



**Housing Authority of the City of Aurora
REQUEST FOR QUALIFICATIONS NO. RFQ20261008
ARCHITECTURAL DESIGN SERVICES**

Residences at Trolley Park
1445 Dallas Street
Aurora, CO 80010

October 9, 2026

Owner: Housing Authority of the City of Aurora
Heidi Mitchell, Senior Housing Developer
2280 S. Xanadu Way
Aurora, CO 80014

Financial Advisor: Dwelling Development
Sarah Batt, Principal

Owner's Representative: Artaic Group
Jake Hopper, Senior Project Manager
2650 18th Street, Suite 301
Denver, CO 80211

1. INVITATION

The Housing Authority of the City of Aurora, Colorado, also known as The Aurora Housing Authority or AHA (Owner) hereby invites qualified firm(s) and/or individuals (Professional Services Providers) interested in providing Architectural & Engineering Design (A/E) services to submit a response to this Request for Qualifications & Proposal (RFQ) for the Residences at Trolley Park located in Aurora, Colorado. The Owner proposes to retain a highly qualified, capable firm(s) to act as the Architect throughout the planning, design, and construction of a renovation, and potential addition to Residences at Trolley Park. The Architect and sub consultants will be expected to collaborate in a transparent and efficient manner with the Owner's Representative, the Artaic Group.

All Candidate inquiries will be responded to collectively prior to or on the "Clarification Responses" date in the schedule noted below. A clarification with replies to all questions will be emailed to all Candidates who have requested the RFQ documents.

2. PROCUREMENT SCHEDULE & PROJECT MILESTONES

The schedule for this Architectural Services procurement is as follows:

RFQ Released:	October 9, 2026
Question Submission Deadline:	October 19, 2026, 3:00 PM MDT
Response to Questions:	October 21, 2026
Response Submission Deadline:	October 29, 2026 At 12:00PM MDT
Shortlist Notification:	November 3, 2026 at 3:00PM MST
Interviews with Respondent(s):	November 9-10, 2026
Award Announcement:	November 13, 2026
Attend CM/GC Interviews:	November 16-17, 2026

The overall schedule milestones for the project are as follows:

Conceptual Drawings:	January 2027
100% Construction Documents Complete:	July 2027
Start of Construction:	December 2027

3. RESPONSE SUBMISSION PROCEDURE

Public Notice of this RFQ is being Achieved by posting the solicitation on Bidnet, (bidnetdirect.com) and on the Aurora Housing Authority's Website (Aurorahousing.org), Vendors, Proposals and Quotes, View RFPs/RFQs here section.

Question Submission and Addendum

All questions related to the RFQ are to be submitted in writing to Jake Hopper at jake.hopper@artaicgroup.com with a cc: to Heidi Mitchell at Hmitchell@aurorahousing.org no later than **October 19, 2026, 3:00 PM MDT**. All verbal communications are non-binding. Answers to questions may be distributed to all known respondents via electronic means as they are received, or answers may be withheld and provided in a single communication to be distributed to all known parties.

Response Submission

Responses are to be received on or before **October 29, 2026 at 12:00 PM MDT** Responses are to be submitted **electronically** to: **Jake Hopper** at jake.hopper@artaicgroup.com with a cc: to **Heidi Mitchell** at Hmitchell@aurorahousing.org and **Sarah Lara** at Sarah.Lara@artaicgroup.com

Address RFQ Response to:
Heidi Mitchell
Senior Housing Developer & Project Manager
Aurora Housing Authority

4. OWNER BACKGROUND & PROGRAM INFORMATION

A. Owner Background

The Housing Authority of the City of Aurora, Colorado, also known as The Aurora Housing Authority or AHA, has a rich history serving the diverse communities within the borders of the city. AHA was established by action of the Aurora City Council in February of 1975, as an independently operating quasi-governmental agency with both public and private sector characteristic to provide affordable housing solutions. AHA is committed to creating mission-driven housing solutions that make a difference, through asset-building opportunities combined with effective community-oriented and individual services and amenities. AHA is committed to providing safe, decent, affordable housing to our community and proudly serves many different groups including Working Families, Single Parents, Disabled Residents, Seniors, People Experiencing Homelessness, and Veterans.

