



**CAPITAL NEEDS ASSESSMENT (CNA)
TORRE UNIDAD APARTMENTS
80 WEST DEDHAM STREET
BOSTON, MASSACHUSETTS 02118**

Development # [2-49]

**D3G PROJECT NUMBER:
2021-0368**

**DRAFT REPORT ISSUE DATE:
APRIL 23, 2021**

**INSPECTION DATE:
MARCH 4, 2021**

**PREPARED FOR:
BOSTON HOUSING AUTHORITY
52 CHAUNCY STREET
BOSTON, MASSACHUSETTS 02111**

Bryan Deem
Construction Inspector

Signature

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

Signature



EXECUTIVE PROPERTY DESCRIPTION

Property: Torre Unidad Apartments
80 West Dedham Street
Boston, Massachusetts 02118

Site Description: Torre Unidad Apartments, located at 80 West Dedham Street in Boston, Massachusetts consists of one (1) eighteen-story age-restricted apartment building and one (1) single-story maintenance storage building. The property features one hundred ninety nine (199) dwelling units. According to tax records, the building was constructed in 1980 and is situated on 0.97 acres. According to D3G estimates, the building features an approximate gross area of 121,385 square feet. The property is in fair to good physical condition.



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1.0 EXECUTIVE SUMMARY

General Description

Project Name:	Torre Unidad Apartments
Address:	80 West Dedham Street, Boston, MA 02118
Property Type:	Age-Restricted Apartments
Date of Construction:	1980
Land Size / Source:	0.97 Acres / Tax Card
Apartment Buildings:	One (1) - 18-Story Apartment Building
Accessory Buildings:	One (1) – 1-Story Maintenance Storage Building
Total Building Gross Area:	121,385 Square Feet
Number/Type of Units:	112 - Efficiency/1BA Dwelling Units 83 - 1BR/1BA Dwelling Units 4 - 2BR/1BA Dwelling Units

Inspection Details

Inspector:	Bryan Deem
Inspection Date:	March 4, 2021
Weather:	35°F, Sunny
Units Inspected:	51 (25% of the total number of units)
Access Limitations:	None

General Physical Condition

This Capital Needs Assessment (CNA) indicated that the apartment building is in fair physical condition and currently structurally sound. Based on Marshall & Swift/Boeckh, LLC depreciation and life expectancy guidelines the effective remaining useful life of property is approximately 50 years, assuming the near and long term specified repairs are performed. The physical condition of the property is acceptable for a refinance transaction.



2.0 PURPOSE AND SCOPE

D3G was retained by the Boston Housing Authority to conduct a Capital Needs Assessment (CNA). This CNA is intended to be used in support of a pending real estate transaction where the client has requested to obtain a detailed understanding of the current site condition, the condition of the long-lived building systems, and future capital requirements, for the purpose of underwriting or securing mortgage loans. The conclusions within this report are based upon a visual survey of the building and grounds, research of readily available documents, and conversations with people who have knowledge of the property.

This CNA has been performed in accordance with ASTM E-2018-15 *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process* and the U.S. Department of Housing and Urban Development Multifamily Accelerated Processing (MAP) Guide, Chapter 5 and Appendix 5, revised December 18, 2020. The scope of the work included:

- The performance of a field inspection of subject property conducted by individuals trained in building engineering and construction practices.
- The interviewing of tenants and staff regarding the condition of the apartment complex, common areas, and known physical/equipment deficiencies.
- Interviews with available contractors that have detailed knowledge of specific building systems for the subject property.
- Interviews with local officials regarding zoning and code compliance at the property, and receipt of zoning/building code certification.
- The preparation and submittal of a report containing information specific to observations, interpretations, and estimated costs of repairs, if any, and the computation of the required reserves to replace major components of the property.



3.0 SYSTEM DESCRIPTION AND OBSERVATIONS

3.1 Overall General Description

Overall, the subject property was observed in fair to good physical condition; however, individual building components may vary in condition as noted within this report and identified in the Critical Repairs, Non-Critical Repairs, and Capital Replacement Reserve Analysis, located in Exhibit 11.1, Exhibit 11.2, and Exhibit 11.3, respectively.

The property was constructed in 1980 with many of the building components varying in age. Building components have been replaced on an as needed basis; however, there have not been any significant rehabilitation events at the property since it was constructed. Notable recent replacements include elevator controls and common area flooring. Replacement of major building components has been included within the replacement reserve schedule. The property features a full-time maintenance staff that addresses the daily maintenance needs of the property.

The property does not feature any unusual site conditions, building conditions, or problematic building materials.

The subject property was constructed in 1980 and is not subject to the requirements of the Fair Housing Act, which requires residential buildings constructed after March 13, 1991, or permitted after June 15, 1990, be designed and constructed in compliance with the Act.

The property receives project based federal financial assistance and is required to comply with the Uniform Federal Accessibility Standards (UFAS). A review of the property indicated that the property is not in compliance with UFAS. At least 5% of the dwelling units are handicapped designated units; however, these accessible units are not compliant with UFAS. Upon completion of the modifications noted in the Critical Repairs, at least 5% of the dwelling units will be in reasonable compliance with UFAS. The dwelling units have physical barriers that limit the degree of accessibility. Please see Section 7.1 below and the Accessibility Report located in the Exhibits for more details.

3.2 Site

Topography

The topography of the property is predominately flat. The site has been graded to provide positive drainage away from the structures.

Ingress / Egress / Parking

The property features one (1) point of vehicular ingress and egress, consisting of asphalt driveways into the asphalt parking area located at the rear of the building. It should be noted, the parking area is for employee parking only. The property does not feature any off street parking for the tenants. The primary building entrance is accessible from the north side of the

Capital Needs Assessment

Torre Unidad Apartments

Boston, Massachusetts 02118

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building. Pedestrian ingress and egress to the site is provided via sidewalks connecting the building to the municipal sidewalks. High density residential properties should always consider the provision of bike parking/storage for residents, visitors, and employees where space permits. Site ingress and egress appears acceptable.

The site features asphalt driveways and parking areas with select areas of extruded concrete curbing. Vehicular capacity is approximately eight (8) parking spaces, with parking space configuration designed for continuous traffic flow and convenient access to building. Concrete curbing and asphalt parking areas were observed in fair physical condition. Repair/replacement of the asphalt parking area is anticipated during the estimate period.

Additional Site Features Plaza side walkway buckling and creating a trip hazard. Catch basin at Entry overflows in heavy rains.

Metal lettering identifying the subject property as “Torre Unidad” is situated near the main entrance to the building. The sign was observed in good physical condition. Replacement of the property sign is anticipated during the estimate period.

The site features municipal owned concrete sidewalks, which are approximately 36-inches wide, and were observed in generally fair to good physical condition.

The property features chain link fencing that encloses the generator. Fencing was observed in good physical condition. Replacement of the fencing is not anticipated during the estimate period.

The property features a trash compactor with a rolling dumpster that is located within the ground floor of the building. The trash compactor was observed in physical condition. Replacement of the dumpster enclosure is anticipated during the estimate period.

The property does not feature any retaining walls.

Utilities

Water Service	Utility Provider	Responsible Party
Water Provider	Boston Water Commission	Dwelling Unit: Owner
		Common Area: Owner

Electricity Service	Utility Provider	Responsible Party
Electricity Provider	Eversource	Dwelling Unit: Owner
		Common Area: Owner



Natural Gas Service	Utility Provider	Responsible Party
Natural Gas Provider	National Grid	Dwelling Unit: Owner
		Common Area: Owner

Sanitary Sewer Service	Utility Provider	Responsible Party
Sanitary Sewer Provider	Boston Water Commission	Dwelling Unit: Owner
		Common Area: Owner

3.3 Structural Frame and Building Envelope

Building Foundation and Frame

The building was constructed utilizing deep foundations consisting of piles or caissons and grade beams. The ground floors consist of reinforced concrete slab assemblies. Building superstructures are constructed of structural steel framing consisting of columns, beams, and open web steel joists (OWSJ). Select areas are constructed with reinforced concrete columns and beams. The upper floors consist of metal pans filled with reinforced concrete. The property's superstructures appeared in good physical condition.

Roof Assembly

Building feature flat roof built up roofing (BUR) assemblies consisting of a fully adhered rubber membrane, presumed to be over rigid insulation and fiber board. No leaks were reported and no seams or openings in the assembly was observed. The building features roof drains and roof scuppers that were observed in fair physical condition. Overall, roofing was observed in fair physical condition. Replacement of the roofing membrane is anticipated during the estimate period. Roof replaced in 2019.

Attics

The building does not feature attics.

Exterior Stairs / Balconies

The property does not feature any exterior stair assemblies.

Dwelling units on upper floors feature balconies. The balconies are constructed of reinforced concrete planks and feature metal railing systems. The balcony and railing systems were observed in fair to good physical condition. Refurbishment of the balconies and patios is anticipated during the estimate period.



Building Entrance Doors

Exterior doors at the property consist of glass storefront assemblies with a vestibule and automatic door openers at the primary building entrance. In addition, exterior doors at building ancillary entrances consist of hollow core metal assemblies. Exterior doors at the property were observed in fair physical condition

Windows

Windows consist of aluminum frame double pane single hung and fixed insulated glass assemblies. The windows have been replaced since the original date of construction. Windows were observed in fair to good physical condition and replacement is anticipated during the estimate period. Upon replacement of the windows, the installation of ENERGY STAR rated windows is recommended.

Sidewall Systems (Exterior Walls, Fascia, Soffit and Trim)

Exterior walls are surfaced with brick veneer and feature parapet walls at the roof areas. The brick exteriors were observed in fair physical condition. ~~Repair and re-pointing of the brick veneer is or is not anticipated during the estimate period.~~

Select re-pointing necessary at Upper Level on the West Dedham facade. Sealant repair and waterproofing required at Penthouse Level.

3.4 Mechanical and Electrical Systems

Supply and Waste Piping

The main water supply to the site originates at water meter vault located at the rear of the building. Visually observed domestic water piping is constructed of copper piping, fittings, couplings and joints. Where visible, domestic water piping is not insulated; however, the majority of the system is concealed behind walls and could not be inspected. Accessible plumbing piping was observed to be in good physical condition with no leaks reported. In addition, there were no reports of low water pressure or poor water quality.

Riser Shut-Offs leak and require replacement.

Sewer connections at the property are reported to consist of cast iron mains connected to the municipal sewer system. Based upon the reported and observed site conditions, the sewer connections at the property are in fair physical condition. It was reported that the property regularly performs preventative maintenance (line scoping/jetting/cleaning) and there have been no required repairs within the last year except for normal stoppages created by tenants.

Domestic Hot Water

Potable hot water to the dwelling units and common areas is supplied by two (2) central gas-fired boilers that work in conjunction with four (4) water storage tanks located in a first floor mechanical room. The systems and equipment were observed and reported to be in good operating order. The recovery of the hot water system is reported to be sufficient for the number

Varied water temperatures were reported by Site Management.



of fixtures served and no complaints concerning a lack of hot water were raised during the inspection. The boilers were observed in fair physical condition.

Heating and Cooling

The common area on the ground floor was supplied cooling via a mini-split system. The dwelling units and common areas are provided heating via electric baseboard heaters. The dwelling units are not supplied cooling; however, tenants can install window A/C units. There were no complaints or indications of problems with the HVAC system and the equipment was reportedly operating properly with replacement performed on an as-needed basis. The equipment appeared in fair to good physical condition. The replacement of the baseboard heaters will be anticipated during the estimate period.

Electrical System

The property receives electrical power from pad mounted transformers. The dwelling units were observed with electrical breaker panels located in the kitchen (120/240V, 90 Amps provided). The panels were observed in good operating condition. The panels are original to the property and there are no reports of any service issues with the panels or electrical service.

3.5 Elevators and Stairways

Elevators require consistent repairs. Undersized for current Elderly/ Disabled resident Population.

The apartment building features one (1) 2000-lb and one (1) 3500-lb hoist elevators in a CMU shaft. The elevators feature ADA and fireman's controls, and an emergency phone. Overall, the elevator systems were reported and observed in ~~good condition~~ with all routine maintenance up to date. It was reported that the controllers, wiring, door equipment, and fixtures were upgraded within the past 4 to 8 years. There are no outstanding issues, or recurring problems with the elevators and the record of service calls indicates normal wear and tear for elevators of this vintage.

Poor Condition.

The apartment building features two (2) interior staircase assemblies (one (1) on each end) of the building. The staircase assemblies are constructed of metal framing. The stair treads are metal and the stairs feature metal handrails. Overall, vertical transportation was observed in fair to good physical condition.

3.6 Life and Fire Safety Systems

Fire Suppression Systems

There presumably exists one (1)-hour fire-rated construction (vertically and horizontally) between each unit at the property. The building features a sprinkler system that provides coverage in the common areas, hallways, and in the dwelling units. The common areas feature heat sensors and smoke detectors throughout. In addition, wall-mounted fire extinguishers meeting the requirements of NFPA-10 exist throughout the apartment complex. The fire



suppression equipment was observed in good physical condition and no issues were observed/reported.

Alarm and Notification Systems FA System is outdated. Issues w/ continued random faults.

Smoke detectors and heat sensors are hard wired throughout the common areas. They are connected to a supervised control panel located within the leasing office. No issues were observed/~~reported~~. Wall-mounted fire extinguishers meeting the requirements of NFPA-10 exist throughout the apartment complex.

