



**PROPERTY CONDITION REPORT
HIGHLAND GARDENS
1818 WEST JUNEAU AVENUE
MILWAUKEE, WI 53233**

**D3G PROJECT NUMBER:
2022-002134**

**REPORT ISSUE DATE:
JANUARY 26, 2023**

**INSPECTION DATE:
DECEMBER 28, 2022**

**PREPARED FOR:
THE HOUSING AUTHORITY OF THE CITY OF MILWAUKEE
809 NORTH BROADWAY, 3RD FLOOR
MILWAUKEE, WISCONSIN 53202**

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President

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Signature

EXECUTIVE PROPERTY DESCRIPTION

Property: Highland Gardens
1818 West Juneau Avenue
Milwaukee, WI 53233

Site Description: Highland Gardens, located at 1818 West Juneau Avenue, Milwaukee, WI consists of one (1) four-story apartment building. The property features a total of one hundred fourteen (114) age-restricted dwelling units. According to construction documents prepared by AG Architecture and dated August 29, 2003, the buildings were constructed in 2004 and feature a total gross area of 120,000 square feet. According to property tax records, the site contains 1.99 acres. The property is in fair to good physical condition.



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1.0 EXECUTIVE SUMMARY

General Description

Property Name: Highland Gardens
Address: 1818 West Juneau Avenue, Milwaukee, WI, 53233
Property Type: Age-Restricted Apartments
Date of Construction: 2004
Land Size: 1.99 Acres
Apartment Buildings: One (1) - Four-Story Apartment Building
Accessory Buildings: None
Gross Building Area: 120,000 Square Feet
Total Number of Units: One Hundred Fourteen (114) Dwelling Units

A detailed breakdown of property buildings and units can be found in Appendix I - Site Specific Information.

Inspection Details

Inspector: Ahmed Mahmood
Inspection Dates: December 27-28, 2022
Weather: 20°F, Mostly Cloudy and 37°F, Sunny
Units Inspected: Fifty-Nine (59) Units (52% of the total number of units)
Access Limitations: Elevator Shafts & Pits

A sufficient number of dwelling units were accessed and inspected to give clarity on the overall condition of the property. Please see the Units Inspected table located in Appendix I (Site Specific Information) for a detailed list of units inspected during the site visit. In addition, all exterior and common areas were inspected. Representative areas of the property were made available for inspection. Photographs of the subject property were taken during the site inspection and relevant photographs have been included in Appendix C (Site Photographs).

General Physical Condition

Based upon the results of this investigation, it is the opinion of D3G that the site structure is in fair to good physical condition and currently structurally sound. Based on Marshall & Swift/Boeckh, LLC depreciation and life expectancy guidelines the effective remaining useful life of the property is approximately fifty (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 Client to conduct a Property Condition Assessment (PCA). Based on the PCA investigation, D3G's findings and professional opinions have been consolidated into this Property Condition Report (PCR). This PCR 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, as well as immediate repairs and future capital requirements associated with the subject property, for the purpose of underwriting or securing mortgage loans. The conclusions within this report are based upon a visual walk-through survey of the building and grounds, research of readily available documents, and conversations with individuals who have knowledge of the property.

This PCA has been performed in accordance with ASTM E-2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process and the WHEDA Low Income Housing Tax Credit Qualified Allocation Plan (QAP). The scope of the work included:

- The performance of a field inspection of the Highland Gardens is conducted by individuals trained in building engineering and construction practices. The inspection included visual observations of the site grounds and amenities, building exteriors, common areas, and a sufficient number of dwelling units.
- The interviewing of tenants and staff regarding the condition of the apartment complex, common areas, and known physical/equipment deficiencies.
- Interviews with contractors that have detailed knowledge of specific building systems for the subject property, when available.
- 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 for repairs, if any, and the computation of the required capital reserves to replace major components of the property.

Terms and Conditions:

The following definitions and reference standards are routinely utilized within this report:

Excellent - Component or system is in "as new" condition requiring no rehabilitation and should perform in accordance with expected performance.

Good - Component or system is sound and in working condition and does not require any significant immediate or short-term repairs.

Fair - A component or system in working condition but may require immediate or short-term repairs substantially above an agreed upon threshold.

Poor - Component or system not in working condition or requires immediate or short term repairs substantially above an agreed threshold.



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.

The property was constructed in 2004 with many of the building components varying in age. Select mechanical equipment, appliances, and flooring finishes have been replaced on an as-needed basis; however, there have not been any significant rehabilitations performed at the property since it was constructed. 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.

Considering the age of the property, compliance with the Fair Housing Act (FHA) is required. A review of the property indicated that the property is in compliance with the Act and no modifications regarding the FHA are required at this time. Please see Section 7.1 below for more details on accessibility.

The property receives project-based federal financial assistance and is therefore subject to the requirements of Section 504 of the Rehabilitation Act of 1973, which states that 5% of the dwelling units are 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 Immediate Repairs, 5% of the dwelling units will be in substantial compliance with UFAS. The Immediate Repairs table can be found in Appendix A. In addition, please see Section 7.1 below for more details regarding accessibility compliance.

3.2 Site

Topography / Storm Water Drainage

The topography of the property is predominately flat. The site has been graded to provide positive drainage away from the structures. Storm-water drainage consists of surface percolation and storm sewer drains/catch basins.

Access and Egress / Parking / Flatwork

The property features two (2) points of vehicular ingress and egress, consisting of concrete driveways on the north side of the property that leads to concrete parking areas. The property provides sufficient parking spaces for residents and guests with parking space configuration designed for continuous traffic flow and convenient access to dwelling units. The drive lanes and parking areas were observed in poor physical condition and their refurbishment has been included within the Immediate Repairs. The property also features a mixture of concrete and brick sidewalks and patios at select locations throughout the site. The sidewalk and patio surfaces were observed in fair physical condition; however, their refurbishment has also been included within the Immediate Repairs



Landscaping / Appurtenances / Additional Site Features

A sign identifying the subject property as Highland Gardens is situated adjacent to the main entrance to the site. The sign was observed in poor physical condition and its replacement has been include within the Immediate Repairs.

The building features two (2) trash compactors (one (1) in each tower). The trash compactors were observed in fair condition and are nearing the end of their EUL. Their replacement has been include within the Immediate Repairs.

Landscaping consists of trees, shrubs, and grasses situated throughout the site and surrounding the apartment building. The existing landscaping was observed in fair to good physical condition with select improvements noted within the Immediate Repairs. The site does not feature an irrigation system.

Exterior lighting is provided at the property via building mounted incandescent fixtures and pole-mounted LED fixtures. It could not be determined if lighting was sufficient, as the inspection was performed during the day. The upgrading of the existing lighting has been include within the Immediate Repairs.

Utilities

Property Utilities		
Utility Service	Utility Provider	Dwelling Unit Utility Bills
Electricity	WE Energies	Owner Paid
Natural Gas	WE Energies/Constellation	Owner Paid
Water	City of Milwaukee Water Works	Owner Paid
Sanitary Sewer	City of Milwaukee Water Works	Owner Paid

*Common Area Utilities Are Paid by Owner

3.3 Structural Frame and Building Envelope

Building Foundation and Frame

The foundation construction of the apartment building appears to consist of shallow spread concrete footings. The ground floors of the building consist of reinforced concrete slab on grade assemblies. The slab on grade assemblies are presumed to be situated on a vapor barrier and gravel fill. Evidence of structural distress was not visible; therefore, the condition of the foundation appears good.

Roofing and Roof Drainage

Roofing at the property consists of flat/low slope built-up roof assemblies supported by reinforced concrete roof deck panels. The built-up roofing assemblies are surfaced with EPDM roofing membrane, presumed to be over rigid insulation and fiberboard. No roof leaks/issues were reported or observed. The EPDM roofing membrane was observed in fair physical condition; however, its replacement has bee included within the Immediate Repairs. Roof drainage is provided via internal roof drains located in select low lying areas. Roof drainage appeared adequate, is in good physical condition, and no ponding of water was observed.



Attic Spaces and Insulation

The building features flat / low-sloping built-up roof systems that do not contain attic areas. The built-up roofing assemblies include roofing membranes installed over rigid insulation of an unknown thickness.

Exterior Stairs / Balconies

The apartment building does not feature any exterior stairs, balconies or patios.

Building Entrance Doors

Exterior doors at the property consist of single hollow core metal assemblies, residential steel assemblies and aluminum storefront doors. Doors at the property were observed in overall fair physical condition and the hardware appeared in working condition; however, the exterior doors are original to the date of construction (2004) and are nearing the end of their EUL (Immediate Repair).

Windows

The windows in the apartment building are aluminum single hung, casement and jalousie style insulated glass assemblies that were reportedly original to the date of construction (2004). The dwelling unit windows include hardware for properly securing and locking the assemblies. The inspected windows were observed in fair physical condition; however, they are nearing the end of their EUL (Immediate Repairs).

Sidewall Systems (Exterior Walls, Fascia/Soffits, and Parapets)

Exterior walls consist of conventional CMU and metal framing surfaced with brick veneer and CMU block. The roof areas feature masonry parapet walls topped with metal capping. The exterior wall surfaces and parapet walls were observed in fair physical condition.

3.4 Mechanical and Electrical Systems

Supply and Water Piping

The main water supply to the site originates in a first-floor mechanical room. Where visible, domestic water piping is not insulated; however, the majority of the system is concealed behind walls and could not be inspected. Visually accessible domestic water piping is constructed of copper and CPVC 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 fair to good physical condition; however, a leak was observed in the bathroom of dwelling unit 203 (Immediate Repair).

Sewer connections at the property are connected to the municipal sewer system. Based on the reported site conditions, the sewer connections at the property are in good condition.

Domestic Hot Water

Dwelling units at the apartment buildings are provided domestic hot water via three (3) centrally located gas-fired boilers. The recovery of the hot water system is reported to be sufficient for the number of fixtures served and no complaints concerning a lack of hot water were raised during the inspection; however, the boilers are nearing the end of their EUL and their replacement has been included within the Immediate Repairs.



Heating and Cooling

The dwelling units and common areas are provided heating via gas fired boilers which supply hot water to fan coil units and air handlers throughout the conditioned areas. The boilers were observed to be nearing the end of their EUL, and their replacement with new ENERGYSTAR rated HVAC equipment is required in order to comply with WHEDA QAP Appendix M (Immediate Repair).

The dwelling units feature water piping to supply hydronic fan coil units which do not require ductwork for distribution. The fan coil units have reportedly been replaced since construction, were observed to be in fair to good physical condition, and are typically repaired as needed. Upon replacement, the installation of ENERGY STAR rated HVAC equipment is required, according to WHEDA QAP Appendix M. The common areas feature hydronic fan coil units as well as ductwork that connects central air handler units to air registers and returns throughout the conditioned areas. Visually accessible ductwork is constructed of sheet metal and flexible duct piping. Where visible, ductwork is not insulated; however, the majority of the system is concealed behind walls and could not be inspected. Accessible ductwork was observed in good physical condition.

Dwelling units and common areas are provided air conditioning via two (2) chillers and two (2) cooling towers which supplies cold water to the fan coil units and air handlers throughout the conditioned areas. The chiller and cooling tower are reportedly original to the date of construction (2004) and are nearing the end of their overall EUL. Their replacement has been included within the Immediate Repairs.

Electrical System

The property receives electrical power from pad-mounted transformers. The dwelling units were observed with Square D electrical breaker panels located in the hall (120/240V, 100 Amps provided). The panels are original to the property (2004) and there are no reports of any service issues with the panels or electrical service. The panels were observed in good operating condition.

3.5 Elevators and Stairways

The building features two (2) 4,500-lb hydraulic elevators within CMU wall shafts. The elevators feature ADA and firemen's controls. The elevator interior cabs and equipment were observed in fair physical condition; however, are nearing the end of their EUL and the refurbishment of the interior cabs, mechanical and electrical systems has been included within the Immediate Repairs.

The apartment building features four (4) interior staircase assemblies one (1) on each end of the two (2) towers. The staircase assemblies are constructed of precast concrete stairs with metal handrails within CMU stairwells. Overall, vertical transportation was observed to be in 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 dwelling units. The fire suppression system is not expected to require refurbishment during the estimate period.



Alarm and Notification Systems

Smoke detectors and heat sensors are hard-wired throughout the common areas. The existing hard-wired smoke detectors are connected to supervised control panels located in the leasing office. The smoke detectors were reported to be in good working order and no issues were observed or reported.

Dwelling units contain hard-wired smoke detectors located within the immediate vicinity of the bedroom areas, as well as hard-wired smoke detectors within the bedrooms. The property appears to be in compliance with local requirements. The dwelling unit smoke detectors were observed in good working condition and no problems were reported.

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

The property was identified to feature an emergency pull-cord system located in the dwelling unit bedrooms and bathrooms. The system is monitored both on- and off-site 24 hours a day 7 days a week. Based upon the EUL's for emergency call systems, the equipment is beyond its EUL and replacement has been included within the Immediate Repairs.

3.7 Interior Elements

3.7.1 Interior Elements - Common Spaces

The building features a leasing office that is utilized by property management. The office features carpet flooring and painted gypsum wallboard (GWB) walls with acoustical ceiling tile (ACT) ceilings that were observed to be in fair condition; however, they are nearing the end of their EUL and replacement has been included within the Immediate Repairs.

The building features a community room with tables and chairs, as well as a billiards room, an exercise room, a barber shop/salon, and a craft studio. The community room also features a small institutional style kitchen with stainless steel sinks, tables, and serving equipment as well as select residential appliances. Finishes throughout the common areas included VCT and carpet flooring, with GWB walls and ACT ceilings. The recreational areas were observed in fair to good physical condition; however, the flooring, ACT, and appliances are nearing the end of their EUL and replacement has been included within the Immediate Repairs.

The building features six-foot wide common hallways along the main corridor of each floor in each tower. The hallways feature laminated handrails, carpeting with painted GWB walls and ACT ceilings, which were all observed in fair to good physical condition. The majority of common area flooring was observed to be nearing its EUL and its replacement has been included within the Immediate Repairs.

The building features a common laundry room on each wing of each floor, for a total of eight (8) common laundry rooms. The laundry rooms typically feature two (2) coin-operated top loading washing machines and two (2) coin-operated electric dryers. The machines are reportedly leased to the property. The rooms feature vinyl composite tile (VCT) flooring with painted GWB walls and ACT ceilings that were observed in fair to good physical condition; however, the flooring and ACT are nearing the end of their EUL and replacement has been included within the Immediate Repairs.



The building features a maintenance shop and maintenance closets for the storage of maintenance equipment and supplies. The maintenance shop can be accessed from the interior as well as the exterior while the maintenance closets can be accessed from the interior only.

The building features select common storage areas located on each floor that are available to the residents.

3.7.2 Interior Elements - Tenant Spaces

The interior walls and ceilings of the dwelling units consist of painted and textured gypsum wallboard (GWB). Interior walls and ceilings were observed in fair to good physical condition. Floor coverings within the dwelling units consist of carpet and vinyl products. The flooring was observed in fair condition; however, it is nearing the end of its EUL and replacement has been included within the Immediate Repairs.

Kitchen appliances include electric front-controlled range/oven units and refrigerators. The inspected appliances were generally original to the date of construction (2004) and were observed in fair physical condition; however, they are nearing the end of their EUL and replacement has been included within the Immediate Repairs. Additionally, it should be noted that upon the replacement of the refrigerators the installation of new ENERGYSTAR models is recommended.

