



Real Estate Development Department

Request for Qualifications LGJL Preservation

**Construction Manager/
General Contractor Services**

Proposals Due
Friday, October 2nd at 5:00 pm

Solicitation Coordinator: E Wood
Email: ewood@homesforgood.org



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RFQ Summary

RFQ Release Date	09/03/2026
Submission Due Date & Time	10/02/2026 at 5:00 pm
Submission Methods	Submit via email to ewood@homesforgood.org
Pre-Proposal Information Session	None
Anticipated Contract Term	24 months
Maximum Number of Contracts Awarded	One
Agency Contact	E Wood, Project Coordination Specialist ewood@homesforgood.org
Preliminary Funding & Payment Structure	Initial award is not to exceed \$100,000. Contract modifications to follow as project progresses.
Subcontracting	Permitted
Questions Due	9/21/2026 email all questions to ewood@homesforgood.org

An electronic copy of the RFQ and all associated documents will be available on the Homes for Good website (www.homesforgood.org) beginning September 3rd, 2026. If the RFQ is downloaded from the website, Homes for Good requests that an email indicating interest in the solicitation be sent to the RFQ Contact in order to be added to the Prospective Responders List and to receive addenda.



Homes for Good Overview

WHO WE ARE...

Homes for Good is Lane County's housing agency and our primary work is to help low-income residents with the logistics of affordable housing. At a higher level, we are neighbors united to get every Lane County resident who needs help, into a home.

WHAT WE DO...

- ❖ Rental Assistance Vouchers
- ❖ Help veterans, seniors and people with disabilities find and secure affordable housing
- ❖ Match low-income residents with public and assisted housing units
- ❖ Partner with other community organizations and non-profits to build, finance and develop, own and operate affordable housing
- ❖ Connect residents with self-sufficiency programs and wellness supports
- ❖ Collaborate with the low-income community to provide help with weatherization improvements that lower utility bills and keep homes more comfortable
- ❖ Raise awareness about the need for low-income and affordable housing in Lane County

AFFORDABLE HOUSING ADVOCATES...

We work to raise awareness about the need for – and lack of – affordable housing here in Lane County and more broadly. There is no question that the need for affordable housing will only grow as our population increases and high demand for housing pushes rents and prices up. We believe every person should have a home and that we must proactively and aggressively work toward that goal for the good of our community, state, and nation.

Project Background

Homes for Good ("Agency") is seeking responses from licensed and bonded Oregon General Contractors to provide their qualifications to perform certain construction manager/general contractor services ("CM/GC Services").

Homes for Good owns and operates two housing communities in Eugene that we wish to renovate - Jacob's Lane and Laurel Gardens. Homes for Good intends to renovate both locations with the same contractor and under the same contract.

Homes for Good is seeking funding for this project through Oregon Housing and Community Services (OHCS) which will include a LIFT and LIHTC funding structure.

Jacob's Lane

Jacob's Lane is a multifamily apartment complex with sixty-three units, originally constructed in the late 1990's. There are twenty-five individual buildings on the roughly rectangular site, which are accessed via a roadway and parking lots dispersed evenly throughout the site. The twenty-five buildings are comprised of nine building types with nine different sizes of apartment



layouts, ranging from smaller 542 sf 1BR/1BA single-floor units to larger 1,113 sf 3BR/1.5BA two-story units with interior stairways. One building is a leasing office and maintenance shop, which contains a residential unit in the rear. Two of the buildings have storefronts that are leased as commercial spaces.

The residential buildings are one and two-story structures with apartments located on both levels. The structures have typical wood-framed construction, with post-and-beam foundations and concrete perimeter footings. There are a few limited garage spaces which have concrete slab flooring. The buildings are clad in board-and-batten and horizontal lap Hardie siding and have vinyl windows. The entry and patio doors are newer fiberglass units. The buildings are roofed in architectural composition shingles.

Laurel Gardens

Laurel Gardens is a multifamily property built in the 1990's. There are two buildings with thirty-seven units which total approximately 23,326 square feet. The units are studio apartments, one-bedroom units, and 2-bedroom units. Building A is large and contains approximately 18,661 square feet, and Building B is smaller and contains approximately 4,665 square feet. All units are accessed from the exterior. The buildings are both two-story structures with typical wood-framed construction, with a post and beam foundation and concrete perimeter footings. The buildings are clad in wood siding and have vinyl windows. The building is roofed in architectural composition shingles.

The Agency intends to enter a CM/GC Contract with the selected CMGC firm that will include Preconstruction Services and identification of a CM/GC Fee and Fixed Costs for General Conditions Work, with provision for adding Construction Services through acceptance of a contract modification.

Scope of Work

Contract Methodology

Under the CM/GC form of contracting, the CM/GC firm is hired at the beginning of the project to assist with design considerations, administrative coordination, scheduling, budget estimating, constructability review, and value engineering. The CM/GC provides these services, as well as management of the construction, for a negotiated fee. In addition, the CM/GC method provides, during the design process, guaranteed maximum price (GMP) for the full value of the construction, backed up by a full performance and payment bond. Subject to parameters described within the contract, subcontracted work will be competitively bid by the CM/GC firm, with the oversight of the Agency.

The CM/GC will serve as general contractor for the project, at risk. If Agency is successful in obtaining financing for the project, further design development will be conducted, and the CM/GC will provide Agency with a not-to-exceed price for the actual construction work (Cost of Work). The not-to-exceed price for actual construction plus the CM/GC's fee (which is the bid percentage fee x the maximum cost of the work) shall be defined as the Guaranteed Maximum



Price (GMP). The Cost of the Work will include a contingency amount as approved by Agency. The GMP shall be within the Agency's construction budget.

The actual cost of the construction plus the contingency, less CM/GC's fee, shall be called the Cost of the Work. By executing a GMP amendment to the contract, the CM/GC guarantees that the Cost of the Work plus the CM/GC fee shall not exceed the GMP. Should the Cost of the Work plus the CM/GC fee be less than the GMP, any such positive difference including any remaining contingency, shall be realized as "savings" to Agency at the end of the project. Although it is the intention of the Agency to save money on the project, if possible, the Agency reserves the right to work with the CM/GC and Project Architect to use anticipated savings to build additional components of the project as needed. Within the GMP, the CM/GC shall include all costs, except those specifically excluded, for producing a fully functioning project, to the level of scope defined by the outline specifications produced as part of the GMP negotiation.

The Agency will contract with an Architect for the project. The Architect will subcontract with a Design Team. The CM/GC will be consulted in this process. The Architect, through their Design Team, will provide the following basic services: Architecture, Civil Engineering, Landscape Architecture, and Structural Engineering, as required.

Project Specific Scope

The CM/GC should be skilled in developing schedules, preparing construction estimates, performing value engineering and constructability reviews, understanding construction methods and techniques, sequencing of work, and collaborating through the design and construction phases. The CM/GC must be familiar with the local labor and subcontracting market, be capable of collaborating with subcontractors to generate viable pricing alternatives and possess experience in occupied multifamily housing rehabilitation and public sector construction.

The project consists of the rehabilitation and modernization of two existing affordable housing communities owned and operated by Agency. Constructed in approximately 1995 and 1998, the properties require capital improvements, accessibility upgrades, energy-efficiency improvements, and building system replacements to preserve long-term affordability, improve resident quality of life, and maintain compliance with applicable funding and regulatory requirements. Agency has completed a Capital Needs Assessment (CNA) and has identified preliminary rehabilitation priorities to guide project planning and design. The selected CM/GC will assist Agency and the Architect in refining project scope, validating construction assumptions, developing cost estimates, evaluating constructability, and establishing project phasing and implementation strategies.

Agency intends to utilize resources from Oregon Housing and Community Services (OHCS), Low Income Housing Tax Credits (LIHTC), and other financial subsidies necessary to complete the project. Agency must obtain reliable building assessments, rehabilitation scopes, and cost estimates to support future funding applications and construction planning.

The CM/GC will serve as general contractor for the project, at risk. Following completion of pre-construction services and subject to Agency approval and funding availability, the CM/GC will



provide Agency with a not-to-exceed price for the actual construction work (Cost of Work). The not-to-exceed price for actual construction plus the CM/GC's fee shall be defined as the Guaranteed Maximum Price (GMP). The Cost of the Work will include a contingency amount as approved by Agency. The GMP shall be within the Agency's construction budget.

Agency will contract separately with the Architect for the project. The Architect, through its Design Team, will be responsible for development of rehabilitation plans and specifications. The CM/GC shall collaborate with the Architect and Agency throughout the assessment, planning, design, and construction phases.

Pre-Construction Phase (Existing Conditions Assessment)

1. Provide preliminary evaluation of existing building conditions, project requirements, and rehabilitation budget assumptions.
2. Participate in site assessments with Agency and the Architect and review available building documentation, maintenance records, prior studies, Capital Needs Assessments, Physical Needs Assessments, and related materials.
3. Identify deferred maintenance items, code-related concerns, accessibility deficiencies, aging building systems, life-safety considerations, and other conditions that may impact project scope, cost, or schedule.
4. Provide cost evaluations of alternative materials, systems, and rehabilitation approaches.
5. Prepare planning-level estimates of construction cost in formats required by Agency and funding partners, including OHCS.
6. Develop a preliminary project construction schedule and phasing plan.
7. Advise Agency and Project Architect on building systems, material selections, project sequencing, resident impacts, and methods of project delivery.
8. Provide recommendations regarding feasibility of construction methods, availability of labor and materials, procurement timelines, escalation risks, and anticipated market conditions.
9. Evaluate opportunities to improve building durability, operational efficiency, sustainability, accessibility, and long-term asset preservation.

Pre-Construction Phase (Design Development)

1. Monitor estimates of construction cost based on documents prepared by the Architect. Review plans and specifications on a continuous basis and advise the Architect and Agency whenever estimated construction costs are expected to exceed the project budget.
2. Review architectural, civil, landscape, structural, mechanical, plumbing, electrical, fire alarm, and related plans and make value engineering and constructability recommendations.



3. Evaluate alternative rehabilitation strategies and provide recommendations regarding cost, durability, maintenance requirements, and long-term performance.
4. Update the construction schedule as necessary so that, at completion of Design Development, an accurate and detailed construction schedule has been developed.
5. Cooperate fully in the development and execution of a Guaranteed Maximum Price (GMP) for the Cost of Work.
6. Review all design and specification documents for completeness, proper detailing, constructability, adherence to applicable codes, and compliance with funding requirements.
7. Assist the Architect and Agency in developing phasing plans intended to minimize disruption to residents and property operations during construction.
8. Maintain an accounting system for effective fiscal control, including detailed cost estimates and periodic budget updates.
9. Attend meetings as required with the Owner, Architect, funding partners, and project consultants.

Pre-Construction Phase (Construction Documents/Bidding)

1. Continue reporting and budget monitoring as described in previous phases.
2. Analyze subcontracting and procurement strategies for various categories of work and provide recommendations that maximize competition and maintain project budget.
3. Refine the project construction schedule, including recommendations for long-lead materials and equipment.
4. Assist with permit planning, code review coordination, and project implementation strategy.
5. Assemble bid packages, conduct outreach to subcontractors, and solicit competitive pricing from qualified subcontractors and suppliers.
6. Review and analyze subcontractor bids and compare bids against project estimates.
7. Update project budgets, schedules, and procurement strategies, as necessary.
8. Provide supplementary materials as necessary to aid Agency in securing or finalizing project financing.
9. Attend meetings with the Owner, Architect, funding partners, and project stakeholders.

Construction Phase

1. Attend regular Owner meetings to review progress of the work.
2. Fully coordinate the work of all subcontractors and vendors.
3. Submit written progress reports to Agency and maintain project logs for requests for information, submittals, change orders, and identified deficiencies.



4. Review and expedite all change order requests and provide detailed cost analysis of proposed changes.
5. Coordinate construction activities with occupied residential operations and develop strategies to minimize disruption to residents.
6. Maintain safe access to occupied units, common areas, parking areas, and community facilities throughout construction.
7. Coordinate resident communication and temporary relocation efforts, where required.
8. Monitor project progress and recommend actions necessary to keep the project on schedule and within budget.
9. Review and make recommendations for all payment requests.
10. Review requests for time extensions and work collaboratively with Agency, Architect, and subcontractors to avoid delays wherever possible.
11. Maintain an accounting system for effective fiscal control, including detailed cost tracking and monthly budget reporting.
12. Monitor compliance with prevailing wage requirements, Section 3 requirements, MWBE/MWESB requirements, and other applicable funding regulations.
13. Provide all closeout documentation required by the Contract Documents.
14. Participate in warranty inspections and corrective work through the warranty period.

Submission Procedures

The intent of this Request for Proposals is to select a single CM/GC to enter a Contract to provide Construction Manager/General Contractor services as described in the above Scope of Work. Qualified and experienced professionals are invited to submit a proposal in accordance with requirements outlined below:

Proposal - When

Agency must receive an electronic copy of the entire proposal no later than **5:00 pm on October 2nd, 2026**. Late proposals will not be accepted.

Proposal - How

- **Only emailed proposals will be accepted.** Email proposals to: E Wood, Project Coordination Specialist, at ewood@homesforgood.org.
- Use subject line "LGJL Preservation – CM/GC Services."

Proposal - What

Submissions are required to:

- Be formatted in a singular PDF document.
- Not exceed seven pages, excluding the cover letter, cover sheets, section dividers, etc.
- Follow the naming convention "LGJL Preservation_CMGC Services_(Firm Name)"



- Include a cover letter that includes the firm's contractor number, and is signed by an individual who is legally authorized to enter into a CM/GC contract with Agency
- Be organized in alignment with the scoring criteria:
 - o Cover Letter,
 - o Company Profile
 - o Project Approach
 - o Total Project Budget Control
 - o Scheduling
 - o Past Performance
 - o Compliance
 - o Local Knowledge

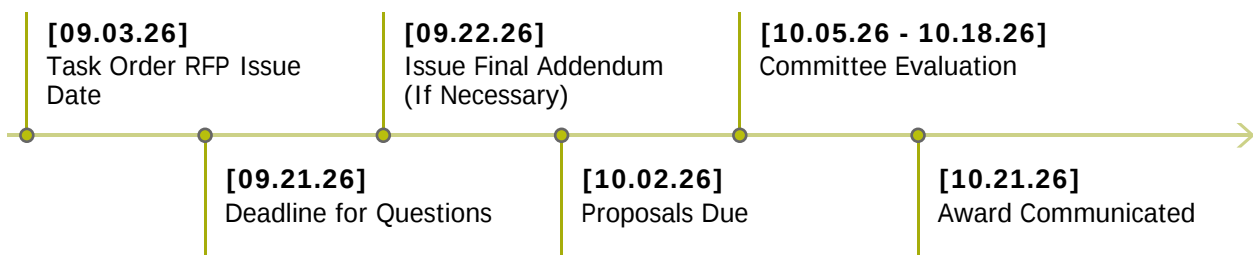
Questions - When

Questions must be received via email by Agency no later than 5:00 pm on September 21st, 2026. An FAQ will be issued in response as an addendum.

Questions - How

- Email all questions to: E Wood, Project Coordination Specialist, at ewood@homesforgood.org.
 - Do not contact any other Agency Board Member or staff member, or the property owner or current tenants, to discuss this project in any way during the RFQ selection process.
 - Use subject line "Questions - LGJL Preservation – CM/GC Services."

Submission Timeline





Award Criteria

Written Requirements for Responses to Request for Qualifications	Possible Points for Each Section of Proposal
1. Cover Letter	0
2. COMPANY PROFILE. Describe your firm's history, size, resources, philosophy of service, typical volume of work, financial stability, and basic construction management techniques and methods. Describe how your particular expertise, experience and/or techniques can be an advantage to our Agency in completing the projects.	20
3. PROJECT APPROACH. Describe your approach to Providing CM/GC Services. A) Preconstruction Services, B) Construction Services as a CM/GC. Discuss how you would provide leadership to facilitate teamwork and communications among all parties. Identify personnel to whom construction management responsibility will be assigned by names, titles, roles, qualifications, and experience. Provide an organizational chart clearly illustrating proposed staffing. Discuss in detail how you would approach tenant coordination and how you would work with Agency in possible temporary relocation efforts.	15
4. TOTAL PROJECT BUDGET CONTROL. Submit detailed description of how your firm provides and periodically updates construction cost estimates and participation in Value Engineering and Cost Management during project design, and successfully tracks and reports construction costs, including line-item costs for each location, permits, reimbursable costs, CM/GC fees, and all other project costs.	20
5. SCHEDULING. Describe the primary scheduling techniques you use and the software you will employ to produce an effective construction schedule. Provide examples of successful construction management and scheduling services provided on complex, multi-phase	10



projects. Discuss in detail how you intend to enforce contract schedule compliance. Share previous examples of executed schedules.	
6. PAST PERFORMANCE. Name three (3) recent and relevant projects of comparable size and scope to that of the Agency's projects for which you will propose on that you completed demonstrating your firm's ability to manage and complete projects within budget and on schedule. Include a current letter of reference from the owner of each project.	20
7. COMPLIANCE. These projects will carry Section 3 and MWESB requirements. Discuss your previous history with compliance in these areas. Additionally, funding sources will include OHCS LIFT funding paired with LIHTC and may involve a Prevailing Wage determination as well as compliance with the Build America Buy America Act. (BABA). Please highlight your experience in these areas.	10
8. LOCAL KNOWLEDGE. Describe your experience working in either the Eugene/Springfield/Lane County area or in other similar markets within Oregon. Characterize your work with architects, engineers, subcontractors, and permitting offices.	10
Total Points Possible	100

Selection Process

A committee comprised of representatives from Homes for Good will review the proposals for conformity with the requirements of the Request for Proposals described above. The committee will rate the proposals according to the selection criteria outlined below and select top firms. Interviews may be held, if necessary, to make a final selection and recommendation.

Based on the ratings of the written proposals and clarification provided in interviews, the committee will recommend to the Agency Executive Director a ranked list that meets the qualifications described in this RFQ.

Agency will negotiate a contract, including a fee amount, with the top ranked firm. If an agreement cannot be reached with the top-ranked firm, Agency will then be negotiated with the



second-ranked firm. A professional services agreement may be entered into for pre-development services prior to the AIA Contract.

The final recommendation will be presented to the Agency Board of Commissioners for their authorization.

Additional Contract Requirements and Provisions

Requirements regarding Minority-owned, Women-owned, Disabled Veteran-owned businesses, and Emerging Small Business (OHCS MWESB) and Section 3 (HUD) will likely apply to this work. Proposer should become very familiar with both program's requirements as administration of both will likely be required along with regular reporting.

Minority-owned, Women-owned, Emerging Small Business and Service-Disabled Veteran Business Enterprises (MWESB/SDVBE). This requirement is implemented through the Oregon Housing and Community Services Rental Housing Division Minority, Women-owned, Emerging Small Business and Service-Disabled Veteran Business Enterprises collectively known as Equity in Contracting Compliance Manual, dated February 2025. This manual is included in this RFQ as Attachment D. Contractor will make best efforts to collaborate with owner to comply with intent of manual.

Contractor will maintain evidence of efforts made to demonstrate proof of MWESB/SDVBE outreach and direct subcontractors to document efforts as well. Good faith efforts to achieve success may be demonstrated by providing documentation detailing outreach plans and activity, including affirmative steps defined in federal regulations at 2 CFR 200.321

Owner and Contractor will be required to submit an initial, quarterly, and final reports demonstrating outcomes of their efforts to contract with MWESB/SDVBE and COBID certified contractors/subcontractors. The Agency strongly encourages the participation of Minority-owned, Women-owned, Emerging Small Business and Service-Disabled Veteran Business Enterprises in this procurement and all Agency projects, programs, and services, pursuant to ORS 200.090.

The work performed will be subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968 most recently updated in early 2026. The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance shall to the greatest extent feasible be directed to low- and very low-income persons and businesses. New requirements require tracking and reporting the number of Section 3 labor hours, and Targeted Section 3 labor hours per project. Contractor and subcontractors will be required to administer the program, meet targets, and report applicable labor hours regularly.



Proposer agrees to maintain accurate fiscal records that conform to generally accepted accounting principles and are in compliance with all District and State public audit and accounting requirements.

Proposer agrees to comply with all applicable Federal, State, District, and local ordinances, statutes, rules, and laws governing this project and its financing. Proposer agrees that it will not sub-contract any part of the contract without the prior written consent of the Agency.

Projects may be funded partially with federal funds. Contractor may be required to comply with the Davis Bacon Act or State Prevailing wage laws. Monitoring of wage rates shall be per the U.S. Department of Labor (DOL) standards.

All information submitted by Proposers shall be public record and subject to disclosure pursuant to the Oregon Public Records Act (ORS Chapter 192), except such portions of the Qualifications Statements for which proposer requests exception from disclosure, and such exception is, in the opinion of Authority counsel, consistent with Oregon Law. All requests for exception shall be in writing, noting specifically which portion of the Qualifications Statement the Proposer requests to be accepted from disclosure and the legal basis for the requested exception. Proposer shall not copyright, or cause to be copyrighted, any portion of any said document submitted to the Authority as a result of this Request for Qualifications.

Any and all preparation costs incurred by the Proposer in developing proposals, presentations, demonstrations, or any other activity in responding to the RFQ are the sole responsibility of the Proposer and will not be reimbursed by Agency. The proposal, along with all supporting materials, shall become the property of Agency. All of the information provided is public record and will be provided in conformance with the Agency's public records request policy.

Agency may at its sole and absolute discretion, reject any and all, or parts of any and all, proposals; postpone or cancel, at any time, this RFQ process; or waive any irregularities in this RFQ or in the proposals received as a result of this RFQ. Also, the determination of the criteria and process whereby proposals are evaluated, the decision as to who shall receive a contract award, or whether or not an award shall ever be made, shall be at the sole and absolute discretion of Agency. Agency may at any time request clarifications and supplemental information from any respondent after receipt of proposals. Additionally, Agency may enter into a contract for all or a portion of the planned developments, at the discretion of Agency.



Appeals and Process

Commenting on, or Appealing RFQ Process

Proposers may comment on or protest any provisions of this Request for Proposals that they believe limit competition, and/or may protest any of its specifications or proposed contract terms. Comments should be emailed to:

Jacob Fox
Executive Director
jfox@homesforgood.org

Appeal Procedures

Comments must be in writing and received at the Agency office at least seven calendar days before the RFQ submission deadline. The Agency Contract Administrator will review comments. If the comments are determined to be valid, an addendum to the RFQ will be issued to all applicants. The appeal procedures and limits set forth herein are directory and not mandatory and failure to follow or complete the action in the manner provided shall not invalidate the decision.

The selected firm will be announced by Agency in an email sent to all Proposers. Anyone responding to an RFQ who is not recommended for award by the evaluation committee may appeal the recommendation to the Executive Director. Agency's Procurement Policy describes the right of appeal as follows:

- Any appeal must be made in writing, be received before the contract is awarded by the decision-maker, clearly state the grounds for the appeal, and indicate what condition(s) resulted in the proposal not being recommended for award. Any appeal which does not comply with the applicable procedures may be rejected.
- Unless otherwise stated in the RFQ, the appeal must be received not later than seven calendar days after notice of the evaluation committee's decision was sent. Upon receipt of the appeal, the proposer recommended for award and the evaluation committee shall be notified. The proposer and the committee shall have three calendar days from the date the appeal is filed to respond to the appeal in writing if they so desire.
- If an appeal is filed, the department responsible for the RFQ shall prepare a written analysis of the appeal and recommend appropriate action to the Executive Director.
- The grounds for appeal are:
 - o Different criteria were used to evaluate different proposals.
 - o The evaluation committee unfairly applied the evaluation criteria to a proposal.
 - o A member or members of evaluation committee had a relationship with a proposer that represented a conflict of interest.
 - o The criteria used to evaluate the proposals did not pertain to the services or products requested.



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- o A member or members of the evaluation committee demonstrated bias toward a proposal or a responder.

