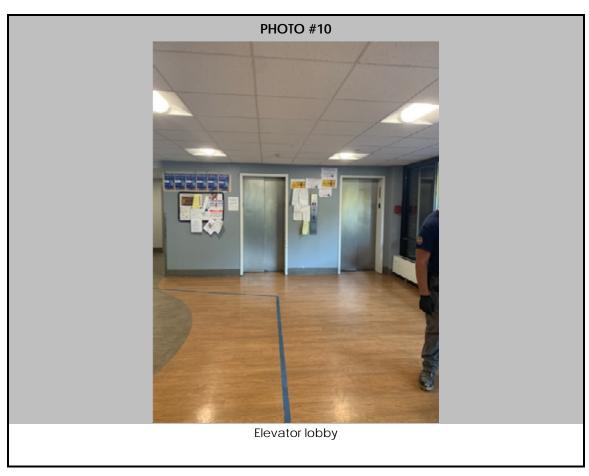
Exterior elevation







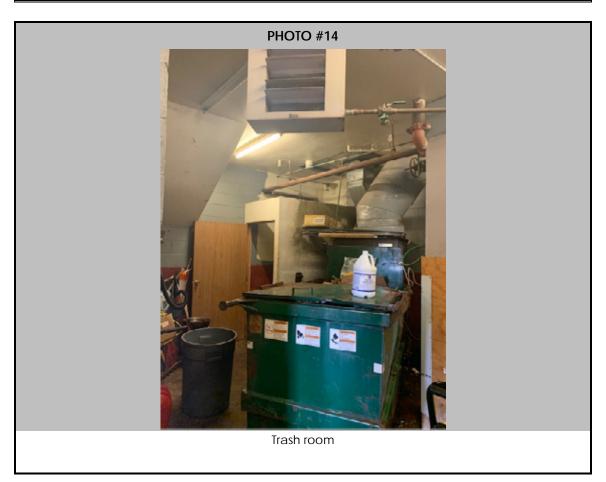




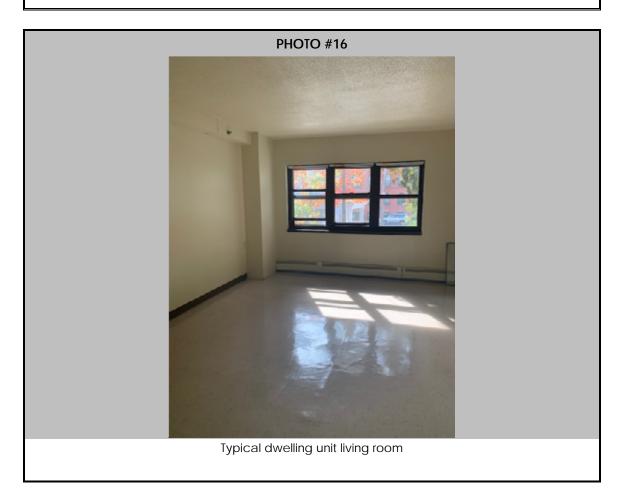
















# MATTHEW SWEET, BPI-MFBA

# DOMINI

## 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

# DG DOMINION Due Diligence Group

### **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' Saugre 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
- Susguehanna 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