The standard bathrooms feature cabinet-mounted vanity sinks, floor-mounted water closets, and one-piece vinyl tubs with vinyl surrounds. Designated handicapped dwelling unit bathrooms feature roll-under sinks, floor-mounted water closets, and roll-in showers. Plumbing fixtures were observed to be in good operating condition. It is recommended that EPA Water Sense compliant fixtures be installed upon replacement. According to WHEDA QAP Appendix M, dwelling unit shower heads and faucets being replaced are required to feature 1.75 gpm or less, and faucet aerators with a rating of 1.5 gpm or less.

The dwelling unit bathrooms feature exhaust fans that are directly vented to the exterior. The exhaust (ventilation) units were generally observed in fair operating condition.

Kitchen fixtures include double basin stainless steel sinks and faucets. Kitchen fixtures were observed in good working condition and are considered sufficient. It is recommended that EPA Water Sense compliant fixtures be installed upon replacement. According to WHEDA QAP Appendix M, dwelling unit faucets being replaced are required to feature aerators with a rating of 1.5 gpm or less.

The dwelling unit kitchens feature recirculating range hoods that were generally observed to be in fair to good operating condition; however, they are nearing the end of their EUL (Immediate Repair). Additionally, upon replacement the installation of new ENERGYSTAR models is required in order to comply with WHEDA QAP Appendix M.

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 fair to good physical condition; however, are nearing the end of their EUL (Immediate Repair). All units feature a lowered countertop at the kitchen sink area and upper cabinetry lowered to within 48-inches of the floor. Upon future cabinetry and countertop replacement, the recommendation is made to utilize low-VOC and formaldehyde free materials, and/or FSC lumber. In addition, consideration should be given to materials harvested and manufactured within a 500-mile radius to reduce environmental impacts.

The standard bathrooms feature vanity mounted sinks that were observed in fair physical condition; however, they are nearing the end of their EUL and their replacement has been included as an Immediate Repair.



4.0 ADDITIONAL CONSIDERATIONS

Regulatory Compliance

The following municipal departments were contacted. Obtained municipal letters are located in Appendix J:

- Building:** At the time of issuance of this report, D3G was still waiting for a response from the local municipality.
- Fire:** At the time of issuance of this report, D3G was still waiting for a response from the local municipality.
- Zoning:** At the time of issuance of this report, D3G was still waiting for a response from the local municipality.

The current building code for the State of Wisconsin is the 2015 International Building Code (IBC) with state amendments.

The property was screened with the following codes, standards, and regulations:

- Multifamily Related:** Life Safety Code, National Fire Protection Association (NFPA)
Americans with Disability Act (ADA Code of 1990 / ADA 2010 Standards)
Uniform Federal Accessibility Standards (UFAS)
Minimum Property Standards (MPS), HUD Handbook 4910.1
Fair Housing Accessibility Guidelines - pub. March 6, 1991
Fair Housing Act Design Manual - pub. 1996, updated 1998
International Building Code - 2015
ANSI A117.1 - 1986
ICC/ANSI A117.1 - 2009



5.0 DOCUMENT REVIEW AND INTERVIEWS

Document Review

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

- Construction Documents prepared by AG Architecture and dated August 29, 2003, including a site plan and limited architectural sheets
- FEMA Flood Map
- Property Tax Records
- Seismic Design Map Summary Report
- Property Provided Documents
- Aerial Maps
- Core based Statistical Area Map

Site Interviews and Questionnaires

D3G provided a property questionnaire to be completed by a representative familiar with the subject property. A completed questionnaire has not been returned at the time of this report's issuance. The following is a record of communication with stakeholders of this project:

Person	Title	Date(s)	Discussion
Marcus Troutman	Property Manager	December 27-28, 2022	Provided tour of facility, and discussed operations and maintenance
Alison Woznicki	Project Manager	December 28, 2022	Provided tour of facility, and discussed operations and maintenance

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

Opinions of probable cost to remedy identified physical deficiencies identified at the property can be found in the detailed list of Immediate Repairs. The Immediate Repair table can be found in Appendix A. In addition, the complete Reserve for Replacement Analysis and Funding Schedule can be found in Appendix B (Capital Reserves Schedules - Reserves Analysis).

7.0 OUT OF SCOPE CONSIDERATIONS

7.1 Accessibility for Persons with Disabilities

Uniform Federal Accessibility Standards (UFAS)

The property receives project-based federal financial assistance. The property is therefore subject to the requirements of Section 504 of the Rehabilitation Act of 1973, which states that 5% of the total number of dwelling units and all common areas must be handicapped accessible (for mobility impaired persons) and in compliance with the Uniform Federal Accessibility Standards (UFAS). In addition, a minimum of 2% of the dwelling units (other than the fully accessible units) are required to feature audio/visual smoke alarms.

Currently, all of the dwelling units feature audio/visual alarms, which exceeds minimum requirements and no repair actions are required at this time.

Currently, the property features 12% or fourteen (14) designated handicapped accessible units (units 101A, 102A, 103A, 104A, 105A, 106A, 107A, 108A, 109A, 110A, 224A, 228A, 229A, and 230A); however, only thirteen (13) of the units were available to be viewed at the time of the inspection (units 101A, 102A, 103A, 104A, 105A, 106A, 107A, 108A, 109A, 110A, 228A, 229A, and 230A). The inspected dwelling units were observed with select accessible features and deficiencies; however units 101A, 102A, 103A, 107A, 108A, and 228A were observed to be the closest to compliance at the time of the inspection. In addition, UFAS deficiencies were observed in select common areas as well. As such, modifications to 5% of the dwelling units (units 101A, 102A, 103A, 107A, 108A, and 228A) and the noted common areas will be required (Immediate Repairs). Upon the completion of the Immediate Repairs, the property will be in substantial compliance with UFAS. A detailed list of Immediate Repairs can be found in Appendix A.

The designated handicapped dwelling units and common areas were generally observed with the following UFAS compliant and non-compliant features:

Accessible Dwelling Unit UFAS Compliant Features:

- Unit entry doors feature levered handle hardware and sufficient door openings of at least 32-inches.
- Unit entry doors feature at least 18-inches clear floor space at the latch side/pull side.
- Exterior primary entry doors feature thresholds that do not exceed 1 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.
- Accessible units feature compliant clear floor spaces within the kitchen.
- 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 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.



- Roll-under forward approach to a lowered work surface (30-inch wide) located in the kitchen is provided. In addition, the kitchen counter surface at the work surface area is fixed at the required height of 34-inches above the finished floor or is adjustable in height.
- 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 toilets.
- 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 mirrors mounted less than the maximum 40-inches from the bottom of the mirror to the finished floor.

Accessible Dwelling Unit UFAS Deficiencies

- The U-shaped kitchens do not feature compliant clear floor space due to encroachment by the refrigerators (Immediate Repair).
- Kitchen sinks in all of the accessible units were observed to be without scald and abrasion protection (Immediate Repair).
- Bathroom sink in unit 102 was observed to be without scald and abrasion protection (Immediate Repair).

Common Area UFAS Compliant Features:

- The site features at least one (1) accessible route connecting accessible, facilities, elements, and spaces.
- Ramps along accessible routes appear to meet the slope requirements of 1:12 or less.
- 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 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 present at the toilets.
- The common area laundry rooms each feature at least one (1) front-loading washing machine.

Common Area UFAS Deficiencies:

- There were no common area deficiencies observed at the time of inspection.

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."

Fair Housing Act (FHA)

The subject property was constructed in 2004 and is subject to the requirements of the Fair Housing Act (FHA), 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 seven (7) basic FHA Requirements include:

FHA Requirement 1: Accessible Building Entrance on an Accessible Route

All covered dwelling units and buildings at the property feature at least one (1) accessible building entrance on an accessible route.

FHA Requirement 2: Accessible and Usable Public and Common Use Areas

The public and common use areas were observed on the accessible route and with accessible features.

FHA Requirement 3: Usable Doors

The common area doors and the covered dwelling unit primary entry doors feature a clear opening of at least 32-inches, feature levered handle hardware, and are considered accessible. In addition, the covered dwelling unit patio/balcony doors and interior doors that are intended for user passage provide at least 32-inches nominal clear width and are considered usable.

FHA Requirement 4: Accessible Route Into and Through the Covered Unit

The covered dwelling units feature accessible routes into and throughout the unit with low entrance thresholds, compliant floor level changes, and at least 32-inch wide door openings.

FHA Requirement 5: Environmental Controls

The light switches, electrical outlets, thermostats, and other environmental controls were observed in accessible locations in the common areas and covered dwelling units.

FHA Requirement 6: Reinforced Walls for Grab Bars

Based on construction documents and interviews with site staff, the property was built with wall blocking at the toilets and tub/shower enclosures. In addition, the presence of wall blocking was confirmed during the inspection with use of a stud finder.

FHA Requirement 7: Usable Kitchens and Bathrooms

The kitchens and bathrooms in the covered dwelling units were observed with usable clear floor space at the entrances, at the appliances, and at the fixtures; with the exception of the following:

Kitchens:

- The refrigerators in the FHA "covered" units were observed encroaching into the required clear floor space within the kitchens (Immediate Repair).



Americans with Disabilities Act (ADA)

The public areas are subject to the Americans with Disabilities Act 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, the 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.

Based upon the forty-nine (49) standard parking spaces available at the site, the ADA requires two (2) handicapped accessible parking spaces inclusive of one (1) van accessible space. The property currently features two (2) standard designated handicapped parking spaces. The designated parking spaces currently feature pavement markings, access aisles, and compliant curb access; however, no designated van accessible spaces are provided. The existing access aisles are compliant with van accessible parking requirements; therefore, only the installation of compliant vertical signage stating "van accessible" at one (1) of the parking spaces is required (Immediate Repair).



Standard handicapped spaces require a 60-inch wide access aisles, vertical signage, and curb access. Van accessible handicapped spaces require a total of 192-inch width for the parking space and access aisle, vertical signage identifying the space as van accessible, and curb access. The van accessible parking space and access aisle may have either of the following combinations: a 132-inch wide parking space with a 60-inch wide access aisle or a 96-inch wide parking space with a 96-inch wide access aisle. The designated handicapped parking spaces should be located at the closest accessible route to the building entrances and two (2) spaces may share a single access aisle.

The Fair Housing Act (FHA) requires accessible parking be provided for "covered dwelling units" and an appropriate number of accessible parking spaces be provided at each facility that is otherwise unreachable by means of an accessible pedestrian route. The Fair Housing Act Guidelines provide that a minimum of 2% of the parking spaces serving "covered dwelling units" must be made accessible and a minimum of one (1) space at the leasing office. If the development provides different types of parking, such as surface parking, garage, or covered spaces, at least one of each must be made accessible. Please note that accessible covered surface parking may be substituted for garage parking. The property is in compliance with the FHA guidelines in regard to parking.

Curb access was observed at the main entrance to the building, and parking area entrances, and at the municipal street corners on each side of the building.

According to the Fair Housing Act Guidelines, "all buildings containing covered dwelling units and separate buildings containing public and common use spaces, such as clubhouses, must have at least one accessible building entrance on an accessible route, unless it is impractical to do so as determined by applying the site impracticality tests."

The building entrances and exits were observed with low thresholds and sufficient door widths to comply with the ADAAG and the FHA. The building features two (2) accessible entry doors, with one (1) on the front and rear of the building.

According to the Fair Housing Act Guidelines, "all buildings containing covered dwelling units and separate buildings containing public and common use spaces, such as clubhouses, must have at least one accessible building entrance on an accessible route, unless it is impractical to do so as determined by applying the site impracticality tests."

The property features one (1) men's and one (1) women's single-occupant public restroom as well as one (1) men's and one (1) women's multi-occupant public restroom. The restrooms each feature wall-mounted sinks with scald and abrasion protection, floor-mounted toilets with appropriate grab bars, and levered sink and door hardware. The restrooms feature sufficient door openings and clear floor spaces at the plumbing fixtures to comply with ADAAG.

7.2 Intrusive & Other Examinations

Intrusive Examination

D3G performed a property inspection between December 27-28, 2022 as part of a Property Condition Assessment. The inspection did not indicate the need for additional intrusive testing or further investigations at this time.



Seismic Evaluation

According to available information, the property is situated within a designated Seismic Zone 0, an area of very low seismic activity. Consistent with the seismic requirements outlined in Standard and Poor's "Property Condition Assessment Criteria for Multi-Family Buildings," additional evaluation is only necessary for structures that are within a Zone 3 or 4. Therefore, no additional evaluation is required regarding seismic activity at the property.

Energy Audit

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

7.3 Owner Proposed Improvements

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

7.4 Environmental and Other Considerations

Lead-Based Paint

The subject property was constructed in 2004, after the 1978 ban on lead-based paint (LBP); therefore, LBP is not suspected to be present at the subject property.

Asbestos-Containing Materials

The facility was constructed in 2004, after the time when asbestos containing materials (ACM) were used in construction; therefore, ACMs are not suspected to be present at the property.

FEMA Flood Zone

According to FEMA Flood Insurance Rate Map (FIRM) #55079C0091E, dated September 26, 2008, the property is located in Zone X, designated as an area outside the 100 and 500-year flood zones and the flood potential for the property is minimal.

Mold

The property was visually inspected for the presence of moisture intrusion and mold growth. Interior evidence of moisture intrusion or mold growth was not observed during D3G's inspection. An inspection of exterior areas of the property did not identify evidence of standing water, excessive mulch bed height, or improper site drainage characteristics. The property does not appear to have systemic mold or moisture intrusion problems.

Pest Control

During the interview with the property manager, it was discussed that 10 units are in the second and third stages of bedbug treatment (Immediate Repair). Other than the reported issues, no other concerns with pests, including termites or cockroaches, nor was any evidence of such observed during the inspection.



Other Considerations

No other considerations were observed at the subject property during the inspection.



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 140 employees. D3G focuses on affordable housing, elderly care facilities and historical rehabilitations, with our 3rd party reporting used for HUD-Multifamily, HUD-RAD, HUD-LEAN, USDA-RD, Fannie Mae, Freddie Mac, and LIHTC transactions. D3G is a premier provider of Capital Needs Assessments throughout the United States. 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-MFBA, NGBS Green Verifier)
- Environmental (CSP, EP, CHMM, CEI)

A resume of the Needs Assessor performing this evaluation has been provided in Appendix K.



9.0 LIMITING CONDITIONS

This report can be relied upon by the Client, the Housing Authority of the City of Milwaukee. 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 and the WHEDA Low Income Housing Tax Credit Qualified Allocation Plan (QAP). 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.

The professional services rendered by D3G are valid for a period of 180 days from the date of inspection and were performed for client's sole benefit and use. Governing law related to the services performed may be subject to reasonable interpretation. This report does not constitute a representation that D3G's opinions and interpretations of governing laws, codes, standards, or regulations are exclusive of all others and D3G shall not be liable as a result of contrary opinions or interpretations of client or governmental or regulatory agencies.



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 between December 27-28, 2022. 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-2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process".

D3G understands that this report will be used by the Housing Authority of the City of Milwaukee. 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. 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.