By working closely with government entities, investors, landlords, and for and non-profit organizations, we build impactful partnerships that help us serve our communities and transform lives for people with limited income. The Aurora Housing Authority owns and professionally manages over 1,000 quality townhomes and apartments spread over 14 properties, with a new property currently under construction, and additionally supports 2,000 households through vouchers to provide affordable rental homes to thousands of residents. The agency is also Special Limited Partners for an additional 3,170 townhomes and apartments in Aurora, increasing the scale of impact across the city of Aurora.

Mission Statement

To develop and promote quality housing while supporting and encouraging economic opportunities leading to self-sufficiency and independence.

Vision Statement

To be the acknowledged leader in developing quality affordable housing in our community. (Adopted by the Housing Authority of the City of Aurora, CO December 1998.)

Values Statement

- **Respect Others:** We will treat co-workers, clients, and community members with dignity, respect, courtesy, politeness, and kindness.
- **Act with Integrity at All Times:** With the best interest of the organization, employees, clients and community in mind, we are personally accountable for the highest standards of ethical behavior including honesty and fairness.
- **Maintain a High Level of Professionalism:** We approach our daily activities with competence, responsibility, accuracy, reliability and confidentiality. We work cooperatively to create a friendly and quality-oriented environment.
- **Communicate Clearly:** We will communicate openly and honestly and listen to ideas to improve our services and overcome challenges.

B. Site and Program

AHA will undertake the renovation of the Residences at Trolley Park, a 38-unit multifamily apartment complex located at 1445 Dallas Street in Aurora, Colorado. The 0.719-acre property includes one (1) three-story apartment building, containing (35) units, with gated underground parking and one (1) two-story townhouse building containing (3) units. Buildings were constructed in 2007; three-story apartment is 70,327 square feet and the townhome building is 5,040 square feet, totaling 75,367 gross square feet.

According to the October 2023 Property Condition Report prepared by Dominion Due Diligence Group (D3G), the property is in fair to good physical condition. In addition, each dwelling unit and all common areas, parking areas, trash areas, and exterior areas were inspected to identify potential renovation scope.

The project will utilize a Construction Manager/General Contractor (CM/GC) delivery method, with the general contractor engaged early by ownership to provide design-assist services during the design phase. In addition to

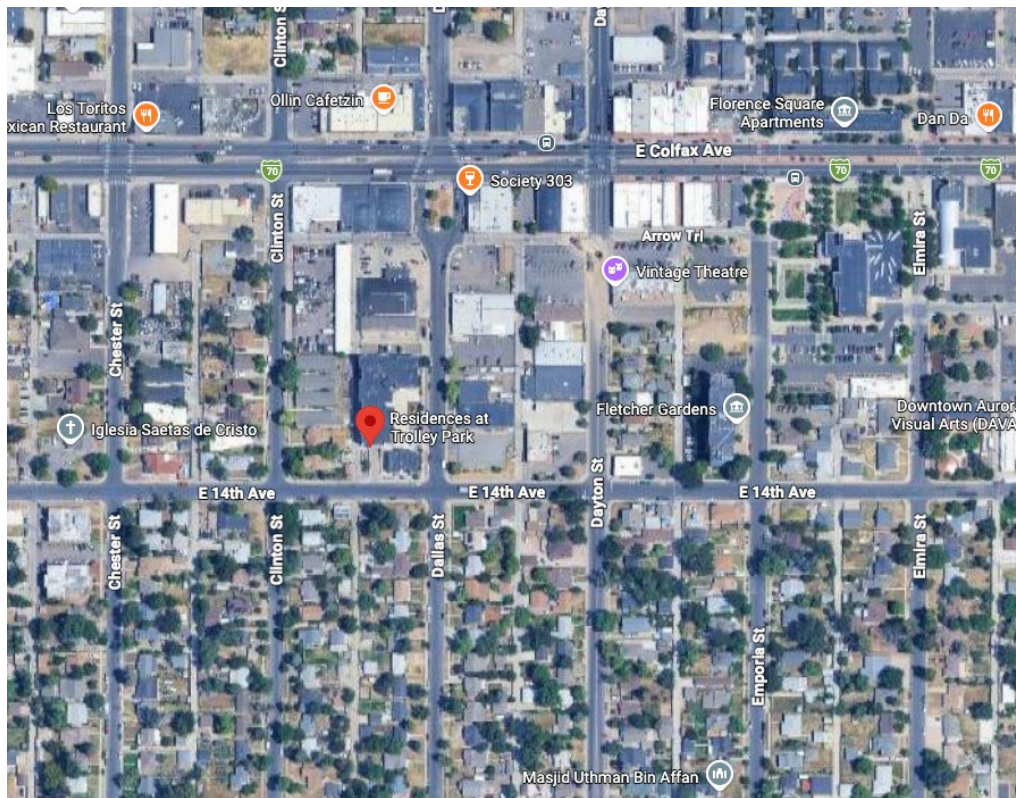
renovating the existing buildings, ownership intends to evaluate the feasibility of adding dwelling units within the existing property boundary lines and creating additional amenity spaces for residents.