Dwelling units contain compliant tamper-proof battery operated smoke detectors located within the immediate vicinity of the bedroom areas, as well as within the bedrooms and appear to be in compliance with HUD requirements.

The property does not feature Carbon Monoxide (CO) detectors in the dwelling units. It should be noted, that the building does contain gas-fired central boiler equipment located in the basement mechanical room; however, there are no communicating openings between the combustion equipment and the dwelling units; therefore, the installation of CO detectors within the dwelling units is not required.

The property receives project based federal financial assistance and is therefore, required to provide audio/visual smoke alarms in 2% of the dwelling units. The property features audio/visual smoke alarms in at least 2% of the dwelling units and is in compliance with HUD requirements.

The property was observed with emergency call provisions that consist of pull cords located in the dwelling unit bathrooms and in the bedrooms. The system is monitored both on- and off-site 24 hours a day 7 days a week. No issues were observed/reported, and the system was observed in fair physical condition. Faulty/Dated Intercom System.

Wall-mounted fire extinguishers meeting the requirements of NFPA-10 exist throughout the apartment complex.

3.7 Interior Elements

3.7.1 Interior Elements – Common Spaces

The building features a leasing office that is utilized by the property manager. The office features VCT flooring and painted GWB walls and ceilings that were observed in fair condition.

The building features a community room with tables and chairs that is available to residents for gatherings or meetings. The community room also features a kitchen with cabinets and countertops, range/oven unit and refrigerator. Additional recreational amenities include a lounge/lobby area and sitting areas. The recreational areas were observed in good condition.



The building features four-foot wide common hallways along the main corridor of each floor. The hallways feature wooden handrails, VCT flooring, and painted gypsum wall board walls and ceilings, which were all observed in fair physical condition.

The building features a common laundry room. The laundry room features four (4) coin-operated front-loading washing machines and four (4) coin-operated electric dryers. The machines are reportedly leased by the property. The rooms feature vinyl composite tile flooring and painted GWB walls and ceilings that were observed in fair condition.

Building features a maintenance area for the storage of maintenance equipment and supplies accessible from the interior and exterior. No dedicated storage areas are available for the residents outside of the dwelling units.

3.7.2 Interior Elements – Tenant Spaces

Interior wall and ceiling finishes within the dwelling units consist of painted GWB walls and textured GWB ceilings – observed in good physical condition. Flooring in the units consist of VCT observed in fair condition.

Kitchen appliances include electric range/oven units and refrigerators. The appliances have all been replaced on an as needed basis and were observed in fair to good physical condition.

Dwelling unit kitchens feature recirculating range hoods. In addition, the dwelling unit bathrooms feature exhaust fans that are directly vented to the exterior. The exhaust (ventilation) units were generally observed in fair to good operating condition.

The bathrooms feature wall-mounted sinks, floor-mounted toilets, and enamel coated tub/showers with ceramic tile surrounds. Plumbing fixtures were observed to be in good operating condition. It is recommended that EPA WaterSense compliant fixtures be installed upon replacement.

Kitchen cabinets consist of wood-framed base and suspended wall cabinets. The base cabinets are surfaced with plastic laminate countertops. Visually inspected cabinets, hardware and countertops appeared in good physical condition. The designated handicapped kitchens also feature a roll-under sink area, a roll-under workspace, and at least one upper cabinet/shelf area that is lowered.



4.0 ADDITIONAL CONSIDERATIONS

Regulatory Compliance

The site and all public areas were screened for compliance with the following applicable codes and regulations.

State Code: The current building code for the state of Massachusetts is the 2009 International Building Code with state amendments.

The building code at the time of construction is unknown.

Energy Code: The current state energy code for the state of Massachusetts is the 2012 International Energy Conservation Code with state amendments.

Multifamily Related: Americans with Disability Act (ADA Code of 1991)
Fair Housing Act design and construction requirements
Uniform Federal Accessibility Standards (UFAS)
Minimum Property Standards (MPS), HUD Handbook 4910.1
Life Safety Code, National Fire Protection Association (NFPA)



5.0 DOCUMENT REVIEWS AND INTERVIEWS

Document Review

As part of the investigation of the property, the following documentation was obtained and reviewed:

- a. Construction documents prepared by John Sharratt Associates, Inc. and dated October 19, 1972, including architectural, structural, mechanical, plumbing, and electrical sheets.
- b. Site specific information provided for review:
 - i. Construction / Engineering Questionnaire Form
 - ii. Tax Records

Site Interviews and Questionnaires

D3G provided a property questionnaire to be completed by a representative familiar with the subject property. A copy of the completed questionnaire is included in Exhibit 11.12. The following is a record of communication with stakeholders of this project:

Person	Title	Dates	Discussion
Mike McDonough	Property Manager	March 4, 2021	Provided tour of facility, discussed operations and maintenance
Julio Calderon	Maintenance Supervisor	March 4, 2021	Provided tour of facility, discussed operations and maintenance
Rick Jegrow	Senior PM Boston Housing Authority	March 4, 2021	Completed Property Questionnaire

Please be advised, D3G makes an effort to discuss housing concerns and comfort levels with building tenants; however, as a respect to privacy, resident and occupant names are not recorded. Interviews during the inspection process with representative tenants which identify any adverse conditions or occupant comfort concerns are addressed within the recommended repairs and rehabilitations.

6.0 OPINIONS OF PROBABLE COST TO REMEDY PHYSICAL DEFICIENCIES

Detailed list of Critical and Non-Critical Repairs can be found in Exhibit 11.1 – Description of Estimated Cost of Critical Repairs and 11.2 – Description of Estimated Cost of Non-Critical Repairs. The complete Reserve for Replacement schedule can be found in Exhibit 11.3 – Capital Reserve Schedule.



7.0 OUT OF SCOPE CONSIDERATIONS

7.1 Accessibility for Persons with Disabilities

Uniform Federal Accessibility Standards (UFAS)

Upon completion of the RAD transaction, the property will receive federal funding. Therefore, the property is subject to Section 504 of the Rehabilitation Act of 1973 and compliance with the UFAS. A minimum of 5% (of the total number of units) or at least one unit (whichever is greater) is required for mobility impaired persons. An additional minimum of 2% (of the total number of units) or at least one unit (whichever is greater) is required for people with hearing or vision impairments.

The property currently provides four (4) (or in this case 5%) partially-compliant accessible units. Please note that the property was constructed prior to July 11, 1988 and modifications to structural elements would be required to provide full compliance with UFAS.

Fair Housing Act (FHA)

The subject property was constructed in 1980 and is not subject to the requirements of the Fair Housing Act, which requires residential buildings constructed after March 13, 1991, or permitted after June 15, 1990, be designed and constructed in compliance with the Act.

Americans with Disabilities Act (ADA)

Note: No Elevator Access from Entry Level to First Floor/ Mezzanine.

The public areas are also subject to the ADA Code of 1990, Title III, Public Accommodations and Commercial Facilities. For detail on the accessibility deficiencies, please see the Critical Repairs, as well as the Accessibility Report located in Exhibit 11.5.

7.2 Intrusive & Other Examinations

Intrusive Examination

D3G performed a CNA inspection of Torre Unidad Apartments at 80 West Dedham Street, Boston, Massachusetts on March 4, 2021. The inspection indicates no need for further investigations to be performed at the subject property.

Seismic Evaluation

According to the 2020 HUD MAP Guide, project applications for rehabilitation and refinance must comply with the relevant standards published by the American Society of Civil Engineers (ASCE) — ASCE 41-13 Seismic Evaluation and Retrofit of Existing Buildings, unless the buildings are considered exempt. Based on the Design Earthquake Spectral Response Acceleration Parameters and building characteristics, a seismic evaluation is not required.



Energy Audit

D3G was not contracted to perform an ASHRAE Level II Energy Audit of the subject property.

Pre-Construction Analysis Report

D3G was not contracted to perform a Pre-Construction Analysis Report.

7.3 Owner Proposed Improvements

No owner proposed improvements have been specified at the time of issuance of this report.



8.0 ASSESSOR QUALIFICATIONS

Dominion Due Diligence Group (D3G) was established in 1994 by Robert E. Hazelton and has grown to a national full-service Environmental and Engineering real estate due diligence firm featuring over 130 employees. D3G focuses on affordable housing, elderly care facilities and historical rehabilitations, with our 3rd party reporting used for HUD-FHA, USDA-RD, Fannie Mae, Freddie Mac, and LIHTC transactions. D3G has worked with every HUD office in the country and is considered a premier provider of Capital Needs Assessments. D3G's senior staff are trained, accredited and licensed in the following fields of building science investigations:

- Engineering (Professional Engineer)
- Architectural (ICC Plans Examiner)
- Sustainability (LEED-AP, RESNET, BPI-BA, BPI-Multifamily)
- Environmental (CSP, EP, CHMM, CEI)

A staff resume of the Needs Assessor performing this evaluation has been provided in Exhibit 11.14.



9.0 LIMITING CONDITIONS

This report can be relied upon by the Client and the HUD. This report was prepared in accordance with generally accepted industry standards of practice, including the ASTM E-2018-15 *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process*, as well as the U.S. Department of Housing and Urban Development Multifamily Accelerated Processing (MAP) Guide, Chapter 5 & Appendix 5, revised December 18, 2020. No other warranty, either expressed or implied, is made. This report is not to be reproduced, either in whole or in part, without written consent from D3G.

The statements in this report are professional opinions about the present condition of the subject property, limited to the observations and physical condition during the date of inspection. They are based upon visual evidence available during the inspection of reasonably accessible areas. We did not remove any surface materials, perform any destructive testing, or move any furnishings. The study is not an exhaustive technical evaluation. Such an evaluation would entail a significantly larger scope of work than was determined for this project. Accordingly, we cannot comment on the condition of systems that we could not see, such as buried tanks, structures and utilities, nor are we responsible for conditions that could not be seen or were not within the scope of our services at the time of inspection. We did not undertake activities that would completely assess the stability of the building(s) or the underlying foundation soil. Likewise, this is not a seismic assessment, nor do we make any conclusions or comments regarding wood destroying organisms/insects. Our on-site observations pertain only to specific locations at specific times on specific dates. Our observations and conclusions do not reflect variations in conditions that may exist, in unexplored areas of the site, or at times other than those represented by our observations.



10.0 CERTIFICATION

Dominion Due Diligence Group certifies that the data presented in this report is representative of the site conditions observed during our inspection on March 4, 2021. D3G, its officers and its employees have no present contemplated interest in the property. Our employment and compensation for preparing this report are not contingent upon our observations or conclusions. This investigation and report have been prepared in accordance with ASTM E-2018-08 *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process* and the HUD Multifamily Accelerated Processing (MAP) Guide, Chapters 5, revised January 29, 2016.

The Needs Assessor certifies that the data presented in this report is representative of site conditions observed during our inspection. D3G understands that this report will be used by The Client to document to the U.S. Department of Housing and Urban Development. The Needs Assessor certifies that the review was in accordance with the HUD requirements applicable on the date of the Review and that we have no financial interest or family relationship with the officers, directors, stockholders, members or partners of the lender or affiliated entities, Borrower or affiliated entities, the general contractor, any subcontractors, the buyer or seller of the proposed property or engage in any business that might present a conflict of interest.

Bryan Deem
Construction Inspector

Signature

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

Signature

I hereby certify under penalty of perjury that all of the information I have provided on this form and in any accompanying documentation is true and accurate. I acknowledge that if I knowingly have made any false, fictitious, or fraudulent statement, representation, or certification on this form or on any accompanying documents, I may be subject to criminal, civil, and/or administrative sanctions, including fines, penalties, and/or imprisonment under applicable federal law, including but not limited to 12 U.S.C. § 1833a; 18 U.S.C. §§1001, 1006, 1010, 1012, and 1014; 12 U.S.C. §1708 and 1735f-14; and 31 U.S.C. §§3729 and 3802.



11.0 EXHIBITS

- 11.1 Description of Estimated Cost of Critical Repairs**
- 11.2 Description of Estimated Cost of Non-Critical Repairs**
- 11.3 Capital Reserve Schedules (Reserve for Replacement Analysis)**
- 11.4 Color Site Photographs**
- 11.5 Accessibility Report**
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EXHIBIT 11.1:

Description of Estimated Cost of Critical Repairs



Critical Repair Report

Project:	Torre Unidad Apartments
Property Type:	Multi-Family
Inspection Date:	03/04/2021

Refer to comments/ clarifications note in previous pages. Modify ALL relevant Reports accordingly.