Needs Assessor 
Ahmed Mahmood - Needs Assessor

Reviewer 
Billy Jordan, BPI-MFBA - Review Manager

President 
Mike Ferguson, P.E., PMP - President

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. §§1708 and 1735f-14, and 1833a; 18 U.S.C. §§1001, 1006, 1010, 1012, and 1014; and 31 U.S.C. §§3729 and 3802.



Appendix A:
Immediate Repairs



Immediate Repair Report

Project:	Highland Gardens
Property Type:	Age-Restricted
Inspection Date:	12/28/2022

Highland Gardens							
Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.2.4	Level 1 Alterations	The site concrete parking area was observed with cracking and spalling and is in need of repair. In order to help maintain the site's parking areas, the refurbishment of the concrete parking areas is recommended.	16760	SF	\$7.02	\$117,655.20
2	3.2.4	Level 1 Alterations	Select property paver walkways were observed with open cells and they are nearing the end of their estimated useful life (EUL). The replacement of the pavers is recommended.	3100	SF	\$10.80	\$33,480.00
3	3.2.4	Level 1 Alterations	The parking stall striping was observed to be nearing its EUL; therefore, replacement is recommended.	49	Each	\$10.80	\$529.20
4	3.2.6	Level 1 Alterations	The site sign is original to the date of construction (2004) and nearing its EUL; therefore, replacement is recommended.	1	Each	\$16,200.00	\$16,200.00
5	3.2.8	Level 1 Alterations	The site generator is reportedly original to the date of construction (2004) and nearing its overall EUL. However, a generator consultant has determined that the fuel tank is the only item that needs to be replaced at this time. Therefore, replacement of the fuel tank is recommended.	1	Each	\$6,480.00	\$6,480.00
6	3.2.8	Level 1 Alterations	The site trash compactors are reportedly original to the date of construction (2004), were observed in fair overall condition, are nearing their EUL, and problematic hydraulic leaks were observed on the trash compactor in the east wing. The replacement of the trash compactors is recommended.	2	Each	\$10,800.00	\$21,600.00
7	3.3.2	Level 1 Alterations	The exterior common double metal doors are reportedly original to the date of construction (2004) and nearing their overall EUL; therefore, replacement is recommended.	2	Each	\$3,780.00	\$7,560.00
8	3.3.2	Level 1 Alterations	The common exterior metal single doors are original to the date of construction (2004) and nearing their EUL; therefore, replacement is recommended.	4	Each	\$2,160.00	\$8,640.00
9	3.3.3	Level 1 Alterations	Step cracking in the mortar joints in the common restrooms was observed. Repairing the step cracking is recommended and included in the provided Scope of Work.	2	Each	\$1,080.00	\$2,160.00
10	3.3.3	Level 1 Alterations	The site windows are original to the date of construction (2004) and were observed to be nearing the end of their EUL; therefore, replacement is recommended. Upon replacement, the installation of ENERGY STAR rated windows is required, according to WHEDA QAP Appendix M.	459	Each	\$3,240.00	\$1,487,160.00
11	3.3.4	Level 1 Alterations	The provided Scope of Work includes green roof maintenance and revitalization.	23200	SF	\$14.58	\$338,256.00
12	3.3.4	Level 1 Alterations	The flat roofing system is reportedly original to the date of construction (2004) and is nearing the end of its EUL; therefore, replacement is recommended.	37629	SF	\$16.20	\$609,589.80
13	3.4.1	Level 1 Alterations	The 3/4HP water circulating pumps are reportedly original to the date of construction (2004) and are nearing the end of their overall EUL; therefore, replacement is recommended.	2	Each	\$6,480.00	\$12,960.00
14	3.4.1	Level 1 Alterations	The 1HP DHW circulating pumps are reportedly original to the date of construction (2004) and are nearing the end of their EUL; therefore, replacement is recommended.	2	Each	\$8,100.00	\$16,200.00



Immediate Repair Report

Project:	Highland Gardens
Property Type:	Age-Restricted
Inspection Date:	12/28/2022

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
15	3.4.1	Level 1 Alterations	The site DHW boilers are reportedly original to the date of construction (2004) and are nearing the end of their overall EUL; therefore, replacement is recommended. It should be noted that all mechanical HVAC equipment being replaced, must meet ENERGY STAR standards according to WHEDA QAP Appendix M.	2	Each	\$12,960.00	\$25,920.00
16	3.4.1	Level 1 Alterations	The site DHW boilers are reportedly original to the date of construction (2004) and are nearing the end of their overall EUL; therefore, replacement is recommended. It should be noted that all mechanical HVAC equipment being replaced, must meet ENERGY STAR standards according to WHEDA QAP Appendix M.	1	Each	\$12,960.00	\$12,960.00
17	3.4.1	Level 1 Alterations	The existing common area servicing heating boilers are nearing the end of their overall EUL; therefore, replacement is recommended. It should be noted that upon replacement, all mechanical HVAC equipment being replaced must meet ENERGY STAR standards according to WHEDA QAP Appendix M. Please not that the price for this repair is include in the provided Scope of Work.	2	Each	\$0.00	\$0.00
18	3.4.1	Level 1 Alterations	In order to meet WHEDA Appendix M standards for shower heads and faucets, the replacement of the existing dwelling unit shower heads and faucets with new low flow shower heads of 1.75 gpm or less and faucet aerators with a rating of 1.5 gpm or less is required.	342	Each	\$108.00	\$36,936.00
19	3.4.1	Repairs	In order to meet universal design standards, twenty-three (23) of the dwelling unit showers floors are required be lined with a non-skid surface.	23	Each	\$108.00	\$2,484.00
20	3.4.2	Level 1 Alterations	The existing heating boilers are nearing the end of their overall EUL; therefore, replacement is recommended. It should be noted that upon replacement, all mechanical HVAC equipment being replaced must meet ENERGY STAR standards according to WHEDA QAP Appendix M. Please not that the price for this repair is include in the provided Scope of Work.	2	Each	\$0.00	\$0.00
21	3.4.3	Level 1 Alterations	The 10-ton roof-top gas-fired packaged unit is nearing the end of its overall EUL; therefore, replacement is recommended. The installation of ENERGY STAR rated equipment is required according to WHEDA QAP Appendix M.	1	Each	\$27,000.00	\$27,000.00
22	3.4.3	Level 1 Alterations	The 5-ton roof-top packaged units are reportedly original to the date of construction (2004) and are nearing the end of their overall EUL; therefore, replacement is recommended. Upon replacement, the installation of ENERGY STAR rated HVAC Mechanical equipment is required by WHEDA QAP Appendix M.	2	Each	\$21,600.00	\$43,200.00
23	3.4.3	Level 1 Alterations	The 4-ton roof-top packaged units are reportedly original to the date of construction (2004) and are nearing the end of their overall EUL; therefore, replacement is recommended. Upon replacement, the installation of ENERGY STAR rated HVAC Mechanical equipment is required by WHEDA QAP Appendix M.	3	Each	\$19,440.00	\$58,320.00
24	3.4.3	Level 1 Alterations	The 3-ton roof-top packaged unit is reportedly original to the date of construction (2004) and is nearing the end of its overall EUL; therefore, replacement is recommended. Upon replacement, the installation of ENERGY STAR rated HVAC Mechanical equipment is required by WHEDA QAP Appendix M.	1	Each	\$17,280.00	\$17,280.00



Immediate Repair Report

Project:	Highland Gardens
Property Type:	Age-Restricted
Inspection Date:	12/28/2022

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
25	3.4.3	Level 1 Alterations	The 16-ton roof-top gas-fired packaged unit is nearing the end of its overall EUL; therefore, its replacement is recommended. Upon replacement, the installation of ENERGY STAR rated equipment is required according to WHEDA QAP Appendix M.	1	Each	\$32,400.00	\$32,400.00
26	3.4.3	Level 1 Alterations	The air handlers in the units reportedly run constantly and the replacement of the existing thermostats with new programmable thermostats and controls is recommended.	114	Each	\$540.00	\$61,560.00
27	3.4.4	Level 1 Alterations	In order to meet WHEDA Appendix M standards the common area lighting is required to be replaced with new appropriate high efficiency lighting, including High Performance T-8 systems, T-5 systems, Compact Fluorescent Lamps (CFLs) or Light-Emitting Diode Lamps (LED), in all interior common areas, including any decorative fixtures.	1	Each	\$324,000.00	\$324,000.00
28	3.4.4	Level 1 Alterations	The upgrading of the dwelling unit interior lighting to new high efficiency lighting is recommended.	114	Each	\$3,240.00	\$369,360.00
29	3.4.4	Level 1 Alterations	The provided Scope of Work includes the upgrading and remodeling of the Neighborhood Network.	540	SF	\$162.00	\$87,480.00
30	3.5.1	Level 1 Alterations	The elevator cab interiors were observed to be nearing the end of their overall EUL; therefore, their refurbishment is recommended.	2	Each	\$8,100.00	\$16,200.00
31	3.5.1	Level 1 Alterations	The site elevators are reportedly original to the date of construction (2004) and are in need of an overall refurbishment of the mechanical and electrical systems. In order to help maintain the site elevator systems and prevent damage, the refurbishment of the elevators is recommended.	2	Each	\$129,600.00	\$259,200.00
32	3.5.1	Level 2 Alterations	Due to the age and condition of the existing elevators, the installation of new elevators has been included in the provided Scope of Work.	2	Each	\$540,000.00	\$1,080,000.00
33	3.6.2	Level 1 Alterations	The existing emergency call systems were observed to be beyond their EUL. Their replacement is recommended. Please note that the price for this repair is included in the provided Scope of Work.	114	Each	\$0.00	\$0.00
34	3.6.2	Level 1 Alterations	The existing card reader entry system is not functioning properly and was reportedly in need of a new motherboard. The replacement of the existing system is recommended.	1	Each	\$4,495.95	\$4,495.95
35	3.6.2	Level 1 Alterations	The existing fire control panel reportedly does not communicate with other parts of the system and replacement parts are no longer available. Therefore, the replacement of the fire control panel is recommended.	1	Each	\$129,600.00	\$129,600.00
36	3.7.1	Level 1 Alterations	The common area VCT flooring is reportedly original to the date of construction (2004) and is nearing the end of its overall EUL; therefore, replacement is recommended.	5500	SF	\$7.56	\$41,580.00
37	3.7.1	Level 1 Alterations	The common area carpeting was observed to be nearing the end of its EUL; therefore, its replacement with new durable vinyl flooring is recommended.	1	Each	\$42,573.00	\$42,573.00
38	3.7.1	Level 1 Alterations	The existing common area acoustical ceiling tiles (ACT) is reportedly original to the date of construction (2004), is nearing the end of its overall EUL, and multiple damaged areas were observed during the inspection. The replacement of the ACT is recommended. Please note that the price of this repair is included in the provided Scope of Work.	5520	SF	\$0.00	\$0.00



Immediate Repair Report

Project:	Highland Gardens
Property Type:	Age-Restricted
Inspection Date:	12/28/2022

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
39	3.7.1	Level 1 Alterations	The existing common area paint coatings were observed to be worn and are beyond their EUL. The repainting of the common areas is recommended.	1	Each	\$324,000.00	\$324,000.00
40	3.7.2	Repairs	Sections of drywall within dwelling units 310, 101 and 203 were observed to be damaged, presumably from prior plumbing repairs. In order to help maintain the site's dwelling units, the repair and repainting of the damaged drywall is recommended. Please note that the price for this repair is included in the provided Scope of Work.	3	Each	\$0.00	\$0.00
41	3.7.2	Level 1 Alterations	The existing dwelling unit paint coatings were observed to be worn, faded and are beyond their EUL. The repainting of the dwelling units is recommended.	114	Each	\$5,400.00	\$615,600.00
42	3.7.2	Level 1 Alterations	The majority of the existing dwelling unit carpeting and vinyl flooring in was observed to be nearing the end of its EUL. The replacement of the flooring is recommended.	77000	SF	\$7.56	\$582,120.00
43	3.7.2	Level 1 Alterations	The existing dwelling unit bathroom vanities is nearing the end of its overall EUL. The replacement of the vanities is recommended.	114	Each	\$648.00	\$73,872.00
44	3.7.2	Level 1 Alterations	The existing dwelling unit kitchen cabinetry is nearing the end of its overall EUL. The replacement of the cabinetry is recommended.	114	Each	\$1,296.00	\$147,744.00
45	3.7.2	Level 1 Alterations	The majority of the dwelling unit bath vanity countertops are worn and are nearing the end of their overall EUL; therefore, their replacement is recommended.	114	Each	\$810.00	\$92,340.00
46	3.7.2	Level 1 Alterations	The dwelling unit kitchen countertops are nearing the end of their EUL; therefore, their replacement is recommended.	114	Each	\$3,240.00	\$369,360.00
47	3.7.2	Level 1 Alterations	The majority of the dwelling unit range/oven units are nearing the end of their overall EUL; therefore, their replacement is recommended.	114	Each	\$648.00	\$73,872.00
48	3.7.2	Level 1 Alterations	The majority of the existing dwelling unit range/oven vent hoods are nearing the end of their overall EUL; therefore, their replacement is recommended.	114	Each	\$324.00	\$36,936.00
49	3.7.2	Level 1 Alterations	The replacement of the existing dwelling unit bathroom exhaust fans with new ENERGYSTAR models is recommended.	114	Each	\$432.00	\$49,248.00
50	3.7.2	Level 1 Alterations	In order to meet WHEDA Appendix M standards, the installation of mini blinds or similar window coverings within the dwelling units is recommended.	456	Each	\$108.00	\$49,248.00



Immediate Repair Report

Project:	Highland Gardens
Property Type:	Age-Restricted
Inspection Date:	12/28/2022

Highland Gardens - Accessibility

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.2.4	Repairs	Based upon the forty-nine (49) standard parking spaces available at the site, the ADA requires two (2) handicapped accessible parking spaces inclusive of one (1) van accessible space. The property currently features two (2) standard designated handicapped parking spaces. The designated parking spaces currently feature pavement markings, access aisles, and compliant curb access; however, no designated van accessible spaces are provided. The existing access aisles are compliant with van accessible parking requirements; therefore, only the installation of compliant vertical signage stating "van accessible" at one (1) of the parking spaces is required. Standard handicapped spaces require a 60" wide access aisles and vertical and horizontal identification. Van accessible handicapped spaces require a 96" wide access aisle, vertical signage identifying the space as van accessible, and horizontal identification.	1	Each	\$81.60	\$81.60
2	3.7.2	Level 1 Alterations	The kitchens in the designated handicapped dwelling units were all observed to be without proper clearance in front of the refrigerators. According to UFAS, u-shaped kitchens require 60-inches of clear floor space opposing the refrigerators. Currently, the distance between the face of the refrigerators and the opposing cabinetry/countertops is less than 60-inches (approximately 58-inches observed). In order to provide the 60-inches of clearance and to comply with UFAS, D3G recommends the installation of counter-depth refrigerators.	6	Each	\$810.00	\$4,860.00
3	3.7.2	Repairs	The refrigerators in the FHA "covered" units were observed encroaching into the required clear floor space within the kitchen. According to the FHA, U-shaped kitchens require 60-inches diameter turning circle between opposing cabinets and appliances. Currently, the distance between the face of the refrigerators and the opposing cabinetry/countertops is less than the required distance (57-inches observed). In order to provide the required clearance and to comply with the FHA, D3G recommends the installation of counter-depth refrigerators.	108	Each	\$810.00	\$87,480.00
4	3.7.2	Repairs	The kitchen sinks in all of the designated handicapped units and the bathroom sink in handicapped unit 102 were observed to be missing scald and abrasion protection at the exposed sink pipes. In order to comply with UFAS, the installation of compliant scald and abrasion protection is required.	7	Each	\$270.00	\$1,890.00