Renovation scope will include, but is not limited to, addressing areas of negative drainage and water intrusion at the site, roof replacement, undertaking deferred maintenance scopes related to mechanical, plumbing and electrical systems, replacement of flooring finishes, residential appliances and millwork, as well as finish upgrades to common areas, and general ADA upgrades. It is anticipated the construction budget will be in the \$10M-\$14M range, depending on the potential to add units.

Ownership intends to submit an application for non-competitive 4% Low-Income Housing Tax Credits (LIHTC) in March 2027, with construction anticipated to begin in late 2027. The project will commence immediately following selection of the architectural team.

C. Supporting Documents

- Property Conditions Report, dated October 3, 2023 by Dominion Due Diligence Group
- Phase I Environmental Site Assessment (*available November 2026*)
- Updated Property Condition Report (*available November 2026*)
- Structural Condition Report (*available November 2026*)



5. TEAM MEMBERS

AHA will designate a member of its staff to manage and oversee the design and construction processes of the project. Owner intends to hire, or has already selected, the following professionals for the project team:

- Financial Consultant – Dwelling Development
- Owner's Representative - Artaic Group
- Architect – TBD
- General Contractor (CM/GC) – TBD
- Geotechnical Engineer & Construction Material Testing Firm - TBD
- Commissioning Agent – TBD
- FF&E Vendor (if required) - TBD

6. SCOPE OF SERVICES

The selected architectural firm will provide complete professional design and coordination services necessary to evaluate, design, permit, bid, and support construction of the renovation of the Residences at Trolley Park. Services will include, at a minimum, the following:

- A. Existing Conditions and Due Diligence.** Review available surveys, plans, reports, and the October 2023 Property Condition Report; verify existing conditions through field investigation and documentation; assess applicable zoning, building, accessibility, life-safety, energy, and other code requirements; and identify additional testing, surveys, or consultant investigations required for design. Owner-provided due-diligence materials, including the Phase I Environmental Site Assessment, updated Property Condition Report, and Structural Condition Report, are anticipated to be available in November 2026.
- B. Design Schedule.** Begin services immediately following Notice to Proceed and maintain a detailed design and permitting schedule through permit submission. The schedule shall align with ownership's anticipated March 2027 application for non-competitive 4% Low-Income Housing Tax Credits and the anticipated late-2027 construction start. Lead regular coordination meetings, track decisions and action items, and provide timely status reports to AHA and the Owner's Representative.
- C. Programming/Feasibility/Conceptual Design.** Confirm the renovation program with AHA and evaluate improvements to the 38 existing dwelling units, common areas, gated underground parking, trash areas, site, and building exteriors. Evaluate the feasibility, code implications, conceptual layouts, and relative costs and benefits of adding dwelling units within the existing property boundaries and creating additional resident amenity spaces.
- D. Schematic Design (SD).** Prepare design alternatives, preliminary plans, code analysis, outline specifications, and presentation materials sufficient for AHA to confirm the preferred scope, phasing approach, and project priorities. Incorporate input from residents, property management, AHA, the Owner's Representative, financial consultant, and other project stakeholders as directed by AHA. SD documents shall be provided to the CM/GC to prepare construction cost estimates, and the Candidate shall assist the CM/GC in reviewing and verifying the construction cost estimates.
- E. Design Development (DD).** Develop the approved schematic design into coordinated architectural and engineering documents. Consisting of DD drawings, outline specifications, and other documents to fix and describe the size and character of the entire Project(s) as to site, accessibility, sustainability, architectural, structural, mechanical, fire protection, and electrical systems, materials, and such other elements as may be appropriate.