Torre Unidad Apartments - Accessibility

Repair Number	ASTM Section #	HUD Map Guide Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.7.1	Repair	The sink in the men's public restroom was observed without scald and abrasion sink pipe wrapping. In order to comply with the Americans with Disabilities Act (ADA), the installation of scald and abrasion sink pipe wrapping is required.	1	Each	\$75.00	\$75.00

Torre Unidad Apartments - Life Safety

Repair Number	ASTM Section #	HUD Map Guide Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.7.2	Level 1 Alterations	The primary entry doors at the designated handicapped dwelling units (12th unit) were observed without the required 18-inch minimum clear floor space at the pull side / latch side. The doors were observed with 8-inches at the pull side. In order to comply with UFAS, the installation of an automatic door opener is required. The property currently features thirteen (13) designated handicapped dwelling units; therefore, the modification to only ten (10) units is noted in this repair.	10	Each	\$1,750.00	\$17,500.00
2	3.7.2	Repair	The kitchen and bathroom sinks in the designated handicapped dwelling units were observed missing scald and abrasion protection at the exposed sink pipes. In order to comply with UFAS, the installation of scald and abrasion protection is required. The property currently features thirteen (13) designated handicapped dwelling units; therefore, the modification to only ten (10) units is noted in this repair.	20	Each	\$75.00	\$1,500.00

TOTAL:	\$19,075.00
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Costs have been provided by using RS Means Building Construction Cost Data

* Owner provided cost that D3G finds reasonable

EXHIBIT 11.2:

Description of Estimated Cost of Non-Critical Repairs



Non-Critical Repair Report

Project:	Torre Unidad Apartments
Property Type:	Multi-Family
Inspection Date:	03/04/2021

Torre Unidad Apartments							
Repair Number	ASTM Section #	HUD Map Guide Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.7.2	Repair	The bathroom ceiling in dwelling unit 804 was observed with mildew. The cleaning and repainting of the ceiling is recommended.	1	Each	\$350.00	\$350.00
2	3.7.2	Repair	The bathroom wall adjacent to the tub/shower in dwelling unit 1703 was observed with mildew and water damage. The cleaning and repainting of the wall is recommended.	1	Each	\$350.00	\$350.00
3	3.7.2	Repair	Dwelling units 607 and 1412 were observed being turned from a previous tenant. The completion of the unit turns is recommended.	2	Each	\$7,500.00	\$15,000.00
4	3.7.2	Repair	The common hallway ceiling on the 7th floor was observed in with areas of missing and peeling paint. The repainting of the common hallway ceiling is recommended.	1	Each	\$850.00	\$850.00
						TOTAL:	\$16,550.00

Costs have been provided by using RS Means Building Construction Cost Data

* Owner provided cost that D3G finds reasonable

EXHIBIT 11.3:

Capital Reserve Schedules (Reserve for Replacement Analysis)



Replacement Reserve Analysis Funding Schedule

Project Torre Unidad Apartments
 Address 52 Chauncy Street,
 City, State Boston, MA

Gross Square Footage 121,385
 Year Built 1980
 Number Of Units 199

Initial Deposit RR \$2,310,000 \$11,608 Per Unit
 Annual Deposit RR \$149,250 \$750 Per Unit
 Annual Deposit Increase 1.95%
 Interest Applied to Account Balance 1.00%
 Minimum Yr 1 Balance \$223,957 \$1,125 Per Unit
 Inflation of Capital Needs .65%

This Funding Schedule has been completed in accordance with the 2020 MAP Guide, Appendix 5, Section A.5.7.

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.
 For HUD insured loans, 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, setting the funding schedule is the Lender's responsibility when HUD insured loans are 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:	\$60,838	\$120,350	\$329,358	\$362,222	\$356,978	\$528,026	\$542,769	\$465,359	\$425,917	\$411,308	\$3,603,125
Beginning Annual Balance (Equals IDRR in Year 1):	\$2,310,000	\$2,421,512	\$2,477,537	\$2,340,469	\$2,171,507	\$2,008,338	\$1,674,818	\$1,324,757	\$1,050,123	\$814,144	
Interest (Average Outstanding Balance):	\$23,100	\$24,215	\$37,163	\$35,107	\$32,573	\$30,125	\$25,122	\$19,871	\$15,752	\$12,212	
Annual Deposit:	\$149,250	\$152,160	\$155,128	\$158,152	\$161,236	\$164,381	\$167,586	\$170,854	\$174,186	\$177,582	
Beginning Balance Plus Annual Deposit:	\$2,459,250	\$2,573,672	\$2,632,664	\$2,498,622	\$2,332,743	\$2,172,718	\$1,842,404	\$1,495,611	\$1,224,309	\$991,726	
Remaining RR Balance/Year:	\$2,421,512	\$2,477,537	\$2,340,469	\$2,171,507	\$2,008,338	\$1,674,818	\$1,324,757	\$1,050,123	\$814,144	\$592,630	
Min. Balance Required (Includes 2% Inflation Adjustment Annually):	\$223,957	\$225,413	\$233,005	\$234,519	\$239,210	\$243,994	\$248,874	\$253,851	\$258,928	\$264,107	
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:	\$414,036	\$283,022	\$78,204	\$84,122	\$82,987	\$99,974	\$101,973	\$122,075	\$115,091	\$157,242	\$1,538,725	\$5,141,851
Beginning Annual Balance (Equals IDRR in Year 1):	\$592,630	\$368,528	\$275,610	\$389,715	\$503,282	\$623,429	\$732,206	\$844,504	\$942,348	\$1,052,685		
Interest (Average Outstanding Balance):	\$8,889	\$5,528	\$4,134	\$5,846	\$7,549	\$9,351	\$10,983	\$12,668	\$14,135	\$15,790		
Annual Deposit:	\$181,045	\$184,575	\$188,175	\$191,844	\$195,585	\$199,399	\$203,287	\$207,251	\$211,293	\$215,413		
Beginning Balance Plus Annual Deposit:	\$773,675	\$553,104	\$463,784	\$581,559	\$698,867	\$822,828	\$935,494	\$1,051,755	\$1,153,640	\$1,268,097		
Remaining RR Balance/Year:	\$368,528	\$275,610	\$389,715	\$503,282	\$623,429	\$732,206	\$844,504	\$942,348	\$1,052,685	\$1,126,646		
Min. Balance Required (Includes 2% Inflation Adjustment Annually):	\$269,389	\$274,777	\$280,272	\$285,878	\$291,595	\$297,427	\$303,376	\$309,443	\$315,632	\$321,945		
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: Torre Unidad Apartments
Address: 52 Chauncy Street
City, State: Boston, MA
Inspection Date: 03/04/21

Gross Square Footage: 121,385
Year Built: 1980
Number Of Units: 199

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	1	24	End of Cycle	18281	SF	\$4.25	\$77,694											
Parking, Asphalt Sealing	5	0	5	End of Cycle	18281	SF	\$0.25	\$4,570					\$4,570					\$4,570	\$9,141
Parking Stripes (Per Car)	15	0	15	End of Cycle	8	Each	\$10.52	\$84											
Chain-Link Fencing 6' High	40	13	27	End of Cycle	65	LF	\$25.07	\$1,630											
Project Sign - Metal Lettering	25	11	14	End of Cycle	1	Each	\$3411.20	\$3,411											
Emergency Generator (Diesel-Engine) 175kw	25	13	12	End of Cycle	1	Each	\$131740.00	\$131,740										\$26,348	\$26,348
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
Concrete Balcony/Patio Slab	40	13	27	End of Cycle	199	Each	\$470.40	\$93,610											
Common Exterior Door, Hollow Metal (Single) (Thermal Boundary)	25	21	4	End of Cycle	3	Each	\$898.66	\$2,696				\$2,696							\$2,696
Common Exterior Door, Hollow Metal (Double) (Thermal Boundary)	25	21	4	End of Cycle	1	Each	\$1529.12	\$1,529				\$1,529							\$1,529
Aluminum Framed Sliding Glass Door	25	21	4	End of Cycle	199	Each	\$1570.36	\$312,502	\$44,643	\$44,643	\$44,643	\$44,643	\$44,643	\$44,643	\$44,643	\$44,643			\$312,502
Storefront System with Single Door	50	21	29	End of Cycle	2	Each	\$5025.47	\$10,051											
Metal / Glass Curtain Wall / Storefront	40	13	27	End of Cycle	187	SF	\$122.31	\$22,872											
Brick or Concrete Block - Technical Pointing	60	41	19	End of Cycle	7470	SF	\$5.25	\$39,218											
Single Hung Window (7 + Stories) (Aluminum)	35	21	14	End of Cycle	496	Each	\$500.00	\$248,000										\$27,556	\$27,556
EPDM Membrane - Fully Adhered (High-Rise)	15	11	4	End of Cycle	7314	SF	\$15.50	\$113,367	\$16,195	\$16,195	\$16,195	\$16,195	\$16,195	\$16,195	\$16,195	\$16,195			\$113,367
Hot Water Storage Tank - Up to 240 Gallon	15	11	4	End of Cycle	4	Each	\$2411.20	\$9,645				\$9,645							\$9,645
Boiler- Gas 1,530 mbtu/hr (DHW)	25	20	5	End of Cycle	2	Each	\$37100.00	\$74,200			\$14,840	\$14,840	\$14,840	\$14,840	\$14,840				\$74,200
Split Ductless A/C & Heat System	15	6	9	End of Cycle	1	Each	\$3787.00	\$3,787										\$3,787	\$3,787
Electric Baseboard Heater - Dwelling Unit	30	25	5	End of Cycle	199	Each	\$350.00	\$69,650			\$13,930	\$13,930	\$13,930	\$13,930	\$13,930				\$69,650
Electric Baseboard Heater - Common	30	25	5	End of Cycle	250	LF	\$29.87	\$7,468					\$7,468						\$7,468
Elevator Cabs - Interior Finish	10	7	3	End of Cycle	2	Each	\$12880.00	\$25,760		\$8,587	\$8,587	\$8,587							\$25,760
Gearless Traction Elevator (MRL) passenger 2,000-lb (Up to 16-Story)	20	13	7	End of Cycle	1	Each	\$476320.00	\$476,320			\$52,924	\$52,924	\$52,924	\$52,924	\$52,924	\$52,924	\$52,924	\$52,924	\$423,396
Gearless Traction Elevator (MRL) passenger 3,500-lb (Up to 12-Story)	20	13	7	End of Cycle	1	Each	\$622753.20	\$622,753			\$69,195	\$69,195	\$69,195	\$69,195	\$69,195	\$69,195	\$69,195	\$69,195	\$553,558
Fire Sprinkler System - High-Rise Apartment Building	50	41	9	End of Cycle	121385	SF	\$2.99	\$362,941						\$51,849	\$51,849	\$51,849	\$51,849	\$51,849	\$259,244
Emergency Call System, Apartment Device	10	3	7	End of Cycle	199	Each	\$250.00	\$49,750					\$9,950	\$9,950	\$9,950	\$9,950	\$9,950		\$49,750
VCT 12x12 Tile (Common Area)	15	5	10	End of Cycle	17777	SF	\$4.36	\$77,508								\$15,502	\$15,502	\$15,502	\$46,505
VCT 12x12 Tile (Common Area)	15	11	4	End of Cycle	2400	SF	\$4.36	\$10,464				\$10,464							\$10,464
Kitchen Cabinets and Countertops (Laminates/Wood) (Common Area)	20	13	7	End of Cycle	1	Each	\$3764.00	\$3,764							\$3,764				\$3,764
Traditional Refrigerator (Common Area)	15	11	4	End of Cycle	1	Each	\$759.00	\$759				\$759							\$759
Electric Range (Common Area)	20	11	9	End of Cycle	2	Each	\$646.00	\$1,292									\$1,292		\$1,292
Ceramic Tile - Surround (Bath)	40	34	6	End of Cycle	199	Each	\$1012.20	\$201,428			\$28,775	\$28,775	\$28,775	\$28,775	\$28,775	\$28,775	\$28,775		\$201,428



Reserves Analysis Report - Multi-Family

Project: Torre Unidad Apartments
Address: 52 Chauncy Street
City, State: Boston, MA
Inspection Date: 03/04/21
Gross Square Footage: 121,385
Year Built: 1980
Number Of Units: 199

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	6	9	End of Cycle	112	Each	\$2888.00	\$323,456						\$46,208	\$46,208	\$46,208	\$46,208	\$46,208	\$231,040
VCT 12x12 Tile (Entire 1-Bedroom Apartment)	15	6	9	End of Cycle	83	Each	\$3058.40	\$253,847						\$36,264	\$36,264	\$36,264	\$36,264	\$36,264	\$181,319
VCT 12x12 Tile (Entire 2-Bedroom Apartment)	15	6	9	End of Cycle	4	Each	\$3176.00	\$12,704									\$12,704		\$12,704
Install Automatic Entry Door Opener (Unit) (UFAS) (Critical Repair)	30	0	0	Now	10	Each	\$1750.00	\$17,500											
Standard Kitchen Cabinets and Countertops (Unit)	20	15	5	End of Cycle	199	Each	\$1764.00	\$351,036		\$50,148	\$50,148	\$50,148	\$50,148	\$50,148	\$50,148	\$50,148	\$50,148		\$351,036
Traditional Refrigerator (Unit)	12	6	6	End of Cycle	199	Each	\$759.00	\$151,041			\$21,577	\$21,577	\$21,577	\$21,577	\$21,577	\$21,577	\$21,577	\$21,577	\$151,041
Electric Range (Unit)	15	6	9	End of Cycle	199	Each	\$646.00	\$128,554						\$18,365	\$18,365	\$18,365	\$18,365	\$18,365	\$91,824
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									\$60,838	\$119,573	\$320,815	\$345,908	\$334,216	\$484,664	\$488,428	\$410,557	\$368,392	\$348,780	\$3,282,171
Total RR Per Unit									\$306	\$601	\$1,612	\$1,738	\$1,679	\$2,435	\$2,454	\$2,063	\$1,851	\$1,753	\$1,649
Totals with Inflation Factor									\$60,838	\$120,350	\$329,358	\$362,222	\$356,978	\$528,026	\$542,769	\$465,359	\$425,917	\$411,308	\$3,603,125
Total RR Per Unit Inflated									\$306	\$605	\$1,655	\$1,820	\$1,794	\$2,653	\$2,727	\$2,338	\$2,140	\$2,067	\$1,811

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.