Highland Gardens - Life Safety

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	4.1.4	Other	The property manager reported ten (10) dwelling units are in the second and third stages of treatment for pests. No cost is associated with this repair since the work is ongoing.	10	Each	\$0.00	\$0.00

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

TOTAL:	\$7,859,670.75
---------------	-----------------------

* Owner provided cost that D3G finds reasonable

Appendix B:

Capital Reserves Schedule (RR Analysis)



Reserves Analysis Report - Age-Restricted

Project: Highland Gardens
Address: 1818 West Juneau Avenue
City, State: Milwaukee, WI
Inspection Date: 12/28/22
Gross Square Footage: 120,000
Year Built: 2004
Number Of Units: 114

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 Area Concrete, Surface Treatment	50	50	0	Now	16760	SF	\$7.02	\$117,655											
Open Cell Concrete Block Paver Walkways	30	30	0	Now	3100	SF	\$10.80	\$33,480											
Parking Stripes (Per Car)	15	15	0	Now	49	Each	\$10.80	\$529											
Project Sign	15	15	0	Now	1	Each	\$16200.00	\$16,200											
Emergency Generator	25	4	21	End of Cycle	1	Each	\$60000.00	\$60,000											
Trash Compactor	20	20	0	Now	2	Each	\$10800.00	\$21,600											
Rigid Insulation at Flat Roof - DOE	60	18	42	End of Cycle	35190	SF	\$1.00	\$35,190											
Common Exterior Door, Hollow Metal (Double) (Non-Thermal Boundary)	25	25	0	Now	2	Each	\$3780.00	\$7,560											
Common Exterior Door, Hollow Metal (Single) (Thermal Boundary)	25	25	0	Now	4	Each	\$2160.00	\$8,640											
Storefront System with Double Door	50	18	32	End of Cycle	2	Each	\$1676.00	\$3,352											
Commercial Overhead Coiling Garage Door	30	18	12	End of Cycle	1	Each	\$1725.00	\$1,725											
Brick or Concrete Block - Technical Pointing	60	18	42	End of Cycle	71750	SF	\$1.50	\$107,625											
ENERGYSTAR Single Hung Window (1 - 6 Stories) (Aluminum)	30	30	0	Now	459	Each	\$3240.00	\$1,487,160											
Standing seam metal roofing	50	18	32	End of Cycle	6558	SF	\$6.90	\$45,250											
Roofing Membrane	20	-1	21	End of Cycle	37629	SF	\$16.20	\$609,590											
DHW Circulating Pumps 3/4 HP	15	15	0	Now	2	Each	\$6480.00	\$12,960											
DHW Circulating Pumps 1 HP	15	15	0	Now	2	Each	\$8100.00	\$16,200											
Modulating Condensing Boiler- Gas 240 mbtu/hr (DHW)	25	25	0	Now	2	Each	\$12960.00	\$25,920											
Modulating Condensing Boiler- Gas (DHW)	25	25	0	Now	1	Each	\$12960.00	\$12,960											
Modulating Condensing Boiler- Gas (Common Heating)	25	25	0	Now	2	Each	\$0.00												
Cooling Tower	25	8	17	End of Cycle	2	Each	\$30000.00	\$60,000											
High Efficiency Chiller	20	4	16	End of Cycle	2	Each	\$127005.00	\$254,010											
Modulating Condensing Boiler- Gas 1,530 mbtu/hr (Heating)	25	25	0	Now	2	Each	\$0.00												
Hydronic Fan-Coil Air Handler	25	8	17	End of Cycle	114	Each	\$1435.00	\$163,590											
High Efficiency Roof-top Gas-Fired Packaged Unit, Electric Cool (10-Ton)	20	20	0	Now	1	Each	\$27000.00	\$27,000											
High Efficiency Roof-top Gas-Fired Packaged Unit, Electric Cool (5-Ton)	20	20	0	Now	2	Each	\$21600.00	\$43,200											
Roof-top Packaged Unit AC Only (4-Ton) (High Efficiency)	20	20	0	Now	3	Each	\$19440.00	\$58,320											
Roof-top Packaged Unit AC Only (3-Ton) (High Efficiency)	20	20	0	Now	1	Each	\$17280.00	\$17,280											
High Efficiency Roof-top Gas-Fired Packaged Unit, Electric Cool (16-Ton)	20	20	0	Now	1	Each	\$32400.00	\$32,400											
Elevator Cabs - Interior Finish	20	20	0	Now	2	Each	\$8100.00	\$16,200											
Fire Sprinkler System	50	18	32	End of Cycle	120000	SF	\$2.95	\$354,000											
Emergency Call System, Apartment Device	15	15	0	Now	114	Each	\$0.00												



Reserves Analysis Report - Age-Restricted

Project: Highland Gardens **Gross Square Footage:** 120,000
Address: 1818 West Juneau Avenue **Year Built:** 2004
City, State: Milwaukee, WI **Number Of Units:** 114
Inspection Date: 12/28/22

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 (Repair)	20	20	0	Now	5500	SF	\$7.56	\$41,580												
Durable Vinyl Flooring (Common Area)	20	20	0	Now	1	Each	\$42573.00	\$42,573												
Acoustical Ceiling Tile (Common Area)	20	20	0	Now	5520	SF	\$0.00													
Vinyl Flooring (Unit)	20	-1	21	End of Cycle	77000	SF	\$7.56	\$582,120												
Standard Bath Vanity Cabinets (Unit)	25	25	0	Now	114	Each	\$648.00	\$73,872												
Standard Kitchen Cabinets (Unit)	25	25	0	Now	114	Each	\$1296.00	\$147,744												
Install Counter-Depth Refrigerator (JFAS) (Critical Repair)	15	-1	0	Now	6	Each	\$810.00	\$4,860												
Install Counter-Depth Refrigerator (FHA) (Critical Repair)	15	-1	0	Now	108	Each	\$810.00	\$87,480												
Front Controlled Range/Oven (Unit)	25	25	0	Now	114	Each	\$648.00	\$73,872												
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																				
Total RR Per Unit																				
Totals with Inflation Factor																				
Total RR Per Unit Inflated																				

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 - Age-Restricted

Project: Highland Gardens
Address: 1818 West Juneau Avenue
City, State: Milwaukee, WI
Inspection Date: 12/28/22

Gross Square Footage: 120,000
Year Built: 2004
Number Of Units: 114

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 Area Concrete, Surface Treatment	16760	SF	\$7.02	\$117,655													
Open Cell Concrete Block Paver Walkways	3100	SF	\$10.80	\$33,480													
Parking Stripes (Per Car)	49	Each	\$10.80	\$529						\$529						\$529	\$529
Project Sign	1	Each	\$16200.00	\$16,200						\$16,200						\$16,200	\$16,200
Emergency Generator	1	Each	\$60000.00	\$60,000													
Trash Compactor	2	Each	\$10800.00	\$21,600									\$4,320	\$4,320	\$4,320	\$12,960	\$12,960
Rigid Insulation at Flat Roof - DOE	35190	SF	\$1.00	\$35,190													
Common Exterior Door, Hollow Metal (Double) (Non-Thermal Boundary)	2	Each	\$3780.00	\$7,560													
Common Exterior Door, Hollow Metal (Single) (Thermal Boundary)	4	Each	\$2160.00	\$8,640													
Storefront System with Double Door	2	Each	\$1676.00	\$3,352													
Commercial Overhead Coiling Garage Door	1	Each	\$1725.00	\$1,725			\$1,725									\$1,725	\$1,725
Brick or Concrete Block - Technical Pointing	71750	SF	\$1.50	\$107,625													
ENERGYSTAR Single Hung Window (1 - 6 Stories) (Aluminum)	459	Each	\$3240.00	\$1,487,160													
Standing seam metal roofing	6558	SF	\$6.90	\$45,250													
Roofing Membrane	37629	SF	\$16.20	\$609,590													
DHW Circulating Pumps 3/4 HP	2	Each	\$6480.00	\$12,960						\$12,960						\$12,960	\$12,960
DHW Circulating Pumps 1 HP	2	Each	\$8100.00	\$16,200					\$5,400	\$5,400	\$5,400					\$16,200	\$16,200
Modulating Condensing Boiler- Gas 240 mbtu/hr (DHW)	2	Each	\$12960.00	\$25,920													
Modulating Condensing Boiler- Gas (DHW)	1	Each	\$12960.00	\$12,960													
Modulating Condensing Boiler- Gas (Common Heating)	2	Each	\$0.00														
Cooling Tower	2	Each	\$30000.00	\$60,000							\$20,000	\$20,000	\$20,000			\$60,000	\$60,000
High Efficiency Chiller	2	Each	\$127005.00	\$254,010				\$36,287	\$36,287	\$36,287	\$36,287	\$36,287	\$36,287	\$36,287	\$36,287	\$254,010	\$254,010
Modulating Condensing Boiler- Gas 1,530 mbtu/hr (Heating)	2	Each	\$0.00														
Hydronic Fan-Coil Air Handler	114	Each	\$1435.00	\$163,590						\$32,718	\$32,718	\$32,718	\$32,718	\$32,718		\$163,590	\$163,590
High Efficiency Roof-top Gas-Fired Packaged Unit, Electric Cool (10-Ton)	1	Each	\$27000.00	\$27,000										\$9,000	\$9,000	\$18,000	\$18,000
High Efficiency Roof-top Gas-Fired Packaged Unit, Electric Cool (5-Ton)	2	Each	\$21600.00	\$43,200										\$14,400	\$14,400	\$28,800	\$28,800
Roof-top Packaged Unit AC Only (4-Ton) (High Efficiency)	3	Each	\$19440.00	\$58,320										\$19,440	\$19,440	\$38,880	\$38,880
Roof-top Packaged Unit AC Only (3-Ton) (High Efficiency)	1	Each	\$17280.00	\$17,280											\$17,280	\$17,280	\$17,280
High Efficiency Roof-top Gas-Fired Packaged Unit, Electric Cool (16-Ton)	1	Each	\$32400.00	\$32,400										\$10,800	\$10,800	\$21,600	\$21,600
Elevator Cabs - Interior Finish	2	Each	\$8100.00	\$16,200										\$5,400	\$5,400	\$10,800	\$10,800
Fire Sprinkler System	120000	SF	\$2.95	\$354,000													
Emergency Call System, Apartment Device	114	Each	\$0.00														



Reserves Analysis Report - Age-Restricted

Project: Highland Gardens **Gross Square Footage:** 120,000
Address: 1818 West Juneau Avenue **Year Built:** 2004
City, State: Milwaukee, WI **Number Of Units:** 114
Inspection Date: 12/28/22

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 (Repair)	5500	SF	\$7.56	\$41,580										\$13,860	\$13,860	\$27,720	\$27,720
Durable Vinyl Flooring (Common Area)	1	Each	\$42573.00	\$42,573										\$14,191	\$14,191	\$28,382	\$28,382
Acoustical Ceiling Tile (Common Area)	5520	SF	\$0.00														
Vinyl Flooring (Unit)	77000	SF	\$7.56	\$582,120													
Standard Bath Vanity Cabinets (Unit)	114	Each	\$648.00	\$73,872													
Standard Kitchen Cabinets (Unit)	114	Each	\$1296.00	\$147,744													
Install Counter-Depth Refrigerator (UFAS) (Critical Repair)	6	Each	\$810.00	\$4,860						\$4,860						\$4,860	\$4,860
Install Counter-Depth Refrigerator (FHA) (Critical Repair)	108	Each	\$810.00	\$87,480				\$17,496	\$17,496	\$17,496	\$17,496	\$17,496				\$87,480	\$87,480
Front Controlled Range/Oven (Unit)	114	Each	\$648.00	\$73,872													
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							\$1,725	\$53,783	\$59,183	\$126,450	\$111,901	\$106,501	\$93,325	\$160,416	\$108,691	\$821,976	\$821,976
Total RR Per Unit							\$15	\$472	\$519	\$1,109	\$982	\$934	\$819	\$1,407	\$953	\$721	\$361
Totals with Inflation Factor							\$2,208	\$70,409	\$79,237	\$173,139	\$156,696	\$152,520	\$136,684	\$240,279	\$166,499	\$1,177,671	\$1,177,671
Total RR Per Unit Inflated							\$19	\$618	\$695	\$1,519	\$1,375	\$1,338	\$1,199	\$2,108	\$1,461	\$1,033	\$517

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.