DD documents shall be provided to the CM/GC to update the construction cost estimate, and the Candidate shall assist the CM/GC in reviewing and verifying the construction cost estimate. The project must be within the Owner's budget for the project to move into Construction Documents.
- F. Subconsultant Management and Design Coordination.** Serve as the prime design professional and retain, contract with, manage, and be fully responsible for all subconsultants required to complete the services, unless expressly identified by AHA as owner provided. The architect shall define subconsultant scopes, coordinate schedules and deliverables, lead interdisciplinary coordination, and verify that all drawings, specifications, calculations, reports, and other design documents are complete, consistent, and coordinated across disciplines. The architect shall remain the single point of responsibility for design coordination and shall promptly resolve

conflicts, omissions, and discrepancies among the architectural and consultant documents throughout design, permitting, bidding, construction administration, and closeout.

- G. Design-Assist Coordination and Cost Control.** Coordinate with the general contractor engaged early by ownership to obtain design-assist input regarding constructability, phasing, resident impacts, schedule, procurement, material availability, and cost. Reconcile contractor estimates with the approved budget and recommend scope or design adjustments when needed.
- H. LIHTC and Funding Coordination.** Provide drawings, narratives, area calculations, unit data, energy and accessibility information, and other design documentation reasonably required to support ownership's anticipated March 2027 application for non-competitive 4% Low-Income Housing Tax Credits. Coordinate the design with applicable funding requirements and respond to design-related comments from AHA, its financial consultant, lenders, investors, and reviewing agencies.
- I. Construction Documents (CD).** Prepare complete, coordinated drawings and specifications suitable for permitting, competitive subcontractor bidding, and construction. Documents will define renovation scope, alternates, phasing, temporary protections, resident and property operations requirements, and other information necessary for accurate bidding and execution of the work.
- J. Agency Review and Permitting.** Coordinate required pre-application meetings and submissions to the City of Aurora and other authorities having jurisdiction; prepare and submit permit documents; respond to plan-review comments; and revise the documents as necessary to obtain required approvals and permits.
- K. Bidding and Negotiation/GMP.** Assist AHA during bidding by participating in pre-bid activities, responding to bidder questions, preparing addenda, evaluating substitutions and alternates and reviewing bids for conformance with the construction documents. Assist the Owner and Owner's Representative in reviewing the general contractor's Guaranteed Maximum Price documentation.
- L. Construction Administration.** Provide customary construction-phase services, including participation in progress meetings, review of submittals and shop drawings, responses to requests for information, preparation of supplemental instructions and proposal-request documents, periodic site observations, review of applications for payment and change proposals, interpretation of the construction documents, and maintenance of records related to design decisions. Because construction will occur within an occupied residential property, the design team must provide prompt, proactive, and coordinated responses to construction-phase questions, submittals, requests for information, unforeseen conditions, and field issues. The design team shall prioritize matters affecting resident safety, access, utilities, building operations, phasing, or the construction schedule and provide expedited review and direction when needed to avoid unnecessary disruption, delay, or extended impacts to residents.
- M. Closeout and Post-Construction.** Conduct substantial- and final-completion observations, prepare and verify completion of punch lists, review closeout submittals and record documents, assist with warranty matters, and complete any required post-occupancy or funding-agency documentation.