Reserves Analysis Report - Multi-Family

Project: Torre Unidad Apartments
Address: 52 Chauncy Street
City, State: Boston, MA
Inspection Date: 03/04/21

Gross Square Footage: 121,385
Year Built: 1980
Number Of Units: 199

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	18281	SF	\$4.25	\$77,694														
Parking, Asphalt Sealing	18281	SF	\$0.25	\$4,570	\$9,141					\$4,570					\$4,570	\$9,141	\$18,281	
Parking Stripes (Per Car)	8	Each	\$10.52	\$84						\$84						\$84	\$84	
Chain-Link Fencing 6' High	65	LF	\$25.07	\$1,630														
Project Sign - Metal Lettering	1	Each	\$3411.20	\$3,411					\$3,411							\$3,411	\$3,411	
Emergency Generator (Diesel-Engine) 175kw	1	Each	\$131740.00	\$131,740	\$26,348	\$26,348	\$26,348	\$26,348	\$26,348							\$105,392	\$131,740	
Trash Compactor - 175-LB Capacity	1	Each	\$29400.00	\$29,400	\$29,400												\$29,400	
Concrete Balcony/Patio Slab	199	Each	\$470.40	\$93,610														
Common Exterior Door, Hollow Metal (Single) (Thermal Boundary)	3	Each	\$898.66	\$2,696	\$2,696												\$2,696	
Common Exterior Door, Hollow Metal (Double) (Thermal Boundary)	1	Each	\$1529.12	\$1,529	\$1,529												\$1,529	
Aluminum Framed Sliding Glass Door	199	Each	\$1570.36	\$312,502	\$312,502												\$312,502	
Storefront System with Single Door	2	Each	\$5025.47	\$10,051														
Metal / Glass Curtain Wall / Storefront	187	SF	\$122.31	\$22,872														
Brick or Concrete Block - Technical Pointing	7470	SF	\$5.25	\$39,218									\$13,073	\$13,073	\$13,073	\$39,218	\$39,218	
Single Hung Window (7 + Stories) (Aluminum)	496	Each	\$500.00	\$248,000	\$27,556	\$27,556	\$27,556	\$27,556	\$27,556	\$27,556	\$27,556	\$27,556	\$27,556	\$27,556		\$220,444	\$248,000	
EPDM Membrane - Fully Adhered (High-Rise)	7314	SF	\$15.50	\$113,367	\$113,367						\$16,195	\$16,195	\$16,195	\$16,195	\$48,586	\$113,367	\$226,734	
Hot Water Storage Tank - Up to 240 Gallon	4	Each	\$2411.20	\$9,645	\$9,645									\$9,645		\$9,645	\$19,290	
Boiler- Gas 1,530 mbtu/hr (DHW)	2	Each	\$37100.00	\$74,200	\$74,200												\$74,200	
Split Ductless A/C & Heat System	1	Each	\$3787.00	\$3,787	\$3,787												\$3,787	
Electric Baseboard Heater - Dwelling Unit	199	Each	\$350.00	\$69,650	\$69,650												\$69,650	
Electric Baseboard Heater - Common	250	LF	\$29.87	\$7,468	\$7,468												\$7,468	
Elevator Cabs - Interior Finish	2	Each	\$12880.00	\$25,760	\$25,760		\$8,587	\$8,587	\$8,587								\$25,760	\$51,520
Gearless Traction Elevator (MRL) passenger 2,000-lb (Up to 16-Story)	1	Each	\$476320.00	\$476,320	\$423,396	\$52,924											\$52,924	\$476,320
Gearless Traction Elevator (MRL) passenger 3,500-lb (Up to 12-Story)	1	Each	\$622753.20	\$622,753	\$553,558	\$69,195											\$69,195	\$622,753
Fire Sprinkler System - High-Rise Apartment Building	121385	SF	\$2.99	\$362,941	\$259,244	\$51,849	\$51,849										\$103,697	\$362,941
Emergency Call System, Apartment Device	199	Each	\$250.00	\$49,750	\$49,750					\$9,950	\$9,950	\$9,950	\$9,950	\$9,950		\$49,750	\$99,500	
VCT 12x12 Tile (Common Area)	17777	SF	\$4.36	\$77,508	\$46,505	\$15,502	\$15,502										\$31,003	\$77,508
VCT 12x12 Tile (Common Area)	2400	SF	\$4.36	\$10,464	\$10,464									\$10,464		\$10,464	\$20,928	
Kitchen Cabinets and Countertops (Laminates/Wood) (Common Area)	1	Each	\$3764.00	\$3,764	\$3,764													\$3,764
Traditional Refrigerator (Common Area)	1	Each	\$759.00	\$759	\$759									\$759		\$759	\$1,518	
Electric Range (Common Area)	2	Each	\$646.00	\$1,292	\$1,292													\$1,292
Ceramic Tile - Surround (Bath)	199	Each	\$1012.20	\$201,428	\$201,428													\$201,428



Reserves Analysis Report - Multi-Family

Project: Torre Unidad Apartments
Address: 52 Chauncy Street
City, State: Boston, MA
Inspection Date: 03/04/21
Gross Square Footage: 121,385
Year Built: 1980
Number Of Units: 199

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
VCT 12x12 Tile (Entire Studio Apartment)	112	Each	\$2888.00	\$323,456	\$231,040	\$46,208	\$46,208									\$92,416	\$323,456
VCT 12x12 Tile (Entire 1-Bedroom Apartment)	83	Each	\$3058.40	\$253,847	\$181,319	\$36,264	\$36,264									\$72,528	\$253,847
VCT 12x12 Tile (Entire 2-Bedroom Apartment)	4	Each	\$3176.00	\$12,704	\$12,704												\$12,704
Install Automatic Entry Door Opener (Unit) (UFAS) (Critical Repair)	10	Each	\$1750.00	\$17,500													
Standard Kitchen Cabinets and Countertops (Unit)	199	Each	\$1764.00	\$351,036	\$351,036												\$351,036
Traditional Refrigerator (Unit)	199	Each	\$759.00	\$151,041	\$151,041					\$21,577	\$21,577	\$21,577	\$21,577	\$21,577	\$43,155	\$151,041	\$302,082
Electric Range (Unit)	199	Each	\$646.00	\$128,554	\$91,824	\$18,365	\$18,365									\$36,730	\$128,554
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					\$3,282,171	\$344,210	\$230,677	\$62,490	\$65,901	\$63,737	\$75,278	\$75,278	\$88,351	\$81,663	\$109,383	\$1,196,969	\$4,479,140
Total RR Per Unit					\$1,649	\$1,730	\$1,159	\$314	\$331	\$320	\$378	\$378	\$444	\$410	\$550	\$601	\$1,125
Totals with Inflation Factor					\$3,603,125	\$414,036	\$283,022	\$78,204	\$84,122	\$82,987	\$99,974	\$101,973	\$122,075	\$115,091	\$157,242	\$1,538,725	\$5,141,851
Total RR Per Unit Inflated					\$1,811	\$2,081	\$1,422	\$393	\$423	\$417	\$502	\$512	\$613	\$578	\$790	\$773	\$1,292

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.

EXHIBIT 11.4:

Color Site Photographs

Torre Unidad Apartments
Boston Massachusetts

PHOTO #1



Site Identification Sign

PHOTO #2



South Side Elevation

Torre Unidad Apartments
Boston Massachusetts

PHOTO #3



North Elevation

PHOTO #4



Main Entrance

Torre Unidad Apartments
Boston Massachusetts

PHOTO #5



Main Entrance

PHOTO #6



Main Lobby Area

Torre Unidad Apartments
Boston Massachusetts

PHOTO #7



Leasing Office

PHOTO #8



Community Room

Torre Unidad Apartments
Boston Massachusetts

PHOTO #9



Community Room Kitchen

PHOTO #10



Maintenance Shop

Torre Unidad Apartments
Boston Massachusetts

PHOTO #11



Typical Elevator Landing

PHOTO #12



Typical Common Hallway

Torre Unidad Apartments
Boston Massachusetts

PHOTO #13



Living Area in Dwelling Unit 1604

PHOTO #14



Bedroom in Dwelling Unit 1604

Torre Unidad Apartments
Boston Massachusetts

PHOTO #15



Kitchen in Dwelling Unit 1604

PHOTO #16



Bathroom in Dwelling Unit 1604

Torre Unidad Apartments
Boston Massachusetts

PHOTO #17



Kitchen in Dwelling Unit 907

PHOTO #18



Living Area in Dwelling Unit 907

Torre Unidad Apartments
Boston Massachusetts

PHOTO #19



Bedroom in Dwelling Unit 907

PHOTO #20



Bathroom Dwelling Unit 907

Torre Unidad Apartments
Boston Massachusetts

PHOTO #21



Living Area in Dwelling Unit 501

PHOTO #22



Kitchen in Dwelling Unit 501

Torre Unidad Apartments
Boston Massachusetts

PHOTO #23



Bedroom in Dwelling Unit 501

PHOTO #24



Bathroom in Dwelling Unit 501

Torre Unidad Apartments
Boston Massachusetts

PHOTO #25



Common Laundry Room

PHOTO #26



Roof Area

Torre Unidad Apartments
Boston Massachusetts

PHOTO #27



Elevator Room

PHOTO #28



Elevator Controls

Torre Unidad Apartments
Boston Massachusetts

PHOTO #29



Boilers

PHOTO #30



Storage Tanks

Torre Unidad Apartments
Boston Massachusetts

PHOTO #31



Generator

PHOTO #32



Install Automatic Door Openers at the Ten (10) Designated Handicapped Dwelling Units (Critical Repair)

Torre Unidad Apartments
Boston Massachusetts

PHOTO #33



Install Scald and Abrasion Protection at Men's Public Restroom Sink (Critical Repair)

PHOTO #34



Remove Mildew in Unit 804 Bathroom Ceiling (Non-Critical Repair)

Torre Unidad Apartments
Boston Massachusetts

PHOTO #35



Fix Bathroom Wall in Unit 1703 (Non-Critical Repair)

PHOTO #36



Paint Common Hallway Ceiling on the 7th Floor (Non-Critical Repair)

Torre Unidad Apartments
Boston Massachusetts

PHOTO #37



Complete Turn in Unit 1412 (Non-Critical Repair)

PHOTO #38



Complete Turn in Unit 607 (Non-Critical Repair)

EXHIBIT 11.5:

Accessibility Report



**ACCESSIBILITY REPORT
TORRE UNIDAD APARTMENT
80 WEST DEDHAM STREET
BOSTON, MASSACHUSETTS 02118**

**REPORT DATE:
APRIL 23, 2021**

**INSPECTION DATE:
MARCH 4, 2021**

**INSPECTOR:
BRYAN DEEM**

**PREPARED FOR:
BOSTON HOUSING AUTHORITY
52 CHAUNCY STREET
BOSTON, MASSACHUSETTS 02111**

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1.0 ACCESSIBILITY REQUIREMENTS

1.1 Section 504 / Uniform Federal Accessibility Standards (UFAS)

The property was originally constructed in 1980 and features project-based assistance or will feature project-based assistance upon the completion of the RAD transaction. The property is therefore subject to the requirements of Section 504 of the Rehabilitation Act of 1973, which states that 5% or ten (10) of the dwelling units must be handicapped accessible and that 2% or four (4) other dwelling units (other than the fully accessible units) are required to have audio/visual smoke alarms. In addition, all common and public areas are also required to be fully handicapped accessible.

The inspected units (all) feature audio/visual alarms. Therefore, the property is in compliance.

Currently, the property features 13% or thirteen (13) designated handicapped accessible units (all 12th units, 1203, 1204....1218). These units were observed with select accessible features as well as select UFAS deficiencies. In addition, select UFAS deficiencies were noted in common areas. It should be noted that a Section 504 Transition Plan is an acceptable method of compliance; however, full compliance will be required upon substantial rehabilitation. It was reported that this RAD transaction is a "no debt" RAD Conversion. Therefore, the accessibility deficiencies that are not also considered life/safety concerns have not been included in the Critical Repairs. The accessibility deficiencies that are also considered life/safety concerns are noted as Critical Repairs to prevent tenant injuries; however, D3G believes that the non-life/safety accessibility compliance issues should be a risk evaluation / point of discussion during the RAD Conversion Commitment (RCC) phase. In the event that the property obtains a HUD insured loan, accessibility compliance in accordance with the HUD MAP Guide will be required. The designated handicapped dwelling units and common areas were generally observed with the following UFAS compliant and non-compliant items.