Appendix C:
Site Photographs



1 : Property Identification Sign



2 : Apartment Building Main Entrance





3 : Apartment Building North Elevation



4 : Apartment Building Southwest Elevation





5 : Apartment Building West Elevation



6 : Apartment Building East Elevation





7 : Concrete Parking Lot



8 : Roofing Condition





9 : Pad-Mounted Electrical Transformers



10 : Building Gas-Fired Central Domestic Hot Water Equipment





11 : Building Gas-Fired Central Heating Boilers

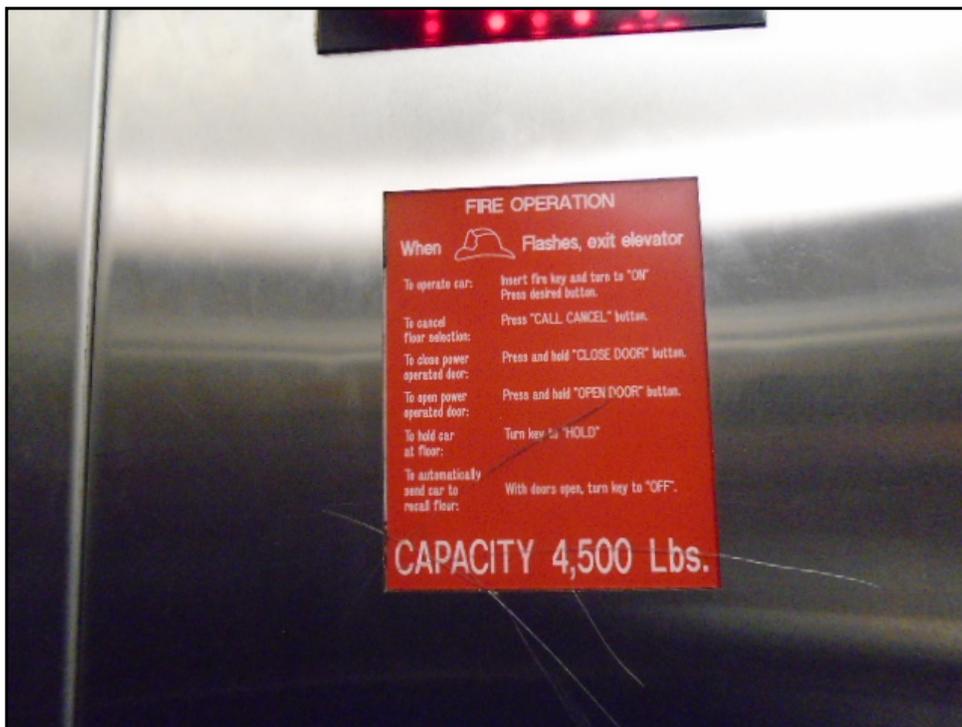


12 : Common Area Hallway Smoke Detector





13 : Common Area Stairwell



14 : Elevator Cab Interior



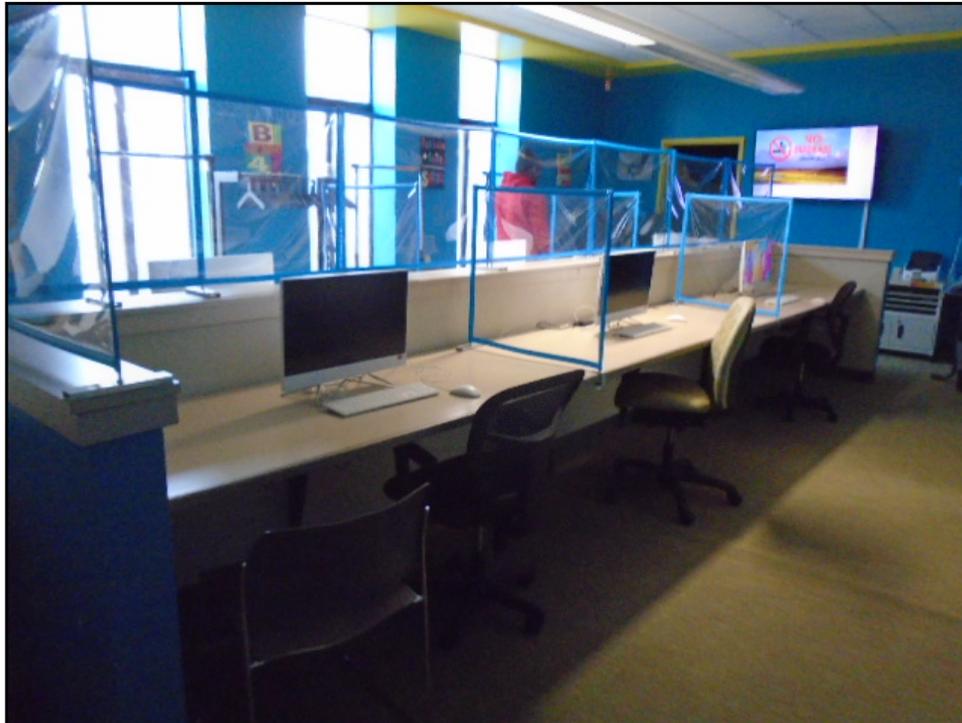


15 : Rooftop Package Unit

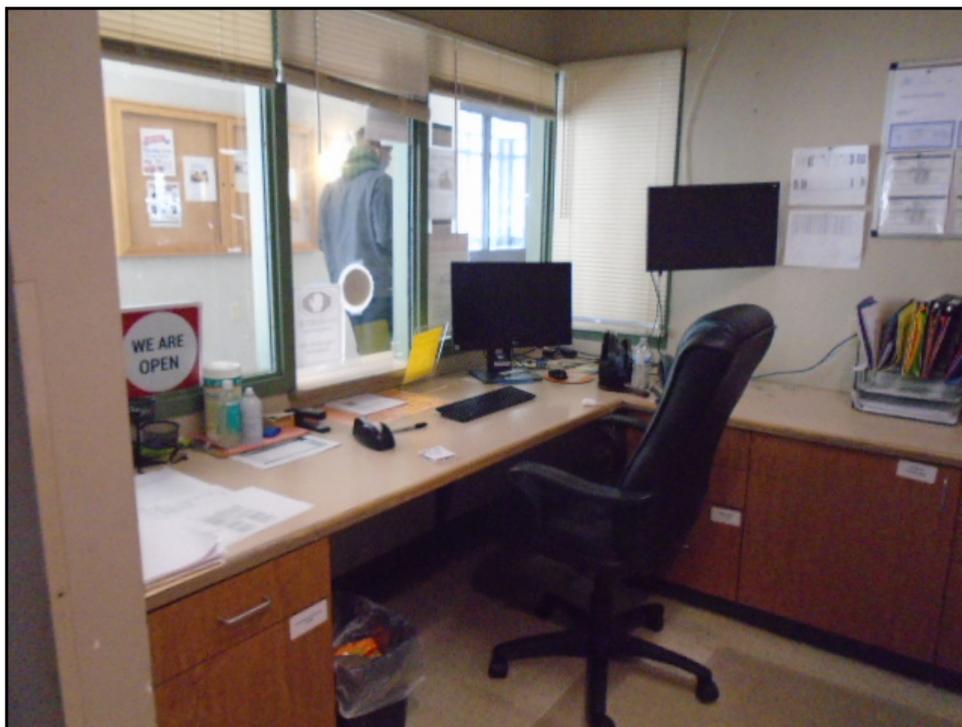


16 : Common Area Community Room





17 : Common Area Computer Room



18 : Leasing Office Reception Area





19 : Common Area Lobby



20 : 1-Bedroom / 1-Bath Apartment Kitchen





21 : 1-Bedroom / 1-Bath Apartment Bathroom

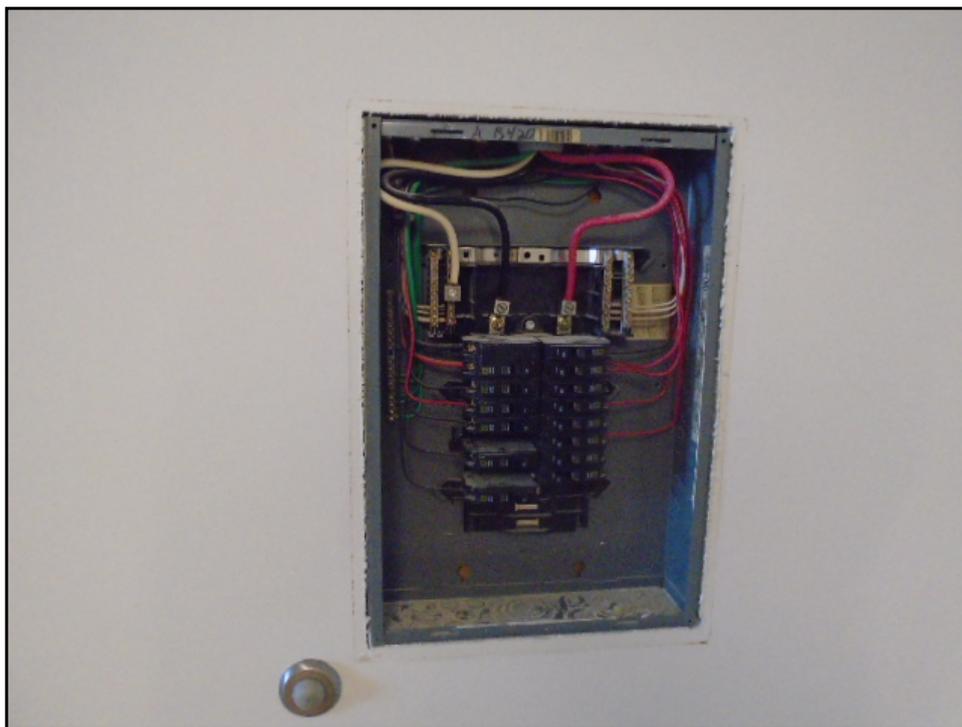


22 : 1-Bedroom / 1-Bath Apartment Bedroom





23 : 2-Bedroom / 1-Bath Apartment 2nd Bedroom



24 : Dwelling Unit Square D Electric Breaker Panel



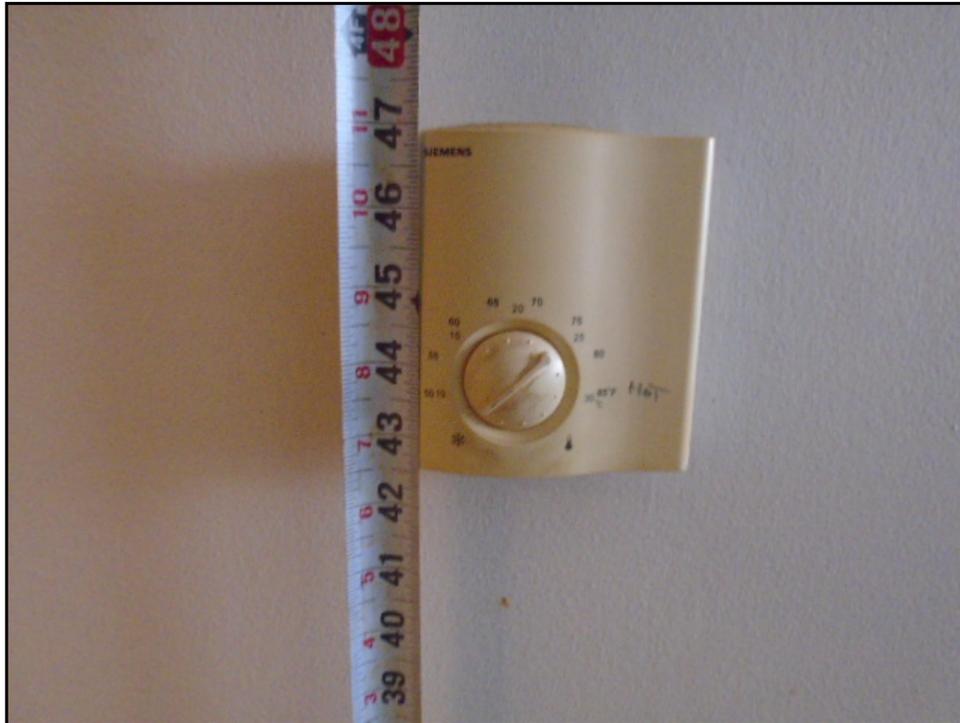


25 : Compliant Handicapped Dwelling Unit Kitchen Counter Height at Roll Under Sink

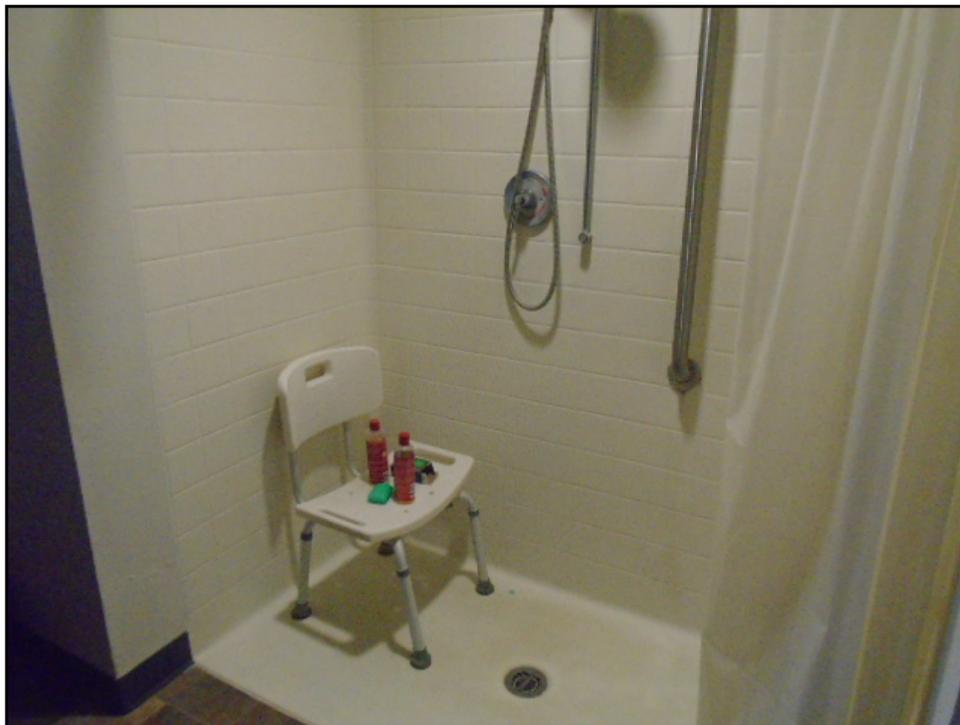


26 : Compliant Handicapped Dwelling Unit Interior Accessible Routes





27 : Compliant Handicapped Dwelling Unit Wall Thermostat Heights - Parallel Approach



28 : Compliant Handicapped Dwelling Unit Bathroom Tub Shower 60-Inch Shower Head Hose and Levered Control Hardware





29 : Compliant Handicapped Dwelling Unit Entry Doors Clear Opening Widths

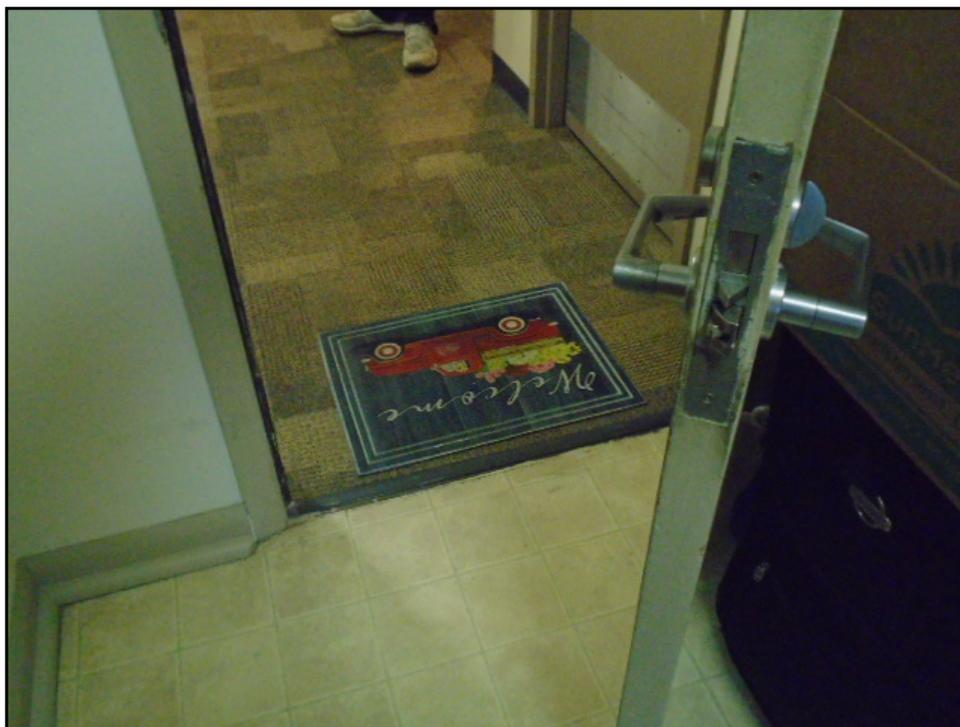


30 : Compliant Handicapped Dwelling Unit Bathroom Toilet Centerline Spacing to Adjacent Wall





31 : Compliant Handicapped Dwelling Unit Kitchen Front Control Range



32 : Compliant Handicapped Dwelling Unit Entry Doors with Levered Hardware and Low Thresholds





33 : Non-Compliant Handicapped Dwelling Unit Kitchen Roll-Under Sink Missing Scald and Abrasion Protection (Immediate Repair)



34 : View of an Example of Non-Compliant Kitchen Clear Floor Space Within the FHA and UFAS Dwelling Units Due to Encroachment By the Refrigerators 1 (Immediate Repairs)





35 : View of an Example of Non-Compliant Kitchen Clear Floor Space Within the FHA and UFAS Dwelling Units Due to Encroachment By the Refrigerators 2 (Immediate Repairs)



36 : Trim Trees from Touching the Building (Non-Critical Repair)





37 : Repair Damaged Concrete Parking Areas (Non-Critical Repair)



Appendix D:
Accessibility Reports

**No documents have been associated
with this appendix.**

Appendix E:

Intrusive Reports and Other Examinations

**No documents have been associated
with this appendix.**

Appendix F:

Seismic Maps / Seismic Evaluation

⚠ This is a beta release of the new ATC Hazards by Location website. Please [contact us](#) with feedback.