The Executive Director shall evaluate any appeal before rendering a decision and shall state the conclusions reached and reasons in writing. Any decision to overturn the recommendation shall be based on a finding that one of the criteria above (grounds for appeal) occurred to the substantial prejudice of the appellant.

Attachments

Attachment A: Capital Projects Team Analysis

Attachment B: Physical Needs Assessment – Jacob’s Lane

Attachment C: Physical Needs Assessment – Laurel Gardens

Attachment D: OHCS Equity in Contracting Compliance Manual (02.2025)

Laurel Gardens — Modernization Scope of Work

Prioritized by Homes for Good Capital Projects (CAP) Team • Preservation / LIHTC Resyndication

LAUREL GARDENS — PRIORITY 1: Required Scope of Work (Initial Task Order)

Location	Scope of Work	% to Replace	Estimated Cost
building exterior	exterior walls any painted surface pre and paint	100%	\$61,380
apartment throughout	wall finishes any surface prep and paint	100%	\$55,110
apartment throughout	interior door residential wood hollow core swinging replace <i>Note: accordian</i>	100%	\$47,520
site	parking lots pavement asphalt mill and overlay <i>Note: concrete</i>	0%	\$44,010
apartment throughout	ceiling finishes any flat surface prep and paint	100%	\$43,450
Site	Security Cameras		\$42,000
site	garbage enclosure <i>Note: repair and security</i>	100%	\$40,000
apartment exterior	window vinyl clad double glazed 16-25 sf replace	15%	\$33,880
site	stair repair	30%	\$30,000
apartment kitchen	residential appliance refrigerator 14 to 18 CF replace	100%	\$22,440
apartment kitchen	residential appliance range electric replace	100%	\$21,824
site	concrete <i>Note: private walks</i>	50%	\$20,000
apartment exterior	window vinyl clad double glazed up to 15 sf replace	15%	\$15,642
apartment throughout	residential lighting full upgrade living areas by apartment unit replace	100%	\$14,080
roof	roof appurtenances gutters and downspouts aluminum w/fittings replace	100%	\$11,553
apartment bathroom	exhaust fan residential bathroom replace	100%	\$10,450
building exterior	exterior light any typr w/LED replacement replace	100%	\$8,800
site	pole light fixture LED lamp only replace	100%	\$8,800
apartment throughout	flooring carpet residential replace	100%	\$7,700

Location	Scope of Work	% to Replace	Estimated Cost
laurel gardens	consultant environmental analysis of suspect fungal growth evaluate/report	10%	\$7,500
apartment kitchen	residential appliance range hood replace	100%	\$7,480
apartment throughout	wall finishes any surface prep and paint	100%	\$6,765
site	parking lots pavement asphalt seal and stripe	100%	\$5,658
office area	wallfinishes any surface prep and paint	100%	\$4,950
apartment throughout	flooring carpet residential replace	100%	\$4,950
office area	flooring carpet commercial standard	100%	\$4,950
apartment living area	fire alarm device smoke/carbon monoxide detector residential in-house replace	100%	\$4,752
apartment kitchen	flooring vinyl sheeting replace	100%	\$4,620
apartment throughout	ceiling finishes any flat surface prep and paint	100%	\$4,510
apartment bedroom/s	fire alarm device smoke/carbon monoxide detector residential in-house replace	100%	\$4,224
apartment utility closet	water heater electric residential 30 to 52 GAL replace	100%	\$3,960
apartment bedroom/s	flooring carpet residential replace	100%	\$3,300
office area	ceiling finishes any flat surface prep and paint	100%	\$3,300
site	signage property monument replace/install	100%	\$3,300
apartment throughout	flooring carpet residential replace	100%	\$2,750
apartment kitchen	residential appliance range electric replace	100%	\$2,728
laurel gardens	consultant environmental remediation of suspected fungal growth remove	10%	\$2,500
throughout building	interior lighting system full upgrade medium density and standard fixtures replace	100%	\$2,475
apartment bathroom	flooring vinyl sheeting replace	100%	\$2,310
community room	flooring vinyl tile (VCT) replace	100%	\$2,200
utility room areas	water heater electric residential replace	100%	\$1,980
apartment utility closet	water heater electric residential 30 to 52 GAL replace	100%	\$1,980
apartment bedroom/s	flooring carpet residential replace	100%	\$1,650
apartment bathroom	flooring carpet residential replace	100%	\$1,650

Location	Scope of Work	% to Replace	Estimated Cost
apartment kitchen	flooring vinyl sheeting replace	70%	\$1,540
throughout building	BAS/HVAC controls basic system or legacy upgrade upgrade/install	100%	\$1,375
apartment kitchen	residential appliance refrigerator 14 to 18 CF replace	100%	\$1,320
apartment bathroom	exhaust fan residential bathroom replace	100%	\$1,100
apartment bathroom	flooring vinyl sheeting replace	100%	\$770
laundry room	flooring vinyl sheeting replace	100%	\$710
apartment kitchen	residential appliances range hood replace	100%	\$440
		Priority 1 Subtotal	\$642,336

LAUREL GARDENS — PRIORITY 2: Cost Not Yet Determined

Location	Scope of Work	% to Replace
laundry room	ventilation	100%
apartment bathroom	casework bathroom vanity cabinet wood w/ cultured marble sink top replace	?
apartment kitchen	casework counter top plastic laminate replace	?
community room	casework cabinetry standard replace	?
utility room areas	casework cabinetry economy replace	?
apartment kitchen	casework counter top plastic laminate replace	?
apartment kitchen	casework cabinetry economy replace	?
apartment bathroom	casework bathroom vanity cabinet wood w/cultured marble sink top replace	?
site	irrigation system control panel replace	?
site	irrigation system pop up spray heads commercial replace/install	?
site	hire a consultant to analyze building for any foundation issues	

LAUREL GARDENS — PRIORITY 3: Additional Scope (If Budget Allows)

Location	Scope of Work	% to Replace	Estimated Cost
apartment bathroom	tub fiberglass w/shower enclosure replace	0%	\$83,600
apartment utility closet	wall heater natural gas residential replace	0%	\$79,860
roof	roofing asphalt shingle 20 year standard replace	0%	\$63,800
apartment throughout	interior door residential wood hollow core closet replace	0%	\$57,200
apartment kitchen	sink/lavatory drop in style stainless replace	0%	\$44,880
apartment utility closet	distribution panel 120/240 V residential style 100 AMP replace	0%	\$43,560
apartment bathroom	toilet residential water closet replace	0%	\$27,720
apartment throughout	flooring luxury vinyl tile (LVT) replace	0%	\$24,750
apartment exterior	exterior door residential steel replace	0%	\$23,100
apartment bedroom/s	flooring luxury vinyl tile (LVT) replace	0%	\$19,800
apartment throughout	interior door residential wood hollow core closet replace	0%	\$15,400
apartment bathroom	flooring luxury vinyl tile (LVT) replace	0%	\$12,375
apartment bedroom/s	flooring luxury vinyl tile (LVT) replace	0%	\$10,000
apartment bathroom	tub fiberglass w/shower enclosure replace	0%	\$8,400
apartment kitchen	flooring luxury vinyl tile (LVT) replace	0%	\$8,250
building exterior	distribution panel 120/240 V replace	0%	\$6,050
apartment bathroom	supplemental components electrical receptacle ground fault circuit interrupter (GFCI) 15 to 20 AMP replace	0%	\$4,200
apartment kitchen	supplemental components electrical receptacle ground fault circuit interrupter (GFCI) 15 to 20 AMP replace	0%	\$4,000
apartment throughout	flooring luxury vinyl tile (LVT) replace	0%	\$3,300
apartment bathroom	toilet residential water closet replace	0%	\$3,080
building exterior	exterior door aluminum framed and glazed standard swing replace	0%	\$2,860
apartment bathroom	flooring vinyl sheeting replace	0%	\$2,695
throughout building	wall heater electric residential replace	0%	\$2,178

Location	Scope of Work	% to Replace	Estimated Cost
apartment bathroom	flooring luxury vinyl tile (LVT) replace	0%	\$2,000
site	park bench wood/composite/fiberglass replace	0%	\$2,000
apartment kitchen	flooring luxury vinyl tile (LVT) replace	0%	\$1,650
building exterior	exterior door steel standard replace	0%	\$1,320
apartment throughout	flooring luxury vinyl tile (LVT) replace	0%	\$1,000
laundry room	sink/lavatory service sink laundry replace	0%	\$1,000
utility room areas	flooring vinyl sheeting replace	0%	\$800
apartment kitchen	flooring luxury vinyl tile (LVT) replace	0%	\$800
apartment bathroom	supplemental components electrical receptacleground fault circuit interrupter (GFCI) 15 to 20 AMP replace	0%	\$500
		Priority 3 Subtotal	\$562,128

Laurel Gardens — Budget Summary

Capital Needs Assessment (CNA): Year TBD

Priority 1 — Required Scope Subtotal	\$642,336
20% Contingency	\$128,467
Priority 1 Total (with contingency)	\$770,803
Priority 3 — Additional Scope Subtotal	\$562,128
Grand Total (Priority 1 + Priority 2 + Priority 3)	\$1,332,931

Priority 1 reflects the scope of work required as part of the initial task order. Priority 2 reflects additional scope identified in the CNA for which a cost has not yet been determined. Priority 3 reflects additional scope that is not part of the initial scope but may be evaluated for inclusion if budget allows. Costs are order-of-magnitude estimates from the property's Capital Needs Assessment (CNA) and are subject to change during design.

Jacob's Lane — Modernization Scope of Work

Prioritized by Homes for Good Capital Projects (CAP) Team • Preservation / LIHTC Resyndication

JACOB'S LANE — PRIORITY 1: Required Scope of Work (Initial Task Order)

Location	Scope of Work	% to Replace	Estimated Cost
throughout building	plumbing system, supply & sanitary, low density (includes fixtures), replace	100%	\$392,741
building exterior	exterior walls, any painted surfaces, 1-2 story building, prep & paint	100%	\$332,396
throughout building	interior lighting system, full upgrade, medium density & standard fixtures, replace	100%	\$252,267
Jacob's Lane	split system, interior & exterior component pairing, 1 ton, replace		\$223,795
roof	roofing, asphalt shingle, 20 year standard, replace <i>Note: as needed</i>	7 buildings	\$125,000
throughout building	wall finishes, any surface, prep & paint	100%	\$118,000
throughout building	ceiling finishes, any flat surface, prep & paint	100%	\$112,118
office	flooring, laminate faux wood, replace	100%	\$98,560
unit interior	exhaust fan, roof or wall-mounted, 10" damper, 50 500 cfm, replace	100%	\$95,040
kitchenette	sink/lavatory, vanity top, stainless steel, replace	100%	\$83,160
unit interiors	casework, countertop, plastic laminate, replace <i>Note: countertops only</i>	100%	\$63,225
office	flooring, carpet, residential, replace	100%	\$56,100
office	flooring, carpet, residential , replace	100%	\$56,100
building exterior	glazing, any type by SF, replace <i>Note: as needed</i>	10%	\$45,375
office	flooring, vinyl tile (VCT), replace	100%	\$42,075
office	flooring, vinyl tile (VCT), replace	100%	\$42,075
site	park bench		\$30,000
throughout building	flooring, vinyl sheeting, replace	100%	\$20,020
roof	roof appurtenances, gutters& downspouts, aluminum w/ fittings, replace <i>Note: as needed</i>	15%	\$14,849

Location	Scope of Work	% to Replace	Estimated Cost
unit interiors	residential appliances, refrigerator, 14 to 18 cf, replace <i>Note: as needed</i>	10%	\$11,600
unit interiors	residential appliances, electric cooktop w/wall oven, replace <i>Note: as needed</i>	10%	\$9,280
unit interiors	residential appliances, range hood, replace <i>Note: as needed</i>	10%	\$8,500
site	site lighting, wall pack or walkway pole-mounted, any typew/LED, replace <i>Note: clean only</i>	100%	\$8,300
site	parking lots, pavement, asphalt, mill & overlay <i>Note: crack seal and seal coat</i>		\$8,000
unit interiors	casework, countertop, plastic laminate, replace <i>Note: countertops only</i>	100%	\$7,350
throughout building	fire alarm system, full system upgrade, standard addressable, install <i>Note: smoke detectors and alarm warning only</i>		\$4,500
building exterior	stair/ramp rails, metal, refinish	100%	\$3,000
restrooms	toilet, commercial water closet, replace	100%	\$2,860
restrooms	toilet, commercial water closet, replace	100%	\$2,860
unit interiors	residential appliances, range hood, replace <i>Note: as needed</i>	6%	\$2,500
restrooms	sink/lavatory, vanity top, enameled steel, replace	100%	\$2,420
unit interiors	residential appliances, refrigerator, 14 to 18 cf, replace <i>Note: as needed</i>	5%	\$2,000
site	parking lots, any pavement type, space or stall lines <i>Note: stripe</i>	100%	\$2,000
utility rooms	water heater, electric, residential, replace	100%	\$1,200
utility rooms	sink/lavatory, service sink, floor, replace	100%	\$1,200
		Priority 1 Subtotal	\$2,280,466

JACOB'S LANE — PRIORITY 2: Additional Scope (If Budget Allows)

Location	Scope of Work	% to Replace	Estimated Cost
throughout building	fire suppression system, full system install/retrofit, medium density/complexity, install		\$280,300
unit interior	distribution panel, 120/240 V, 200 AMP, replace		\$181,500
throughout building	electrical system, wiring & switches, average or low density/complexity, replace		\$140,150
unit interiors	tub, fiberglass, w/shower enclosure, replace		\$133,760
unit interiors	casework, cabinetry, economy, replace		\$124,740
office	door hardware, office, per door, replace		\$110,880
unit interior	interior door, residential, wood hollow-core swininging, replace		\$84,500
laundry room	laundry equipment washer, commercial, 31 to 50 LB replace		\$61,600
building exterior	exterior door, fiberglass, replace		\$54,450
unit interior	door hardware, multi family, per door, replace		\$42,240
laundry room	laundry equipment, dryer, commercial, 30 to 50 LB replace		\$35,200
unit interiors	casework, cabinetry, economy, replace		\$33,880
site	dumpster enclosure, wood walls, 8' high (perLF), replace/install		\$15,400
site	fence and gates, fence, metal 6", replace		\$9,000
building exterior	exterior door, aluminum-framed & glazed, standard swing, replace		\$5,720
unit interior	interior door, residential, wood hollow-core closet, replace		\$5,280
office	distribution panel, 120/240 V, 200 AMP, replace		\$2,750
site	park bench		\$2,000
		Priority 2 Subtotal	\$1,323,350

JACOB'S LANE — ADDITIONAL ITEMS: Cost Not Yet Determined

Location	Scope of Work	% to Replace
unit interiors	residential appliances, electric cooktop w/wall oven, replace <i>Note: as needed</i>	5%

Jacob's Lane — Budget Summary

Capital Needs Assessment (CNA): Completed by Bureau Veritas (year TBD)

Priority 1 — Required Scope Subtotal	\$2,280,466
20% Contingency	\$456,093
Priority 1 Total (with contingency)	\$2,736,559
Priority 2 — Additional Scope Subtotal	\$1,323,350
Relocation	\$0
Grand Total (Priority 1 + Priority 2)	\$4,059,909

Priority 1 reflects the scope of work required as part of the initial task order. Priority 2 reflects additional scope that is not part of the initial scope but may be evaluated for inclusion if budget allows. Costs are order-of-magnitude estimates from the property's Capital Needs Assessment (CNA) and are subject to change during design.

PHYSICAL NEEDS ASSESSMENT



prepared for

Homes For Good Housing Agency

100 West 13th Avenue
Eugene, Oregon 97401
Victoria Smithweiland



Jacob's Lane
3450 Jacob's Lane
Eugene, Oregon 97402

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BV PROJECT#:

170106.24R000-002.052

DATE OF REPORT:

February 17, 2025

ON SITE DATE:

October 29-30, 2024

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Main Address	3450 Jacob’s Lane, Eugene, Oregon 97402
Site Developed	1998
Total Building Area	50,963 SF
Number of Buildings	25
Number of Stories	2
Number of Apartments	64
Common Areas	Rental office, laundry rooms
Amenities	Outdoor sitting areas, pet relief areas
Construction Quality	Fair
Maintenance Practices	Good
Recent Capital Improvements	None
Documentation Reviewed	Pre-Survey Questionnaire, rent roll, apartment unit breakdown
Date(s) of Visit	October 29-30, 2024
On-site Point of Contact (POC)	Pinehurst Management, Saban Karagoz, Maintenance Supervisor 541.912.0587 skaragoz@pinehurstmanagement.com

General Information	
Assessment and Report Prepared By	Leah Lockwood
Reviewed By	Joseph Malboeuf, Senior Project Manager 800.733.0660 x7297532 joseph.malboeuf@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

Jacob's Lane is a multifamily apartment complex with 62 units, originally constructed in the late 1990s. There are 25 individual buildings on the roughly rectangular site, which are accessed via a roadway and parking lots dispersed evenly throughout the site. The 25 buildings are comprised of nine building types with nine different sizes of apartment layouts, ranging from smaller 542sf 1BR/1BA single-floor units to larger 1113sf 3BR/1.5BA two-story units with interior stairways. One building is a leasing office and maintenance shop, which contains a residential unit in the rear. Two of the buildings have storefronts that are leased as commercial spaces.

Architectural

The residential buildings are one and two-story structures with apartments located on both levels. The structures have typical wood-framed construction, with post-and-beam foundations and concrete perimeter footings. There are a few limited garage spaces which have concrete slab flooring. The buildings are clad in board-and-batten and horizontal lap Hardie siding and have vinyl windows. The entry and patio doors are newer fiberglass units. The buildings are roofed in architectural composition shingles.

The structure, foundation, exterior cladding and roofing are in good condition. The windows and exterior doors are in fair and good condition.

The interiors vary widely, from poor to good condition, depending on the unit. The finishes have been replaced on an as-needed basis. Approximately 10% of the units (four of the 32 assessed units) are in very poor or failed condition due to overoccupancy, pet damage or tenant misuse. The interior finishes in the leasing office and other common spaces are in good condition.

Approximately half of the units have original heating systems, which are wall-mounted furnaces, and the other half have been upgraded to newer mini-split units with interior and exterior components that heat and cool the individual units.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The majority of the MEPF systems and components are original to the date of construction. Heating to half the units is provided by wall-mounted interior electric furnace units. Heating and cooling are provided to approximately half of the units via ductless mini splits. Domestic hot water is provided by individual water heaters located within the units. All units have wired fire alarms. Lifecycle replacement of the majority of the MEPF is anticipated.

Site

The site is approximately 4 acres. There is a paved road with sidewalks intersecting the site, which provides access to the parking lots, leasing office, and individual units. There are irrigated lawns and mature trees throughout the site.

Recommended Additional Studies

No additional studies are recommended at this time.

Immediate Needs

Facility/Building	Total Items	Total Cost
Jacob's Lane	3	\$10,800
Total	3	\$10,800

Jacob's Lane

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8663550	Jacob's Lane	Unit Interiors	E1060	Residential Appliances, Range Hood, Replace	Failed	Performance/Integrity	\$1,200
8663548	Jacob's Lane	Unit Interiors	E1060	Residential Appliances, Electric Cooktop w/ Wall Oven, Replace	Failed	Performance/Integrity	\$6,000
8663549	Jacob's Lane	Unit Interiors	E1060	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	Failed	Performance/Integrity	\$3,600
Total (3 items)							\$10,800

Key Findings



Casework in Poor condition.

Countertop, Plastic Laminate
Jacob's Lane Unit Interiors

Uniformat Code: E2010
Recommendation: **Replace in 2027**

Priority Score: **82.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,900

\$\$\$\$

Material is degraded. - AssetCALC ID: 8663571



Casework in Poor condition.

Cabinetry, Economy
Jacob's Lane Unit Interiors

Uniformat Code: E2010
Recommendation: **Replace in 2038**

Priority Score: **82.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$30,800

\$\$\$\$

- AssetCALC ID: 8663570



Residential Appliances in Failed condition.

Refrigerator, 14 to 18 CF
Jacob's Lane Unit Interiors

Uniformat Code: E1060
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,600

\$\$\$\$

Appliance has been stripped. - AssetCALC ID: 8663549



Residential Appliances in Failed condition.

Range Hood
Jacob's Lane Unit Interiors

Uniformat Code: E1060
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,200

\$\$\$\$

Appliance has been stripped. - AssetCALC ID: 8663550



Residential Appliances in Failed condition.

Electric Cooktop with Wall Oven
Jacob's Lane Unit Interiors

Uniformat Code: E1060
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,000

\$\$\$\$

Appliance has been stripped. - AssetCALC ID: 8663548



Flooring in Poor condition.

Vinyl Tile (VCT)
Jacob's Lane Office

Uniformat Code: C2030
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$38,300

\$\$\$\$

Approximately half of the VCT within the units, on a unit-by-unit basis, needs to be fully replaced due to cracking, missing tiles, age or damage. - AssetCALC ID: 8663918



Flooring in Poor condition.

Carpet, Residential
Jacob's Lane Office

Uniformat Code: C2030
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$51,000

\$\$\$\$

Approximately half of the carpet in the units is stained, has holes and worn spaces, and deteriorated pad making it not level. - AssetCALC ID: 8663946

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	\$400	-	\$600	\$1,000
Facade	-	-	\$3,503,100	-	\$5,362,200	\$8,865,300
Roofing	-	-	-	\$120,900	\$407,300	\$528,300
Interiors	-	\$94,700	\$392,900	\$443,700	\$1,015,900	\$1,947,200
Plumbing	-	-	-	\$165,500	\$668,900	\$834,400
HVAC	-	-	-	\$116,100	-	\$116,100
Electrical	-	-	-	\$311,600	\$257,100	\$568,600
Equipment & Furnishings	\$10,800	-	\$277,300	-	\$653,000	\$941,100
Site Development	-	-	-	\$20,400	\$14,400	\$34,900
Site Utilities	-	-	-	\$9,700	-	\$9,700
Site Pavement	-	-	-	\$571,400	\$921,600	\$1,492,900
TOTALS (3% inflation)	\$10,800	\$94,700	\$4,173,600	\$1,759,400	\$9,301,000	\$15,339,500

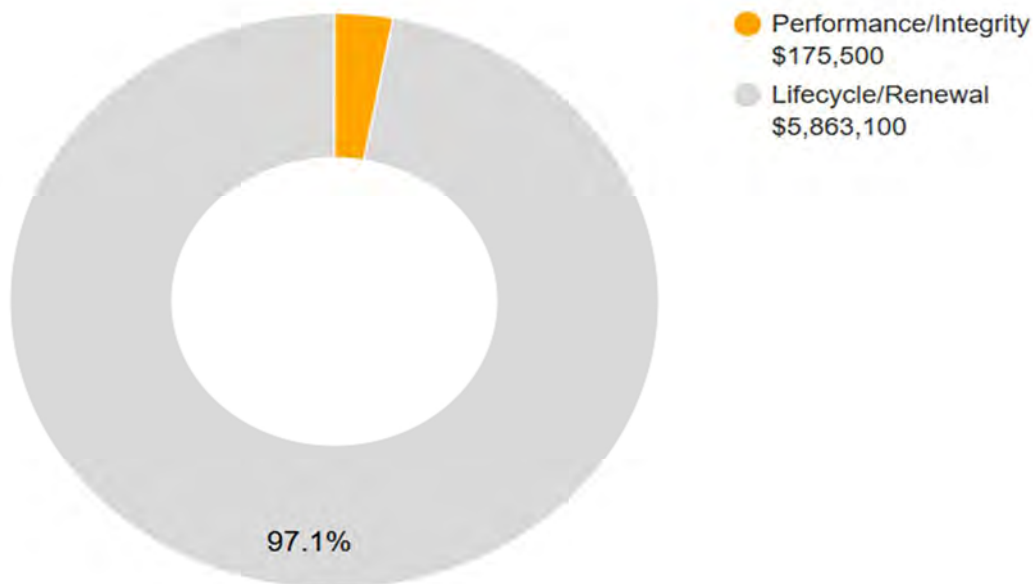
*Totals have been rounded to the nearest \$100.

Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the “best” fit, typically the one with the greatest significance and highest on the list below.

Plan Type Descriptions and Distribution

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Aged But Functional	■	Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.
Lifecycle/Renewal	■	Any component or system that is neither deficient nor aged past EUL but for which future replacement or repair is anticipated and budgeted.



10-YEAR TOTAL: \$6,038,600

2. Apartment Building Type A (two 2-plex buildings)



Apartment Building Type A: Systems Summary

Address	3450 Jacobs Lane; Eugene, Oregon 97402 1277, 1279, 1271, 1273	
Constructed/ Renovated	1994-2000 (approximate)	
Building Area	Apartment Building Type A: 2226 SF X 2 Buildings = 4452 SF	
Number of Stories	2 above grade	
Number of Units	4; 4 3BR/1.5BA	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure	Fair
Façade	Primary Wall Finish: Cement board siding Windows: Vinyl	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Common Area Finishes	NA	--

Apartment Building Type A: Systems Summary

Unit Flooring	Kitchens: VCT, LVT, Vinyl sheet Living Rooms: Carpet, VCT, LVT Bathrooms: LVT, Vinyl sheet Hallways: Carpet, VCT, LVT, Vinyl sheet	Fair
Unit Walls and Ceilings	Walls: Painted gypsum board Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	Distribution: Copper/PEX supply and PVC waste and venting Hot Water: Individual electric water heaters with integral tanks Living Unit Bathroom Fixtures: Toilets, lavatories/sinks, tubs and showers with surrounds	Fair
Common Area HVAC	None/NA	--
Unit HVAC	Electric baseboard/wall heaters Individually controlled programmable thermostats	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Common Area Lighting: LED, CFL Exterior Building-Mounted Lighting: LED, CFL Emergency Power: None	Fair
Unit Electrical	Panel Size: 200 amps GFCI Outlets: Present in kitchens; present in bathrooms Unit Interior Lighting: LED, CFL	Fair
Fire Alarm	Smoke detectors only	Fair
Equipment/Special	Residential laundry equipment in shared laundry room	Fair
Unit Appliances	Electric ranges with vented range hoods; refrigerators; dishwashers	Fair

Apartment Building Type A: Systems Summary

Unit Cabinets, Countertops and Vanities	Cabinetry: Wood with laminate countertops Vanities: Wood with laminate countertops	Fair
Suspect Fungal Growth	There are no visual indications of the presence of suspected fungal growth, conditions conducive to such growth, or evidence of moisture or moisture affected material in representative readily accessible areas of the property.	



3. Apartment Building Type B (ten 2-plex buildings)



Apartment Building Type B: Systems Summary

Address	3450 Jacobs Lane; Eugene, Oregon 97402 1265, 1267, 3415, 3417, 3451, 3453, 3455, 3457, 3466, 3468, 3470, 3472, 3474, 3476, 3478, 3480, 3485, 3486, 3487, 3488	
Constructed/ Renovated	1994-2000 (approximate)	
Building Area	Apartment Building Type B: 1840 SF X 10 Buildings = 18,400 SF	
Number of Stories	2 above grade	
Number of Units	20; 20 2BR/1BA	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure	Fair
Façade	Primary Wall Finish: Cement board siding Windows: Vinyl	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Common Area Finishes	NA	--

Apartment Building Type B: Systems Summary

Unit Flooring	Kitchens: VCT, LVT, Vinyl sheet Living Rooms: Carpet, VCT, LVT Bathrooms: LVT, Vinyl sheet Hallways: Carpet, VCT, LVT, Vinyl sheet	Fair
Unit Walls and Ceilings	Walls: Painted gypsum board Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	Distribution: Copper/PEX supply and PVC waste and venting Hot Water: Individual electric water heaters with integral tanks Living Unit Bathroom Fixtures: Toilets, lavatories/sinks, tubs and showers with surrounds	Fair
Common Area HVAC	None/NA	--
Unit HVAC	Split system heat pumps; Electric wall/baseboard heaters Individually controlled programmable thermostats	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Common Area Lighting: LED, CFL Exterior Building-Mounted Lighting: LED, CFL Emergency Power: None	Fair
Unit Electrical	Panel Size: 200 amps GFCI Outlets: Present in kitchens; present in bathrooms Unit Interior Lighting: LED, CFL	Fair
Fire Alarm	Smoke detectors only	Fair
Equipment/Special	Residential laundry equipment in shared laundry room	Fair
Unit Appliances	Electric ranges with vented range hoods; refrigerators; dishwashers	Fair

Apartment Building Type B: Systems Summary

Unit Cabinets, Countertops and Vanities	Cabinetry: Wood with laminate countertops Vanities: Wood with laminate countertops	Fair
Suspect Fungal Growth	There are no visual indications of the presence of suspected fungal growth, conditions conducive to such growth, or evidence of moisture or moisture affected material in representative readily accessible areas of the property.	



4. Apartment Building Type C (three 2-plex buildings)



Apartment Building Type C: Systems Summary

Address	3450 Jacobs Lane; Eugene, Oregon 97402 3458, 3460, 3462, 3464, 3482, 3484	
Constructed/ Renovated	1994-2000 (approximate)	
Building Area	Apartment Building Type C: 2226 SF X 3 Buildings = 6,678 SF	
Number of Stories	2 above grade	
Number of Units	6; 6 3BR/1.5BA	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure	Fair
Façade	Primary Wall Finish: Cement board siding Windows: Vinyl	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Common Area Finishes	NA	--

Apartment Building Type C: Systems Summary

Unit Flooring	Kitchens: VCT, LVT, Vinyl sheet Living Rooms: Carpet, VCT, LVT Bathrooms: LVT, Vinyl sheet Hallways: Carpet, VCT, LVT, Vinyl sheet	Fair
Unit Walls and Ceilings	Walls: Painted gypsum board Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	Distribution: Copper/PEX supply and PVC waste and venting Hot Water: Individual electric water heaters with integral tanks Living Unit Bathroom Fixtures: Toilets, lavatories/sinks, tubs and showers with surrounds	Fair
Common Area HVAC	None/NA	--
Unit HVAC	Split system heat pumps; Electric wall/baseboard heaters Individually controlled programmable thermostats	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Common Area Lighting: LED, CFL Exterior Building-Mounted Lighting: LED, CFL Emergency Power: None	Fair
Unit Electrical	Panel Size: 200 amps GFCI Outlets: Present in kitchens; present in bathrooms Unit Interior Lighting: LED, CFL	Fair
Fire Alarm	Smoke detectors only	Fair
Equipment/Special	Residential laundry equipment in shared laundry room	Fair
Unit Appliances	Electric ranges with vented range hoods; refrigerators; dishwashers	Fair

Apartment Building Type C: Systems Summary

Unit Cabinets, Countertops and Vanities	Cabinetry: Wood with laminate countertops Vanities: Wood with laminate countertops	Fair
--	---	------

Suspect Fungal Growth	There are no visual indications of the presence of suspected fungal growth, conditions conducive to such growth, or evidence of moisture or moisture affected material in representative readily accessible areas of the property.	
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5. Apartment Building Type D (one building)



Apartment Building Type D: Systems Summary

Address	3450 Jacobs Lane; Eugene, Oregon 97402 1227, 1229, 1231, 1233, 1235, 1237, 1239, 1241, 1243, 1245, 1247, 1249, 1223	
Constructed/ Renovated	1994-2000 (approximate)	
Building Area	Apartment Building Type D: 12 1BR/1BA 592 SF Units, 1 2BR/1BA 925 SF Unit = 8029 SF (Residential only, excludes commercial space)	
Number of Stories	2 above grade	
Number of Units	13; 12 1BR/1BA and 1 2BR/1BA	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure	Fair
Façade	Primary Wall Finish: Cement board siding Windows: Vinyl	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Common Area Finishes	NA	--

Apartment Building Type D: Systems Summary

Unit Flooring	Kitchens: VCT, LVT, Vinyl sheet Living Rooms: Carpet, VCT, LVT Bathrooms: LVT, Vinyl sheet Hallways: Carpet, VCT, LVT, Vinyl sheet	Fair
Unit Walls and Ceilings	Walls: Painted gypsum board Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	Distribution: Copper/PEX supply and PVC waste and venting Hot Water: Individual electric water heaters with integral tanks Living Unit Bathroom Fixtures: Toilets, lavatories/sinks, tubs and showers with surrounds	Fair
Common Area HVAC	None/NA	--
Unit HVAC	Split system heat pumps; Electric baseboard heaters Individually controlled programmable thermostats	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Common Area Lighting: LED, CFL Exterior Building-Mounted Lighting: LED, CFL Emergency Power: None	Fair
Unit Electrical	Panel Size: 200 amps GFCI Outlets: Present in kitchens; present in bathrooms Unit Interior Lighting: LED, CFL	Fair
Fire Alarm	Smoke detectors only	Fair
Equipment/Special	Residential laundry equipment in shared laundry room	Fair
Unit Appliances	Electric ranges with vented range hoods; refrigerators	Fair

Apartment Building Type D: Systems Summary

Unit Cabinets, Countertops and Vanities	Cabinetry: Wood with laminate countertops Vanities: Wood with laminate countertops	Fair
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Suspect Fungal Growth	There are no visual indications of the presence of suspected fungal growth, conditions conducive to such growth, or evidence of moisture or moisture affected material in representative readily accessible areas of the property.	
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6. Apartment Building Type E (one building)



Apartment Building Type E: Systems Summary

Address	3450 Jacobs Lane, Eugene, Oregon 97402 1217	
Constructed/ Renovated	1994-2000 (approximate)	
Building Area	Apartment Building Type E: 973 SF (Residential only, excludes commercial space)	
Number of Stories	2 above grade	
Number of Units	1; 1 2BR/1BA	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure	Fair
Façade	Primary Wall Finish: Cement board siding Windows: Vinyl	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Common Area Finishes	NA	--

Apartment Building Type E: Systems Summary

Unit Flooring	Kitchens: VCT, LVT, Vinyl sheet Living Rooms: Carpet, VCT, LVT Bathrooms: LVT, Vinyl sheet Hallways: Carpet, VCT, LVT, Vinyl sheet	Fair
Unit Walls and Ceilings	Walls: Painted gypsum board Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	Distribution: Copper/PEX supply and PVC waste and venting Hot Water: Individual electric water heaters with integral tanks Living Unit Bathroom Fixtures: Toilets, lavatories/sinks, tubs and showers with surrounds	Fair
Common Area HVAC	None/NA	--
Unit HVAC	Split system heat pumps; Electric baseboard heaters Individually controlled programmable thermostats	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Common Area Lighting: LED, CFL Exterior Building-Mounted Lighting: LED, CFL Emergency Power: None	Fair
Unit Electrical	Panel Size: 200 amps GFCI Outlets: Present in kitchens; present in bathrooms Unit Interior Lighting: LED, CFL	Fair
Fire Alarm	Smoke detectors only	Fair
Equipment/Special	Residential laundry equipment in shared laundry room	Fair
Unit Appliances	Electric ranges with vented range hoods; refrigerators; dishwashers	Fair

Apartment Building Type E: Systems Summary

Unit Cabinets, Countertops and Vanities	Cabinetry: Wood with laminate countertops Vanities: Wood with laminate countertops	Fair
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Suspect Fungal Growth	There are no visual indications of the presence of suspected fungal growth, conditions conducive to such growth, or evidence of moisture or moisture affected material in representative readily accessible areas of the property.	
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7. Apartment Building Type F (one 6-plex building)



Apartment Building Type F: Systems Summary

Address	3450 Jacobs Lane, Eugene, Oregon 97402 3411, 3413, 3403, 3405, 3407, 3409	
Constructed/ Renovated	1994-2000 (approximate)	
Building Area	Apartment Building Type F: 5 1BR/1BA 592 SF Units + 1 1BR/1BA 618 SF = 3,323 SF (Residential Only)	
Number of Stories	2 above grade	
Number of Units	6; 6 1BR/1BA	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure	Fair
Façade	Primary Wall Finish: Cement board siding Windows: Vinyl	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Common Area Finishes	NA	--

Apartment Building Type F: Systems Summary

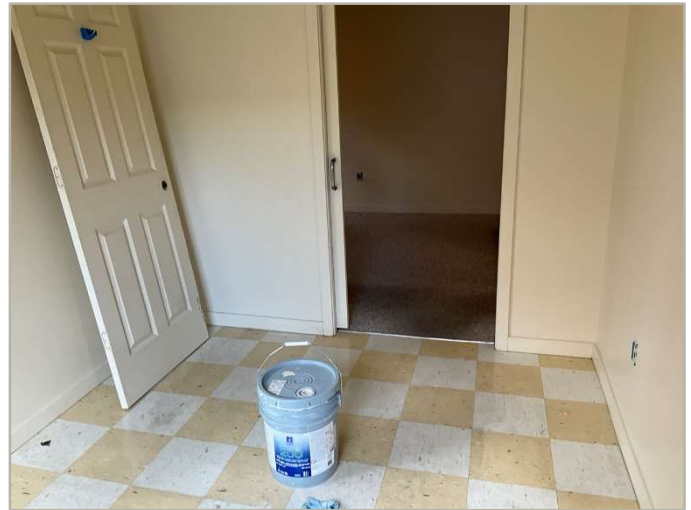
Unit Flooring	Kitchens: VCT, LVT, Vinyl sheet Living Rooms: Carpet, VCT, LVT Bathrooms: LVT, Vinyl sheet Hallways: Carpet, VCT, LVT, Vinyl sheet	Fair
Unit Walls and Ceilings	Walls: Painted gypsum board Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	Distribution: PEX supply and PVC waste and venting Hot Water: Individual electric water heaters with integral tanks Living Unit Bathroom Fixtures: Toilets, lavatories/sinks, tubs and showers with surrounds	Fair
Common Area HVAC	None/NA	--
Unit HVAC	Split system heat pumps; Electric baseboard heaters Individually controlled programmable thermostats	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Common Area Lighting: LED, CFL Exterior Building-Mounted Lighting: LED, CFL Emergency Power: None	Fair
Unit Electrical	Panel Size: 200 amps GFCI Outlets: Present in kitchens; present in bathrooms Unit Interior Lighting: LED, CFL	Fair
Fire Alarm	Smoke detectors only	Fair
Equipment/Special	Residential laundry equipment in shared laundry room	Fair
Unit Appliances	Electric ranges with vented range hoods; refrigerators; dishwashers (some)	Fair

Apartment Building Type F: Systems Summary

Unit Cabinets, Countertops and Vanities	Cabinetry: Wood with laminate countertops Vanities: Wood with laminate countertops	Fair
Suspect Fungal Growth	There are no visual indications of the presence of suspected fungal growth, conditions conducive to such growth, or evidence of moisture or moisture affected material in representative readily accessible areas of the property.	



8. Apartment Building Type G (two 4-plex buildings)



Apartment Building Type G: Systems Summary

Address	3450 Jacobs Lane, Eugene, Oregon 97402 3410, 3412, 3414, 3416, 3402, 3404, 3406, 3408	
Constructed/ Renovated	1994-2000 (approximate)	
Building Area	Apartment Building Type G: 2236 SF X 2 Buildings = 4472 SF	
Number of Stories	2 above grade	
Number of Units	8; 8 1BR/1BA	
System	Description	Condition
Structure	Conventional wood frame structure	Fair
Façade	Primary Wall Finish: Cement board siding Windows: Vinyl	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Common Area Finishes	NA	--
Unit Flooring	Kitchens: VCT, LVT, Vinyl sheet Living Rooms: Carpet, VCT, LVT Bathrooms: LVT, Vinyl sheet Hallways: Carpet, VCT, LVT, Vinyl sheet	Fair

Apartment Building Type G: Systems Summary		
Unit Walls and Ceilings	Walls: Painted gypsum board Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	Distribution: PEX supply and PVC waste and venting Hot Water: Individual electric water heaters with integral tanks Living Unit Bathroom Fixtures: Toilets, lavatories/sinks, tubs and showers with surrounds	Fair
Common Area HVAC	None/NA	--
Unit HVAC	Split system heat pumps; Electric baseboard heaters Individually controlled programmable thermostats	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Common Area Lighting: LED, CFL Exterior Building-Mounted Lighting: LED, CFL Emergency Power: None	Fair
Unit Electrical	Panel Size: 200 amps GFCI Outlets: Present in kitchens; present in bathrooms Unit Interior Lighting: LED, CFL	Fair
Fire Alarm	Smoke detectors only	Fair
Equipment/Special	Residential laundry equipment in shared laundry room	Fair
Unit Appliances	Electric ranges with vented range hoods; refrigerators	Fair
Unit Cabinets, Countertops and Vanities	Cabinetry: Wood with laminate countertops Vanities: Wood with laminate countertops	Fair

Apartment Building Type G: Systems Summary

Suspect Fungal Growth	There are no visual indications of the presence of suspected fungal growth, conditions conducive to such growth, or evidence of moisture or moisture affected material in representative readily accessible areas of the property.
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9. Apartment Building Type H (two 2-plex buildings)



Apartment Building Type H: Systems Summary

Address	3450 Jacobs Lane, Eugene, Oregon 97402 1203, 1205, 1209, 1211	
Constructed/ Renovated	1994-2000 (approximate)	
Building Area	Apartment Building Type H: 1,118 SF X 2 Buildings = 2,236 SF	
Number of Stories	2 above grade	
Number of Units	4; 4 1BR/1BA	
System	Description	Condition
Structure	Conventional wood frame structure	Fair
Façade	Primary Wall Finish: Cement board siding Windows: Vinyl	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Common Area Finishes	NA	--
Unit Flooring	Kitchens: VCT, LVT, Vinyl sheet Living Rooms: Carpet, VCT, LVT Bathrooms: LVT, Vinyl sheet Hallways: Carpet, VCT, LVT, Vinyl sheet	Fair

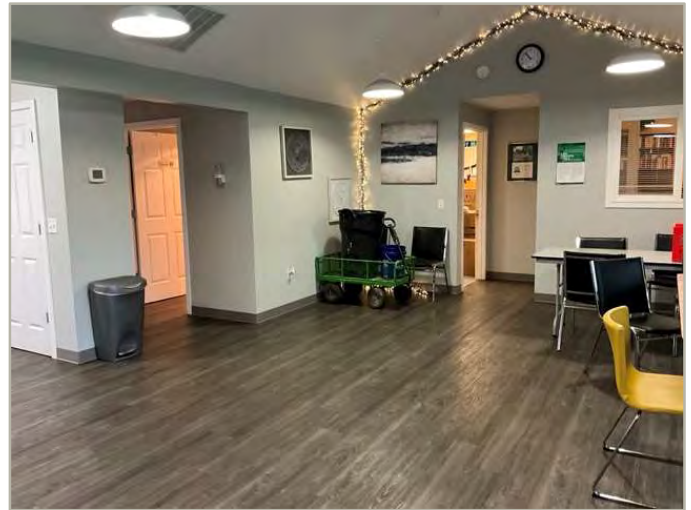
Apartment Building Type H: Systems Summary		
Unit Walls and Ceilings	Walls: Painted gypsum board Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	Distribution: PEX supply and PVC waste and venting Hot Water: Individual electric water heaters with integral tanks Living Unit Bathroom Fixtures: Toilets, lavatories/sinks, tubs and showers with surrounds	Fair
Common Area HVAC	None/NA	--
Unit HVAC	Split system heat pumps; Electric baseboard heaters Individually controlled programmable thermostats	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Common Area Lighting: LED, CFL Exterior Building-Mounted Lighting: LED, CFL Emergency Power: None	Fair
Unit Electrical	Panel Size: 200 amps GFCI Outlets: Present in kitchens; present in bathrooms Unit Interior Lighting: LED, CFL	Fair
Fire Alarm	Smoke detectors only	Fair
Equipment/Special	Residential laundry equipment in shared laundry room	Fair
Unit Appliances	Electric ranges with vented range hoods; refrigerators	Fair
Unit Cabinets, Countertops and Vanities	Cabinetry: Wood with laminate countertops Vanities: Wood with laminate countertops	Fair

Apartment Building Type H: Systems Summary

Suspect Fungal Growth	There are no visual indications of the presence of suspected fungal growth, conditions conducive to such growth, or evidence of moisture or moisture affected material in representative readily accessible areas of the property.
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10. Office



Apartment Building Type Office: Systems Summary

Address	3450 Jacobs Lane, Eugene, Oregon 97402	
Constructed/Renovated	1994-2000 (approximate)	
Building Area	2,400 SF (approximate)	
Number of Stories	2 above grade	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab and footing foundation	Fair
Façade	Primary Wall Finish: Cement board siding Windows: Vinyl	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interior Finishes	Floors: Carpet, LVT, coated concrete Walls: Painted gypsum board, Unfinished Ceilings: Painted gypsum board, Unfinished/exposed	Good
Elevators	None	--
Plumbing	Distribution: PEX supply and PVC waste and venting Hot Water: Individual electric water heaters with integral tanks Restroom Fixtures: Toilets and sinks. Typical fixtures reported in upstairs residential apartment.	Fair

Apartment Building Type Office: Systems Summary		
HVAC	Non-Central System: Ductless split-systems; electric wall/baseboard heaters	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Common Area Lighting: LED, linear fluorescent, CFL Exterior Building-Mounted Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	None	Fair
Suspect Fungal Growth	There are no visual indications of the presence of suspected fungal growth, conditions conducive to such growth, or evidence of moisture or moisture affected material in representative readily accessible areas of the property.	

11. Site Summary



Site Information		
Site Area	3.4 acres (estimated)	
Parking Spaces	78 total spaces all in open lots; 5 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted signage; steel fencing Pet play area	Fair
Landscaping and Topography	Limited features including lawns, trees, bushes, and planters Irrigation present Low site slopes throughout	Good
Utilities	Municipal water and sewer	Fair
Site Lighting	Pole-mounted: LED Pedestrian walkway lighting	Fair
Ancillary Structures	Garages; dumpster enclosure structures	Fair

12. Property Space Use and Observed Areas

Apartment Unit Types and Unit Mix			
<i>Quantity</i>		<i>Type</i>	<i>Floor Area</i>
10	1 Bedroom/1 Bathroom	592SF per unit	5,920 SF
5	1 Bedroom/1 Bathroom	541SF per unit	2,705 SF
12	1 Bedroom/1 Bathroom	559SF per unit	6,709 SF
1	1 Bedroom/1 Bathroom	618SF per unit	618 SF
2	1 Bedroom/1 Bathroom	559SF per unit	1,118 SF
22	2 Bedroom/1.5 Bathroom	920SF per unit	20,240 SF
1	2 Bedroom/1.5 Bathroom	925SF per unit	925 SF
1	2 Bedroom/1.5 Bathroom	973SF per unit	973 SF
10	3 Bedroom/1.5 Bathroom	1113SF per unit	11,130 SF
64		TOTALS	50,338 SF

There are currently 4 vacant units and 0 down units. A “down unit” is a term used to describe a non-rentable apartment unit due to poor conditions such as fire damage, water damage, missing appliances, damaged floor, wall or ceiling surfaces, or other significant deficiencies.

The units counts and gross areas in the chart above are based on information provided by property management and are not based on actual counts or measurements at the property. Due to the varying methods that could be utilized by others to derive square footage, the area calculations in the chart below do not warrant, represent, or guarantee the accuracy of the measurements.

Areas Observed

Approximately 50 percent of the apartment units were observed in order to establish a representative sample and to gain a clear understanding of the property’s overall condition. Other areas accessed included the exterior of the property. The pitched roofs were observed from ground level. Other areas accessed included the site within the property boundaries, and the exterior of the property.

See Property Condition Checklist in the appendix for specific units observed.