7. RESPONSE CONTENTS

Submitted responses must include, at a minimum, the following information. This information will serve as the basis for the Selection Criteria in Section 8. Please note, cost proposals will be due from the short-listed firms at time of interviews.

A. Firm and Design Team Qualifications

Overall requirement: Demonstrate that the firm and proposed design team have experience delivering projects similar in size, scope, complexity, and delivery method.

Relevant experience to include:

- Occupied multifamily renovations
- Affordable housing and/or LIHTC-financed developments
- Existing-building assessments
- Feasibility studies for additional dwelling units and resident amenity spaces
- Consultant coordination
- Cost and constructability collaboration with a general contractor during design
- Permitting, bidding, and construction administration

Team information to provide:

- The proposed project team resumes for all key personnel, including principal-in-charge, project manager, project architect
- Each member's experience on the referenced projects
- Identify lead discipline consultant firms

B. Availability and Capacity

Describe your firm's availability to perform the services described in this RFQ within the anticipated schedule. Your response should include:

- The key personnel you propose to assign to this project, and the percentage of their time you anticipate they could dedicate to it.
- Capacity Worksheet: Respondents must submit a completed Capacity Worksheet showing their firm's current and expected workload during the Residences at Trolley Park project period, including overlapping projects. They may add explanatory information and adjust the worksheet to fit their team structure, as long as the format stays substantially similar to the original. The submission must give reviewers enough detail to understand the demands on both the firm and individual team members across all projects valued at \$3,000,000 or more during the same period. **An unlocked, native Excel version of the worksheet must be included with the submittal.**
- Any known constraints or conflicts that could affect your ability to meet the schedule, and how you would address them.
- A statement confirming your firm's ability to commence work within 5 days of notice to proceed.

C. Project Approach & Design Schedule.

Describe your understanding of the Residences at Trolley Park renovation and your approach to delivering design services from Notice to Proceed through permit submission, identifying any anticipated risks. Address your strategies for existing-conditions verification, phased design, constructability and cost control, stakeholder coordination, LIHTC documentation, and decision-making. Include a design schedule showing key milestones and explain how you will maintain it.

D. Construction Administration Approach

Describe your firm's proposed approach for providing construction-phase services on occupied renovation projects. The response should address the following:

- Scope of Services: How you would carry out the core construction-phase tasks: progress meetings, submittal and shop-drawing review, responses to requests for information, site observations, payment-application and change-proposal review, interpretation of the construction documents, punch-list management, and closeout.
- Responsiveness: Your typical turnaround times for submittals, RFIs, and pay applications, and how you maintain them during construction.
- Resident and Operational Impacts: Your strategies for coordinating with the Owner, contractor, and property management to minimize disruption to residents and ongoing property operations, including communication protocols and handling of issues that arise in occupied buildings.

E. Relevant Past Performance

Detail past performance outcomes on similar or relevant projects, such as final cost vs. budget, final schedule vs. planned schedule and how issues were resolved. Additionally, provide 3-5 references for clients or contractors.

F. Minority Participation

AHA's mission statement is closely tied to providing opportunities to minority, women, and disadvantaged enterprises. To demonstrate an individual respondent's ability to share in this goal, responses are to include the respondent's past efforts to engage these types of enterprises or other evidence that demonstrates their commitment to this goal and how those efforts and commitment would be applied Residences at Trolley Park.

G. Additional Information

AHA allows respondents to supplement the contents outlined above with additional information that may help demonstrate their ability to fulfill the Selection Criteria in Section 8.

H. Supplemental Forms

The following forms included with this RFQ are to be returned in the response:

ITEM
Exhibit A – Non-collusion Affidavit
Exhibit B – Acknowledgement of Addendum
Profile of Firm Form (separate document)
Section 3 Certification (separate document)
Capacity Worksheet (separate document)

Submissions must be made in PDF format except that the Capacity Worksheet must be submitted in Microsoft Excel or compatible format.