Accessible Dwelling Unit Features:

- Unit entry doors feature levered handle hardware and sufficient door openings of at least 32-inches.
- Exterior primary entry doors feature thresholds that do not exceed ½-inch in height.
- Unit interior doors feature at least 18-inches clear floor space at the latch side/pull side of the doors.
- Accessible routes are present throughout the dwelling units and the interior doors feature sufficient clear openings of at least 32-inches.
- Thermostats, receptacles, and switches are located within compliant reach ranges.
- Front controlled range/ovens with 30-inch x 48-inch clear floor space are present in the kitchens.
- Roll-under forward approach to the kitchen sink with scald and abrasion protection and levered handle hardware is provided. In addition, the kitchen counter surface at the sink area is fixed at the required height of 34-inches above the finished floor or is adjustable in height.
- Kitchens feature compliant upper cabinet storage - maximum height of 48-inches for at least one shelf of all cabinets and storage shelves mounted above work counters.



- An accessible bathroom with clear floor spaces at the plumbing fixtures.
- Roll-under forward approach bathroom sink with levered handle hardware.
- Compliant side and rear grab bars are located at the toilet.
- Compliant grab bars are located at the bathtub/shower surround.
- Accessible tubs/showers feature 60-inch shower head hose and levered handle shower control hardware.
- Accessible bathroom mirror mounted less than the maximum 40-inches from the bottom of the mirror to the finished floor.

Accessible Dwelling Unit Deficiencies:

- Unit entry doors feature less than the minimum 18-inches at the pull side / latch side. This has been noted as a Critical Repair in order to provide sufficient egress.
- Exterior primary entry doors feature thresholds that exceed ½-inch in height.
- Accessible units do not feature compliant clear floor spaces within the kitchen.
- Roll-under forward approach to a lowered work surface (30-inch wide) located in the kitchen is not provided. In addition, the kitchen counter surface at the roll under work surface area is not fixed at the required height of 34-inches above the finished floor and does not appear to be adjustable in height.
- Accessible bathrooms do not have clear floor spaces at the plumbing fixtures (toilet).
- Kitchen and bathroom sinks provide roll under access; however, they do not feature scald and abrasion protection at the under sink piping. This has been noted as a Critical Repair in order to prevent tenant injuries.

Common Area Compliant Features (See ADA Section 1.3 Below for Public Area Compliance):

- Accessible routes are free from obstruction and appear at least 36-inches wide.
- Common area doors feature levered handle hardware.
- Common area doors feature 18-inches at the pull side of the doors.
- Accessible routes are present throughout the common areas.
- Common area doors feature sufficient clear openings of at least 32-inches.
- The common areas feature thermostats, receptacles, and switches are located within compliant reach ranges.
- The common area kitchen features compliant clear floor spaces at the kitchen fixtures and appliances.
- The common area restrooms feature clear floor spaces at the plumbing fixtures and clear floor space within the restrooms outside of the swing of the door.
- The common area restrooms were observed with roll-under forward approach sinks that feature scald and abrasion protection and levered handle hardware.
- The common area restrooms were observed with compliant side and rear grab bars are present at the toilet.
- The common area bathrooms were observed with compliant grab bars present at the bathtub/shower enclosure.
- The common area bathrooms were observed with 60-inch shower head hoses and levered handle hardware present in the showers.
- The common area laundry features at least one (1) front controlled washing machine.



Common Area Deficiencies (See ADA Section 1.3 Below for Public Area Deficiencies):

- Roll-under forward approach to the common area kitchen sink with scald and abrasion protection and levered handle hardware is not provided. In addition, the community kitchen counter surface at the sink area is fixed at the required height of 34-inches above the finished floor.
- The common area kitchen features non-compliant cabinet storage mounted higher than maximum height of 48-inches for at least one shelf of all cabinets and storage shelves mounted above work counters.

The UFAS was published in the Federal Register on August 7, 1984 (49 FR 31528). HUD adopted the UFAS in 24 CFR (Code of Federal Regulations) part 40, effective October 4, 1984. Effective as of July 11, 1988, the design, construction, or alteration of buildings in conformance with sections 3-8 of the UFAS shall be deemed to comply with the requirements of 24 C.F.R. Sections 8.21, 8.22, 8.23, and 8.25. If the design of a facility was commenced before July 11, 1988, the provisions shall be followed to the maximum extent practicable, as determined by the Department.

The following excerpt can be found in the Code of Federal regulations, title 24 – Housing and Urban development, Section 8.32 – Accessibility Standards:

“Except as otherwise provided in this paragraph, the provisions of §§ 8.21 (a) and (b), 8.22 (a) and (b), 8.23, 8.25(a) (1) and (2), and 8.29 shall apply to facilities that are designed, constructed or altered after July 11, 1988. If the design of a facility was commenced before July 11, 1988, the provisions shall be followed to the maximum extent practicable, as determined by the Department. For purposes of this paragraph, the date a facility is constructed or altered shall be deemed to be the date bids for the construction or alteration of the facility are solicited. For purposes of the Urban Development Action Grant (UDAG) program, the provisions shall apply to the construction or alteration of facilities that are funded under applications submitted after July 11, 1988. If the UDAG application was submitted before July 11, 1988, the provisions shall apply, to the maximum extent practicable, as determined by the Department.”

The following information has been taken from the HUD website (<http://portal.hud.gov...>):

Question: What is Section 504?

Section 504 of the Rehabilitation Act of 1973 states: No otherwise qualified individual with a disability in the United States... shall, solely by reason of her or his disability, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program, service or activity receiving federal financial assistance or under any program or activity conducted by any Executive agency or by the United States Postal Service. This means that Section 504 prohibits discrimination on the basis of disability in any program or activity that receives federal assistance from any federal agency, including the U.S. Department of Housing and Urban Development (HUD) as well as in programs conducted by federal agencies including HUD.



Question: Who are recipients of federal financial assistance?

The Section 504 regulations define recipient as any State or its political subdivision, any instrumentality or a state or its political subdivision, any public or private agency, institution organization, or other entity or any person to which federal financial assistance is extended for any program or activity directly or through another recipient, including any successor, assignee, or transferee or a recipient, but excluding the ultimate beneficiary of the assistance. Thus, a HUD funded public housing authority, or a HUD funded non-profit developer or low-income housing is a recipient of federal financial assistance and is subject to Section 504's requirements. However, a private landlord who accepts Section 8 tenant-based vouchers in payment for rent from a low-income individual is not a recipient of federal financial assistance.

Question: What does Section 504 require when a recipient undertakes alterations of existing housing facilities that do not qualify as substantial alterations?

Answer: If the project involves fewer than 15 units or the cost of alterations is less than 75% of the replacement cost of the completed facility and the recipient has not made 5% of its units in the development accessible to and usable by individuals with disabilities, then the requirements of 24 CFR 8.23(b) - Other Alterations apply. Under this section, alterations to dwelling units shall, to the maximum extent feasible, be made readily accessible to and usable by individuals with disabilities. If alterations to single elements or spaces of a dwelling unit, when considered together, amount to an alteration of a dwelling unit, the entire unit shall be made accessible. Alteration of an entire unit is considered to be when at least all of the following individual elements are replaced:

- renovation of whole kitchens, or at least replacement of kitchen cabinets; and
- renovation of the bathroom, if at least bathtub or shower is replaced or added, or a toilet and flooring is replaced and
- replacement of entrance door jambs.

When the entire unit is not being altered, 100% of the single elements being altered must be made accessible until 5% of the units in the development are accessible. However, the Department strongly encourages a recipient to make 5% of the units in a development readily accessible to and usable by individuals with mobility impairments, since that will avoid the necessity of making every element altered accessible, which often may result in having partially accessible units which may be of little or no value for persons with mobility impairments. It is also more likely that the cost of making 5% of the units accessible up front will be less than making each and every element altered accessible. Alterations must meet the applicable sections of the UFAS which govern alterations."

1.2 Fair Housing Act Design and Construction Requirements

The subject property was constructed in 1980 and is not subject to the requirements of the Fair Housing Act, which requires residential buildings constructed after March 13, 1991, or permitted after June 15, 1990, be designed and constructed in compliance with the Act.



1.3 Americans with Disabilities Act (ADA)

The public areas at the property were screened for compliance with the ADA Code of 1990, Title III, Public Accommodations and Commercial Facilities. The provisions of Title III provide that persons with disabilities should have accommodations and access to public and commercial facilities which are equal to, or similar to, those available to the general public. The final rules implementing Title III were published on *July 26, 1991*, and required compliance by *January 26, 1992*.

According to <http://www.ada.gov/taman3.html>, "areas within multifamily residential facilities that qualify as places of public accommodation are covered by the ADA if use of the areas is not limited exclusively to owners, residents, and their guests."

"Illustration 1: For example: A private residential apartment complex includes a swimming pool for use by apartment tenants and their guests. The complex also sells pool "memberships" generally to the public. The pool qualifies as a place of public accommodation." If not, then the pool does not qualify as a place of public accommodation.

"Illustration 2: A residential condominium association maintains a longstanding policy of restricting use of its party room to owners, residents, and their guests. Consistent with that policy, it refuses to rent the room to local businesses and community organizations as a meeting place for educational seminars. The party room is not a place of public accommodation." This illustration would also apply to residential apartment complexes.

"Illustration 3: A private residential apartment complex contains a rental office. The rental office is a place of public accommodation."

The ADA requires that physical barriers in existing facilities be removed, if removal is readily achievable. Changes that are considered readily achievable include, but are not limited to, providing installation of grab bars and small ramps, addition of curb cuts, widening doorways, lowering desks, and rearrangement of furniture. If not readily achievable, alternative methods of providing service must be offered. Alternative methods include, but are not limited to providing goods and services at the door or sidewalk, providing home delivery, or relocating activities to accessible locations.

Auxiliary aids and services must be provided to people with vision or hearing impairments or other people with disabilities, unless an undue burden would result. It is the property owner's burden to prove that a modification is not readily achievable, or would pose an undue financial or administrative burden.

Any alteration to a public accommodation undertaken after January 26, 1992, shall be made so as to ensure, to the maximum extent feasible, the altered portions of the facility are readily accessible to and usable by individuals with disabilities, including individuals who use wheelchairs. Alterations include, but are not limited to, remodeling, renovations, rehabilitation, reconstruction, historic restoration, changes or rearrangement in the plan configuration of walls and full-height partitions. Normal maintenance, re-roofing, painting or



wallpapering, asbestos removal, or changes to mechanical and electrical systems are not alterations unless they affect the usability of the building or facility.

1.3.1 Parking

The property features eight (8) total parking spaces available at the site. The parking is denoted for employee only parking. Therefore, the installation of accessible parking spaces per ADA requirements is not recommended at this time.

1.3.2 Curb Ramps

Curb access is provided at select locations throughout the property, including at the main entrance to the building. In addition, flush entry points are located at the adjacent corners of each apartment building. The entry points provide compliant slopes and are in compliance with ADAAG.

1.3.3 Building Entrances / Exits

The building features a leasing office located on the ground floor of the building. The main entrance to the building was observed on an accessible route and features levered handle door hardware, compliant clear floor space at the door and compliant clear door openings of at least 32-inches, and low thresholds to comply with ADAAG.

1.3.4 Restrooms

The building features one (1) men's and one (1) women's public restroom. The single occupant restrooms each feature wall mounted sinks with roll under access, wall-mounted toilets with appropriate grab bars, and levered sink and door hardware. In addition, the restrooms feature sufficient door openings and clear floor spaces at the plumbing fixtures. The roll-under sinks did not feature scald and abrasion protection (Critical Repair).



EXHIBIT 11.6:

Intrusive Reports

D3G was not contracted to perform any Intrusive Studies and no other 3rd party
Intrusive Reports were provided

EXHIBIT 11.7:

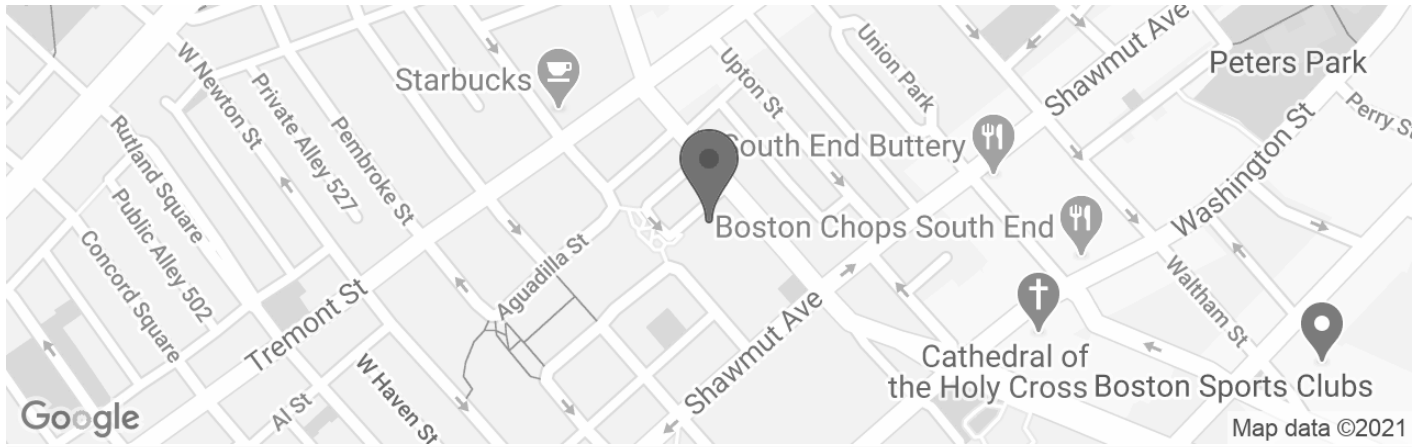
Seismic Analysis

D3G was not contracted to perform a Seismic Analysis and no other 3rd party Seismic Reports were provided