📄 The ATC Hazards by Location website will not be updated to support ASCE 7-22. [Find out why.](#)

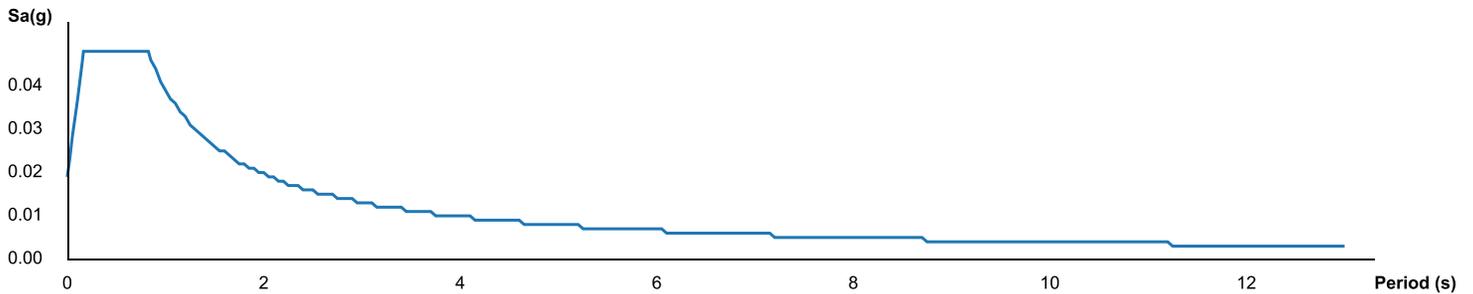
ATC Hazards by Location

Search Information

Address: 1818 W Juneau Ave, Milwaukee, WI 53233, USA
Coordinates: 43.04637, -87.9359222
Elevation: 674 ft
Timestamp: 2023-01-03T16:49:13.158Z
Hazard Type: Seismic
Reference Document: ASCE41-13
Site Class: E
Custom Probability: .20



Horizontal Response Spectrum - Hazard Level 0.2



Custom Hazard Level 0.2

Name	Value	Description
CP	0.2	Custom Probability
S _S	0.019	MCE _R ground motion (period=0.2s)
F _a	2.5	Site amplification factor at 0.2s
S _{X_S}	0.048	Site modified spectral response (0.2s)
S ₁	0.011	MCE _R ground motion (period=1.0s)
F _v	3.5	Site amplification factor at 1.0s
S _{X₁}	0.039	Site modified spectral response (1.0s)

T_L Data

Name	Value	Description
T _L	12	Long-period transition period (s)

The results indicated here DO NOT reflect any state or local amendments to the values or any delineation lines made during the building code adoption process. Users should confirm any output obtained from this tool with the local Authority Having Jurisdiction before proceeding with design.

Please note that the ATC Hazards by Location website will not be updated to support ASCE 7-22. [Find out why.](#)

Disclaimer

Hazard loads are provided by the U.S. Geological Survey [Seismic Design Web Services](#).

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Appendix G:
Energy Reports

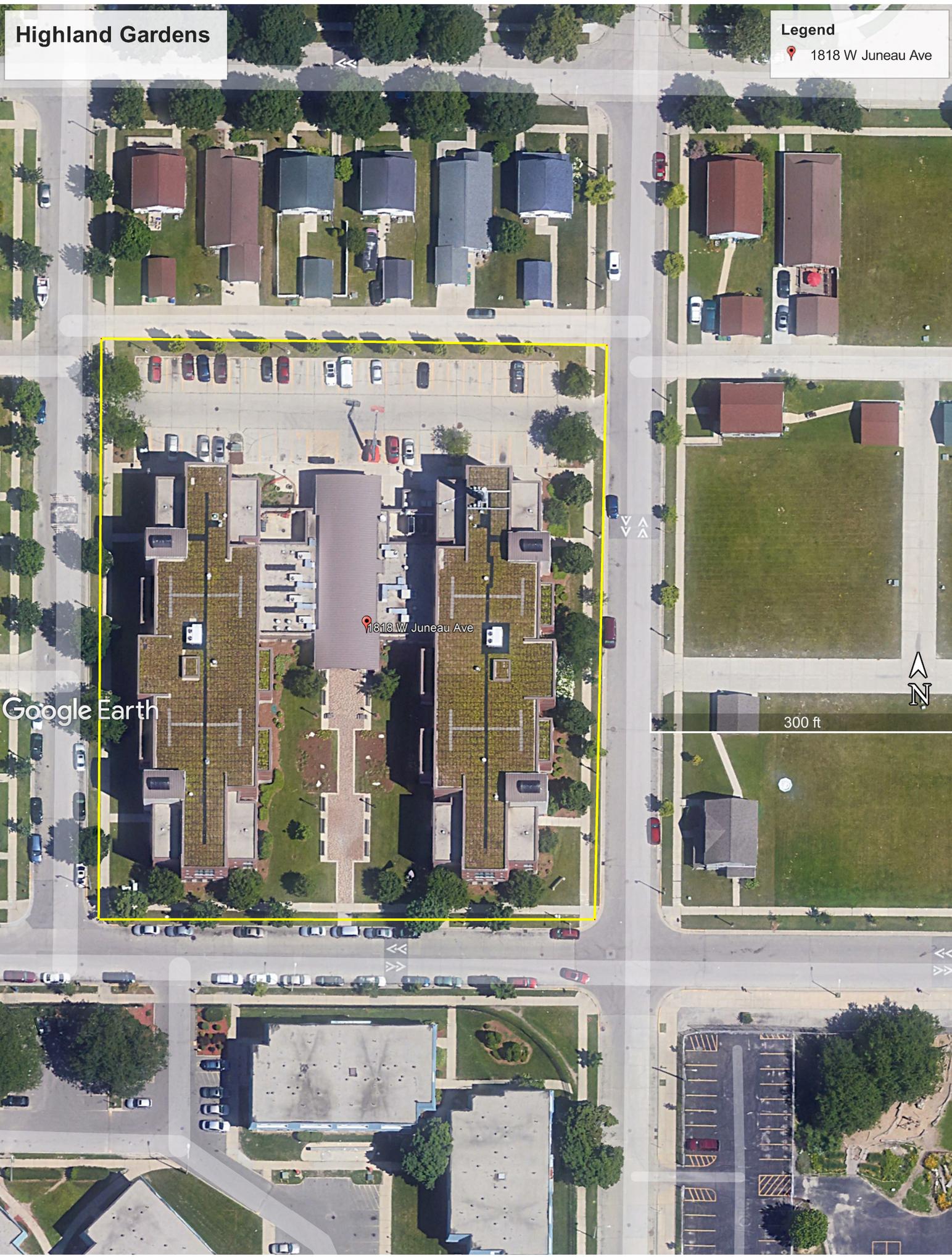
**No documents have been associated
with this appendix.**

Appendix H:

Site Maps

Highland Gardens

Legend
📍 1818 W Juneau Ave



Google Earth



300 ft

Appendix I:
Site Specific Information

Parcels with Property Information: Milwaukee

TAXKEY	3633227000
PARCEL KEY	
PARCEL DESCRIPTION	Single Taxkey
RECORD DATE	
OVERLAP	
MCD	53000
SOURCE	
COMMENT	
RECID	0
RECSOURCE	MPROP
RECDATE	
MUNICIPAL NAME	Milwaukee
PARCEL NUMBER	3633227000
OWNER NAME 1	HIGHLAND PARK COMMUNITY LLC
OWNER NAME 2	
OWNER NAME 3	
OWNER ADDRESS	809 N BROADWAY
OWNER CITY AND STATE	MILWAUKEE, WI
OWNER ZIP	532020000
HOUSE NUMBER	1818
HOUSENRHI	1818
HOUSENRSFX	
STREET DIRECTION	W
STREET NAME	JUNEAU
STREET TYPE	AVE
SUFFIX DIRECTION	
UNIT NUMBER	
POST OFFICE	
LEGAL DESCRIPTION	MCKINLEY SUBDIVISION OF THE SE 1/4 SEC 19-7-22 BLOCK 2 LOT 7
CONDO NAME	
UNIT TYPE	
ACRES	1.99
ASSESSED VALUE	1,499,500.00
LAND VALUE	157,000
IMPROVED VALUE	1,342,500
CLASS	G
CODE	1
DESCRIPTION	RESIDENTIAL
ZONING CODE	
ZONING DESCRIPTION	Planned Development
ZONING URL	More info
EXEMPT TYPE	
EXEMPT TYPE DESCRIPTION	

EXEMPT CLASS DESCRIPTION

TAX INFO URL

HIGHLAND PARK
 APARTMENT BUILDING
 HOUSING AUTHORITY OF
 THE CITY OF MILWAUKEE
 OFFICIAL NOTICE NUMBER 5415

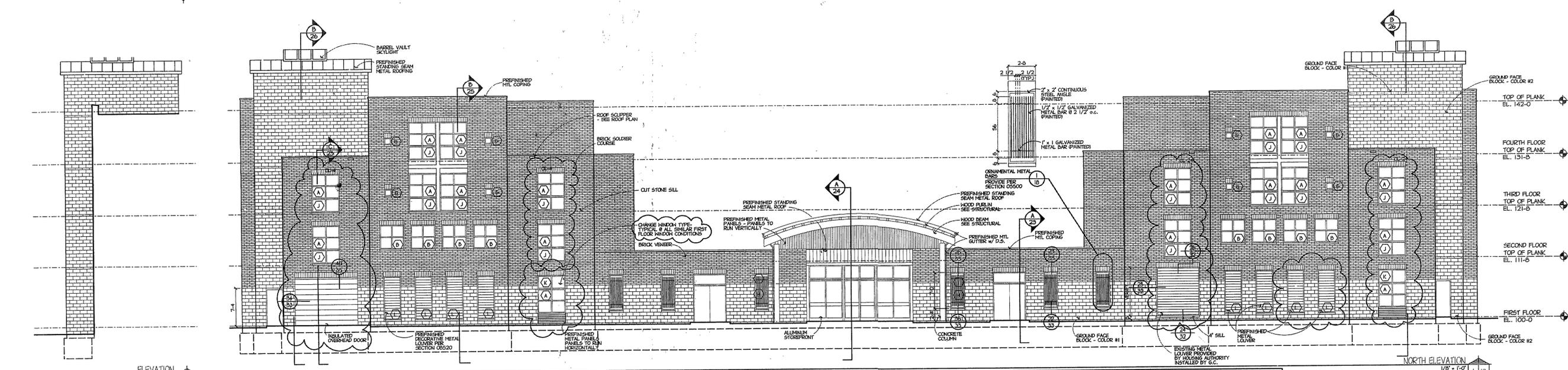
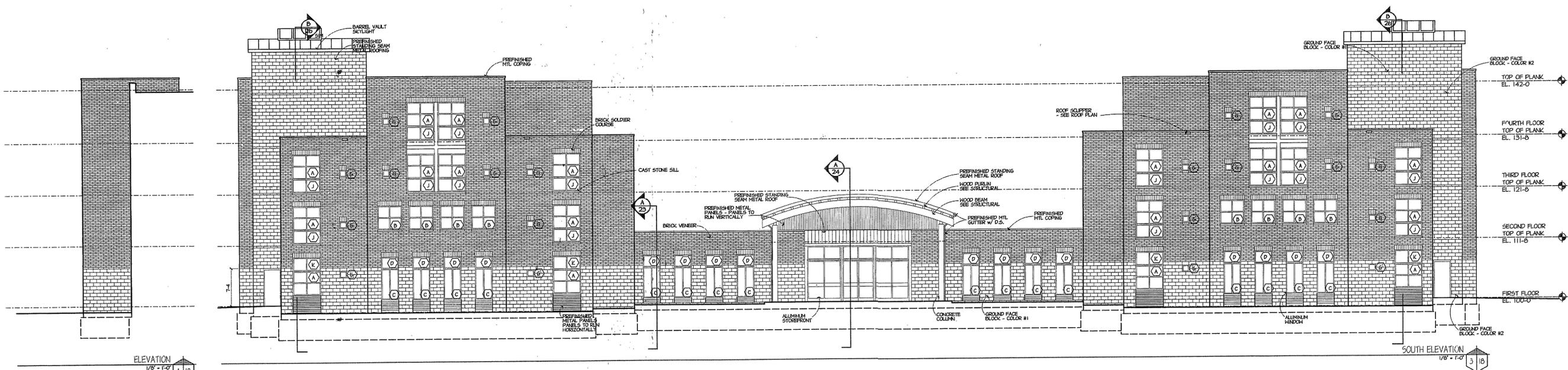


1414 UNDERWOOD AVE.
 WAUKESHA, WI 53151
 414.431.3101 TEL
 414.431.0931 FAX
 WWW.AJARCH.COM

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 CL-24

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 15 AUGUST 03
 PROJECT
 020501
 SHEET NO.

49-03-A-21A



MK	TYPE	OPENING (WxH)	GLAZING	REMARKS
(A)	ALUM. DH	(2) 2-6 X 4-6	5/8" INSUL.	
(B)	ALUM. DH	(2) 2-4 X 4-6	5/8" INSUL.	
(C)	ALUM. FIXED	(2) 1-8 X 6-4	5/8" INSUL.	
(D)	ALUM. FIXED	3-4 X 2-4	5/8" INSUL.	
(E)	ALUM. FIXED	1-4 X 3-0	5/8" INSUL.	
(F)	ALUM. CIRCULAR	1-6 DIAMETER	5/8" INSUL.	
(G)	ALUM. FIXED	1-4 X 1-4	5/8" INSUL.	
(H)	ALUM. FIXED	(2) 1-4 X 5-0	5/8" INSUL.	
(I)	ALUM. FIXED	2-8 X 2-0	5/8" INSUL.	
(J)	ALUM. FIXED	(2) 2-8 X 2-8	5/8" INSUL.	SPANDREL GLASS
(K)	ALUM. FIXED	(2) 2-8 X 2-8	5/8" INSUL.	
(L)	PREFINISHED ALUM. LOUVER	3-4 X 8-8	5/8" INSUL.	