Key Spaces Not Observed

Areas of note that were either inaccessible or not observed for other reasons are listed here:

- 1215 Jacob’s Lane, leased commercial space, Occupants actively using space
- 1221 Jacob’s Lane, leased commercial space, Occupants actively using space

13. ADA Accessibility

Section 504 of the Rehabilitation Act of 1973 is a Federal accessibility law that was enacted on June 2, 1988. Section 504 applies to multifamily properties that have 15 or more units. The property must have a minimum of five percent mobility accessible units and two percent of the units for visual/audio hearing impairments. Exceptions can be considered due to undue financial burdens or structural restrictions. However, the exceptions do not relieve the recipients from compliance utilizing other units/buildings or other methods to achieve reasonable accommodations.

Reasonable Accommodations as described in 24 CFR 8.4(b)(i), 8.24 and 8.33 are described as follows: When a family member requires an accessible feature(s) or policy modification to accommodate a disability, property owners must provide such feature(s) or policy modification unless doing so would result in a fundamental alteration in the nature of its program or result in a financial and administrative burden.

The Uniform Federal Accessibility Standard (UFAS) 24 CFR part 40 was adopted by HUD and made effective October 4, 1984. The UFAS applies only to new construction or to alterations to the existing buildings. Alterations are defined as work that costs 50 percent or more of the building's value when the work performed occurs within a twelve-month period.

Apartments modified for mobility impaired residents are to comply with UFAS.

Title III of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" on the basis of disability. Generally, the rental office and access from the site to the rental office must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

Buildings completed and occupied after January 26, 1992 are required to comply fully with ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of complying to the extent allowed by structural feasibility and the financial resources available; otherwise a reasonable accommodation must be made.

During the PNA, Bureau Veritas performed a limited accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the areas of focus and categories set forth in the checklist that is included in the appendix. It is understood by the Client that the observations described herein do not comprise a full Accessibility Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify the full spectrum of all specific potential accessibility issues at the site. Additional clarifications are as follows:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Barriers and potential issues are identified regardless of applicable code/act or construction date of the facility
- Only a representative sample of units was observed
- Costs for non-compliant items are budgeted and included in the dataset
- Two overview photos were taken for each subsection in the checklist regardless of perceived compliance or non-compliance
- A "No" response to any question in the checklist does not alone guarantee full compliance with that guideline; all is subject to the limitations described elsewhere

The site was originally constructed in the late 1990s. The site has not since been substantially renovated.

Based on observation of all of the reported accessible units, currently there are 8 units designated for mobility impairments and no units designated for audio-visual impairments. As such, the number of fully compliant units corresponds to 13% and 0% respectively, partly meeting the respective 5% mobility and 2% audio-visual requirements. To meet the accessible unit percentage requirements, no mobility units and one audio-visual unit needs to be converted.

The property's common areas include the rental office, laundry rooms, and public parking to those areas. Based on Bureau Veritas's limited review, the property is in general compliance with the applicable accessibility guidelines for those areas. Specific barriers or potential issues are itemized in the accompanying dataset and following the checklist included in the appendix.

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

No detailed follow-up accessibility study is currently recommended since no complete apartment unit conversions are needed and the budgetary sum of the corrective costs identified at the subject site is less than \$10,000. Reference the appendix for specific data, photos, and the checklists associated with this limited accessibility survey.

14. Flood Zone and Seismic Zone

Natural Hazard Zones	
Flood Zone	According to the Flood Insurance Rate Map, published by the Federal Emergency Management Agency (FEMA) and dated June 2, 1999, the property is located in: Zone X (unshaded) - Minimal risk areas outside the one percent and 0.2 percent annual chance floodplains. No base flood elevations or base flood depths are shown within these zones.
Seismic Zone	According to the 1997 Uniform Building Code Seismic Zone Map of the United States, the property is located in Seismic Zone 3, defined as an area of moderate to high probability of damaging ground motion.



15. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Physical Needs Assessment (PNA) includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

16. Opinions of Probable Costs

Cost estimates are embedded throughout this report, including the detailed Replacement Reserves report in the appendix. The cost estimates are predominantly based on construction rehabilitation costs developed by the *RSMeans data from Gordian*. While the *RSMeans data from Gordian* is the primary reference source for the Bureau Veritas cost library, secondary and supporting sources include but are not limited to other industry experts work, such as *Marshall & Swift* and *CBRE Whitestone*. For improved accuracy, additional research integrated with Bureau Veritas's historical experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions also come into play when deemed necessary. Invoice or bid documents provided either by the owner or facility construction resources may be reviewed early in the process or for specific projects as warranted.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the PNA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

To account for differences in prices between locations, the base costs are modified by geographical location factors to adjust for to market conditions, transportation costs, or other local contributors. When requested by the client, the costs may be further adjusted by several additional factors including; labor rates (prevailing minimum wage), general contractor fees for profit and overhead, and insurance. If desired, costs for design and permits, and a contingency factor, may also be included in the calculations.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with Safety or Performance/Integrity Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system or component replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

17. Certification

Bureau Veritas has completed a Physical Needs Assessment (PNA) of the subject property, Jacob's Lane, located at 3450 Jacob's Lane in Eugene, Oregon 97402. The PNA was performed on October 29, 2024. The PNA was performed at the Client's request using methods and procedures consistent with good commercial and customary practice conforming to ASTM E2018-15, *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process*. Within this Physical Needs Assessment Report, Bureau Veritas follows the ASTM guide's definition of User, that is, the party that retains Bureau Veritas for the preparation of a baseline PNA of the subject property. A User may include, without limitation, a purchaser, potential tenant, owner, existing or potential mortgagee, lender, or property manager of the subject property.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

The opinions Bureau Veritas expresses in this report were formed utilizing the degree of skill and care ordinarily exercised by any prudent architect or engineer in the same community under similar circumstances. Bureau Veritas assumes no responsibility or liability for the accuracy of information contained in this report which has been obtained from the Client or the Client's representatives, from other interested parties, or from the public domain. The conclusions presented represent Bureau Veritas's professional judgment based on information obtained during the course of this assignment. Bureau Veritas's evaluations, analyses and opinions are not representations regarding the building design or actual value of the property. Factual information regarding operations, conditions and test data provided by the Client or their representative has been assumed to be correct and complete. The conclusions presented are based on the data provided, observations made, and conditions that existed specifically on the date of the assessment.

Bureau Veritas certifies that Bureau Veritas has no undisclosed interest in the subject property, Bureau Veritas's relationship with the Client is at arm's-length, and that Bureau Veritas's employment and compensation are not contingent upon the findings or costs to remedy any deficiencies due to deferred maintenance and any noted component replacements.

Bureau Veritas's PNA cannot wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's building systems. Preparation of a PNA in accordance with Public Housing Modernization Standards Handbooks 7485.2 is intended to reduce, but not eliminate, the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. This PNA was prepared recognizing the inherent subjective nature of Bureau Veritas's opinions as to such issues as workmanship, quality of original installation, and estimating the remaining useful life of any given component or system. It should be understood that Bureau Veritas's suggested remedy may be determined under time constraints, formed without the aid of engineering calculations, testing, exploratory probing, the removal of materials, or design. Furthermore, there may be other alternate or more appropriate schemes or methods to remedy the physical deficiency. Bureau Veritas's opinions are generally formed without detailed knowledge from individuals familiar with the component's or system's performance.

Any questions regarding this report should be directed to the Program Manager listed below.

Prepared by: Leah Lockwood
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18. Appendices

- Appendix A: Photographic Record
- Appendix B: Site Plan(s)
- Appendix C: Pre-Survey Questionnaire(s)
- Appendix D: Abbreviated Accessibility Checklist
- Appendix E: Component Condition Report
- Appendix F: Replacement Reserves
- Appendix G: Other Supporting Documents

Appendix A:

Photographic Record

Photographic Overview



1 - BUILDING EXTERIOR



2 - BUILDING EXTERIOR



3 - BUILDING EXTERIOR



4 - OFFICE BUILDING EXTERIOR



5 - OFFICE BUILDING EXTERIOR



6 - PARKING LOT

Photographic Overview



7 - PARKING LOT



8 - ACCESSIBLE PARKING



9 - ACCESSIBLE PARKING



10 - UNIT INTERIOR



11 - UNIT INTERIOR



12 - UNIT INTERIOR

Photographic Overview



13 - UNIT INTERIOR



14 - UNIT INTERIOR



15 - UNIT INTERIOR



16 - UNIT KITCHEN



17 - UNIT KITCHEN



18 - UNIT KITCHEN

Photographic Overview



19 - UNIT BEDROOM



20 - UNIT BEDROOM



21 - UNIT BATHROOM



22 - UNIT BATHROOM



23 - GARBAGE RECYCLING STRUCTURE



24 - GARBAGE RECYCLING STRUCTURE

Appendix B:

Site Plan(s)

Site Plan



	Project Number	Project Name	
	170106.24R000-002.052	Jacob's Lane	
	Source	On-Site Date	
	Google	October 29-30, 2024, and November 1, 2024	

Appendix C:

Pre-Survey Questionnaire(s)

THE PRE-SURVEY QUESTIONNAIRE WAS
NOT RETURNED TO BV

Appendix D:

Abbreviated Accessibility Checklist

**THIS APPENDIX IS INTENTIONALLY LEFT
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Appendix E:

Component Condition Report

Component Condition Report | Jacob’s Lane

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4010	Substructure	Fair	Slab-on-Grade, Concrete, Standard w/ Integral Perimeter Footings, Standard w/ Integral Perimeter Footings	50,963 SF	49	8547175
B1010	Superstructure	Good	Structural Framing, Wood, Conventional Stud	50,963 SF	49	8547162
B1080	Building Exterior	Fair	Stairs, Concrete, Exterior	2,000 SF	24	8663515
B1080	Building Exterior	Fair	Stair/Ramp Rails, Metal, Refinish	240 LF	5	8663516
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	100,726 SF	5	8547177
B2020	Building Exterior	Good	Glazing, any type by SF	7,500 SF	15	8547167
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	20	8547171
B2050	Building Exterior	Fair	Exterior Door, Fiberglass	66	15	8547179
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	68,800 SF	15	8547173
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	9,999 LF	10	8547169
Interiors						
C1030	Unit Interior	Fair	Interior Door, Residential, Wood Hollow-Core Closet	96	10	8663876
C1030	Unit Interiors	Fair	Door Hardware, Multi-Family, per Door	128	15	8663564
C1030	Office	Fair	Door Hardware, Office, per Door	288	20	8663565
C1030	Unit Interior	Fair	Interior Door, Residential, Wood Hollow-Core Swinging	192	10	8663559
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	72,000 SF	5	8547168
C2030	Office	Good	Flooring, Laminate Faux Wood	12,800 SF	10	8663917
C2030	Office	Fair	Flooring, Carpet, Residential	10,200 SF	3	8547178
C2030	Office	Poor	Flooring, Carpet, Residential	10,200 SF	2	8663946
C2030	Office	Fair	Flooring, Vinyl Tile (VCT)	7,650 SF	3	8663921
C2030	Office	Poor	Flooring, Vinyl Tile (VCT)	7,650 SF	2	8663918

Component Condition Report | Jacob’s Lane

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout Building	Fair	Flooring, Vinyl Sheeting	2,600 SF	10	8547166
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	50,963 SF	5	8547174
Plumbing						
D2010	Restrooms	Good	Toilet, Commercial Water Closet	2	15	8663920
D2010	Utility Rooms	Fair	Water Heater, Electric, Residential	1	6	8547176
D2010	Utility Rooms	Fair	Sink/Lavatory, Service Sink, Floor	1	9	8663566
D2010	Restrooms	Good	Toilet, Commercial Water Closet	2	15	8547164
D2010	Restrooms	Good	Sink/Lavatory, Vanity Top, Enameled Steel	2	15	8547170
D2010	Kitchenette	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	63	15	8547165
D2010	Unit Interiors	Fair	Tub, Fiberglass, w/ Shower Enclosure	64	10	8663514
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (includes fixtures)	50,963 SF	14	8663552
HVAC						
D3030		Good	Split System, Interior & Exterior Component Pairing, 1 TON	65	13	8779589
D3060	Unit Interior	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	72	10	8663568
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	50,963 SF	5	8817505
Electrical						
D5020	Office	Fair	Distribution Panel, 120/240 V, 200 AMP	1	10	8663919
D5020	Unit Interior	Fair	Distribution Panel, 120/240 V, 200 AMP	66	15	8663567
D5030	Throughout	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	50,963 SF	11	8817502
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	50,963 SF	10	8547172
Fire Alarm & Electronic Systems						
D7050	Throughout	NA	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	50,963 SF	5	8817506
Equipment & Furnishings						
E1030	Laundry Room	Fair	Laundry Equipment, Dryer, Commercial, 30 to 50 LB	8	5	8663546

Component Condition Report | Jacob’s Lane

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Laundry Room	Fair	Laundry Equipment, Washer, Commercial, 31 to 50 LB	8	5	8663547
E1060	Unit Interiors	Failed	Residential Appliances, Electric Cooktop w/ Wall Oven	6	0	8663548
E1060	Unit Interiors	Failed	Residential Appliances, Range Hood	6	0	8663550
E1060	Unit Interiors	Failed	Residential Appliances, Refrigerator, 14 to 18 CF	6	0	8663549
E1060	Unit Interiors	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	58	5	8664079
E1060	Unit Interiors	Fair	Residential Appliances, Electric Cooktop w/ Wall Oven	58	5	8664077
E1060	Unit Interiors	Fair	Residential Appliances, Range Hood	58	5	8664076
E2010	Unit Interiors	Poor	Casework, Cabinetry, Economy	176 LF	14	8663570
E2010	Unit Interiors	Poor	Casework, Countertop, Plastic Laminate	98 LF	3	8663571
E2010	Unit Interiors	Fair	Casework, Countertop, Plastic Laminate	843 LF	5	8664072
E2010	Unit Interiors	Fair	Casework, Cabinetry, Economy	648 LF	14	8664073
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, any pavement type, Space or Stall Lines	28,190	8	8663555
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	28,190 SF	15	8663554
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	10,620 SF	24	8663563
Sitework						
G2060	Site	Fair	Park Bench, Wood	2	10	8595811
G2060	Site	Fair	Dumpster Enclosure, Wood Walls, 8' High (per LF), Replace/Install	400 LF	10	8595810
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 6'	200 LF	20	8595809
G4050	Site	Fair	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED	18	10	8595808

Appendix F:

Replacement Reserves

Replacement Reserves Report

Jacob's Lane

2/17/2025

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate
Jacob's Lane	\$10,800	\$0	\$94,685	\$102,880	\$0	\$1,338,635	\$1,075	\$0	\$635,969	\$67,587	\$1,054,739	\$176,362	\$0	\$298,773	\$834,860	\$2,708,945	\$0	\$63,221	\$841,325	\$0	\$620,490	\$8,850,347
Grand Total	\$10,800	\$0	\$94,685	\$102,880	\$0	\$1,338,635	\$1,075	\$0	\$635,969	\$67,587	\$1,054,739	\$176,362	\$0	\$298,773	\$834,860	\$2,708,945	\$0	\$63,221	\$841,325	\$0	\$620,490	\$8,850,347

Unit/mt Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B1080	Building Exterior	8663516	Stair/Ramp Rails, Metal, Refinish	10	5	5	240	LF	\$1.50	\$360						\$360										\$360						\$720
B2010	Building Exterior	8547177	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	5	5	100726	SF	\$3.00	\$302,178						\$302,178										\$302,178						\$604,356
B2020	Building Exterior	8547167	Glazing, any type by SF, Replace	30	15	15	7500	SF	\$55.00	\$412,500																\$412,500						\$412,500
B2050	Building Exterior	8547179	Exterior Door, Fiberglass, Replace	25	10	15	66	EA	\$750.00	\$49,500																\$49,500						\$49,500
B2050	Building Exterior	8547171	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	10	20	4	EA	\$1,300.00	\$5,200																				\$5,200		\$5,200
B3010	Roof	8547173	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	5	15	68800	SF	\$3.80	\$261,440																\$261,440						\$261,440
B3020	Roof	8547169	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	9999	LF	\$9.00	\$89,991											\$89,991											\$89,991
C1030	Unit Interior	8663559	Interior Door, Residential, Wood Hollow-Core Swinging, Replace	20	10	10	192	EA	\$400.00	\$76,800											\$76,800											\$76,800
C1030	Unit Interior	8663876	Interior Door, Residential, Wood Hollow-Core Closet, Replace	15	5	10	96	EA	\$500.00	\$48,000											\$48,000											\$48,000
C1030	Unit Interiors	8663564	Door Hardware, Multi-Family, per Door, Replace	30	15	15	128	EA	\$300.00	\$38,400																\$38,400						\$38,400
C1030	Office	8663565	Door Hardware, Office, per Door, Replace	30	10	20	288	EA	\$350.00	\$100,800																				\$100,800		\$100,800
C2010	Throughout Building	8547168	Wall Finishes, any surface, Prep & Paint	10	5	5	72000	SF	\$1.50	\$108,000						\$108,000										\$108,000						\$216,000
C2030	Office	8663918	Flooring, Vinyl Tile (VCT), Replace	15	13	2	7650	SF	\$5.00	\$38,250			\$38,250															\$38,250				\$76,500
C2030	Office	8663921	Flooring, Vinyl Tile (VCT), Replace	15	12	3	7650	SF	\$5.00	\$38,250				\$38,250															\$38,250			\$76,500
C2030	Throughout Building	8547166	Flooring, Vinyl Sheeting, Replace	15	5	10	2600	SF	\$7.00	\$18,200											\$18,200											\$18,200
C2030	Office	8663917	Flooring, Laminate Faux Wood, Replace	15	5	10	12800	SF	\$7.00	\$89,600											\$89,600											\$89,600
C2030	Office	8663946	Flooring, Carpet, Residential, Replace	6	4	2	10200	SF	\$5.00	\$51,000			\$51,000						\$51,000						\$51,000					\$51,000		\$204,000
C2030	Office	8547178	Flooring, Carpet, Residential, Replace	6	3	3	10200	SF	\$5.00	\$51,000				\$51,000						\$51,000						\$51,000						\$153,000
C2050	Throughout Building	8547174	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	50963	SF	\$2.00	\$101,926						\$101,926										\$101,926						\$203,852
D2010	Utility Rooms	8547176	Water Heater, Electric, Residential, Replace	15	9	6	1	EA	\$900.00	\$900							\$900															\$900
D2010	Throughout Building	8663552	Plumbing System, Supply & Sanitary, Low Density (includes fixtures), Replace	40	26	14	50963	SF	\$7.00	\$356,741															\$356,741							\$356,741
D2010	Utility Rooms	8663566	Sink/Lavatory, Service Sink, Floor, Replace	35	26	9	1	EA	\$800.00	\$800										\$800												\$800
D2010	Unit Interiors	8663514	Tub, Fiberglass, w/ Shower Enclosure, Replace	20	10	10	64	EA	\$1,900.00	\$121,600											\$121,600											\$121,600
D2010	Restrooms	8663920	Toilet, Commercial Water Closet, Replace	30	15	15	2	EA	\$1,300.00	\$2,600																\$2,600						\$2,600
D2010	Restrooms	8547164	Toilet, Commercial Water Closet, Replace	30	15	15	2	EA	\$1,300.00	\$2,600																\$2,600						\$2,600
D2010	Restrooms	8547170	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	15	15	2	EA	\$1,100.00	\$2,200																\$2,200						\$2,200
D2010	Kitchenette	8547165	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	63	EA	\$1,200.00	\$75,600																\$75,600						\$75,600
D3030	Jacob's Lane	8779589	Split System, Interior & Exterior Component Pairing, 1 TON, Replace	15	2	13	65	EA	\$3,130.00	\$203,450														\$203,450								\$203,450
D3060	Unit Interior	8663568	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	10	10	72	EA	\$1,200.00	\$86,400										\$86,400												\$86,400
D4010	Throughout	8817505	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	40	35	5	50963	SF	\$5.00	\$254,815						\$254,815																\$254,815
D5020	Office	8663919	Distribution Panel, 120/240 V, 200 AMP, Replace	30	20	10	1	EA	\$2,500.00	\$2,500											\$2,500											\$2,500
D5020	Unit Interior	8663567	Distribution Panel, 120/240 V, 200 AMP, Replace	30	15	15	66	EA	\$2,500.00	\$165,000															\$165,000							\$165,000
D5030	Throughout	8817502	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	29	11	50963	SF	\$2.50	\$127,408											\$127,408											\$127,408
D5040	Throughout Building	8547172	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	50963	SF	\$4.50	\$229,334											\$229,334											\$229,334
D7050	Throughout	8817506	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	15	5	50963	SF	\$3.00	\$152,889						\$152,889																\$152,889
E1030	Laundry Room	8663547	Laundry Equipment, Washer, Commercial, 31 to 50 LB, Replace	10	5	5	8	EA	\$7,000.00	\$56,000						\$56,000									\$56,000						\$112,000	
E1030	Laundry Room	8663546	Laundry Equipment, Dryer, Commercial, 30 to 50 LB, Replace	15	10	5	8	EA	\$4,000.00	\$32,000						\$32,000														\$32,000		\$64,000
E1060	Unit Interiors	8663550	Residential Appliances, Range Hood, Replace	15	15	0	6	EA	\$200.00	\$1,200	\$1,200														\$1,200							\$2,400
E1060	Unit Interiors	8663548	Residential Appliances, Electric Cooktop w/ Wall Oven, Replace	15	15	0	6	EA	\$1,000.00	\$6,000	\$6,000														\$6,000							\$12,000
E1060	Unit Interiors	8663549	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	15	0	6	EA	\$600.00	\$3,600	\$3,600														\$3,600							\$7,200
E1060	Unit Interiors	8664077	Residential Appliances, Electric Cooktop w/ Wall Oven, Replace	15	10	5	58	EA	\$1,000.00	\$58,000						\$58,000														\$58,000		\$116,000
E1060	Unit Interiors	8664079	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	10	5	58	EA	\$600.00	\$34,800						\$34,800														\$34,800		\$69,600
E1060	Unit Interiors	8664076	Residential Appliances, Range Hood, Replace	15	10	5	58	EA	\$200.00	\$11,600						\$11,600														\$11,600		\$23,200
E2010	Unit Interiors	8663571	Casework, Countertop, Plastic Laminate, Replace	15	12	3	98	LF	\$50.00	\$4,900			\$4,900															\$4,900				\$9,800
E2010	Unit Interiors	8664072	Casework, Countertop, Plastic Laminate, Replace	15	10	5	843	LF	\$50.00	\$42,150						\$42,150														\$42,150		\$84,300
E2010	Unit Interiors	8664073	Casework, Cabinetry, Economy, Replace	20	6	14	648	LF	\$175.00	\$113,400														\$113,400								\$113,400
E2010	Unit Interiors	8663570	Casework, Cabinetry, Economy, Replace	20	6	14	176	LF	\$175.00	\$30,800														\$30,800								\$30,800

Replacement Reserves Report																																
Jacob's Lane																																
2/17/2025																																
Unifor mat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
G2020	Site	8663555	Parking Lots, any pavement type, Space or Stall Lines	10	2	8	28190	EA	\$16.00	\$451,040									\$451,040										\$451,040			\$902,080
G2020	Site	8663554	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	10	15	28190	SF	\$3.50	\$98,665																\$98,665						\$98,665
G2060	Site	8595811	Park Bench, Wood, Replace	20	10	10	2	EA	\$600.00	\$1,200											\$1,200											\$1,200
G2060	Site	8595809	Fences & Gates, Fence, Metal Tube 6', Replace	40	20	20	200	LF	\$40.00	\$8,000																				\$8,000		\$8,000
G2060	Site	8595810	Dumpster Enclosure, Wood Walls, 8' High (per LF), Replace/Install	20	10	10	400	LF	\$35.00	\$14,000											\$14,000											\$14,000
G4050	Site	8595808	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	10	10	18	EA	\$400.00	\$7,200											\$7,200											\$7,200
Totals, Unescalated											\$10,800	\$0	\$89,250	\$94,150	\$0	\$1,154,718	\$900	\$0	\$502,040	\$51,800	\$784,825	\$127,408	\$0	\$203,450	\$551,941	\$1,738,769	\$0	\$38,250	\$494,190	\$0	\$343,550	\$6,186,040
Totals, Escalated (3.0% inflation, compounded annually)											\$10,800	\$0	\$94,685	\$102,880	\$0	\$1,338,635	\$1,075	\$0	\$635,969	\$67,587	\$1,054,739	\$176,362	\$0	\$298,773	\$834,860	\$2,708,945	\$0	\$63,221	\$841,325	\$0	\$620,490	\$8,850,347

* Markup has been included in unit costs.