8. SELECTION CRITERIA

AHA will evaluate each submittal based on its responsiveness to the project's needs. AHA will consider the estimated value, the project scope and complexity, as well as the professional nature of the services to be rendered. If AHA decides to award the project they will do so to a firm which is responsive to all administrative and technical requirements of this RFQ and receives the highest weighted rating based upon the evaluation criteria listed below. AHA anticipates conducting interviews with those firms that are deemed to have a reasonable chance of being awarded the project after a preliminary consideration of the criteria.

The specific evaluation criteria will be scored and weighted as shown in the table below:

POINTS (1-5)	WEIGHT	CRITERIA
	20%	Firm and Design Team Qualifications. Qualifications and relevant experience of the firm and proposed design team in delivering occupied multifamily renovations, affordable housing and LIHTC-financed developments, existing-building assessments, additional-unit and resident-amenity feasibility studies, multidisciplinary consultant coordination, permitting, bidding, and construction administration. Evaluation will also consider the education, professional credentials, defined roles, and directly relevant experience of key personnel.
	20%	Availability and Capacity. Demonstrated ability to begin services upon Notice to Proceed and complete the required design and permitting services within the project schedule. Evaluation will consider the availability and workload of the proposed principal-in-charge, project manager, project architect, and lead discipline consultants; the firm's staffing plan and internal resources; and its ability to maintain continuity, responsiveness, and timely coordination throughout the project.
	20%	Project Approach and Design Schedule. Demonstrated understanding of the Residences at Trolley Park renovation and a clear, practical approach to existing-conditions verification, programming, feasibility analysis, schematic design, design development, construction documents, design-assist coordination, agency review, and permit submission. Evaluation will consider strategies for resident impacts, phasing, constructability, cost control, stakeholder coordination, LIHTC documentation, decision-making, and maintaining the proposed schedule from Notice to Proceed through permit submission.
	15%	Construction Administration Experience. Demonstrated qualifications and approach for providing construction-phase services on occupied renovation projects, including progress meetings, submittal and shop-drawing review, responses to requests for information, site observations, payment-application and change-proposal review, interpretation of the construction documents, punch-list management, closeout, and coordination to minimize impacts on residents and ongoing property operations.
	15%	Relevant Past Performance. Demonstrated success on comparable occupied multifamily renovation, affordable housing, and LIHTC projects, as supported by project examples and references. Evaluation will consider performance in managing design quality, consultant coordination, budgets, schedules, permitting, bidding, stakeholder communication, and delivery of projects of similar size, scope, complexity, and delivery method.
	5%	Minority Participation. Demonstrated commitment to engaging minority, women, and disadvantaged enterprises, as shown by the respondent's past efforts and a practical plan to apply that commitment to this project.
	5%	Responsiveness and Project Understanding. Demonstrated understanding of the RFP, the Site and Program, the Scope of Services, and the required response contents. Evaluation will consider the completeness, clarity, organization, and responsiveness of the proposal, including acknowledgment of project goals, key constraints, anticipated risks, and the respondent's commitment to the required schedule and deliverables.
Scoring Key: 5 = Excellent; 4 = Above Average; 3 = Average; 2 = Below Average; 1 = Poor; 0 = Non-Responsive		

This evaluation criteria will continue to be used to gauge the eligibility for an award beginning with the technical review of responses through the interview process. As shown, AHA will weigh the criterion of competence and experience heavily during all phases of the review and as such would expect firms that are invited to participate in interviews make the individual persons who would be assigned to perform the services available to attend and to take part in the interviews.

9. RESPONSE CONTENT OUTLINE

For clarity and for the benefit of the respondents while assembling their response, below is an itemized list of the required contents of an acceptable response:

- A. Firm and Design Team Qualifications
- B. Availability and Capacity
- C. Project Approach & Design Schedule
- D. Construction Administration Approach
- E. Relevant Past Performance
- F. Minority Participation
- G. Additional Information
- H. Supplemental Forms

10. GENERAL TERMS

AHA may negotiate the terms of a contract with any selected firm. If an agreement is reached, the firm will enter into a written contract and will perform all work pursuant to that contract. This RFP nor any response to this RFP does not constitute an agreement or contract with AHA and AHA reserves the right to not enter into any agreement with any firm, reject any or all responses, waive any informality in the received responses, to advertise for new responses or proceed to accomplish this solicitation by any means determined to be in the best interest of AHA.