1/8" EXTERIOR ELEVATIONS 18

HIGHLAND PARK
 APARTMENT BUILDING
 HOUSING AUTHORITY OF
 THE CITY OF MILWAUKEE
 OFFICIAL NOTICE NUMBER 5415



1414 UNDERWOOD AVE.
 MILWAUKEE, WI 53212
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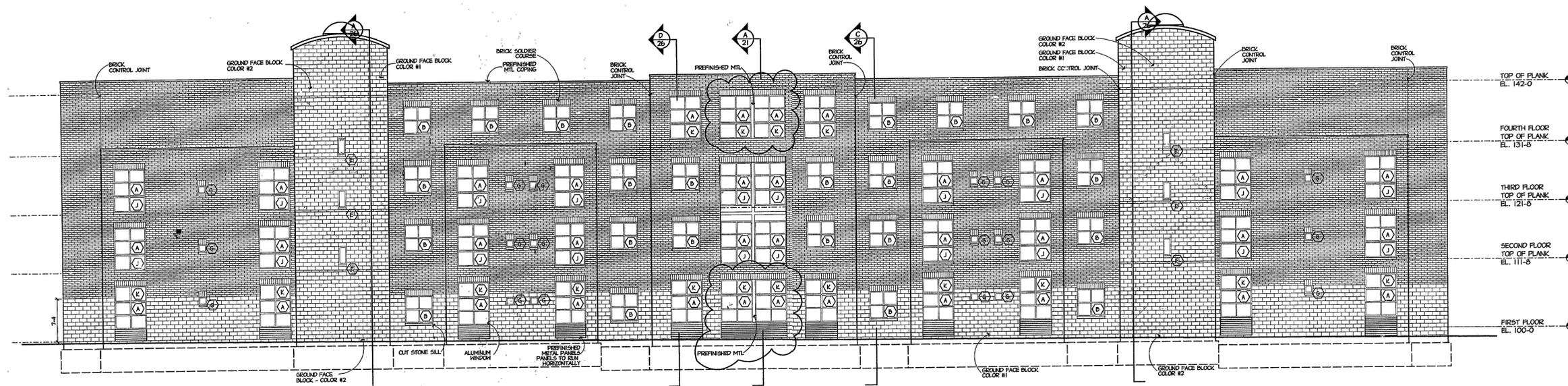
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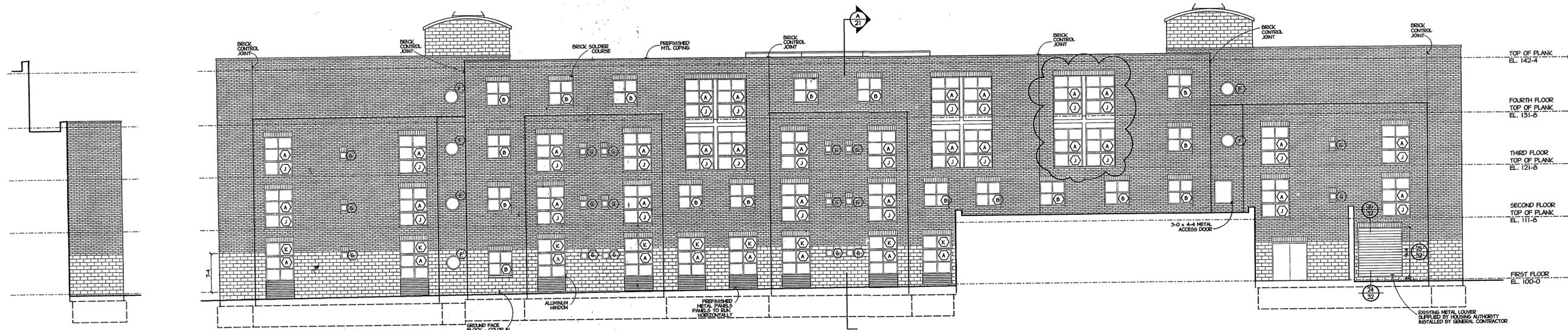
1/8" EXTERIOR ELEVATIONS 20

41-03-A-23A



ELEVATION
 1/8" = 1'-0" 4 20

ELEVATION
 1/8" = 1'-0" 3 20



ELEVATION
 1/8" = 1'-0" 2 20

ELEVATION
 1/8" = 1'-0" 1 20

HIGHLAND PARK
 APARTMENT BUILDING
 HOUSING AUTHORITY OF
 THE CITY OF MILWAUKEE
 OFFICIAL NOTICE NUMBER 5415



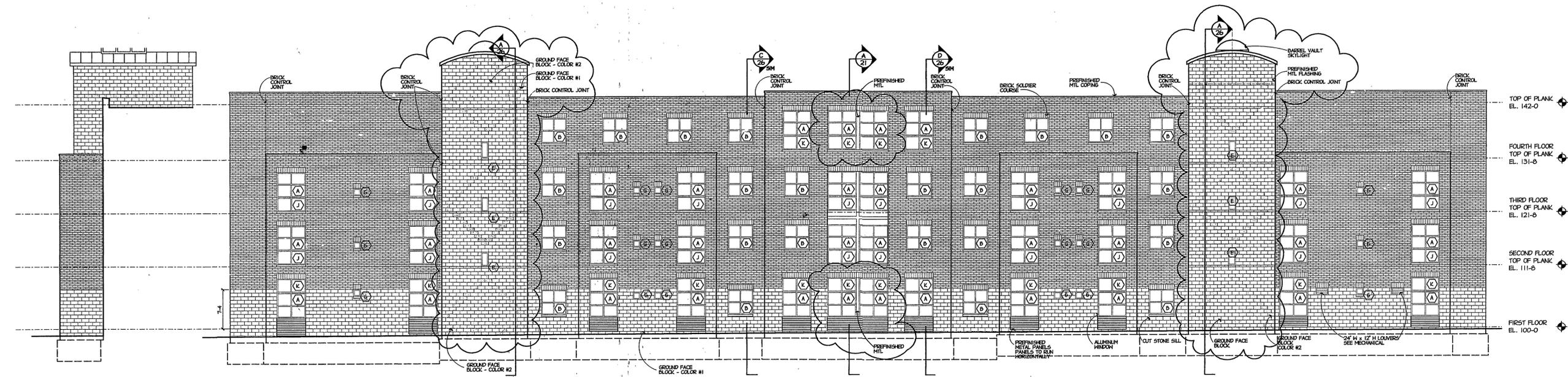
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 29 AUGUST 2003
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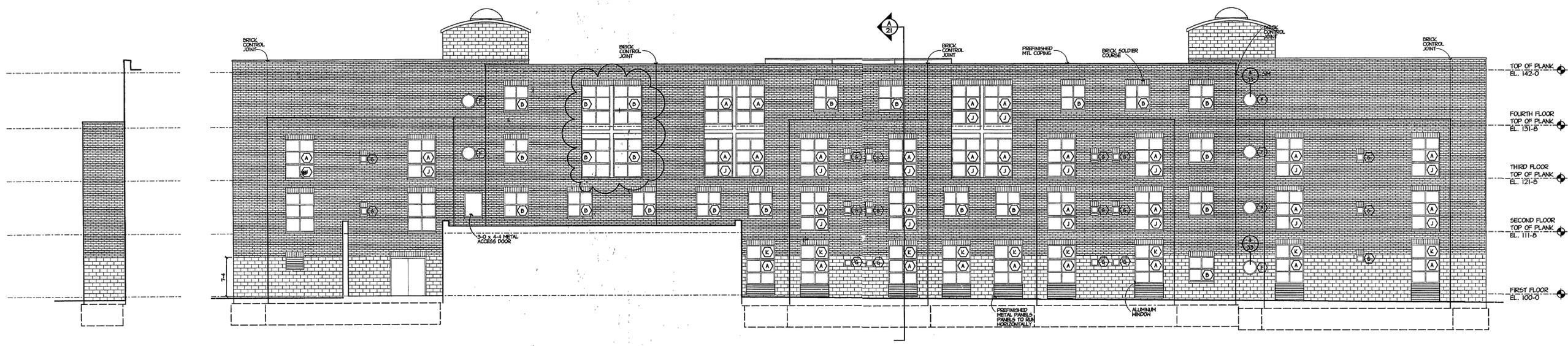
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ELEVATION
 1/8" = 1'-0" 4 | 19

WING 'B' EAST ELEVATION
 1/8" = 1'-0" 3 | 19

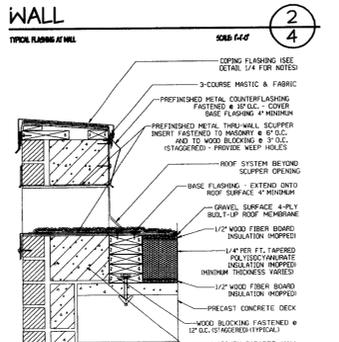
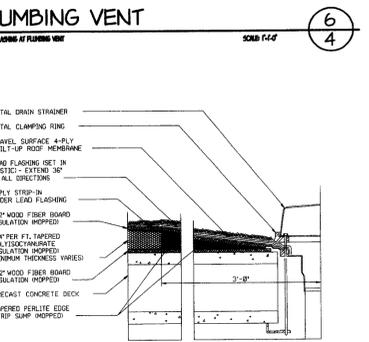
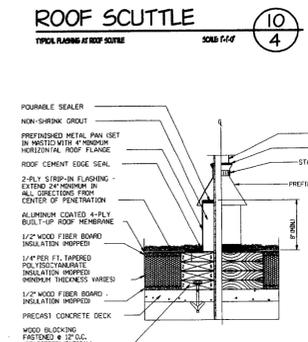
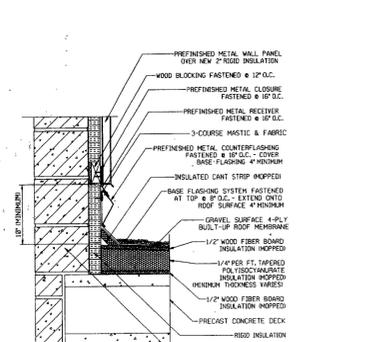
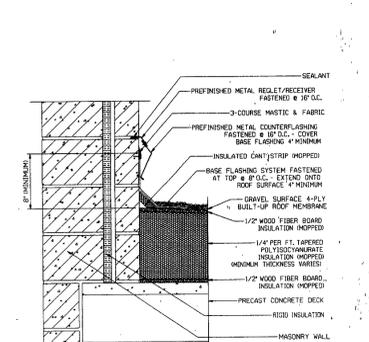
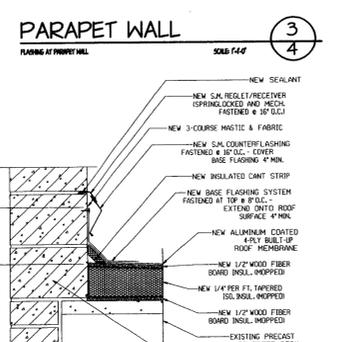
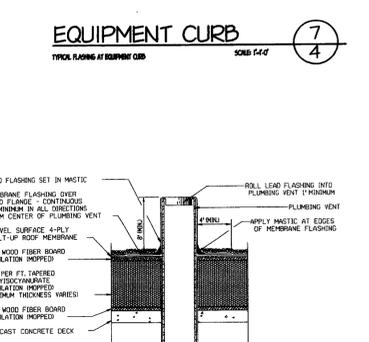
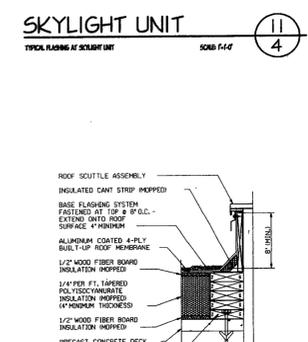
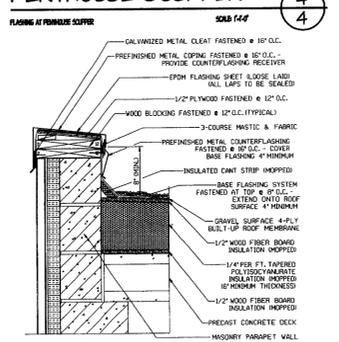
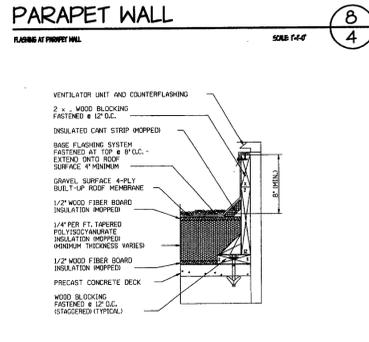
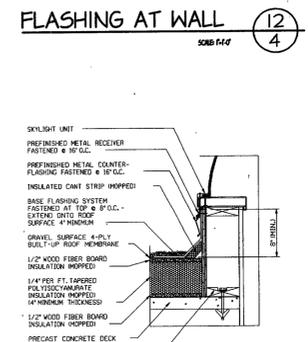
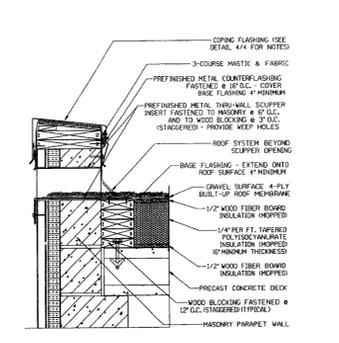
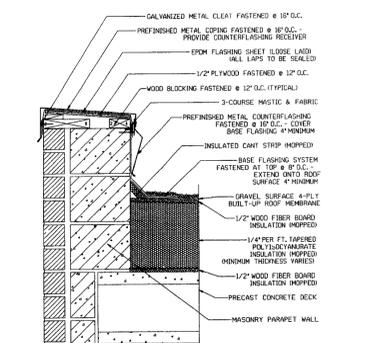
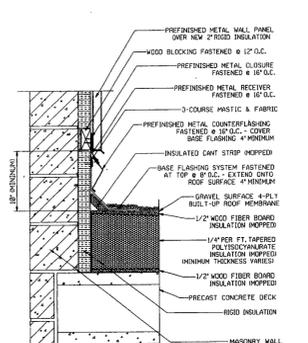
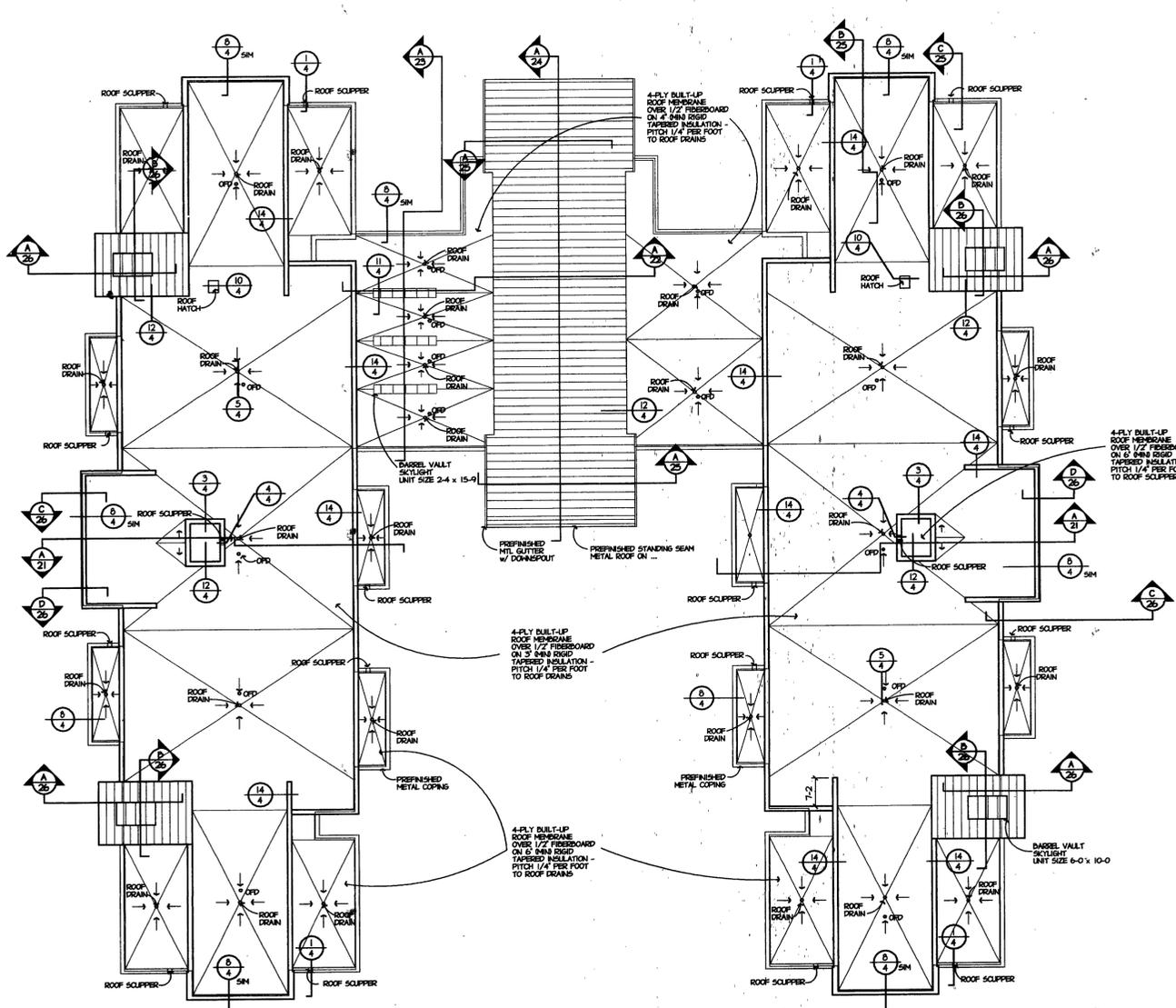