Appendix G:

Other Supporting Documents

Apartment Condition Checklist

Building: Jacob's Lane

	Unit #	Bed/ Baths	O-V-D	Doors		Kitchen Flooring	Bathroom Flooring	Wall Finishes	Cabinet	Range	Frig	DW	Disp.	Window	GFCI		Smoke Detector	
				Entry	Interior													
1	1209	1 Bed / 1 Bath	V	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair	N/A	N/A	Fair	K B L	X X X	LR BR	X X
Comments:		559sf(11 units)Mobility Unit Accessible unit																
2	1211	1 Bed / 1 Bath	O	Fair	Fair	Good	Fair	Fair	Fair	Fair	Fair	N/A	N/A	Fair	K B L	X X X	LR BR	X X
Comments:		559sf(11 units)Mobility Unit Accessible unit																
3	1205	1 Bed / 1 Bath	O	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair	N/A	N/A	Fair	K B L	X X 	LR BR	X X
Comments:		559sf(11 units)Mobility Unit Accessible unit. No clear access to closet to verify GFCI.																
4	1203	1 Bed / 1 Bath	O	Fair	Fair	Good	Good	Fair	Fair	Fair	Fair	Fair	N/A	Fair	K B L	X X 	LR BR	X X
Comments:		559sf(11 units)Mobility Unit Accessible unit. No clear access to closet to verify GFCI.																
5	3414	1 Bed / 1 Bath	O	Fair	Fair	Good	Good	Fair	Poor	Fair	Fair	N/A	N/A	Fair	K B L	X X X	LR BR	X X
Comments:		559sf(11 units)Mobility Unit Accessible unit. Poor housekeeping. No clear access to closet to verify GFCI.																
6	3410	1 Bed / 1 Bath	O	Fair	Fair	Poor	Fair	Fair	Fair	Fair	Fair	N/A	N/A	Fair	K B L	X X X	LR BR	X X
Comments:		559sf(11 units)Mobility Unit Accessible unit.																

Legend: O – Occupied V – Vacant D – Down BR – Bedroom K – Kitchen B – Bathroom L - Laundry DW – Dishwasher Disp. - Disposal

Apartment Condition Checklist

Building: Jacob's Lane

	Unit #	Bed/ Baths	O-V-D	Doors		Kitchen Flooring	Bathroom Flooring	Wall Finishes	Cabinet	Range	Frig	DW	Disp.	Window	GFCI		Smoke Detector	
				Entry	Interior													
7	3404	1 Bed / 1 Bath	V	Fair	Fair	Fair	Poor	Fair	Fair	Fair	Fair	N/A	N/A	Fair	K B L	X X X	LR BR	X X
Comments:		559sf(11 units)Mobility Unit Accessible unit.																
8	1231	1 Bed / 1 Bath	O	Fair	Fair	Good	Good	Fair	Fair	Fair	Fair	N/A	N/A	Fair	K B L	X X 	LR BR	 X
Comments:		592sf (10 units)No laundry, no minisplit, just wall cadets																
9	1239	1 Bed / 1 Bath	O	Fair	Fair	Fair	Good	Fair	Fair	Fair	Fair	N/A	N/A	Fair	K B L	X X 	LR BR	X X
Comments:		592sf (10 units)2 cadets, no minisplit, no laundry																
10	1243	1 Bed / 1 Bath	O	Fair	Fair	Good	Good	Fair	Fair	Fair	Fair	N/A	N/A	Fair	K B L	X X 	LR BR	 X
Comments:		592sf (10 units), no laundry, no minisplit, 2 cadets																
11	1247	1 Bed / 1 Bath	O	Fair	Fair	Fair	Good	Fair	Fair	Fair	Fair	N/A	N/A	Fair	K B L	X X 	LR BR	X X
Comments:		629sf(2 units)No laundry, no minisplit																
12	1245	1 Bed / 1 Bath	O	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair	N/A	N/A	Fair	K B L	X X 	LR BR	X X
Comments:		592sf (10 units)																

Legend: O – Occupied V – Vacant D – Down BR – Bedroom K – Kitchen B – Bathroom L - Laundry DW – Dishwasher Disp. - Disposal

Apartment Condition Checklist

Building: Jacob's Lane

	Unit #	Bed/ Baths	O-V-D	Doors		Kitchen Flooring	Bathroom Flooring	Wall Finishes	Cabinet	Range	Frig	DW	Disp.	Window	GFCI		Smoke Detector	
				Entry	Interior													
13	3457	2 Bed / 1 Bath	O	Fair	Fair	Poor	Fair	Fair	Fair	Fair	Fair	N/A	N/A	Fair	K B L	X X X	LR BR	X X
Comments:		920sf(21 units)2 br, 1 bath, no minisplit, laundry under stairs, 2 story																
14	3453	2 Bed / 1 Bath	O	Fair	Fair	Good	Good	Fair	Fair	Fair	Fair	N/A	N/A	Fair	K B L	X X X	LR BR	X X
Comments:		920sf(21 units)																
15	3451	2 Bed / 1 Bath	O	Fair	Fair	Good	Good	Fair	Fair	Fair	Fair	Failed	N/A	Fair	K B L	X X X	LR BR	X X
Comments:		920sf(21 units)Since 2022, 920																
16	3455	2 Bed / 1 Bath	O	Fair	Fair	Good	Fair	Fair	Fair	Fair	Fair	Failed	N/A	Fair	K B L	X X X	LR BR	X X
Comments:		920sf(21 units)Extremely poor housekeeping																
17	3468	2 Bed / 1 Bath	O	Fair	Fair	Good	Good	Fair	Fair	Fair	Fair	Failed	N/A	Fair	K B L	X X X	LR BR	X X
Comments:		920sf(21 units)																
18	3472	2 Bed / 1 Bath	V	Fair	Fair	Good	Good	Fair	Fair	Fair	Fair	Missing	N/A	Fair	K B L	X X X	LR BR	X X
Comments:		920sf(21 units)Vacant, new paint and finishes																

Legend: O – Occupied V – Vacant D – Down BR – Bedroom K – Kitchen B – Bathroom L - Laundry DW – Dishwasher Disp. - Disposal

Apartment Condition Checklist

Building: Jacob's Lane

	Unit #	Bed/ Baths	O-V-D	Doors		Kitchen Flooring	Bathroom Flooring	Wall Finishes	Cabinet	Range	Frig	DW	Disp.	Window	GFCI		Smoke Detector	
				Entry	Interior													
19	3417	2 Bed / 1 Bath	O	Fair	Fair	Good	Good	Fair	Fair	Fair	Fair	Fair	N/A	Fair	K B L	X X X	LR BR	X X
Comments:		920sf(21 units)																
20	3415	2 Bed / 1 Bath	O	Fair	Fair	Fair	Good	Fair	Fair	Fair	Fair	Fair	N/A	Fair	K B L	X X X	LR BR	X X
Comments:		920sf(21 units)																
21	3482	3 Bed / 1.5 Bath	O	Fair	Fair	Good	Good	Fair	Fair	Failed	Fair	Fair	N/A	Fair	K B L	X X X	LR BR	X X
Comments:		1200sfest(10 units)																
22	3484	3 Bed / 1.5 Bath	O	Fair	Fair	Good	Good	Fair	Fair	Fair	Fair	Fair	N/A	Fair	K B L	X X X	LR BR	X X
Comments:		1200sfest(10 units)																
23	3486	2 Bed / 1 Bath	O	Fair	Fair	Good	Good	Fair	Fair	Fair	Fair	Fair	N/A	Fair	K B L	X X X	LR BR	X X
Comments:		920sf(21 units)																
24	3488	2 Bed / 1 Bath	O	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair	N/A	Fair	K B L	X X X	LR BR	X X
Comments:		920sf(21 units)																

Legend: O – Occupied V – Vacant D – Down BR – Bedroom K – Kitchen B – Bathroom L - Laundry DW – Dishwasher Disp. - Disposal

Apartment Condition Checklist

Building: Jacob's Lane

	Unit #	Bed/ Baths	O-V-D	Doors		Kitchen Flooring	Bathroom Flooring	Wall Finishes	Cabinet	Range	Frig	DW	Disp.	Window	GFCI		Smoke Detector	
				Entry	Interior													
25	3460	3 Bed / 1.5 Bath	O	Fair	Fair	Good	Good	Fair	Poor	Fair	Fair	Fair	N/A	Fair	K B L	X X X	LR BR	X X
Comments:		1200sfest(10 units)																
26	1227	1 Bed / 1 Bath	O	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair	N/A	N/A	Fair	K B L	X X 	LR BR	X X
Comments:		592sf (10 units)Homeless people living there, unauthorized occupants, very sick occupant reportedly not present but in hospital.																
27	1229	1 Bed / 1 Bath	O	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair	N/A	N/A	Fair	K B L	X X 	LR BR	X X
Comments:		592sf (10 units)																
28	1233	1 Bed / 1 Bath	O	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair	N/A	N/A	Fair	K B L	X X 	LR BR	X X
Comments:		592sf (10 units)																
29	1235	1 Bed / 1 Bath	O	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair	N/A	N/A	Fair	K B L	X X 	LR BR	X X
Comments:		592sf (10 units)Mobility Unit Accessible																
30	1249	1 Bed / 1 Bath	O	Fair	Fair	Good	Fair	Fair	Fair	Fair	Fair	N/A	N/A	Fair	K B L	X X 	LR BR	X X
Comments:		629sf(2 units)																

Legend: O – Occupied V – Vacant D – Down BR – Bedroom K – Kitchen B – Bathroom L - Laundry DW – Dishwasher Disp. - Disposal

Apartment Condition Checklist

Building: Jacob's Lane

	Unit #	Bed/ Baths	O-V-D	Doors		Kitchen Flooring	Bathroom Flooring	Wall Finishes	Cabinet	Range	Frig	DW	Disp.	Window	GFCI		Smoke Detector	
				Entry	Interior													
31	3409	1 Bed / 1 Bath	V	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair	N/A	N/A	Fair	K	✗	LR	✗
															B	✗	BR	✗
															L			
Comments:		618sf(1 unit)																
32	3413	1 Bed / 1 Bath	O	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair	N/A	N/A	Fair	K	✗	LR	✗
															B	✗	BR	✗
															L			
Comments:		541sf (5 units)Poor housekeeping.																

Legend: O – Occupied V – Vacant D – Down BR – Bedroom K – Kitchen B – Bathroom L - Laundry DW – Dishwasher Disp. - Disposal

PHYSICAL NEEDS ASSESSMENT



prepared for

Homes For Good Housing Agency

100 West 13th Avenue

Eugene, OR 97401

Victoria Smithweiland



Laurel Gardens
1775 West 12th Avenue
Eugene, OR 97402

PREPARED BY:

Bureau Veritas

6021 University Boulevard, Suite 200

Ellicott City, MD 21043

800.733.0660

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BV PROJECT #:

170106.24R000-011.052

DATE OF REPORT:

July 17, 2025

ON SITE DATE:

July 7-8, 2025

Bureau Veritas

6021 University Boulevard, Suite 200 | Ellicott City, MD 21043 | www.bvna.com | p 800.733.0660

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Main Address	1775 West 12th Avenue, Eugene, OR 97402
Site Developed	1995 (estimated)
Total Building Area	23,362 SF (estimated)
Number of Buildings	2
Number of Stories	2
Number of Apartments	36
Common Areas	Leasing Office, Laundry Room, Community Room
Amenities	Park Benches
Construction Quality	Fair
Maintenance Practices	Fair
Recent Capital Improvements	None
Documentation Reviewed	None
Date(s) of Visit	July 7-8, 2025
On-site Point of Contact (POC)	Kara Hannigan, Property Manager 541.461.2279

General Information	
Assessment & Report Prepared By	Leah Lockwood
Reviewed By	Al Diefert, Technical Report Reviewer for Joseph Malboeuf Program Manager 800.733.0660 x7297532 joseph.malboeuf@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

Laurel Gardens is a multifamily property. No date of construction was available, but it appears to have been built in the 1990's. Aerial measurements show that there are two buildings, with 36 units, which total approximately 23,326 square feet. The units are studio apartments, one-bedroom units, and 2-bedroom units. Building A is large and contains approximately 18,661 square feet, and Building B is smaller and contains approximately 4665 square feet. All units are accessed from the exterior. At least six of the units were vacant. All square footage designations are based on a field measurement of vacant units and aerial images.

Architectural

The buildings are both two-story structures with typical wood-framed construction, with a post and beam foundation and concrete perimeter footings. The buildings are clad in wood siding and have vinyl windows. The building is roofed in architectural composition shingles. The roof appears to be approximately ten years old.

The structure, foundation, exterior cladding and roofing are generally in fair condition.

The interiors are generally in very poor to fair condition, depending on the unit. Some vinyl flooring is newer and is in fair condition. Most cabinets and countertops appear original to construction and thus dated and in dilapidated condition. Some units are damaged and require extensive rehabilitation. There were signs of microbial growth on the premises. All observed units were in various need of cleaning and repainting, depending on the unit. The carpet is extremely dilapidated. There was tenant damage to some of the units. The property management company is new to the facility and many residents made complaints during the assessment about maintenance issues that had not been addressed for months, including non-operational electrical outlets, leaky plumbing, etc.

Mechanical, Electrical, Plumbing and Fire (MEPF)

All assessed units have cadet wall heaters. No cooling equipment was observed. Domestic hot water is provided by individual water heaters located within the units, but most of the water heaters were not observed due to their location within closets behind closed panels. All units had smoke detectors installed in the living areas and sleeping areas. Lifecycle replacement of the majority of the MEPF is anticipated.

Site

The site is approximately 0.86 acres and has a rectangular shape. The property has two areas for parking, a lot at the north side and a lot at the east side. Mature trees and an irrigated lawn with planter beds are located within a fence.

Recommended Additional Studies

No additional studies are recommended at this time.

Immediate Needs

n

Facility/Building	Total Items	Total Cost
Laurel Gardens	17	\$56,900
Total	17	\$56,900

Laurel Gardens

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
9502602	Laurel Gardens	Apartment Throughout	C1030	Interior Door, Residential, Wood Hollow-Core Closet, Replace	Failed	Performance/Integrity	\$14,000
9502552	Laurel Gardens	Apartment Throughout	C2030	Flooring, Carpet, Residential, Replace	Poor	Performance/Integrity	\$7,000
9502596	Laurel Gardens	Apartment Bedroom(s)	C2030	Flooring, Carpet, Residential, Replace	Poor	Performance/Integrity	\$3,000
9502587	Laurel Gardens	Apartment Throughout	C2030	Flooring, Carpet, Residential, Replace	Failed	Performance/Integrity	\$4,500
9502600	Laurel Gardens	Apartment Bedroom(s)	C2030	Flooring, Carpet, Residential, Replace	Failed	Performance/Integrity	\$1,500
9502591	Laurel Gardens	Apartment Bathroom	C2030	Flooring, Vinyl Sheeting, Replace	Poor	Performance/Integrity	\$2,500
9502559	Laurel Gardens	Apartment Kitchen	C2030	Flooring, Vinyl Sheeting, Replace	Poor	Performance/Integrity	\$1,400
9495473	Laurel Gardens	Utility Rooms/Areas	C2030	Flooring, Vinyl Sheeting, Replace	Poor	Performance/Integrity	\$700
9502557	Laurel Gardens	Apartment Kitchen	C2030	Flooring, Luxury Vinyl Tile (LVT), Replace	Failed	Performance/Integrity	\$1,500
9502588	Laurel Gardens	Apartment Throughout	C2030	Flooring, Luxury Vinyl Tile (LVT), Replace	Failed	Performance/Integrity	\$3,000
9502573	Laurel Gardens	Apartment Bathroom	D2010	Tub, Fiberglass, w/ Shower Enclosure, Replace	Poor	Performance/Integrity	\$7,600
9502583	Laurel Gardens	Apartment Bathroom	D2010	Toilet, Residential Water Closet, Replace	Poor	Performance/Integrity	\$2,800
9502536	Laurel Gardens	Apartment Bathroom	D3060	Exhaust Fan, Residential Bathroom, Replace	Failed	Performance/Integrity	\$1,000
9502560	Laurel Gardens	Apartment Bathroom	D5030	Supplemental Components, Electrical Receptacle, Ground Fault Circuit Interrupter (GFCI), 15 to 20 AMP, Replace	Poor	Performance/Integrity	\$400
9502537	Laurel Gardens	Apartment Kitchen	E1060	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	Failed	Performance/Integrity	\$1,200
9502572	Laurel Gardens	Apartment Bathroom	E2010	Casework, Bathroom Vanity Cabinet, Wood w/ Cultured Marble Sink Top, Replace	Poor	Performance/Integrity	\$2,400
9502562	Laurel Gardens	Apartment Kitchen	E2010	Casework, Countertop, Plastic Laminate, Replace	Poor	Performance/Integrity	\$2,400
Total (17 items)							\$56,900

Key Findings



Exhaust Fan in Failed Condition.

Residential Bathroom
Laurel Gardens Apartment Bathroom

Uniformat Code: D3060
Recommendation: **Replace in 2024**

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,000

\$\$\$\$

Does not work. - AssetCALC ID: 9502536



Supplemental Components in Poor Condition.

Electrical Receptacle, Ground Fault Circuit
Interrupter (GFCI), 15 to 20 AMP
Laurel Gardens Apartment Bathroom

Uniformat Code: D5030
Recommendation: **Replace in 2024**

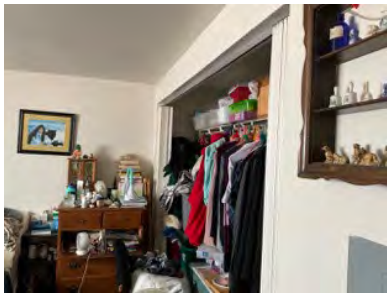
Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$400

\$\$\$\$

Doesn't work. - AssetCALC ID: 9502560



Interior Door in Failed Condition.

Residential, Wood Hollow-Core Closet
Laurel Gardens Apartment Throughout

Uniformat Code: C1030
Recommendation: **Replace in 2024**

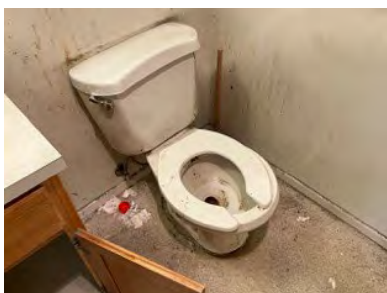
Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$14,000

\$\$\$\$

Missing closet doors. - AssetCALC ID: 9502602



Toilet in Poor Condition.

Residential Water Closet
Laurel Gardens Apartment Bathroom

Uniformat Code: D2010
Recommendation: **Replace in 2024**

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,800

\$\$\$\$

Should be replaced. - AssetCALC ID: 9502583



Tub in Poor Condition.

Fiberglass, w/ Shower Enclosure
Laurel Gardens Apartment Bathroom

Uniformat Code: D2010
Recommendation: **Replace in 2024**

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,600

\$\$\$\$

Extremely poor condition. - AssetCALC ID: 9502573



Casework in Poor Condition.

Countertop, Plastic Laminate
Laurel Gardens Apartment Kitchen

Uniformat Code: E2010
Recommendation: **Replace in 2024**

Priority Score: **82.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,400

\$\$\$\$

Needs repair. - AssetCALC ID: 9502562



Casework in Poor Condition.

Bathroom Vanity Cabinet, Wood w/ Cultured
Marble Sink Top
Laurel Gardens Apartment Bathroom

Uniformat Code: E2010
Recommendation: **Replace in 2024**

Priority Score: **82.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,400

\$\$\$\$

Missing doors or needs repair. - AssetCALC ID: 9502572



Residential Appliances in Failed Condition.

Refrigerator, 14 to 18 CF
Laurel Gardens Apartment Kitchen

Uniformat Code: E1060
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,200

\$\$\$\$

Missing. - AssetCALC ID: 9502537

**Flooring in Failed Condition.**

Luxury Vinyl Tile (LVT)
Laurel Gardens Apartment Kitchen

Uniformat Code: C2030
Recommendation: **Replace in 2024**

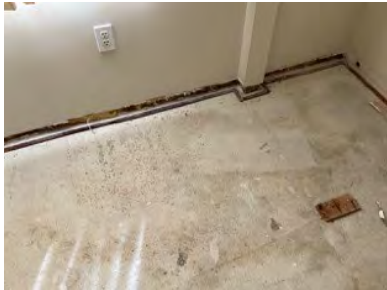
Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,500

\$\$\$\$

Dilapidated flooring. - AssetCALC ID: 9502557

**Recommended Follow-up Study:
Environmental, Remediation of
Suspect Fungal Growth**

Environmental, Remediation of Suspect Fungal
Growth
Laurel Gardens

Uniformat Code: P2030
Recommendation: **Remove in 2025**

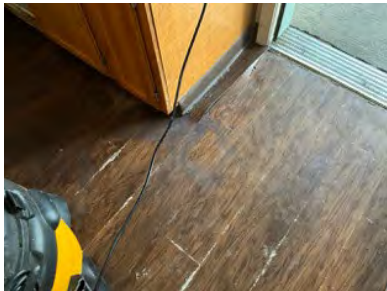
Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,500

\$\$\$\$

Observed microbial growth. - AssetCALC ID: 9502558

**Flooring in Failed Condition.**

Luxury Vinyl Tile (LVT)
Laurel Gardens Apartment Throughout

Uniformat Code: C2030
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,000

\$\$\$\$

Dilapidated flooring. - AssetCALC ID: 9502588

**Recommended Follow-up Study:
Environmental, Analysis of
Suspect Fungal Growth**

Environmental, Analysis of Suspect Fungal
Growth
Laurel Gardens

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2025**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,000

\$\$\$\$

Microbial growth. Very strong smell. - AssetCALC ID: 9502538

**Flooring in Failed Condition.**

Carpet, Residential
Laurel Gardens Apartment Throughout

Uniformat Code: C2030
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,500

\$\$\$\$

Dilapidated flooring. - AssetCALC ID: 9502587

**Flooring in Poor Condition.**

Carpet, Residential
Laurel Gardens Apartment Bedroom(s)

Uniformat Code: C2030
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,000

\$\$\$\$

Dilapidated flooring. - AssetCALC ID: 9502596

**Flooring in Poor Condition.**

Vinyl Sheetting
Laurel Gardens Utility Rooms/Areas

Uniformat Code: C2030
Recommendation: **Replace in 2024**

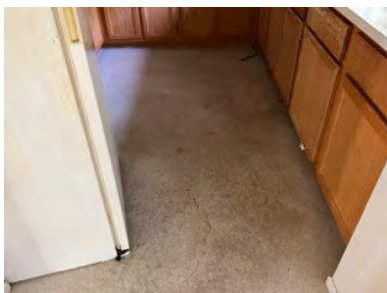
Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$700

\$\$\$\$

Dilapidated flooring. - AssetCALC ID: 9495473

**Flooring in Poor Condition.**

Vinyl Sheetting
Laurel Gardens Apartment Kitchen

Uniformat Code: C2030
Recommendation: **Replace in 2024**

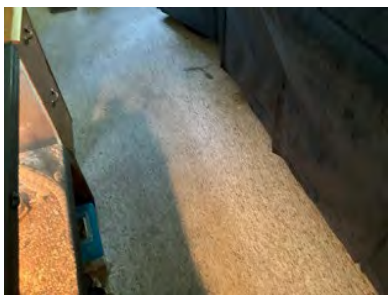
Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,400

\$\$\$\$

Dilapidated flooring. - AssetCALC ID: 9502559



Flooring in Poor Condition.