80 W Dedham St, Boston, MA 02118, USA

Latitude, Longitude: 42.3417869, -71.073151



Date	3/23/2021, 3:52:24 PM
Design Code Reference Document	ASCE41-13
Custom Probability	
Site Class	D - Stiff Soil

Type	Description	Value
Hazard Level		BSE-2N
S _s	spectral response (0.2 s)	0.214
S ₁	spectral response (1.0 s)	0.069
S _{XS}	site-modified spectral response (0.2 s)	0.343
S _{X1}	site-modified spectral response (1.0 s)	0.165
F _a	site amplification factor (0.2 s)	1.6
F _v	site amplification factor (1.0 s)	2.4
ssuh	max direction uniform hazard (0.2 s)	0.24
crs	coefficient of risk (0.2 s)	0.892
ssrt	risk-targeted hazard (0.2 s)	0.214
ssd	deterministic hazard (0.2 s)	1.5
s1uh	max direction uniform hazard (1.0 s)	0.076
cr1	coefficient of risk (1.0 s)	0.9
s1rt	risk-targeted hazard (1.0 s)	0.069
s1d	deterministic hazard (1.0 s)	0.6

Type	Description	Value
Hazard Level		BSE-1N
S _{XS}	site-modified spectral response (0.2 s)	0.228
S _{X1}	site-modified spectral response (1.0 s)	0.11

Type	Description	Value
Hazard Level		BSE-2E
S_S	spectral response (0.2 s)	0.129
S_1	spectral response (1.0 s)	0.044
S_{XS}	site-modified spectral response (0.2 s)	0.207
S_{X1}	site-modified spectral response (1.0 s)	0.106
f_a	site amplification factor (0.2 s)	1.6
f_v	site amplification factor (1.0 s)	2.4

Type	Description	Value
Hazard Level		BSE-1E
S_S	spectral response (0.2 s)	0.043
S_1	spectral response (1.0 s)	0.016
S_{XS}	site-modified spectral response (0.2 s)	0.069
S_{X1}	site-modified spectral response (1.0 s)	0.039
F_a	site amplification factor (0.2 s)	1.6
F_v	site amplification factor (1.0 s)	2.4

Type	Description	Value
Hazard Level		TL Data
T-Sub-L	Long-period transition period in seconds	6

DISCLAIMER

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EXHIBIT 1 1.8:

Energy Reports

D3G was not contracted to perform an Energy Audit and no other 3rd party Energy Audit Reports were provided

EXHIBIT 1 1.9:

Pre-Construction Analysis

D3G was not contracted to perform a Pre-Construction Analysis and no other 3rd party
Pre-Construction Analysis Reports were provided

EXHIBIT 11.10:

Other Examinations and Reports

D3G was not contracted to perform any Other Examinations or Reports and no other
3rd party Examinations or Reports were provided

EXHIBIT 11.11:

HUD Form 92329

D3G was not contracted to perform a Pre-Construction Analysis and no other 3rd party
Pre-Construction Analysis Reports were provided

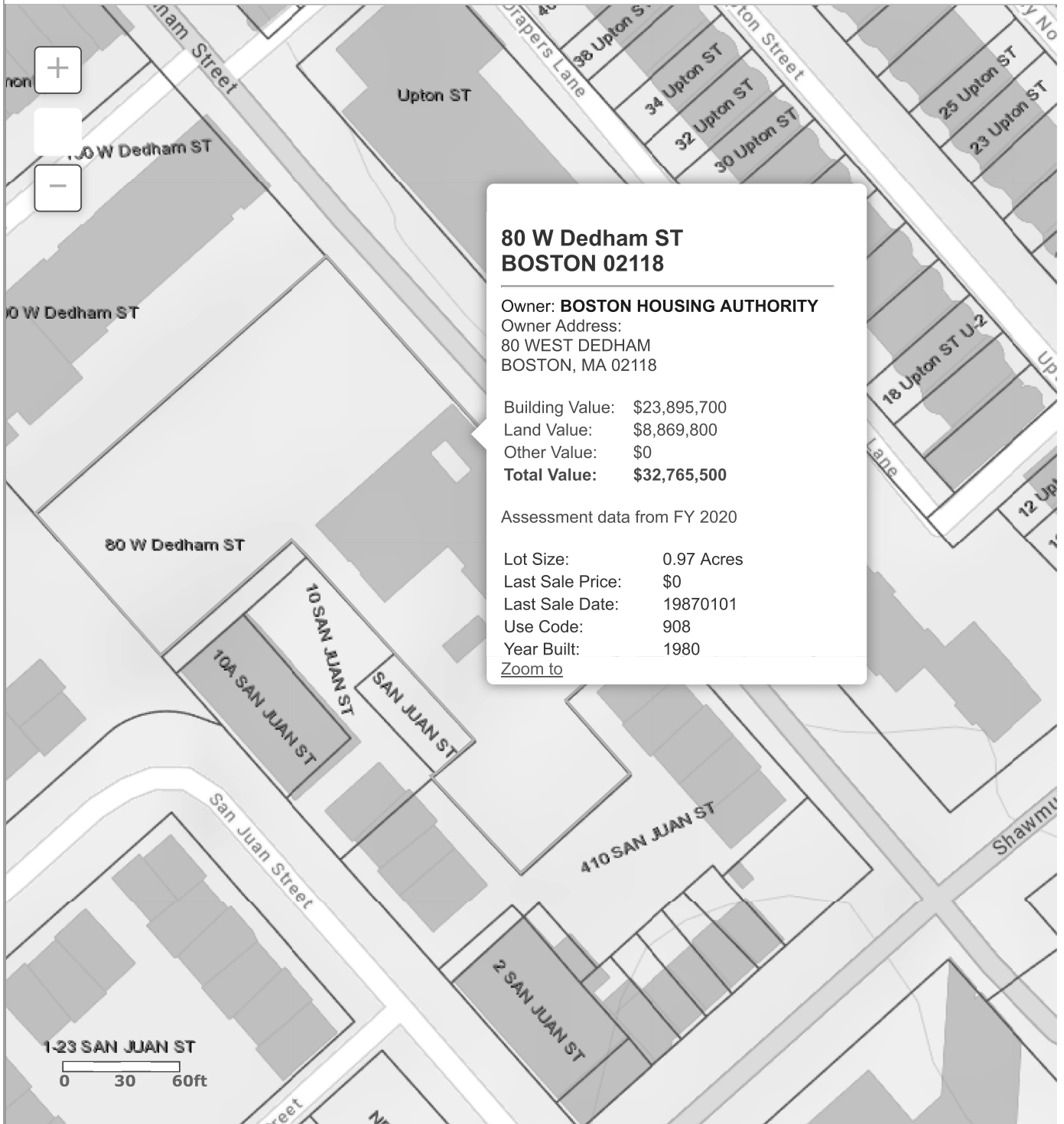
This item is not required at this time.

EXHIBIT 11.12:

Site Specific Information

Massachusetts Interactive Property Map

Details



Property Profile for 0900095000



Property Characteristics

Parcel:	0900095000	Owner:	BOSTON HOUSING AUTHORITY
Address:	80 W Dedham St	Routing Num:	
Neighborhood Code:	None	Acreage:	0.94 (calculated)
Land Use Code:	908	Elevation (Ft):	10
Land Use Class:		Census Block:	2001
Municipality:	Boston	Census Tract:	70500
County:	Suffolk, MA	Computed Zip Code:	2118
School District:	Boston School District	REP Robust ID:	AABhwXljqqp0F1g
Land Cover:	Developed High Intensity: 0.77ac (81.8%), Developed Medium Intensity: 0.17ac (18.2%)		

Tax Information

Mail Owner:		Land Value:	8869800.00
Mail Address 1:	80 WEST DEDHAM	Impr Value:	23895700.00
Mail Address 2:		Total Value:	32765500.00
Mail Address 3:	BOSTON MA 02118		

Lot and Land Information

Legal Description 1:		Sewer:	
Legal Description 2:		Water:	
Legal Description 3:			

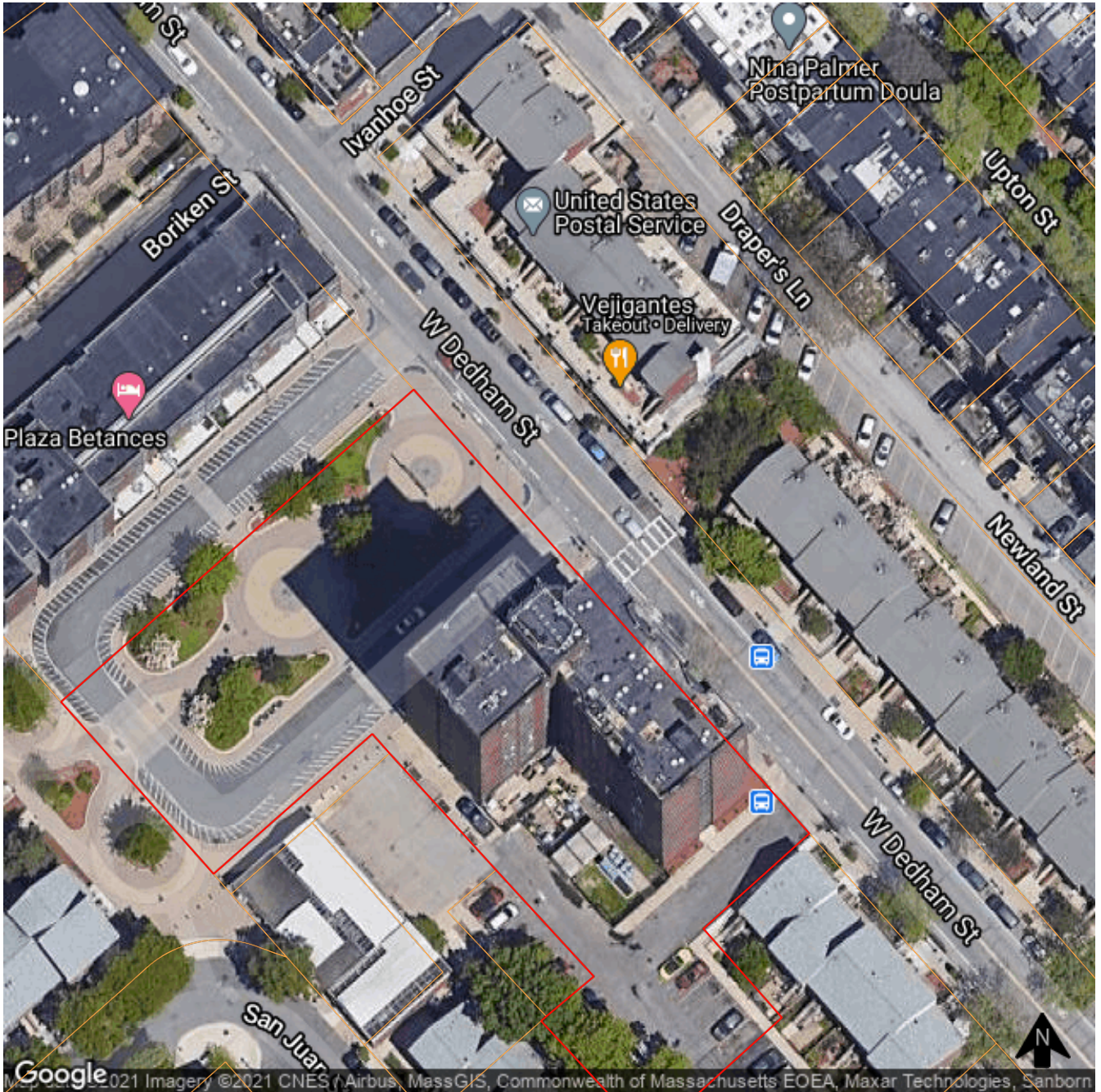
Sales Information

Transfer Date:	1987-01-01
Sale Price:	0.00
\$/Sqft:	

Building Details

Year Built:	1980	Bldg Sqft:	131660	Heat Source:	
Effective Year Built:				Cooling:	
Bedrooms:		# Buildings:	1		
Full Bath:		Stories:			
Half Bath:		Condition:			
Total Bath:					
Total Rooms:	0				
Style:	APT 100+ UNITS				
Exterior:					

Property Parcel Map



 Search results

Property Profile for 0900070000



Property Characteristics

Parcel:	0900070000	Owner:	BOSTON HOUSING AUTHORITY
Address:	SAN JUAN St	Routing Num:	
Neighborhood Code:	None	Acreage:	0.04 (calculated)
Land Use Code:	908	Elevation (Ft):	10
Land Use Class:		Census Block:	2001
Municipality:	Boston	Census Tract:	70500
County:	Suffolk, MA	Computed Zip Code:	2118
School District:	Boston School District	REP Robust ID:	AABhwbF_Tw_RFGPt
Land Cover:	Developed High Intensity: 0.04ac (100%)		

Tax Information

Mail Owner:		Land Value:	125200.00
Mail Address 1:	SAN JUAN	Impr Value:	200.00
Mail Address 2:		Total Value:	131000.00
Mail Address 3:	BOSTON MA 02118		