ELEVATION
 1/8" = 1'-0" 2 | 19

WING 'B' WEST ELEVATION
 1/8" = 1'-0" 1 | 19

1/8" EXTERIOR ELEVATIONS 19

49-03-A-28A



HIGHLAND PARK
 APARTMENT BUILDING
 HOUSING AUTHORITY OF
 THE CITY OF MILWAUKEE
 OFFICIAL NOTICE NUMBER 5415



1614 UNDERWOOD AVE.
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 4

1/16" ROOF PLAN AND DETAILS

41-03-A-06

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 APARTMENT BUILDING
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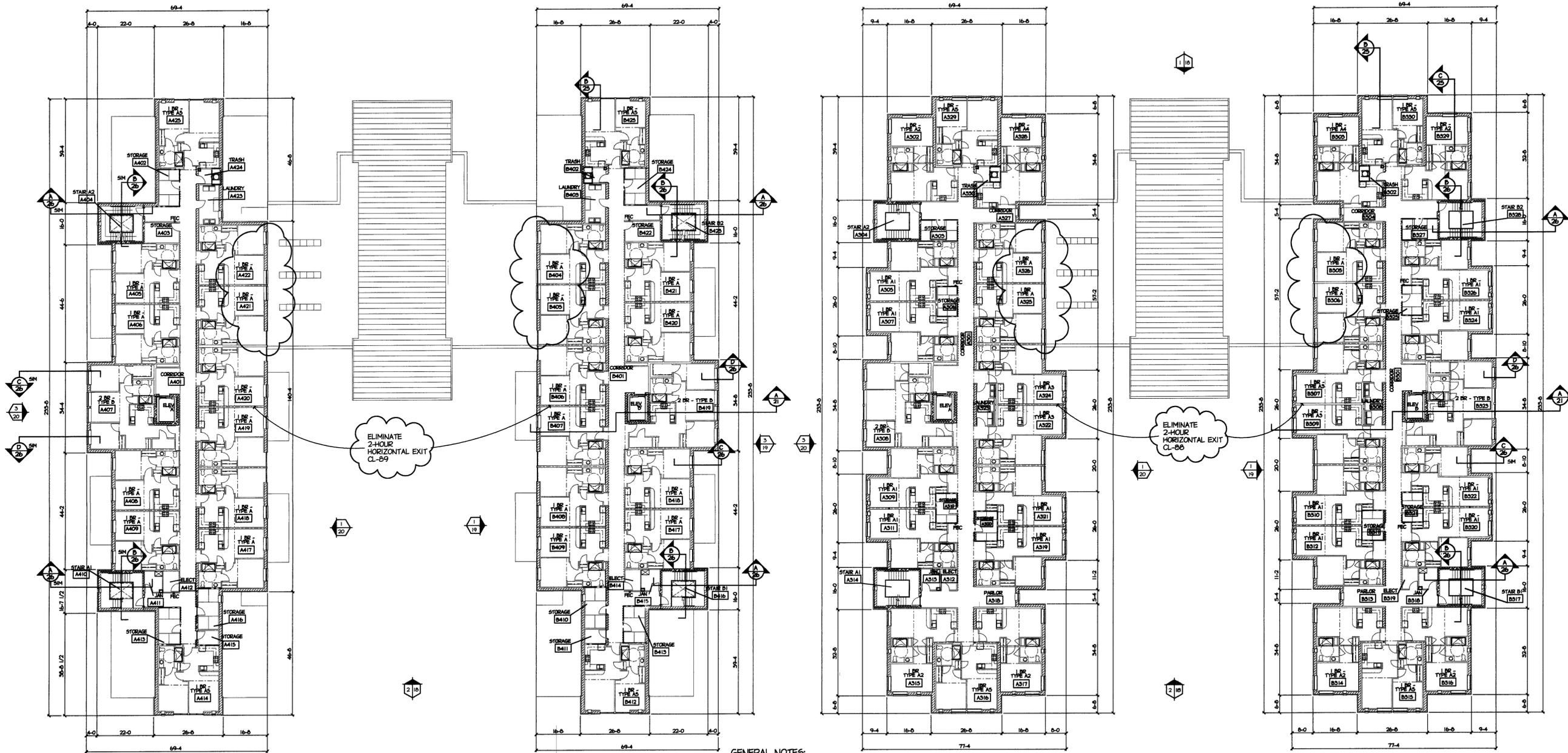


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 CL-89

DATE
 17 OCTOBER 03
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 SHEET NO.

49-03-A-04B



FOURTH FLOOR PLAN
 1/16" SCALE

THIRD FLOOR PLAN
 1/16" SCALE

GENERAL NOTES:
 DIMENSIONS OF EXTERIOR WALLS ARE TO FACE OF BLOCK OR STUD. ALIGN WITH FOUNDATION WALL BELOW.
 ALL OTHER DIMENSIONS ARE TO FACE OF STUD.
 VERIFY ALL ROUGH & MASONRY OPENINGS W/ APPROVED SHOP DRAWINGS.
 - - - - - INDICATES 1-HR HALL
 - - - - - INDICATES 2-HR HALL
 X-X * DIMENSIONS SHOWN AS ROUGH OPENINGS FOR SPECIFIC PRODUCTS BASED ON CURRENT INFORMATION AVAILABLE & TYPE OF DRAWING PREPARATION. CONTRACTOR TO VERIFY AS APPROPRIATE.
 X-X ** FLOOR OR FINISH - FOR REFERENCE ONLY.
 FOR ALL WALLS WHICH ARE RATED, CONTINUE DETAIL BEHIND SHIMMERS, ETC.

8 9A 9 11 11A 3-5/8" STD
 12 15 15A
 8B 12A 14 14A 2-6" STD
 3 3A 3B 4 4A 4B BLOCK
 5 5A 6 13 13A 13B

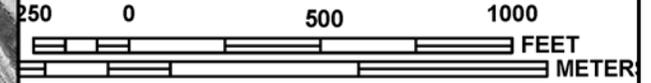
1/4" PLANS SHEET 14, 15
 HALL TYPES SHEET 31
 DOOR SCHEDULE SHEET 27, 28

1/16" THIRD & FOURTH FLOOR PLANS 2

JOINS PANEL 0087



MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0091E

FIRM

FLOOD INSURANCE RATE MAP

MILWAUKEE COUNTY,
WISCONSIN
AND INCORPORATED AREAS

PANEL 91 OF 300
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
MILWAUKEE, CITY OF	550278	0091	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



MAP NUMBER
55079C0091E

EFFECTIVE DATE
SEPTEMBER 26, 2008

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Appendix J:

Municipal Compliance Letters

**No documents have been associated
with this appendix.**

Appendix K:

Resumes



AHMED K. MAHMOOD

Property Needs Assessor

a.mahmood@d3g.com / 804-307-0894

EDUCATION

J. Sargent Reynolds -Construction Project Management

CERTIFICATIONS/REGISTRATIONS/TRAINING

- Environmental Site Assessment (D3G Internal Training)
- Fair Housing Act Accessibility Training (D3G Internal Training)
- Americans with Disabilities Act Training (D3G Internal Training)
- Uniform Federal Accessibility Standards Training (D3G Internal Training)
- Environmental Site Assessment (D3G Internal Training)
- HUD Multi-Family Accelerated Processing (MAP) Training (D3G Internal Training)
- Home Inspection Certification Program (ICA)
- Real Estate Assessment Center, presented by HUD (Washington DC)
- Structural Plan Review (ICC)
- Brace Walls Made Easy, (ICC)
- HQS Training (HUD)

SUMMARY OF EXPERIENCE

As a Property Needs Assessor for Dominion Due Diligence Group, He is directly responsible for conducting and preparing Property Condition Reports, Capital Needs Assessments, and Phase I Environmental Site Assessments throughout the United States. Ahmed has numerous years of training and experience regarding building and construction, inspections of single family, multi-family, and commercial properties. Also, prior to joining Dominion Due Diligence Group Mr. Mahmood worked as a Building plans reviewer for a municipality in the Central Virginia area and as a HQS (Housing Quality Standards) inspector for the largest PHA in the state of Virginia.

SAMPLE PROJECTS

RAD PHYCIAL CONDITION ASSESSMENTS

- Western Heights (Knoxville, TN)
- Mid-City Apartments (Philadelphia, PA)
- 700 S. Lombardy (Richmond, VA)
- Melvin C. Fox Manor (Richmond, VA)

HUD PRAC

- Ridge Oak Senior Housing (Basking Ridge, NJ)

ASTM

- Cary Belvidere Apartments (Richmond, VA)



BILLY D. JORDAN, BPI-MFBA

Review Manager – Property Needs Assessments

b.jordan@d3g.com / 804-564-2671

CERTIFICATIONS/REGISTRATIONS/TRAINING

- Building Performance Institute (BPI) Certified Multi-Family Building Analyst
- HUD Multi-Family Accelerated Processing (MAP) Training (D3G Internal Training)
- Fair Housing Act Accessibility Training (D3G Internal Training)
- Licensed Class “B” Contractor (Commonwealth of Virginia Board of Contractors)
- Advanced Carpentry Training (Penn Foster College)
- Basics of Elevator Inspections given by Sanjay Kamani, QEI, KP Property Advisors LLC

SUMMARY OF EXPERIENCE

Mr. Jordan has three years of experience as a Property Needs Assessor for Dominion Due Diligence Group where he was directly responsible for executing Property Condition Reports and Capital Needs Assessments performed throughout the United States. Upon his elevation to Review Manager, he is now responsible for overseeing the efficient review and completion of various types of engineering reports, as well as the day-to-day assistance and guidance of the existing Property Needs Assessors. Prior to joining Dominion Due Diligence Group, Billy previously owned and operated a successful residential contracting business in Virginia for 16 years. He has an in-depth understanding of multiple phases of construction, from planning and design to structural requirements and cost estimation.

SAMPLE PROJECTS

HUD MAP 223(f)

- Lakeview Towers
(Cleveland, OH)
- The Village
(Omaha, NE)

HUD RAD

- Independence Towers
(Brooklyn, NY)
- North Adams Housing Authority
(North Adams, MA)

HUD MAP 223(a)(7)

- Marian Plaza (Pittsburgh, PA)

HUD MAP 221d4 SR

- Shelton Gardens
(Cincinnati, OH)

HUD PRAC

- Silver Lakes Village (Orlando, FL)

ASTM

- Silverlake Properties I & II
(Coeur d' Alene, ID)

HUD MAP – 10 Year

- Kings Arms Apartments
(Tampa, FL)

LIHTC

- Bethel Midtown Village
(GA DCA – Athens, GA)
- Crockett Manor Apartments
(TDHA – Trenton, TN)



MIKE FERGUSON, PE, PMP

President

m.ferguson@d3g.com / 804-237-1879

EDUCATION

Averett University – Master of Business Administration (M.B.A.)

University of Toronto – M. Eng. in Civil Engineering

Ryerson University – B. Eng. in Civil Engineering

CERTIFICATIONS/REGISTRATIONS/TRAINING

- Licensed Professional Engineer, VA, MA, & IN
- PMI – Project Manager Professional (PMP)
- Building Performance Institute Certified Multifamily Building Analyst (BPI-MFBA)
- Multifamily Property Inspection Training – Mortgage Bankers Association (Campus MBA)
- Fair Housing Act Training – Design and Construction Requirements
- AHERA Asbestos Accreditation

SUMMARY OF EXPERIENCE

Mike has extensive training and experience with regards to commercial 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. In his former employment he was responsible for managing construction projects, structural design and analysis, 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.

SAMPLE PROJECTS

HUD MAP 223(f)

- Commerce Apts.
(Roxbury, MA)
- Terrell Senior Terrace
(Terrell, TX)
- St. Augustine Apts.
(Miami, FL)
- Cooper Square Apts.
(New York, NY)
- Scheuer House of Coney Island
(Brooklyn, NY)
- Evelyn & Louis Green
Residence (Far Rockaway, NY)
- Julianna Apts.
(Buffalo, NY)
- Pendleton Place Apts.
(Indianapolis, IN)

HUD MAP 223(f) – Cost not Attributable (CNA-SNA)

- Head of the Harbor
(Norwalk, CT)
- Jack will Flats
(San Diego, CA)
- Santa Barbara Luxury Apts.
(Rialto, CA)
- 716-717 Indiana Court
(El Segundo, CA)
- Bayberry Apts.
(New Bedford, MA)

LIHTC

- Christian Towers
(KHC – Lexington, KY)



MIKE FERGUSON, PE, PMP

President

m.ferguson@d3g.com / 804-237-1879

SUMMARY OF EXPERIENCE (cont'd)

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 Property Needs Assessors, 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. Mike is a subject matter expert for D3G and has extensive knowledge and expertise with handicapped design and construction issues.

SAMPLE PROJECTS

Accessibility Corrective Plans

- Martin House at Adamsville Place Apts. (Atlanta, GA)
- Smith's Landing (Blacksburg, VA)
- Brooklyn Place Apts. (Evansville, IN)
- The Vineyard at Castlewoods (Brandon, MS)

HUD LEAN 232/223(f)

- United Helpers Nursing Home (Ogdensburg, NY)
- Susquehanna Nursing Home (Johnson City, NY)
- Worcester Skilled Nursing Center (Worcester, MA)
- Beechwood Continuing Care (Getzville, NY)
- Livingston Convalescent Center (Livingston, TX)
- Zionsville Meadows (Zionsville, IN)