Carpet, Residential
Laurel Gardens Apartment Throughout

Uniformat Code: C2030
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,000

\$\$\$\$

Dilapidated flooring. - AssetCALC ID: 9502552



Flooring in Poor Condition.

Vinyl Sheeting
Laurel Gardens Apartment Bathroom

Uniformat Code: C2030
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,500

\$\$\$\$

Dilapidated flooring. - AssetCALC ID: 9502591

The table below shows the anticipated costs by trade or building system over the next 20 years.

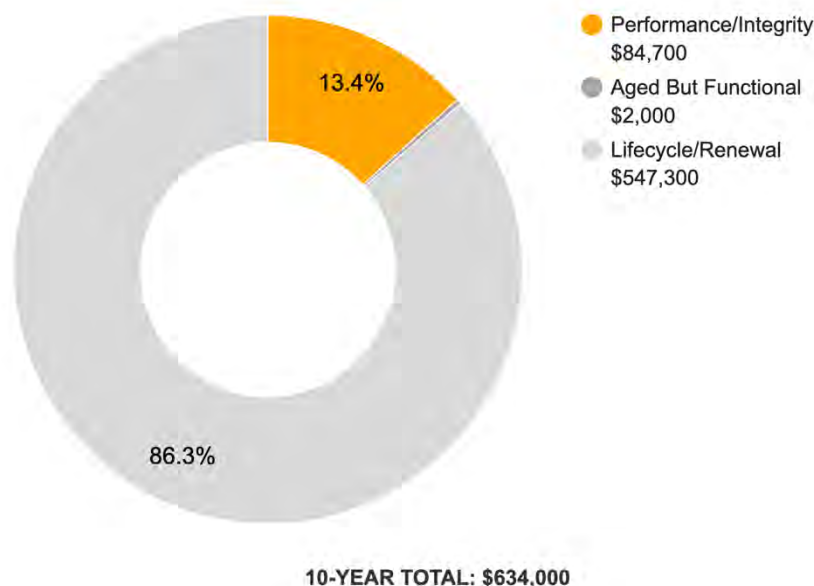
System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	\$66,600	\$331,500	\$398,200
Roofing	-	-	-	-	\$98,000	\$98,000
Interiors	\$39,100	-	\$9,600	\$325,200	\$380,200	\$754,000
Plumbing	\$10,400	-	\$2,000	\$4,700	\$232,200	\$249,300
HVAC	\$1,000	-	-	\$12,400	\$104,800	\$118,200
Electrical	\$400	-	-	\$9,600	\$102,000	\$111,900
Fire Alarm & Electronic Systems	-	-	-	\$11,700	\$13,700	\$25,300
Equipment & Furnishings	\$6,000	-	-	\$102,500	\$241,000	\$349,500
Site Pavement	-	-	\$5,800	\$6,700	\$81,000	\$93,500
Site Development	-	-	-	\$11,700	\$9,400	\$21,100
Site Utilities	-	-	-	-	\$8,300	\$8,300
Follow-up Studies	-	\$8,800	-	-	-	\$8,800
TOTALS (3% inflation)	\$56,900	\$8,800	\$17,400	\$551,000	\$1,602,000	\$2,236,100

Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item May commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the “best” fit, typically the one with the greatest significance and highest on the list below.

Plan Type Descriptions & Distribution

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in order to meet current standards, facility usage, or client/occupant needs.
Aged But Functional	■	Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.
Lifecycle/Renewal	■	Any component or system that is neither deficient nor aged past EUL but for which future replacement or repair is anticipated and budgeted.



2. Apartment Building A



Apartment Building Type A: Systems Summary

Address	1775 West 12th Avenue, Eugene, OR 97402	
Constructed/Renovated	1995 (estimated)	
Building Area	18,661 SF (estimated)	
Number of Stories	2 above grade	
Number of Units	30	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over crawl space foundation	Fair
Façade	Wall Finish: Wood composite siding Windows: Vinyl	Fair
Roof	Gable construction with asphalt shingles	Fair
Common Area Finishes	VCT flooring in Leasing Office	Fair
Unit Flooring	Kitchens: Vinyl sheet, luxury vinyl tile (LVT) Living Rooms: Carpet, LVT Bathrooms: Vinyl sheet, LVT	Fair
Unit Walls & Ceilings	Walls: Painted gypsum board Ceilings: Painted gypsum board	Fair

Apartment Building Type A: Systems Summary		
Elevators	None	--
Plumbing	Distribution: Copper or PEX supply and PVC waste & venting Hot Water: Individual electric water heaters with integral tanks (not accessed due to location within walls) Living Unit Bathroom Fixtures: Toilets, sinks, tubs/showers with surrounds.	Fair
Common Area HVAC	Electric wall units	Fair
Unit HVAC	Electric wall units	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Panel with copper wiring Exterior Building-Mounted Lighting: LED, fluorescent Emergency Power: None	Fair
Unit Electrical	Panel Size: 100 amps, estimated GFCI Outlets: Present in kitchens; present in bathrooms Unit Interior Lighting: LED, CFL	Fair
Fire Alarm	Smoke detectors in living rooms and sleeping areas	Poor
Equipment/Special	Laundry equipment in adjacent laundry room, leased	Fair
Unit Appliances	Electric ranges, vented hoods, refrigerators	Fair
Unit Cabinets, Countertops & Vanities	Cabinetry: Wood Veneer with laminate countertops Vanities: Laminate countertops	Poor
Suspect Fungal Growth	Some observed suspected fungal growth. Some evidence of moisture or moisture-affected material in representative readily accessible areas of the property.	

3. Apartment Building B



Apartment Building Type B: Systems Summary

Address	1775 West 12th Avenue, Eugene, OR 97402	
Constructed/Renovated	1995 (estimated)	
Building Area	4,665 SF (estimated)	
Number of Stories	2 above grade =	
Number of Units	6	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over crawl space foundation	Fair
Façade	Wall Finish: Wood composite siding Windows: Vinyl	Fair
Roof	Gable construction with asphalt shingles	Fair
Common Area Finishes	Vinyl flooring in Laundry Room	Fair
Unit Flooring	Kitchens: Vinyl sheet, luxury vinyl tile (LVT) Living Rooms: Carpet, LVT Bathrooms: Vinyl sheet, LVT	Fair
Unit Walls & Ceilings	Walls: Painted gypsum board Ceilings: Painted gypsum board	Fair

Apartment Building Type B: Systems Summary		
Elevators	None	--
Plumbing	Distribution: Copper or PEX supply and PVC waste & venting Hot Water: Individual electric water heaters with integral tanks (not accessed due to location within walls) Living Unit Bathroom Fixtures: Toilets, sinks, tubs/showers with surrounds.	Fair
Common Area HVAC	Electric wall units	Fair
Unit HVAC	Electric wall units	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Panel with copper wiring Exterior Building-Mounted Lighting: LED, fluorescent Emergency Power: None	Fair
Unit Electrical	Panel Size: 100 amps, estimated GFCI Outlets: Present in kitchens; present in bathrooms Unit Interior Lighting: LED, CFL	Fair
Fire Alarm	Smoke detectors in living rooms and sleeping areas	Poor
Equipment/Special	Laundry equipment, leased	Fair
Unit Appliances	Electric ranges, vented hoods, refrigerators	Fair
Unit Cabinets, Countertops & Vanities	Cabinetry: Wood Veneer with laminate countertops Vanities: Laminate countertops	Poor
Suspect Fungal Growth	Some observed suspected fungal growth. Some evidence of moisture or moisture-affected material in representative readily accessible areas of the property.	

4. Site Summary



Site Information		
Site Area	.86 acres (estimated)	
Parking Spaces	36 total spaces all in open lots; 2 of which are accessible	
System	Description	Condition
Site Pavement	Concrete lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees and bushes Irrigation present Low site slopes throughout	Fair
Utilities	Municipal water and sewer	Fair
Site Lighting	Building-mounted and Post-Mounted: LED	Fair
Ancillary Structures	Shade structure	Fair

5. Property Space Use and Observed Areas

Apartment Unit Types and Unit Mix		
<i>Quantity</i>	<i>Type</i>	<i>Floor Area</i>
14	Studio 350 SF	4,900 SF
11	1X1 1 Bedroom 1 Bath 600 SF	6,600 SF
10	2X2 Twin 2 Bedroom 2 Bath 850 SF	8,500 SF
1	2X1 Two Bedroom 1 Bath 700 SF (former manager's unit)	700 SF
36	<i>TOTALS</i>	20,700 SF

There are currently at least six vacant units, several of which are considered down units. A “down unit” is a term used to describe a non-rentable apartment unit due to poor conditions such as fire damage, water damage, missing appliances, damaged floor, wall or ceiling surfaces, or other significant deficiencies.

The units counts and gross areas in the chart above are based on information provided by property management (an outdated key list rent roll) and are not based on actual counts or measurements at the property. One apartment of each type was measured and include interior dimensions only. Due to the varying methods that could be utilized by others to derive square footage, the area calculations in the chart below do not warrant, represent, or guarantee the accuracy of the measurements.

Areas Observed

Approximately 50 percent of the apartment units were observed in order to establish a representative sample and to gain a clear understanding of the property’s overall condition. All accessible units were observed. Other areas accessed included the exterior of the property. The pitched roofs were observed from ground level. Other areas accessed included the site within the property boundaries and the exterior of the property. See Property Condition Checklist in the appendix for specific units observed.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

6. ADA Accessibility

Section 504 of the Rehabilitation Act of 1973 is a Federal accessibility law that was enacted on May 2, 1988. Section 504 applies to multifamily properties that have 15 or more units. The property must have a minimum of five percent mobility accessible units and two percent of the units for visual / audio hearing impairments. Exceptions can be considered due to undue financial burdens or structural restrictions. However, the exceptions do not relieve the recipients from compliance utilizing other units/buildings or other methods to achieve reasonable accommodations.

Reasonable Accommodations as described in 24 CFR 8.4(b)(i), 8.24 and 8.33 are described as follows: When a family member requires an accessible feature(s) or policy modification to accommodate a disability, property owners must provide such feature(s) or policy modification unless doing so would result in a fundamental alteration in the nature of its program or result in a financial and administrative burden.

The Uniform Federal Accessibility Standard (UFAS) 24 CFR part 40 was adopted by HUD and made effective October 4, 1984. The UFAS applies only to new construction or to alterations to the existing buildings. Alterations are defined as work that costs 50 percent or more of the building's value when the work performed occurs within a twelve-month period. Apartments modified for mobility impaired residents are to comply with UFAS.

Title III of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" on the basis of disability. Generally, the rental office and access from the site to the rental office must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

Buildings completed and occupied after January 26, 1992, are required to comply fully with ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of complying to the extent allowed by structural feasibility and the financial resources available; otherwise, a reasonable accommodation must be made.

During the PNA, Bureau Veritas performed a limited accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the areas of focus and categories set forth in the checklist that is included in the appendix. It is understood by the Client that the observations described herein do not comprise a full Accessibility Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify the full spectrum of all specific potential accessibility issues at the site. Additional clarifications are as follows:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Barriers and potential issues are identified regardless of applicable code/act or construction date of the facility
- Only a representative sample of units was observed
- Costs for non-compliant items are budgeted and included in the dataset
- Two overview photos were taken for each subsection in the checklist regardless of perceived compliance or non-compliance
- A "No" response to any question in the checklist does not alone guarantee full compliance with that guideline; all is subject to the limitations described elsewhere

The site was originally constructed in approximately 1960.

More than half of the units were inspected. None of them was designated as accessible, although one unit appeared to be somewhat accessible. Based on observation of that single unit, currently there is 0 or 1 unit designated for mobility impairments and 0 units designated for audio-visual impairments.

The property's common areas are only the outdoor access pathway, park benches, and parking in the front and rear of the building. Based on Bureau Veritas's limited review, the property is in general compliance with the applicable accessibility guidelines for those areas. Specific barriers or potential issues are itemized in the accompanying dataset and following the checklist included in the appendix.

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

No detailed follow-up accessibility study is currently recommended since no complete apartment unit conversions are needed and the budgetary sum of the corrective costs identified at the subject site is less than \$10,000. Reference the appendix for specific data, photos, and the checklist associated with this limited accessibility survey.

7. Flood Zone and Seismic Zone

Natural Hazard Zones	
Flood Zone	According to the Flood Insurance Rate Map 41039C1642F, published by the Federal Emergency Management Agency (FEMA) and dated 6/2/99, the property is located in Zone X, an area of minimal flood hazard.
Seismic Zone	According to the 1997 Uniform Building Code Seismic Zone Map of the United States, the property is located in Seismic Zone 3, defined as an area of moderate to high probability of damaging ground motion.

8. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it May show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but May exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed, or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Physical Needs Assessment (PNA) includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

9. Opinions of Probable Costs

Cost estimates are embedded throughout this report, including the detailed Replacement Reserves report in the appendix. The cost estimates are predominantly based on construction rehabilitation costs developed by the *RSMeans data from Gordian*. While the *RSMeans data from Gordian* is the primary reference source for the Bureau Veritas cost library, secondary and supporting sources include but are not limited to other industry experts work, such as *Marshall & Swift* and *CBRE Whitestone*. For improved accuracy, additional research integrated with Bureau Veritas's historical experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions also come into play when deemed necessary. Invoice or bid documents provided either by the owner or facility construction resources May be reviewed early in the process or for specific projects as warranted.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the PNA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component May have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage May affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

To account for differences in prices between locations, the base costs are modified by geographical location factors to adjust for market conditions, transportation costs, or other local contributors. When requested by the client, the costs May be further adjusted by several additional factors including labor rates (prevailing minimum wage), general contractor fees for profit and overhead, and insurance. If desired, costs for design and permits, and a contingency factor, May also be included in the calculations.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0 and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves May also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system or component replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

10. Certification

Bureau Veritas has completed a Physical Needs Assessment (PNA) of the subject property, Laurel Gardens, located at 1775 West 12th Avenue, Eugene, OR 97402. The PNA was performed on July 7-8, 2025. The PNA was performed at the Homes for Good Housing Agency's request using methods and procedures consistent with good commercial and customary practice conforming to ASTM E2018-15, *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process*. Within this Physical Needs Assessment Report, Bureau Veritas's follows the ASTM guide's definition of User, that is, the party that retains Bureau Veritas for the preparation of a baseline PNA of the subject property. A User May include, without limitation, a purchaser, potential tenant, owner, existing or potential mortgagee, lender, or property manager of the subject property.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor May it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

The opinions Bureau Veritas expresses in this report were formed utilizing the degree of skill and care ordinarily exercised by any prudent architect or engineer in the same community under similar circumstances. Bureau Veritas assumes no responsibility or liability for the accuracy of information contained in this report which has been obtained from the Client or the Client's representatives, from other interested parties, or from the public domain. The conclusions presented represent Bureau Veritas's professional judgment based on information obtained during the course of this assignment. Bureau Veritas's evaluations, analyses and opinions are not representations regarding the building design or actual value of the property. Factual information regarding operations, conditions and test data provided by the Client or their representative has been assumed to be correct and complete. The conclusions presented are based on the data provided, observations made, and conditions that existed specifically on the date of the assessment.

Bureau Veritas certifies that Bureau Veritas has no undisclosed interest in the subject property, Bureau Veritas's relationship with the Client is at arm's-length, and that Bureau Veritas's employment and compensation are not contingent upon the findings or costs to remedy any deficiencies due to deferred maintenance and any noted component replacements.

Bureau Veritas's PNA cannot wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's building systems. Preparation of a PNA in accordance with Public Housing Modernization Standards Handbooks 7485.2 is intended to reduce, but not eliminate, the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system May not be initially observed. This PNA was prepared recognizing the inherent subjective nature of Bureau Veritas's opinions as to such issues as workmanship, quality of original installation, and estimating the remaining useful life of any given component or system. It should be understood that Bureau Veritas's suggested remedy May be determined under time constraints, formed without the aid of engineering calculations, testing, exploratory probing, the removal of materials, or design. Furthermore, there May be other alternate or more appropriate schemes or methods to remedy the physical deficiency. Bureau Veritas's opinions are generally formed without detailed knowledge from individuals familiar with the component's or system's performance.

Any questions regarding this report should be directed to the Program Manager listed below.

Prepared by: Leah Lockwood
Project Assessor

Reviewed by:



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11. Appendices

- Appendix A: Photographic Record
- Appendix B: Site Plan(s)
- Appendix C: Pre-Survey Questionnaire(s)
- Appendix D: Abbreviated Accessibility Checklist
- Appendix E: Component Condition Report
- Appendix F: Replacement Reserves
- Appendix G: Other Supporting Documents

Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - ENTRANCE TO LEASING OFFICE



6 - ROOFING

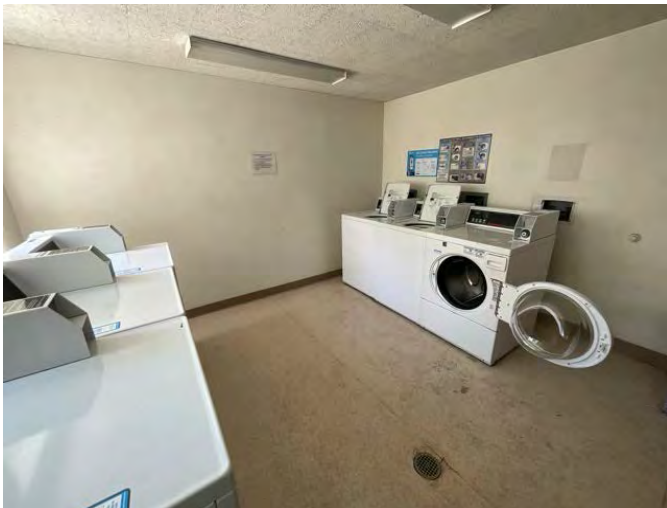
Photographic Overview



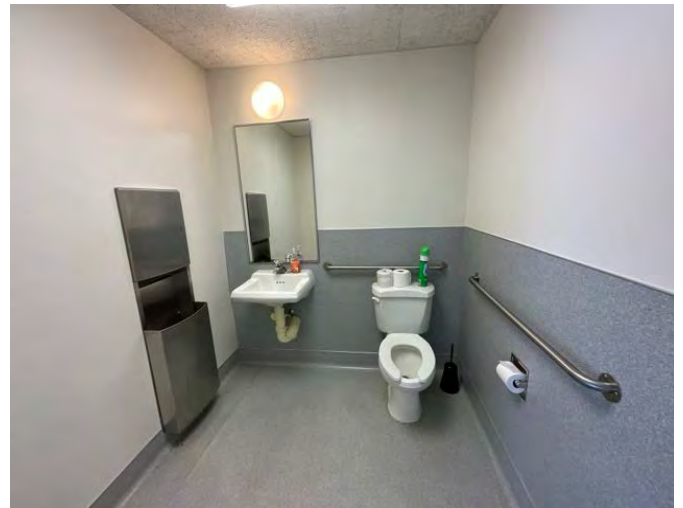
7 - COMMUNITY ROOM



8 - COMMUNITY KITCHENETTE



9 - LAUNDRY ROOM



10 - RESTROOM



11 - UTILITY ROOM



12 - RESIDENT MAILBOXES

Photographic Overview



13 - MONUMENT SIGN



14 - PARKING LOT



15 - PARKING LOT



16 - FENCED YARD



17 - ACCESSIBLE PATH



18 - ACCESSIBLE PATH

Photographic Overview



19 - UNIT 23 KITCHEN



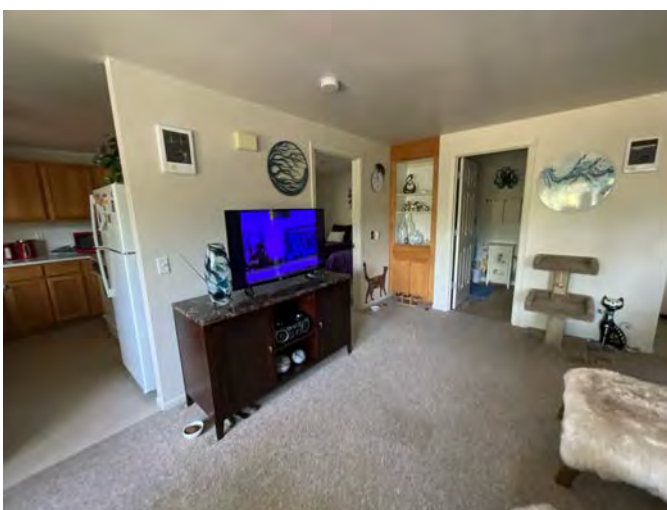
20 - UNIT 36 KITCHEN



21 - UNIT 26 KITCHEN



22 - UNIT 33 KITCHEN



23 - UNIT 6 INTERIOR



24 - UNIT 23 BATHROOM

Photographic Overview



25 - UNIT 3 KITCHEN



26 - UNIT 30 INTERIOR



27 - UNIT 1 INTERIOR



28 - UNIT 36 INTERIOR



29 - UNIT 34 BATHROOM



30 - UNIT 1 BATHROOM

Appendix B:

Site Plan(s)

Site Plan



BUREAU
VERITAS

Project Number

170106.24R000-011.052

Source

Google

Project Name

Laurel Gardens

On-Site Date

July 7-8, 2025



Appendix C:

Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Laurel Gardens
Name of person completing form:	NA
Title / Association w/ property:	NA
Length of time associated w/ property:	NA
Date Completed:	NA
Phone Number:	NA
Method of Completion:	INCOMPLETE - client/POC unable to complete

The Pre-Survey Questionnaire was not filled out either prior to or during the assessment.