Lot and Land Information

Legal Description 1:		Sewer:	
Legal Description 2:		Water:	
Legal Description 3:			

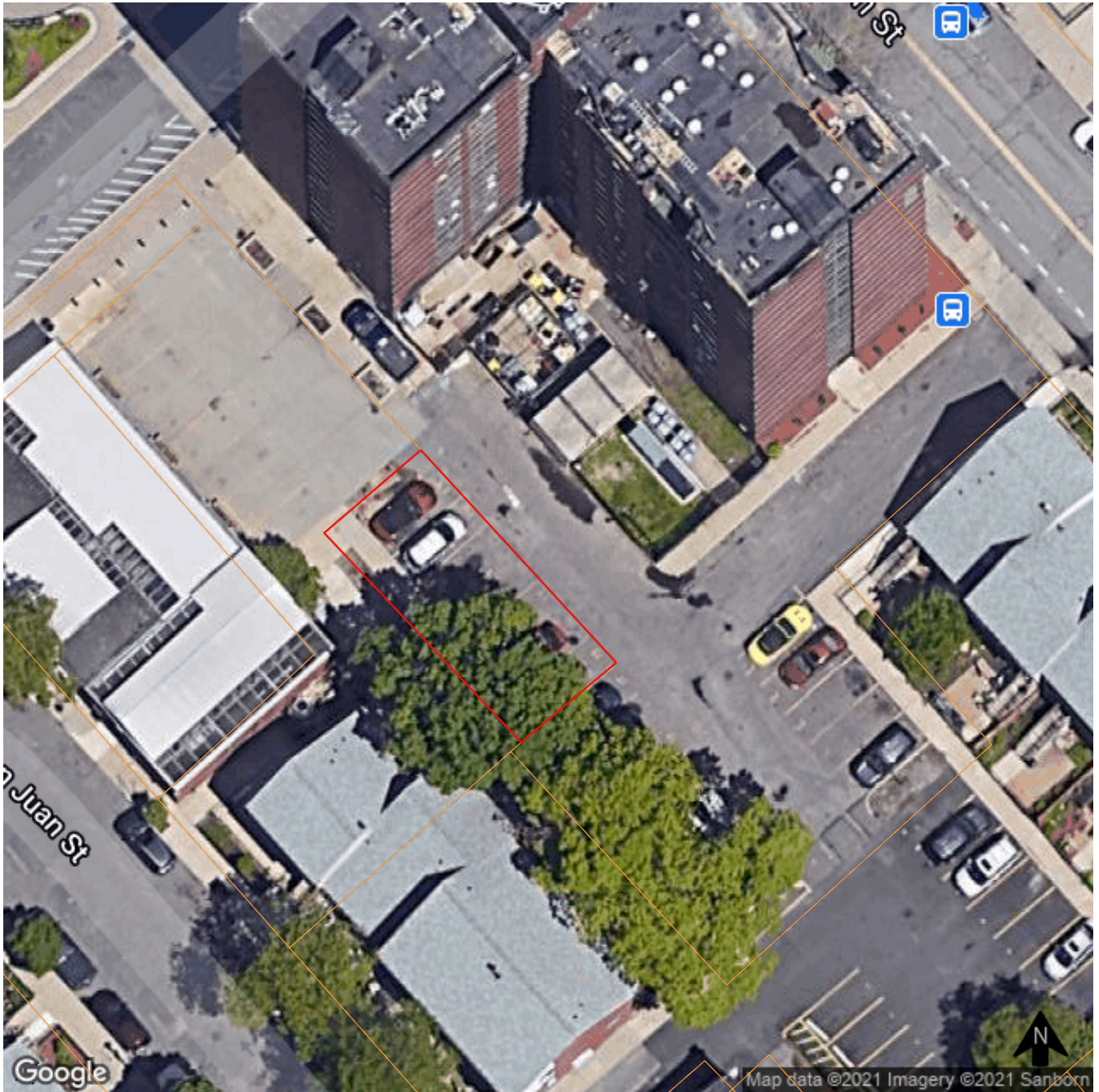
Sales Information

Transfer Date:	1987-01-01
Sale Price:	0.00
\$/Sqft:	

Building Details

Year Built:	0	Bldg Sqft:	1	Heat Source:	
Effective Year Built:				Cooling:	
Bedrooms:		# Buildings:	0		
Full Bath:		Stories:			
Half Bath:		Condition:			
Total Bath:					
Total Rooms:	0				
Style:					
Exterior:					

Property Parcel Map



 Search results



Boriken St
Boriken St
Boriken St
Boriken St

Aguedilla St

W Dedham St

Draper's Ln

Newland St
Newland St

W Dedham St

W Dedham St

San Juan St

San Juan St

San Juan St

San Juan St

W



DATE: February 24, 2021
TO: Rick Jegorow
Senior Project Manager
FROM: Ian White
RE: Torre Unidad Inspections

Dominion Due Diligence Group (D3G) has been contracted to perform an inspection of your facility. The inspection is required to support the RAD (Rental Assistance Demonstration) conversion as authorized by the U.S. Department of Urban Development. In order to comply with applicable protocols, we will require access to **25% of all occupied** dwelling units, **100% of all vacant / down** dwelling units, and all common areas. Dwelling units selected for inspection should include access to **all designated handicapped units** and a representative sample of all the unit types available at the property. In the event, we may need to inspect additional units, we request that you notify **all** your tenants of our pending inspection. The following date, time and construction inspector has been arranged:

INSPECTION DATE(S):	<u>Thursday, March 4th – 5th, 2021</u>
ESTIMATED TIME OF ARRIVAL:	<u>9:00AM</u>
INSPECTOR:	<u>Adam Robbs</u>
EMAIL:	<u>a.robbs@d3g.com</u>
CONTACT NUMBER:	<u>(607)220-4566</u>

The Process:

- During the inspection, D3G will inspect all exterior areas of all buildings, all common areas, administrative areas, and a sampling of dwelling units.
- Our inspector(s) will need to gain access to all mechanical, electrical, janitorial, attics, crawlspaces and other accessible areas of the buildings.
- Please note that part of the inspection process will include taking photographs of building exteriors, interiors, mechanicals, and dwelling units.

Information / Documentation We Need from You:

In order to facilitate accurate reporting in an expeditious manner, the following information is respectfully requested. Please provide requested documentation in a concise fashion (consolidated emails) and timely manner. Delays in transmission of information can cause delays in completion of the report.

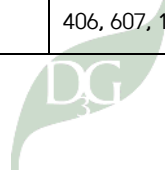
1. Complete and return General Property Information Form and Property Questionnaire.
2. Detailed listing of requested or proposed **Capital Improvements**, supplemented with **Contractor quotations and bids**.
3. Provide **construction documents** (construction drawings and/or survey) for review at the time of site inspection.
4. Copies of property site plan, building floor plans, and dwelling unit floor plans.

5. Copies of Certificates of Occupancy.
6. Copies of past **environmental and/or engineering reports**.
7. Copies of current municipal permits, licenses, approvals and inspection reports (i.e. pool, sprinkler system, boilers, elevators, façade, fire protection, business license, special use group, environmental conditions, NPDES, etc.).
8. **Capital expenditures** for the previous five or more years. If applicable, a history and detailed documentation of all past major capital improvements.
9. Description of any recent or current energy or resource (e.g. gas, electric, water) savings strategies used at the property.
10. If known, replacement costs and history of HVAC equipment, appliances (stoves, refrigerators, dishwashers, microwaves, water heaters, etc.), floor coverings, windows, doors, roofs, asphalt or concrete surfaces, etc.
11. Provide copies of the past **12-months of utility billing statements** (water, sewer, electricity, gas) for the common (site) utilities **AND**, please provide copies of the past **12-months of utility billing statements** from representative **tenant-occupied** units.
12. Please provide a listing of utility meters (by location and identifier) that correspond to the utility data of #7. If possible, list the area of coverage of each meter.
13. Provide a copy of an existing **Section 504 Accessibility Transition Plan**, if applicable.
14. If applicable, please provide written documentation on whether the pool(s) are compliant with the Virginia Graeme Baker Pool and Spa Safety Act (VGBA).

What We Need from You (During the Inspection):

1. Provide experienced maintenance staff, with an in-depth knowledge of the property, to render areas of the property accessible and to answer specific questions about the HVAC, electrical, and plumbing systems as well as to provide information on past issues, resolved and un-resolved.
2. Ensure access to the requested number of dwelling units and all mechanical and electrical areas of the property on the scheduled inspection dates.
3. Arrange for access to units that have existing openings in walls, ceilings or the attic space.

GENERAL PROPERTY INFORMATION FORM	
Official Name of Property	Torre Unidad / Unity Towers
Exact Property Address	80 West Dedham Street, Boston, MA 02118
Tax / Parcel ID Number	
Date(s) of Construction	
Acres / Land Size	
Name of Property Manager	Mike McDonough
Name of Maintenance Supervisor	Mike DaRosa
Total # of Apartment Building(s)	One
Gross Area (S.F.) of Apartment Building(s)	7125 SQ FT/FLOOR
Ancillary Structures & SF Size (garages, clubhouse, maintenance, etc.)	Storage Shed 288 SQ FT
Total # of Units	199
Total # of Handicap Accessible Units	301, 303, 312, 401, 403, 412, 501, 512, 601, 612, 701, 712, 812, 912, 1012, 1112, 1212, 1312, 1412, 1512, 1612, 1712, 1812 = 23
Total # of Vacant or Down Units	406, 607, 1409, 1412, 1709 = 5



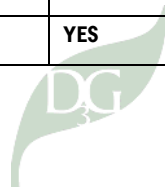
GENERAL PROPERTY INFORMATION FORM

Total # of Non-Income Units	E = 105 & 1506 A=201, 202, 203 & 308 = 6	
Unit Breakdown & Rentable Area (in square feet - SF)		
Number of Efficiency/Studio Units & SF:	112	
Number of 1BR Units and SF:	83	
Number of 2BR Units and SF:	4 = 105(E) 501, 601, 701	
Number of 3BR Units and SF:	0	
Number of 4BR Units and SF:	0	
Number of 5BR Units and SF:	0	
<p>On a separate sheet, please identify the unit breakdown of each building type, for example:</p> <p>Three (3) Type "A" buildings each with four 1 BR/1BA units and four Studio units</p> <p>Four (4) Type "B" buildings each with two 1 BR/1BA units and 2 2BR/2BA units</p>		
Total Number of Parking Spaces		
Total Number of Handicapped Spaces	4 along plaza,	
		Responsible Party (Select one)
Electric Power Company	Eversource	Dwelling unit: Tenant / Owner
		Common area: Tenant / Owner
Gas Supply Company	NA	Dwelling unit: Tenant / Owner
		Common area: Tenant / Owner
Water / Sewer Provider	Boston Water and Sewer Commission	Dwelling unit: Tenant / Owner
		Common area: Tenant / Owner
Trash (Solid Waste) Company	City of Boston	
Telephone Provider	Verizon	
Pest Control Company	Burgess Pest Management Company	
Pest Treatment Schedule	Bi-weekly with annual clean out.	



PROPERTY QUESTIONNAIRE

1. Are there any past or pending litigation or insurance related claims for the site (i.e. accessibility, environmental, building construction, site related issues, etc.)? Are there any current liens?	YES	NO	Liens, one active complaint from a resident of damage to personal property as a result of a leak.
2. Are there any current liens on the property?	YES	NO	
3. Is there full-time, on-site maintenance staff?	YES	NO	Two resident Custodians
Are you aware of any past or present.....	Notes and Comments		
4. Underground Storage Tanks (USTs)?	YES	NO	
5. Aboveground Storage Tanks (ASTs)?	YES	NO	
6. Mold and/or mildew issues?	YES	NO	
7. Asbestos or Lead-based Paint concerns?	YES	NO	
8. Any known termite / wood organism damage?	YES	NO	
9. Property rights of way for easements?	YES	NO	Unknown
10. Past fires or explosions?	YES	NO	Electrical Room Fire
11. Poor soil conditions or slope failure?	YES	NO	
12. Outstanding building or fire code violations?	YES	NO	
13. Structural issues or repairs?	YES	NO	Roof repairs,
14. Water infiltration or drainage issues?	YES	NO	Lobby leak
15. Inadequate utility (electric, H2O, sewer) service?	YES	NO	
16. Private water (well) or sewer (septic) systems?	YES	NO	
17. Other environmental conditions?	YES	NO	
18. Unresolved other issues?	YES	NO	
Does your property currently feature.....	Notes and Comments		
19. Project Based (Section 8) Assistance?	YES	NO	If so # of Units with assistance:
20. Other Federal Funding? Including, but not limited to: 221(d)(3) BMIR or 236 Mortgages, Section 202 or 811, Project Based Vouchers, Tax Credit Assistance Program (TCAP), HOME, HOPWA, or CDBG grants.	YES	NO	If so what type of assistance has been utilized: Public Housing Funds
21. Accessibility Transition Plan or Consent Order?	YES	NO	
22. Aluminum Branch Electrical wiring?	YES	NO	
23. Electrical panel's w/Fuses? If yes, S-Type?	YES	NO	
24. Federal Pacific Stab-Lok electrical panels?	YES	NO	
25. Fire Retardant Treated (FRT) plywood sheathing?	YES	NO	
26. Plumbing or sewage leaks?	YES	NO	
27. Polybutylene (PB) plumbing lines? If so, Leaks?	YES	NO	
28. Exterior Insulating Finishing System (EIFS)?	YES	NO	
28. Masonite or press-board siding?	YES	NO	
29. Roof leaks?	YES	NO	
30. Are there elevators? If so, load capacity?	YES	NO	Left: 2,000 lbs. Right 3,500 lbs.