Appendix D:

Abbreviated Accessibility Checklist

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Laurel Gardens

BV Project Number: 170106.24R000-011.052

Abbreviated Accessibility Checklist

Facility History & Interview

Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			✗	
2	Have any ADA improvements been made to the property since original construction? Describe.			✗	
3	Has building management reported any accessibility-based complaints or litigation?			✗	

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



2ND AREA OF ACCESSIBLE PARKING

Question		Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	✗			2 ADA spaces out of 36 total spaces, 1 of which is van accessible.
2	Does the required number of van-accessible designated spaces appear to be provided ?	✗			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	✗			
4	Does parking signage include the International Symbol of Accessibility ?	✗			
5	Does each accessible space have an adjacent access aisle ?	✗			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	✗			

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



ACCESSIBLE PATH

Question		Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	✗			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	✗			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	✗			
4	Do curb ramps appear to have compliant slopes for all components ?	✗			
5	Do ramp runs on an accessible route appear to have compliant slopes ?	✗			
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?	✗			

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?	X			
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			X	
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			X	

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



ADDITIONAL ENTRANCE

Question		Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	✗			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			✗	
3	Is signage provided indicating the location of alternate accessible entrances ?			✗	
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	✗			
5	Do doors at accessible entrances appear to have compliant hardware ?	✗			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	✗			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			×	
8	Do thresholds at accessible entrances appear to have a compliant height ?	×			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



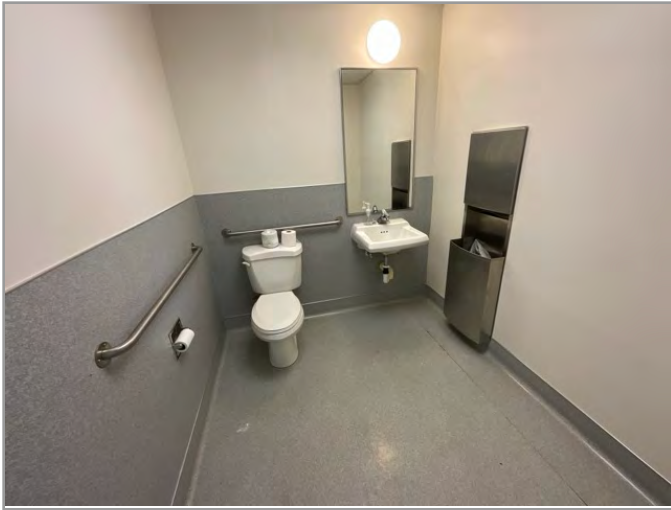
DOOR HARDWARE

Question		Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	✗			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	✗			
3	Do ramps on accessible routes appear to have compliant slopes ?	✗			
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			✗	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			✗	
6	Do ramps on accessible routes appear to have compliant handrails ?			✗	

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	
8	Do public transaction areas have an accessible, lowered service counter section ?	X			
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?			X	
11	Do doors at interior accessible routes appear to have compliant hardware ?			X	
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	X			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

Abbreviated Accessibility Checklist

Public Restrooms



PUBLIC RESTROOM



SINK, FAUCET HANDLES AND ACCESSORIES

Question		Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	✗			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	✗			
3	Does the lavatory faucet have compliant handles ?	✗			Lever is on wrong side of toilet.
4	Is the plumbing piping under lavatories configured to protect against contact ?		✗		
5	Are grab bars provided at compliant locations around the toilet ?	✗			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?			✗	

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?			×	
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?			×	
9	Do accessories and mirrors appear to be mounted at a compliant height ?	×			

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



KITCHEN OVERVIEW



SINK CLEARANCE

Question		Yes	No	NA	Comments
1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?	✗			
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?			✗	
3	Is there an accessible countertop/preparation space of proper width and height ?	✗			
4	Is there an accessible sink space of proper width and height ?	✗			
5	Does the sink faucet have compliant handles ?	✗			
6	Is the plumbing piping under the sink configured to protect against contact ?		✗		

7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?			✕	
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Appendix E:

Component Condition Report

Component Condition Report | Laurel Gardens

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	18,600 SF	6	9495452
B2020	Apartment Exterior	Fair	Window, Vinyl-Clad Double-Glazed, 16-25 SF	34	16	9502593
B2020	Apartment Exterior	Fair	Window, Vinyl-Clad Double-Glazed, up to 15 SF	158	16	9502563
B2020	Building Exterior	Fair	Glazing, any type by SF	4,700 SF	21	9495479
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	2	16	9495474
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	16	9495475
B2050	Apartment Exterior	Fair	Exterior Door, Residential, Steel	36	16	9502590
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	15,396 SF	12	9495451
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	1,167 LF	11	9495458
Interiors						
C1030	Apartment Throughout	Fair	Interior Door, Residential, Wood Hollow-Core Swinging	108	11	9502599
C1030	Apartment Throughout	Failed	Interior Door, Residential, Wood Hollow-Core Closet	28	0	9502602
C1030	Apartment Throughout	Fair	Interior Door, Residential, Wood Hollow-Core Closet	104	9	9502550
C2010	Apartment Throughout	Good	Wall Finishes, any surface, Prep & Paint	4,100 SF	9	9502553
C2010	Apartment Throughout	Fair	Wall Finishes, any surface, Prep & Paint	33,400 SF	6	9502589
C2010	Office Areas	Fair	Wall Finishes, any surface, Prep & Paint	3,000 SF	6	9495470
C2030	Apartment Bathroom	Poor	Flooring, Vinyl Sheeting	350 SF	0	9502591
C2030	Apartment Bedroom(s)	Fair	Flooring, Carpet, Residential	300 SF	4	9502544
C2030	Community Room	Fair	Flooring, Vinyl Tile (VCT)	400 SF	6	9495467
C2030	Apartment Kitchen	Fair	Flooring, Vinyl Sheeting	600 SF	9	9502564
C2030	Apartment Throughout	Fair	Flooring, Carpet, Residential	500 SF	4	9502569
C2030	Apartment Bedroom(s)	Failed	Flooring, Carpet, Residential	300 SF	0	9502600

Component Condition Report | Laurel Gardens

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Apartment Throughout	Failed	Flooring, Carpet, Residential	900 SF	0	9502587
C2030	Apartment Kitchen	Good	Flooring, Luxury Vinyl Tile (LVT)	1,000 SF	14	9502598
C2030	Apartment Bedroom(s)	Good	Flooring, Luxury Vinyl Tile (LVT)	1,200 SF	14	9502578
C2030	Apartment Throughout	Poor	Flooring, Carpet, Residential	1,400 SF	0	9502552
C2030	Apartment Bathroom	Good	Flooring, Luxury Vinyl Tile (LVT)	200 SF	14	9502561
C2030	Laundry Room	Fair	Flooring, Vinyl Sheeting	100 SF	11	9495472
C2030	Apartment Throughout	Failed	Flooring, Luxury Vinyl Tile (LVT)	400 SF	0	9502588
C2030	Apartment Throughout	Good	Flooring, Luxury Vinyl Tile (LVT)	1,600 SF	14	9502542
C2030	Apartment Bathroom	Fair	Flooring, Luxury Vinyl Tile (LVT)	1,500 SF	9	9502570
C2030	Office Areas	Fair	Flooring, Carpet, Commercial Standard	600 SF	4	9495468
C2030	Apartment Kitchen	Poor	Flooring, Vinyl Sheeting	200 SF	0	9502559
C2030	Apartment Bathroom	Good	Flooring, Vinyl Sheeting	100 SF	14	9502571
C2030	Apartment Bathroom	Fair	Flooring, Vinyl Sheeting	300 SF	9	9502554
C2030	Apartment Bedroom(s)	Fair	Flooring, Luxury Vinyl Tile (LVT)	2,400 SF	9	9502540
C2030	Apartment Kitchen	Failed	Flooring, Luxury Vinyl Tile (LVT)	200 SF	0	9502557
C2030	Apartment Throughout	Fair	Flooring, Luxury Vinyl Tile (LVT)	3,000 SF	9	9502586
C2030	Utility Rooms/Areas	Poor	Flooring, Vinyl Sheeting	100 SF	0	9495473
C2030	Apartment Bedroom(s)	Poor	Flooring, Carpet, Residential	600 SF	0	9502596
C2030	Apartment Kitchen	Fair	Flooring, Luxury Vinyl Tile (LVT)	2,600 SF	9	9502597
C2050	Apartment Throughout	Good	Ceiling Finishes, any flat surface, Prep & Paint	2,050 SF	9	9502556
C2050	Apartment Throughout	Fair	Ceiling Finishes, any flat surface, Prep & Paint	19,750 SF	6	9502582
C2050	Office Areas	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,500 SF	6	9495482
Plumbing						
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	26,326 SF	21	9495459
D2010	Apartment Utility Closet	Fair	Water Heater, Electric, Residential, 30 to 52 GAL	4	9	9502549

Component Condition Report | Laurel Gardens

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Apartment Bathroom	Poor	Tub, Fiberglass, w/ Shower Enclosure	4	0	9502573
D2010	Apartment Kitchen	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	34	16	9502543
D2010	Apartment Bathroom	Fair	Tub, Fiberglass, w/ Shower Enclosure	40	11	9502546
D2010	Apartment Utility Closet	Good	Water Heater, Electric, Residential, 30 to 52 GAL	2	14	9502565
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	2	25	9495466
D2010	Restrooms	Good	Toilet, Commercial Water Closet	2	25	9495453
D2010	Laundry Room	Fair	Sink/Lavatory, Service Sink, Laundry	1	16	9495457
D2010	Apartment Bathroom	Fair	Toilet, Residential Water Closet	36	16	9502584
D2010	Apartment Bathroom	Poor	Toilet, Residential Water Closet	4	0	9502583
D2010	Utility Rooms/Areas	Fair	Water Heater, Electric, Residential	2	4	9495456
D2010	Apartment Kitchen	Good	Sink/Lavatory, Drop-In Style, Stainless Steel	2	27	9502574
D2010	Apartment Bathroom	Good	Toilet, Residential Water Closet	4	27	9502539
HVAC						
D3020	Throughout Building	Fair	Wall Heater, Electric, Residential	6	11	9495469
D3020	Apartment Utility Closet	Fair	Wall Heater, Natural Gas, Residential	66	11	9502576
D3060	Apartment Bathroom	Failed	Exhaust Fan, Residential Bathroom	4	0	9502536
D3060	Apartment Bathroom	Fair	Exhaust Fan, Residential Bathroom	38	9	9502580
Electrical						
D5020	Apartment Utility Closet	Fair	Distribution Panel, 120/240 V, Residential Style, 100 AMP	36	16	9502595
D5020	Building Exterior	Fair	Distribution Panel, 120/240 V	1	11	9495464
D5030	Apartment Bathroom	Poor	Supplemental Components, Electrical Receptacle, Ground Fault Circuit Interrupter (GFCI), 15 to 20 AMP	4	0	9502560
D5030	Apartment Kitchen	Fair	Supplemental Components, Electrical Receptacle, Ground Fault Circuit Interrupter (GFCI), 15 to 20 AMP	36	11	9502566
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	26,326 SF	21	9495460
D5030	Apartment Bathroom	Fair	Supplemental Components, Electrical Receptacle, Ground Fault Circuit Interrupter (GFCI), 15 to 20 AMP	38	11	9502548
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	500 SF	11	9495480

Component Condition Report | Laurel Gardens

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Apartment Throughout	Fair	Residential Lighting, Full Upgrade, Living Areas by Apt Unit	36	11	9502581
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	20	6	9502585
Fire Alarm & Electronic Systems						
D7050	Apartment Living Area(s)	Fair	Fire Alarm Devices, Smoke/Carbon Monoxide Detector, residential in-house	36	6	9502541
D7050	Apartment Bedrooms	Good	Fire Alarm Devices, Smoke/Carbon Monoxide Detector, residential in-house	32	9	9502551
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	500 SF	6	9495461
Equipment & Furnishings						
E1060	Apartment Kitchen	Good	Residential Appliances, Range, Electric	4	14	9502601
E1060	Apartment Kitchen	Good	Residential Appliances, Range Hood	2	14	9502545
E1060	Apartment Kitchen	Fair	Residential Appliances, Range Hood	34	9	9502579
E1060	Apartment Kitchen	Fair	Residential Appliances, Range, Electric	32	9	9502547
E1060	Apartment Kitchen	Failed	Residential Appliances, Refrigerator, 14 to 18 CF	2	0	9502537
E1060	Apartment Kitchen	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	34	9	9502575
E2010	Community Room	Fair	Casework, Cabinetry, Standard	16 LF	6	9495455
E2010	Apartment Bathroom	Poor	Casework, Bathroom Vanity Cabinet, Wood w/ Cultured Marble Sink Top	2	0	9502572
E2010	Apartment Kitchen	Fair	Casework, Cabinetry, Economy	648 LF	11	9502567
E2010	Utility Rooms/Areas	Fair	Casework, Cabinetry, Economy	12 LF	6	9495481
E2010	Apartment Kitchen	Fair	Casework, Countertop, Plastic Laminate	504 LF	9	9502592
E2010	Apartment Bathroom	Fair	Casework, Bathroom Vanity Cabinet, Wood w/ Cultured Marble Sink Top	42	11	9502594
E2010	Apartment Kitchen	Poor	Casework, Countertop, Plastic Laminate	48 LF	0	9502562
Special Construction & Demo						
F1020	Site	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	80 SF	26	9495476
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	11,431 SF	16	9495462
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	11,431 SF	4	9495454

Component Condition Report | Laurel Gardens

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Sitework						
G2060	Site	Good	Fences & Gates, Fence, Metal Tube 6'	145 LF	31	9495477
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	6	9495471
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	3	6	9502568
G2080	Site	Fair	Irrigation System, Control Panel	1	6	9495463
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	6,800 SF	11	9495465
G4050	Site	Fair	Pole Light Fixture, LED Lamp only	5	11	9495478
Follow-up Studies						
P2030		Failed	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	2	1	9502538
P2030		Failed	Consultant, Environmental, Remediation of Suspect Fungal Growth, Remove	50 SF	1	9502558

Appendix F:

Replacement Reserves

Replacement Reserves Report

Laurel Gardens

7/16/2025



Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate
Laurel Gardens	\$56,850	\$8,755	\$0	\$0	\$17,382	\$0	\$240,208	\$0	\$0	\$305,479	\$5,376	\$566,613	\$106,226	\$0	\$68,103	\$43,078	\$735,804	\$0	\$27,239	\$36,883	\$18,061	\$2,236,055
Grand Total	\$56,850	\$8,755	\$0	\$0	\$17,382	\$0	\$240,208	\$0	\$0	\$305,479	\$5,376	\$566,613	\$106,226	\$0	\$68,103	\$43,078	\$735,804	\$0	\$27,239	\$36,883	\$18,061	\$2,236,055

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate	
B2010	Building Exterior	9495452	Exterior Walls, any painted surface, Prep & Paint	10	4	6	18600	SF	\$3.00	\$55,800							\$55,800									\$55,800						\$111,600	
B2020	Apartment Exterior	9502593	Window, Vinyl-Clad Double-Glazed, 16-25 SF, Replace	30	14	16	34	EA	\$900.00	\$30,600																\$30,600						\$30,600	
B2020	Apartment Exterior	9502563	Window, Vinyl-Clad Double-Glazed, up to 15 SF, Replace	30	14	16	158	EA	\$600.00	\$94,800																\$94,800						\$94,800	
B2050	Building Exterior	9495474	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	14	16	2	EA	\$1,300.00	\$2,600																\$2,600						\$2,600	
B2050	Building Exterior	9495475	Exterior Door, Steel, Standard, Replace	30	14	16	2	EA	\$600.00	\$1,200																\$1,200						\$1,200	
B2050	Apartment Exterior	9502590	Exterior Door, Residential, Steel, Replace	30	14	16	36	EA	\$600.00	\$21,600																\$21,600						\$21,600	
B3010	Roof	9495451	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	8	12	15396	SF	\$3.80	\$58,505												\$58,505										\$58,505	
B3020	Roof	9495458	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	9	11	1167	LF	\$9.00	\$10,503											\$10,503											\$10,503	
C1030	Apartment Throughout	9502599	Interior Door, Residential, Wood Hollow-Core Swinging, Replace	20	9	11	108	EA	\$400.00	\$43,200											\$43,200											\$43,200	
C1030	Apartment Throughout	9502602	Interior Door, Residential, Wood Hollow-Core Closet, Replace	15	16	0	28	EA	\$500.00	\$14,000	\$14,000														\$14,000							\$28,000	
C1030	Apartment Throughout	9502550	Interior Door, Residential, Wood Hollow-Core Closet, Replace	15	6	9	104	EA	\$500.00	\$52,000									\$52,000														\$52,000
C2010	Apartment Throughout	9502589	Wall Finishes, any surface, Prep & Paint	10	4	6	33400	SF	\$1.50	\$50,100							\$50,100									\$50,100							\$100,200
C2010	Office Areas	9495470	Wall Finishes, any surface, Prep & Paint	10	4	6	3000	SF	\$1.50	\$4,500							\$4,500									\$4,500							\$9,000
C2010	Apartment Throughout	9502553	Wall Finishes, any surface, Prep & Paint	10	1	9	4100	SF	\$1.50	\$6,150									\$6,150											\$6,150			\$12,300
C2030	Apartment Bathroom	9502591	Flooring, Vinyl Sheeting, Replace	15	16	0	350	SF	\$7.00	\$2,450	\$2,450														\$2,450								\$4,900
C2030	Apartment Throughout	9502588	Flooring, Luxury Vinyl Tile (LVT), Replace	15	16	0	400	SF	\$7.50	\$3,000	\$3,000														\$3,000								\$6,000
C2030	Apartment Kitchen	9502559	Flooring, Vinyl Sheeting, Replace	15	16	0	200	SF	\$7.00	\$1,400	\$1,400														\$1,400								\$2,800
C2030	Apartment Kitchen	9502557	Flooring, Luxury Vinyl Tile (LVT), Replace	15	16	0	200	SF	\$7.50	\$1,500	\$1,500														\$1,500								\$3,000
C2030	Utility Rooms/Areas	9495473	Flooring, Vinyl Sheeting, Replace	15	16	0	100	SF	\$7.00	\$700	\$700														\$700								\$1,400
C2030	Community Room	9495467	Flooring, Vinyl Tile (VCT), Replace	15	9	6	400	SF	\$5.00	\$2,000							\$2,000																\$2,000
C2030	Apartment Kitchen	9502564	Flooring, Vinyl Sheeting, Replace	15	6	9	600	SF	\$7.00	\$4,200									\$4,200														\$4,200
C2030	Apartment Bathroom	9502570	Flooring, Luxury Vinyl Tile (LVT), Replace	15	6	9	1500	SF	\$7.50	\$11,250									\$11,250														\$11,250
C2030	Apartment Bathroom	9502554	Flooring, Vinyl Sheeting, Replace	15	6	9	300	SF	\$7.00	\$2,100									\$2,100														\$2,100
C2030	Apartment Bedroom(s)	9502540	Flooring, Luxury Vinyl Tile (LVT), Replace	15	6	9	2400	SF	\$7.50	\$18,000									\$18,000														\$18,000
C2030	Apartment Throughout	9502586	Flooring, Luxury Vinyl Tile (LVT), Replace	15	6	9	3000	SF	\$7.50	\$22,500									\$22,500														\$22,500
C2030	Apartment Kitchen	9502597	Flooring, Luxury Vinyl Tile (LVT), Replace	15	6	9	2600	SF	\$7.50	\$19,500									\$19,500														\$19,500
C2030	Laundry Room	9495472	Flooring, Vinyl Sheeting, Replace	15	4	11	100	SF	\$7.00	\$700											\$700												\$700
C2030	Apartment Kitchen	9502598	Flooring, Luxury Vinyl Tile (LVT), Replace	15	1	14	1000	SF	\$7.50	\$7,500														\$7,500									\$7,500
C2030	Apartment Bedroom(s)	9502578	Flooring, Luxury Vinyl Tile (LVT), Replace	15	1	14	1200	SF	\$7.50	\$9,000														\$9,000									\$9,000
C2030	Apartment Bathroom	9502561	Flooring, Luxury Vinyl Tile (LVT), Replace	15	1	14	200	SF	\$7.50	\$1,500														\$1,500									\$1,500
C2030	Apartment Throughout	9502542	Flooring, Luxury Vinyl Tile (LVT), Replace	15	1	14	1600	SF	\$7.50	\$12,000														\$12,000									\$12,000
C2030	Apartment Bathroom	9502571	Flooring, Vinyl Sheeting, Replace	15	1	14	100	SF	\$7.00	\$700														\$700									\$700
C2030	Apartment Bedroom(s)	9502600	Flooring, Carpet, Residential, Replace	6	7	0	300	SF	\$5.00	\$1,500	\$1,500						\$1,500					\$1,500						\$1,500					\$6,000
C2030	Apartment Throughout	9502587	Flooring, Carpet, Residential, Replace	6	7	0	900	SF	\$5.00	\$4,500	\$4,500						\$4,500					\$4,500						\$4,500					\$18,000
C2030	Apartment Throughout	9502552	Flooring, Carpet, Residential, Replace	6	7	0	1400	SF	\$5.00	\$7,000	\$7,000						\$7,000					\$7,000						\$7,000					\$28,000
C2030	Apartment Bedroom(s)	9502596	Flooring, Carpet, Residential, Replace	6	7	0	600	SF	\$5.00	\$3,000	\$3,000						\$3,000					\$3,000						\$3,000					\$12,000
C2030	Apartment Bedroom(s)	9502544	Flooring, Carpet, Residential, Replace	6	2	4	300	SF	\$5.00	\$1,500					\$1,500				\$1,500								\$1,500						\$4,500
C2030	Apartment Throughout	9502569	Flooring, Carpet, Residential, Replace	6	2	4	500	SF	\$5.00	\$2,500																							

Replacement Reserves Report																																			
Laurel Gardens																																			
7/16/2025																																			
Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate		
D2010	Apartment Bathroom	9502583	Toilet, Residential Water Closet, Replace		30	31	0	4	EA	\$700.00	\$2,800	\$2,800																					\$2,800		
D2010	Apartment Bathroom	9502546	Tub, Fiberglass, w/ Shower Enclosure, Replace		20	9	11	40	EA	\$1,900.00	\$76,000											\$76,000											\$76,000		
D2010	Apartment Kitchen	9502543	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace		30	14	16	34	EA	\$1,200.00	\$40,800																	\$40,800						\$40,800	
D2010	Laundry Room	9495457	Sink/Lavatory, Service Sink, Laundry, Replace		30	14	16	1	EA	\$900.00	\$900																	\$900						\$900	
D2010	Apartment Bathroom	9502584	Toilet, Residential Water Closet, Replace		30	14	16	36	EA	\$700.00	\$25,200																	\$25,200						\$25,200	
D3020	Throughout Building	9495469	Wall Heater, Electric, Residential, Replace		20	9	11	6	EA	\$330.00	\$1,980											\$1,980												\$1,980	
D3020	Apartment Utility Closet	9502576	Wall Heater, Natural Gas, Residential, Replace		20	9	11	66	EA	\$1,100.00	\$72,600											\$72,600												\$72,600	
D3060	Apartment Bathroom	9502536	Exhaust Fan, Residential Bathroom, Replace		15	16	0	4	EA	\$250.00	\$1,000	\$1,000															\$1,000								\$2,000
D3060	Apartment Bathroom	9502580	Exhaust Fan, Residential Bathroom, Replace		15	6	9	38	EA	\$250.00	\$9,500										\$9,500														\$9,500
D5020	Building Exterior	9495464	Distribution Panel, 120/240 V, Replace		30	19	11	1	EA	\$5,500.00	\$5,500											\$5,500													\$5,500
D5020	Apartment Utility Closet	9502595	Distribution Panel, 120/240 V, Residential Style, 100 AMP, Replace		30	14	16	36	EA	\$1,100.00	\$39,600																	\$39,600							\$39,600
D5030	Apartment Bathroom	9502560	Supplemental Components, Electrical Receptacle, Ground Fault Circuit Interrupter (GFCI), 15 to 20 AMP, Replace		25	26	0	4	EA	\$100.00	\$400	\$400																							\$400
D5030	Apartment Kitchen	9502566	Supplemental Components, Electrical Receptacle, Ground Fault Circuit Interrupter (GFCI), 15 to 20 AMP, Replace		25	14	11	36	EA	\$100.00	\$3,600											\$3,600													\$3,600
D5030	Apartment Bathroom	9502548	Supplemental Components, Electrical Receptacle, Ground Fault Circuit Interrupter (GFCI), 15 to 20 AMP, Replace		25	14	11	38	EA	\$100.00	\$3,800											\$3,800													\$3,800
D5040	Building Exterior	9502585	Exterior Light, any type, w/ LED Replacement, Replace		20	14	6	20	EA	\$400.00	\$8,000							\$8,000																	\$8,000
D5040	Throughout Building	9495480	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	9	11	500	SF	\$4.50	\$2,250											\$2,250													\$2,250
D5040	Apartment Throughout	9502581	Residential Lighting, Full Upgrade, Living Areas by Apt Unit, Replace		20	9	11	36	EA	\$350.00	\$12,600											\$12,600													\$12,600
D7050	Apartment Living Area(s)	9502541	Fire Alarm Devices, Smoke/Carbon Monoxide Detector, residential in-house, Replace		10	4	6	36	EA	\$120.00	\$4,320							\$4,320										\$4,320							\$8,640
D7050	Apartment Bedrooms	9502551	Fire Alarm Devices, Smoke/Carbon Monoxide Detector, residential in-house, Replace		10	1	9	32	EA	\$120.00	\$3,840										\$3,840										\$3,840				\$7,680
D8010	Throughout Building	9495461	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install		15	9	6	500	SF	\$2.50	\$1,250							\$1,250																	\$1,250
E1060	Apartment Kitchen	9502537	Residential Appliances, Refrigerator, 14 to 18 CF, Replace		15	16	0	2	EA	\$600.00	\$1,200	\$1,200															\$1,200								\$2,400
E1060	Apartment Kitchen	9502579	Residential Appliances, Range Hood, Replace		15	6	9	34	EA	\$200.00	\$6,800										\$6,800														\$6,800
E1060	Apartment Kitchen	9502547	Residential Appliances, Range, Electric, Replace		15	6	9	32	EA	\$620.00	\$19,840										\$19,840														\$19,840
E1060	Apartment Kitchen	9502575	Residential Appliances, Refrigerator, 14 to 18 CF, Replace		15	6	9	34	EA	\$600.00	\$20,400										\$20,400														\$20,400
E1060	Apartment Kitchen	9502601	Residential Appliances, Range, Electric, Replace		15	1	14	4	EA	\$620.00	\$2,480																\$2,480								\$2,480
E1060	Apartment Kitchen	9502545	Residential Appliances, Range Hood, Replace		15	1	14	2	EA	\$200.00	\$400																\$400								\$400
E2010	Apartment Bathroom	9502572	Casework, Bathroom Vanity Cabinet, Wood w/ Cultured Marble Sink Top, Replace		20	21	0	2	EA	\$1,200.00	\$2,400	\$2,400																			\$2,400				\$4,800
E2010	Apartment Kitchen	9502562	Casework, Countertop, Plastic Laminate, Replace		15	16	0	48	LF	\$50.00	\$2,400	\$2,400															\$2,400								\$4,800
E2010	Community Room	9495455	Casework, Cabinetry, Standard, Replace		20	14	6	16	LF	\$300.00	\$4,800							\$4,800																	\$4,800
E2010	Utility Rooms/Areas	9495481	Casework, Cabinetry, Economy, Replace		20	14	6	12	LF	\$175.00	\$2,100							\$2,100																	\$2,100
E2010	Apartment Kitchen	9502592	Casework, Countertop, Plastic Laminate, Replace		15	6	9	504	LF	\$50.00	\$25,200										\$25,200														\$25,200
E2010	Apartment Kitchen	9502567	Casework, Cabinetry, Economy, Replace		20	9	11	648	LF	\$175.00	\$113,400											\$113,400													\$113,400
E2010	Apartment Bathroom	9502594	Casework, Bathroom Vanity Cabinet, Wood w/ Cultured Marble Sink Top, Replace		20	9	11	42	EA	\$1,200.00	\$50,400											\$50,400													\$50,400
G2020	Site	9495454	Parking Lots, Pavement, Asphalt, Seal & Stripe		5	1	4	11431	SF	\$0.45	\$5,144					\$5,144					\$5,144						\$5,144			\$5,144					\$20,576
G2020	Site	9495462	Parking Lots, Pavement, Asphalt, Mill & Overlay		25	9	16	11431	SF	\$3.50	\$40,009																\$40,009								\$40,009
G2060	Site	9502568	Park Bench, Wood/Composite/Fiberglass, Replace		20	14	6	3	EA	\$600.00	\$1,800							\$1,800																	\$1,800
G2060	Site	9495471	Signage, Property, Monument, Replace/Install		20	14	6	1	EA	\$3,000.00	\$3,000							\$3,000																	\$3,000
G2080	Site	9495463	Irrigation System, Control Panel, Replace		15	9	6	1	EA	\$5,000.00	\$5,000							\$5,000																	\$5,000
G2080	Site	9495465	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install		20	9	11	6800	SF	\$1.00	\$6,800											\$6,800													\$6,800
G4050	Site	9495478	Pole Light Fixture, LED Lamp only, Replace		20	9	11	5	EA	\$1,200.00	\$6,000											\$6,000													\$6,000
P2030	Laurel Gardens	9502538	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report		0	-1	1	2	EA	\$3,500.00	\$7,000		\$7,000																						\$7,000
P2030	Laurel Gardens	9502558	Consultant, Environmental, Remediation of Suspect Fungal Growth, Remove		0	-1	1	50	SF	\$30.00	\$1,500		\$1,500																						\$1,500
Totals, Unescalated												\$56,850	\$8,500	\$0	\$0	\$15,444	\$0	\$201,170	\$0	\$0	\$234,124	\$4,000	\$409,333	\$74,505	\$0	\$45,024	\$27,650	\$458,529	\$0	\$16,000	\$21,034	\$10,000		\$1,582,162	
Totals, Escalated (3.0% inflation, compounded annually)												\$56,850	\$8,755	\$0	\$0	\$17,382	\$0	\$240,208	\$0	\$0	\$305,479	\$5,376	\$566,613	\$106,226	\$										

* Markup has been included in unit costs.

Appendix G:

Other Supporting Documents

Flood Plain

National Flood Hazard Layer FIRMette

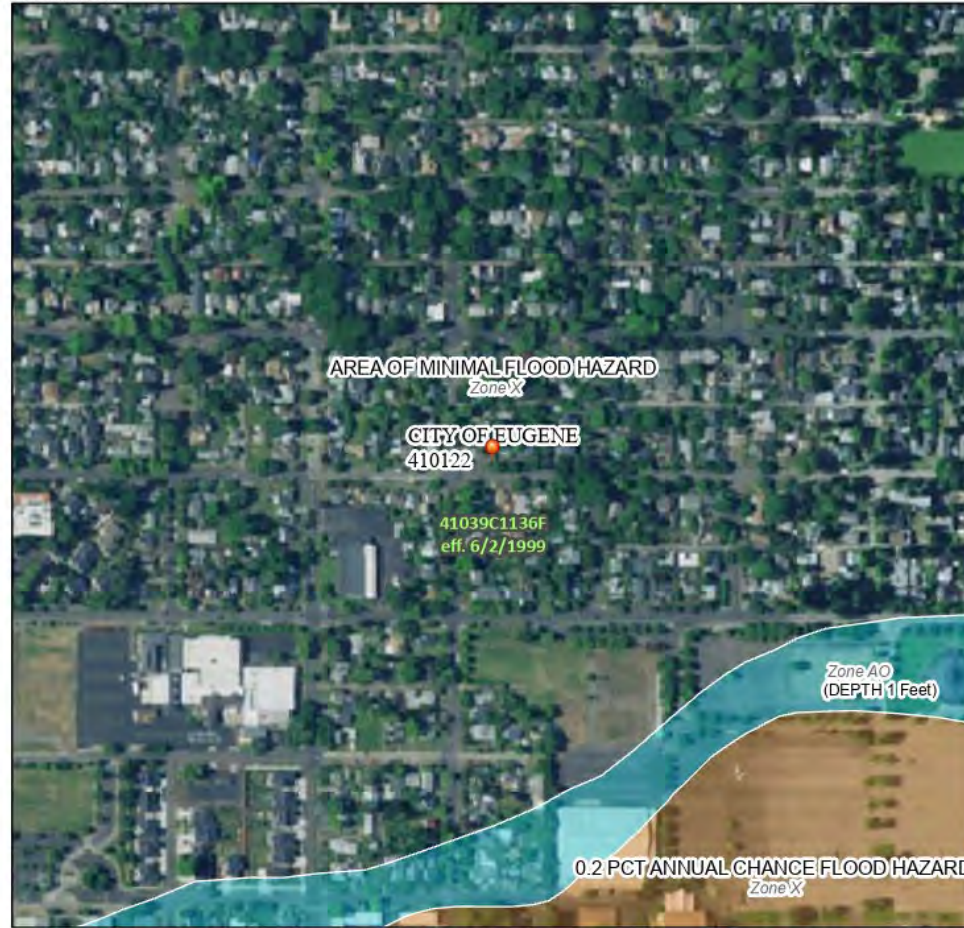
123°6'57"W 44°3'1"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE)
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
 - Area with Flood Risk due to Levee Zone D
- OTHER AREAS**
- NO SCREEN
 - Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D
- GENERAL STRUCTURES**
- Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
- OTHER FEATURES**
- Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
- MAP PANELS**
- Digital Data Available
 - No Digital Data Available
 - Unmapped



Basemap Imagery Source: USGS National Map 2023

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/8/2025 at 1:04 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Project Number

170106.24R000-011.052

Source

Google

Project Name

Laurel Gardens

On-Site Date

July 7-8, 2025



Apartment Condition Checklist

Building: Laurel Gardens

	Unit #	Bed/ Baths	O-V-D	Doors		Kitchen Flooring	Bathroom Flooring	Wall Finishes	Cabinet	Range	Frig	DW	Disp.	Window	GFCI		Smoke Detector	
				Entry	Interior													
1	31	2 Bed / 2 Bath	D	Fair	Fair	Fair	Poor	Fair	Fair	Fair	Fair	N/A	N/A	Fair	K B L	X X 	LR BR	X X
Comments:		TWINSome areas are very dirty but overall in fair condition.																
2	35	0 Bed / 1 Bath	V	Fair	Fair	Failed	Fair	Fair	Fair	Good	Missing	N/A	N/A	Fair	K B L	X X 	LR BR	X X
Comments:		StudioMicrobial growth. Vacant. Likely caused by plumbing leak. Flooring will likely need to be removed and replaced.																
3	33	1 Bed / 1 Bath	O	Fair	Fair	Fair	Poor	Fair	Fair	Fair	Fair	N/A	N/A	Fair	K B L	X X 	LR BR	X X
Comments:		1X1Mobility Unit																
4	34	1 Bed / 1 Bath	V	Fair	Fair	Poor	Poor	Fair	Fair	Fair	Fair	N/A	N/A	Fair	K B L	X X 	LR BR	X X
Comments:		1X1																
5	38	1 Bed / 1 Bath	O	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair	N/A	N/A	Fair	K B L	X X 	LR BR	X X
Comments:		1X1																
6	36	0 Bed / 1 Bath	O	Fair	Fair	Good	Fair	Fair	Fair	Fair	Fair	N/A	N/A	Fair	K B L	X X 	LR BR	X X
Comments:		Studio																

Legend: O – Occupied V – Vacant D – Down BR – Bedroom K – Kitchen B – Bathroom L - Laundry DW – Dishwasher Disp. - Disposal

Apartment Condition Checklist

Building: Laurel Gardens

	Unit #	Bed/ Baths	O-V-D	Doors		Kitchen Flooring	Bathroom Flooring	Wall Finishes	Cabinet	Range	Frig	DW	Disp.	Window	GFCI		Smoke Detector	
				Entry	Interior													
7	23	0 Bed / 1 Bath	V	Fair	Fair	Good	Good	Good	Fair	Good	Fair	N/A	N/A	Fair	K	✗	LR	✗
															B	✗		
															L		BR	✗
Comments:		Studio																
8	32	2 Bed / 2 Bath	O	Fair	Fair	Good	Fair	Good	Fair	Fair	Fair	N/A	N/A	Fair	K	✗	LR	✗
															B	✗		
															L		BR	✗
Comments:		TWIN																
9	30	2 Bed / 2 Bath	O	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair	N/A	N/A	Fair	K	✗	LR	✗
															B	✗		
															L		BR	✗
Comments:		TWINElectrical outlets don't work, bathtub doesn't drain.																
10	29	2 Bed / 2 Bath	V	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair	N/A	N/A	Fair	K	✗	LR	✗
															B	✗		
															L		BR	✗
Comments:		TWIN																
11	26	1 Bed / 1 Bath	O	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair	N/A	N/A	Fair	K	✗	LR	✗
															B	✗		
															L		BR	✗
Comments:		1X1																
12	1	2 Bed / 1 Bath	O	Fair	Fair	Good	Fair	Fair	Fair	Fair	Fair	N/A	N/A	Fair	K	✗	LR	✗
															B	✗		
															L		BR	✗
Comments:		2X1																

Legend: O – Occupied V – Vacant D – Down BR – Bedroom K – Kitchen B – Bathroom L - Laundry DW – Dishwasher Disp. - Disposal

Apartment Condition Checklist

Building: Laurel Gardens

	Unit #	Bed/ Baths	O-V-D	Doors		Kitchen Flooring	Bathroom Flooring	Wall Finishes	Cabinet	Range	Frig	DW	Disp.	Window	GFCI		Smoke Detector	
				Entry	Interior													
13	3	0 Bed / 1 Bath	O	Fair	Fair	Good	Good	Fair	Fair	Fair	Fair	N/A	N/A	Fair	K B L	X X 	LR BR	X X
Comments:		Studio																
14	5	1 Bed / 1 Bath	O	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair	N/A	N/A	Fair	K B L	X X 	LR BR	X X
Comments:		1X1																
15	4	0 Bed / 1 Bath	O	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair	N/A	N/A	Fair	K B L	X X 	LR BR	X X
Comments:		Studio																
16	6	1 Bed / 1 Bath	O	Fair	Fair	Fair	Good	Fair	Fair	Fair	Fair	N/A	N/A	Fair	K B L	X X 	LR BR	X X
Comments:		1X1																
17	16	0 Bed / 1 Bath	O	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair	N/A	N/A	Fair	K B L	X X 	LR BR	X X
Comments:		Studio																
18	14	0 Bed / 1 Bath	O	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair	N/A	N/A	Fair	K B L	X X 	LR BR	X X
Comments:		Studio																

Legend: O – Occupied V – Vacant D – Down BR – Bedroom K – Kitchen B – Bathroom L - Laundry DW – Dishwasher Disp. - Disposal

Oregon Housing and Community Services

Affordable Rental Housing Division

Equity in Contracting Compliance Manual

February 2025



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Section 1 – Introduction

1.01 Manual Summary

This manual describes policies related to equity in contracting for applicants seeking funding for affordable rental housing from OHCS. These policies are implemented through the Oregon Centralized Application (ORCA) funding process.

1.02 Why Equity in Contracting?

The Affordable Rental Housing (ARH) division at OHCS is charged with the delivery of state and federal funding to build and/or preserve affordable rental housing across the state. ARH has a charge to implement the agency's commitments to advance equity and racial justice as a funder and regulatory agency.

The housing development and construction industry employs businesses of a wide range of sizes throughout the development process, from design to lease-up and management. However, participation of businesses owned by racial and ethnic minorities, women, and veterans, as well as emerging small businesses, remains low, and their share of financial investments in housing remains small.

This underrepresentation is due in part to the limited resources available to prepare, encourage and facilitate the participation of these businesses. When these resources are in place, they sometimes fail to reach these businesses or are unable to break the veil of distrust that these business owners have in systems that hinder their participation in the industry.

Business Oregon's Certification Office for Business Inclusion and Diversity (COBID) helps increase the economic participation of these enterprises in the development and construction of affordable housing. At the same time, some owners of these businesses wish to operate without COBID certification and continue providing services to the affordable housing industry.

The policies in this manual exist to advance access to business opportunities resulting from OHCS-funded developments for businesses owned by racial and ethnic minorities, women, and veterans, as well as emerging small businesses. The intended outcomes are greater economic participation and share of financial resources for COBID-certified and self-identified firms owned by people from these communities.

1.03 When These Policies Apply

These policies apply to all project teams seeking funding from OHCS' Affordable Rental Housing (ARH) division. Funding sources are listed on [OHCS' website](#).

1.04 Relationship to Federal Regulations

OHCS ARH policies for equity in contracting are intended to align with, but do not replace, federal regulations.

The following federal funding sources that OHCS administers also have requirements related to equity in contracting:

- **HOME Investment Partnerships:** 24 CFR § 92.350 directs participating jurisdictions in the HOME program, including Oregon Housing and Community Services, to establish and oversee minority outreach programs within the jurisdiction to ensure the inclusion, to the maximum extent possible, of minorities and women and entities owned by minorities and women, in all contracts entered by the participating jurisdiction. § 92.508(a)(7)(ii) requires documentation and record keeping of efforts taken to implement an outreach program, the amount of contracts, and documentation. For this reason, **project teams receiving HOME program funding must also complete the [HOME Program Annual Report form at project completion](#)**. This allows OHCS to complete its Consolidated Annual Performance and Evaluation Report (CAPER) to HUD, which includes OHCS' participation in the HOME program. OHCS may request additional documentation, if necessary, to ensure compliance with this obligation. For questions on this form, please contact Andrea Matthiessen, HOME/Housing Trust Fund Program Manager, at andrea.matthiessen@hcs.oregon.gov.
- **National Housing Trust Fund:** 24 CFR § 93.407(a)(5)(ix) requires records demonstrating compliance with 2 CFR § 200.321, which relates to grantees contracting with small businesses, minority businesses, women's business enterprises, veteran-owned businesses, and labor surplus area firms.

Section 2 – Percentage Targets

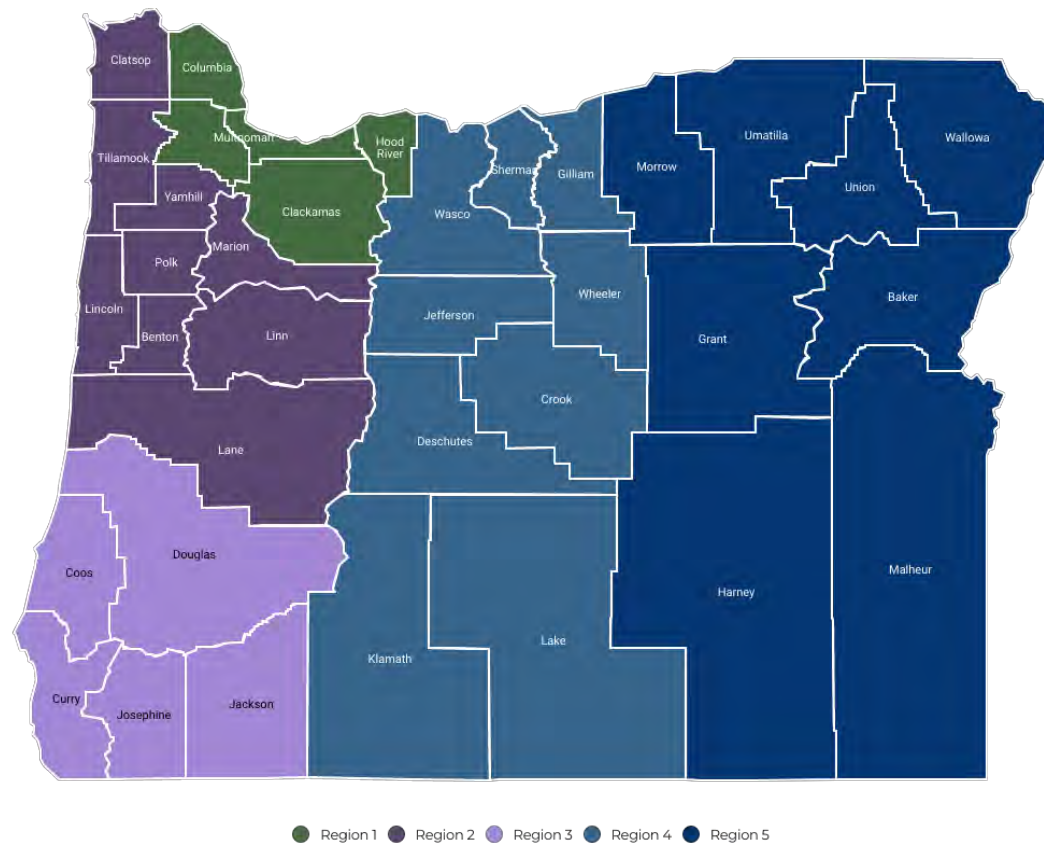
2.01 Regional Percentage Targets

OHCS has established percentage targets for participation by relevant businesses. Targets vary across the state, recognizing the different economic conditions, demographics, and availability of relevant firms.

Regional percentage targets refer to the percentage of total contract dollars awarded to firms owned by minorities, women, and veterans, as well as emerging small businesses – both those certified by COBID and those that self-identify as such.

Region 1, covering the Portland metropolitan area, has a target of 30%, and Regions 2 through 5, covering the rest of the state, have a target of 20%.

Region	Counties	Percentage Target
1	Multnomah, Washington, Clackamas, Columbia, Hood River	30%
2	Clatsop, Tillamook, Yamhill, Marion, Polk, Lincoln, Benton, Linn, Lane	20%
3	Douglas, Coos, Curry, Josephine, Jackson	20%
4	Wasco, Sherman, Gilliam, Jefferson, Wheeler, Crook, Deschutes, Klamath, Lake	20%
5	Morrow, Umatilla, Union, Wallowa, Grant, Baker, Harney, Malheur	20%



2.02 Eligible Firms

To meet these percentage targets, OHCS encourages project teams to work with firms certified by Business Oregon's Certification Office for Business Inclusion and Diversity (COBID), including Minority Business Enterprises (MBEs), Women Business Enterprises (WBEs), Veteran Business Enterprises (VBEs), and Emerging Small Businesses (ESBs).

In addition, work performed by businesses that self-identify as owned by minorities, women, or veterans, as well as emerging small businesses, is eligible to count toward the percentage targets if those businesses meet the

corresponding COBID eligibility criteria. Project teams must make these business owners aware of COBID certification and encourage them to apply.

2.03 Eligible Costs

Both hard and soft costs (professional services) payable with OHCS funds are eligible to count toward the percentage targets. See [Eligible and Non-eligible Costs for OHCS Capital Resources](#) for more information.

Contractors that self-perform work, subcontractors, and professional firms providing services can count toward percentage targets, as long as they are eligible firms as described in Section 2.02 of this manual.

Section 3 – Policy

3.01 Project Team Responsibilities

Applicants will answer questions about their experience and plans to meet their regional percentage targets in the ORCA application. Project teams will also have access to additional subsidy to work with a contracting equity consultant should they desire additional advice and support. See *Section 3.02*.

Applicants must provide this manual to prospective contractors during bidding.

Efforts to include relevant businesses must allow them sufficient time to effectively participate in the bidding and/or application process.

Project teams should maintain evidence of efforts made to seek and increase participation by relevant firms.

OHCS recommends that project teams take affirmative steps to market their opportunities to businesses owned by minorities, women, and veterans, as well as emerging small businesses. These steps could include but are not limited to:

- Requiring the prime contractor to seek out participation by relevant firms as a stipulation in their contract
- Placing relevant businesses on solicitation lists
- Using the services and assistance of contracting equity consultants (*see Section 3.02 for available funding*) and industry organizations

OHCS also encourages the following practices to increase participation in projects:

- Facilitating partnerships between large/established firms and small/new firms for mentorship and professional growth
- Dividing large scopes of work into smaller scopes that can be bid out to relevant businesses
- Bringing subcontractors under a prime contractor's bonding and insurance policies, if bonding and insurance are barriers to subcontractors' participation
- Workforce development programs
- Apprenticeship programs
- Local partnerships with labor organizations

3.02 ORCA Application Process

All OHCS funding for affordable rental housing is allocated through the Oregon Centralized Application (ORCA). The ORCA is a first-come, first-reviewed application process that awards funding to projects meeting specific minimum criteria, called "evaluation standards." For more information about the ORCA, see [OHCS' website](#).

One evaluation standard relates to the applicant's strategy for equity in contracting. At the Impact Assessment step, applicants will confirm their understanding of and commitment to meeting regional percentage targets; thoroughly answer application questions relating to experience, plans, and actions to meet targets; and upload supporting documentation, if applicable. OHCS offers additional subsidy for contracting equity consultants, subject to funding availability.

Contracting equity consultants provide services including, but not limited to, supporting outreach to subcontractors, reviewing proposed subcontractors to see if they are COBID-certified or eligible, coordinating or managing relationships with chosen subcontractors, administration and reporting for contracting equity requirements, and other strategies for equitable contracting. Project teams can work with any consultant they choose that provides these services. Project teams choosing to work with a contracting equity consultant will provide a signed contract during the Financial Eligibility step outlining these services and the dollar amount to be spent.

3.03 Reporting Requirements

Applicants receiving OHCS ARH funding will be required to submit three reports related to the participation of relevant firms in their project: an initial report at the time of financial closing, a second report once construction reaches 50% completion, and a final report within 30 days of construction completion. These reports include reporting by trade, firm category, certified status, and demographics and will be available in the project's Procorem WorkCenter.

Project teams must be up to date on reporting for past OHCS-funded projects to be eligible for funding for additional projects.