PROPERTY QUESTIONNAIRE

31. Irrigation system present? If so, is it separately metered?	YES	NO	
32. Emergency generator(s)? If so, kW size?	YES	NO	
With regards to specific systems.....	Notes and Comments		
33. Are the HVAC systems inspected and maintained by a licensed contractor? If yes, note frequency?	YES	NO	
34. Are the elevators inspected and maintained by a licensed contractor? If yes, note frequency?	YES	NO	United Elevator
35. When was the last date of NFPA Fire Alarm System inspection? Any known concerns?	YES	NO	12/04/20 A number of connections and signals need replacement.
36. Does the property feature an emergency call system? If yes, is system monitored 24/7?	YES	NO	Elevator phones are directly connected to BHA Public Safety
37. If present, does the pool(s) comply with the Virginia Graeme Baker Pool & Spa Safety Act	YES	NO	If yes, please provide documentation NA

* If "yes" to above questions, please provide written explanation and relative documentation

Survey Completed By:

Mike McDonough

Relationship to the Property:

BHA Manager

Number of Years with the Property/Company:

7

Date:

2/26/21



EXHIBIT 11.13:

Municipal Compliance Letters



February 22, 2021

Dominion Due Diligence Group (D3G)
201 Wylderose Drive
Midlothian, VA 23113

Attention: Ben Carson
U.S. Department of Housing & Urban Development
451 7th Street S.W.
Washington, DC 20410

Applicant: Boston Housing Authority
52 Chauncy Street
Boston, MA 02111

Re: Torre Unidad Apartments, 80 West Dedham Street, Boston, MA 02118

I was advised by the Inspectional Services Department, (ISD) with the City of Boston. Per the ISD, no forms can be filled out by law, therefore no building violation information, building inspection reports, or certificates of occupancy issued are available. Any and all permits can be found online. There is no further research that can be done and any additional information is not reasonably ascertainable. The ISD may be reached at (617) 635-5300 or by email at ISD@BOSTON.GOV if there are any further questions.

Jane Goins
Dominion Due Diligence Group
Compliance Manager
201 Wylderose Drive, Midlothian, VA 23113
804-665-2912 (p)
804-588-5758 (f)
j.goins@d3g.com

Jane Goins

From: Lori Donovan <lori.donovan@boston.gov>
Sent: Tuesday, February 23, 2021 9:05 AM
To: Jane Goins
Subject: Re: Fire Portfolio for Boston addresses

Hi Jane, At this time no open Fire code violations on file for these locations

Thanks

Lori Donovan
Senior Administrative Assistant- Fire Marshal Office
Boston Fire Prevention Division
1010 Massachusetts Avenue, 4th Floor
Boston, MA 02118
Direct Line: 617-343-3402
Email: lori.donovan@boston.gov

On Tue, Feb 23, 2021 at 8:46 AM Jane Goins <j.goins@d3g.com> wrote:

Any fire violations for them?



Jane Goins,
Compliance Manager, Dominion Due Diligence Group

O: (804) 665-2912 EXT 277 | **F:** (804) 897-6404

E: j.goins@d3g.com

A: 201 Wylderose Drive Midlothian, Va. 23113



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Celebrating 25 years of supporting workforce housing development and affordable housing preservation across the country. Click our logo to learn more about the services we offer.

From: Lori Donovan <lori.donovan@boston.gov>
Sent: Tuesday, February 23, 2021 8:05 AM
To: Jane Goins <j.goins@d3g.com>
Subject: Re: Fire Portfolio for Boston addresses

Hi Jane, There are no AST/UST records on file with BFD for these locations

General Warren, 114 Rutherford Avenue, Charlestown, MA 02129

Washington Manor, 1701 Washington Street, South End, MA 02118

Frederick Douglass, 755 Tremont Street, South End, MA 02118

Hampton House, 155 Northampton Street, South End, MA 02118

Ruth Barkley (Cathedral), 1462 Washington Street, South End, MA 02118

Pasciucco, 330 Bowdoin Street, Dorchester, MA 02122

Codman, 784 Washington Street, Dorchester, MA 02124

Roslyn (Cliffmont), 1 Cliffmont Street, Roslindale, MA 02131

Spring Street, 23 Spring Street, West Roxbury, MA 02132

Rockland, 5300 Washington Street, West Roxbury, MA 02132

West Ninth Street, 185 West 9th Street, South Boston, MA 02127

Foley Apartments, 199 H Street, South Boston, MA 02127

Hassan, 705 River Street, Mattapan, MA 02126

Torre Unidad Apartments, 80 West Dedham Street, Boston, MA 02118

Lori Donovan

Senior Administrative Assistant- Fire Marshal Office

Boston Fire Prevention Division

1010 Massachusetts Avenue, 4th Floor

Boston, MA 02118

Direct Line: 617-343-3402

Email: lori.donovan@boston.gov

On Mon, Feb 22, 2021 at 2:44 PM Jane Goins <j.goins@d3g.com> wrote:

Good Afternoon,

I am writing in request of information that is needed for a re-financing loan report in regard to the following:

General Warren, 114 Rutherford Avenue, Charlestown, MA 02129

Washington Manor, 1701 Washington Street, South End, MA 02118

Frederick Douglass, 755 Tremont Street, South End, MA 02118

Hampton House, 155 Northampton Street, South End, MA 02118

Ruth Barkley (Cathedral), 1462 Washington Street, South End, MA 02118

Pasciucco, 330 Bowdoin Street, Dorchester, MA 02122

Codman, 784 Washington Street, Dorchester, MA 02124

Roslyn (Cliffmont), 1 Cliffmont Street, Roslindale, MA 02131

Spring Street, 23 Spring Street, West Roxbury, MA 02132

Rockland, 5300 Washington Street, West Roxbury, MA 02132

West Ninth Street, 185 West 9th Street, South Boston, MA 02127

Foley Apartments, 199 H Street, South Boston, MA 02127

Hassan, 705 River Street, Mattapan, MA 02126

Torre Unidad Apartments, 80 West Dedham Street, Boston, MA 02118

I am requesting it on behalf of Boston Housing Authority. Please let me know if more information is needed, if fees are involved or if another municipality needs to be contacted. **All records need to be only two years old from today's date.**

Fire Information Request - All records need to be only two years old from today's date.

*I am requesting the most recent fire inspection report, any open fire code violations, fire department response for HAZMAT spills, and any permits for above/underground storage tanks. – **IF THERE ARE NO AST/UST – THIS NEXT QUESTION DOES NOT APPLY -***

Are there any current or recent (within the past year) permits issued for thermal/explosive hazards (aboveground storage tanks>100 gallons) located within a one (1) mile radius of the subject property?

If yes, please attach a copy of all available information

*** Please confirm if there are any records of open fire code violations***

****This information is URGENTLY needed and REQUIRED by HUD.****

Thank you for your time,



Jane Goins,
Compliance Manager, Dominion Due Diligence Group

O: (804) 665-2912 EXT 277 | **F:** (804) 897-6404

E: j.goins@d3g.com

A: 201 Wylderose Drive Midlothian, Va. 23113



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February 22, 2021

Dominion Due Diligence Group (D3G)
201 Wylderose Drive
Midlothian, VA 23113

Attention: Ben Carson
U.S. Department of Housing & Urban Development
451 7th Street S.W.
Washington, DC 20410

Applicant: Boston Housing Authority
52 Chauncy Street
Boston, MA 02111

Re: Torre Unidad Apartments, 80 West Dedham Street, Boston, MA 02118

I was advised by Courtney Sharp – City Planner, City of Boston, Planning & Development Agency she is unable to fill out the zoning form at this time. She also advised me the City of Boston does not issue any type of zoning verification. There is no further research that can be done and any additional information is not reasonably ascertainable. She may be reached at 617-918-4431 if there are any further questions.

Jane Goins
Dominion Due Diligence Group
Compliance Manager
201 Wylderose Drive, Midlothian, VA 23113
804-665-2912 (p)
804-588-5758 (f)
j.goins@d3g.com

EXHIBIT 11.14:

Staff Resumes and Certifications

BRYAN DEEM

PROJECT MANAGER & AEC CODE REVIEWER



EDUCATION

North Virginia Community College, Communication Arts and Design
Virginia Commonwealth University, Communication Arts and Design
Liberty University, General Studies
Southeastern Baptist Theological Seminary, General Studies
John Tyler Community College, Engineering Technology
J. Sargeant Reynolds Community College, Engineering Technology

CERTIFICATIONS/REGISTRATIONS/TRAINING

VIRGINIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (DHCD)
INTERNATIONAL CODE COUNCIL (ICC)

DHCD/ ICC Residential Electrical Inspector
DHCD/ ICC Residential Building Inspector
DHCD/ ICC Residential Plumbing Inspector
DHCD/ ICC Residential Mechanical Inspector
DHCD/ ICC Residential Plans Examiner
DHCD/ ICC Commercial Plumbing Inspector
DHCD/ ICC Commercial Mechanical Inspector
DHCD/ ICC Commercial Plumbing Plans Examiner
DHCD/ ICC Commercial Mechanical Plans Examiner

SUMMARY OF EXPERIENCE

Bryan Deem began his construction career in the field working in several hands-on capacities. Forming concrete, wood framing, metal framing, masonry work, roofing, flooring, drywall, siding, cabinetry, and trim are all skills he is well acquainted with.

Mr. Deem has served as a Commonwealth of Virginia certified Plans Examiner and Inspector in multiple disciplines for over 10 years. He has reviewed and inspected numerous residential and commercial projects including single-family dwellings, townhomes, multifamily structures, airport hangars, vocational centers, strip malls, storage facilities, health facilities, and laboratory units. Mr. Deem has assessed these various projects for building structural, electrical, plumbing, mechanical, fuel gas and energy conservation code compliance.

Mr. Deem has served on building code development committees for both Virginia and the International Code Council. He has been involved in authoring numerous code changes, some of which have been adopted on both local and ICC levels. Mr. Deem has served on committees with industry leaders including Simpson Strong Tie, National Association of Homebuilders and the American Wood Council.

In addition to his field and code enforcement experience Mr. Deem has design experience as well. He spent some years working for an architectural firm as a structural designer. He has been involved in several award winning single-family dwelling designs while ensuring that the firm kept well abreast of code changes. The following sites are examples of projects in which Mr. Deem has participated:

BRYAN DEEM

PROJECT MANAGER & AEC CODE REVIEWER



HUD MAP 221 (d)(4) NC & SR

- LakeHouse Commons, Oakland, CA
- Buffalo Sunset Apts, Las Vegas, NV
- New City Apartments, Chicago, IL
- Council Towers North and South, Miami Beach, FL
- Blue Mountain Apartments, Harrisburg, PA
- La Vida at Sunset Hills, Washington City, UT
- Spinning Mill Lofts, Clayton, NC
- Ox Fibre Apartments, Frederick, MD
- Sky at Brio, Washington City, UT
- The Couture, Milwaukee, WI
- The Villages at Hunter's Run, Pembroke, NC
- Belle Savanne II, Sulpher, LA
- Hickory Trails, Longview, TX
- Lincoln Station, Park City, UT
- Avalon Park Town Center IV, Orlando, FL
- Bluestone VUE Apartments, Duluth, MN
- Fenno House, Quincy, MA
- Wrigleyville North Apartments, Chicago, IL
- Mt. Baker Village Workforce Housing, Seattle, WA
- The Ellipse at Coliseum Central, Hampton, VA
- Main Street Apartments, Oak Ridge, TN
- St. Elmo Marketplace, Austin, TX
- Aspen Hills, Commerce City, CO
- Arts Apartments of Music Hall, Cincinnati, OH
- Ashley Grove Apartments, Smyrna, TX
- Rosemont Tower, Baltimore, MD

HUD MAP 220

- The Odeon, New Orleans, LA

HUD LEAN 232 NC & SR

- The Oaks at Palm Springs, Palm Springs, FL
- Parkhaven Retirement, Manhattan, MT
- Tarrytown Hall Town Center, Tarrytown, NY
- Parkside Nursing Home, Rossville, GA
- Sycamore Assisted Living, Little Egg Harbor, NJ
- Courtyard Gardens of Fairfield, Fairfield, NJ
- La Casa Canaveral, Cape Canaveral, FL
- Arrowhead Apartments, Palatine, IL
- Lesley Towers, San Mateo, CA
- Pilgrim Place, Mason City, IA
- Tower West Apartments, Commerce City, CO
- Chinatown Elderly Apartments, Chicago, IL

HUD MAP 223 (f)

- Willow Key, Orlando, FL
- The Towers at Speer, Denver, CO
- Pioneer Square, Pullman, WA
- The O'Malley, Spokane, WA
- Morgnec Village, Chestertown, MD
- Metro Lofts, St. Louis, MO
- Las Ventanas, Alamogordo, NM
- Imperial Towers, Sacramento, CA
- HDME, Multiple Sites in MD

HUD 241a

- Estates at Legends Phase II, Hickory, NC

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