AHA reserves the right to:

- a. not award a contract to any firm or person that is listed on federal debarment lists or with a history of poor performance on projects performed for AHA or for others at the sole opinion and discretion of AHA;
- b. pursue any and/or all ideas generated by this solicitation; and
- c. at its sole option, disqualify any response on the basis of a conflict of interest. AHA may choose to not contract with a respondent if the respondent or an employee, officer or director of the respondent's firm, or any immediate family member of the preceding, has served as an elected official, employee, board or commission member of the AHA who influences the making of the contract contemplated in this RFP.

Form of Contract. It is AHA's intent to execute a cost-plus guaranteed maximum price form of contract for this project with a cost savings split provision.

Wages and Salaries: This project will be subject to prevailing wage requirements.

Permit and Plan Review Fees. AHA is exempt from building permit and plan review fees. These costs do not need to be included in the Cost Proposal.

Insurance. The selected firm shall maintain the following minimum insurance levels for the duration of the project and will be required to submit evidence of coverage to AHA:

- a. General Liability
 - i. \$1,000,000 each occurrence
 - ii. \$2,000,000 general aggregate
- b. Automobile Liability
 - i. \$1,000,000 each accident
- c. Workers' Compensation
 - i. \$1,000,000 each accident
 - ii. \$1,000,000 disease – each employee
 - iii. \$1,000,000 policy limit

d. Professional Liability / Errors and Omissions

- i. \$2,000,000 per occurrence
- ii. \$4,000,000 aggregate

The selected firm shall submit a copy of their license, evidencing their ability to practice architecture in the State of Colorado

11. RESPONDENT'S CERTIFICATION

By submitting a response to this solicitation, the respondent certifies they:

- ✓ have read and understand the requirements of this solicitation;
- ✓ understand this solicitation is not a commitment or contract of any kind;
- ✓ have identified in the response any person associated with the respondent that may have a conflict of interest;
- ✓ have become familiar with the subject buildings and environs surrounding the site and is familiar with all of the conditions necessary to undertake the project; and
- ✓ understand any costs and fees associated with the presentation of a response are borne solely by the respondent.

The respondent furthermore states that by completing and submitting a response they are verifying that all information provided is, to the best of his/her/their knowledge, true and accurate, and that if AHA discovers that any information entered herein to be false, such shall entitle AHA to not consider or make award or to cancel any award with the undersigned party. Further, by completing and submitting a response, the undersigned proposer is thereby agreeing to abide by all terms and conditions pertaining to this solicitation as issued by AHA, either in hard copy or electronic transmittal. Pursuant to this solicitation and all attachments, and pursuant to all completed documents submitted, including these forms and all attachments, the respondent proposes to supply AHA with the services for the cost(s) entered within the response.

--- End ---



EXHIBIT A
NON-COLLUSION AFFIDAVIT
(Prime Bidder)

State of Colorado

County of _____.

_____ (name), being first duly sworn deposes and says:

That he/she/they are _____ (title) of _____ (name of firm), the party making the foregoing proposal or bid, that such proposal or bid is genuine and not collusive or sham; that said Bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any Bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference, with any person, to fix the bid price of affiant or of any other Bidder, or to fix any overhead, profit or cost element of said price, or of that of any other Bidder, or to secure any advantage against the Aurora Housing Authority or any person interested in the proposed contract, and that all statements in said proposal or bid are true.

Signature: _____

Title: _____

Subscribed and sworn to before me
this _____ day of _____ 2026.

Notary Public

My commission expires

(Notary Seal Required)



EXHIBIT B
ACKNOWLEDGEMENT OF ADDENDUM

Name of Respondent: _____

Instructions: Complete either Section 1 or Section 2 as appropriate.

SECTION 1

Respondent received the following addendums:

Addendum Number:	_____	Dated:	_____
Addendum Number:	_____	Dated:	_____
Addendum Number:	_____	Dated:	_____
Addendum Number:	_____	Dated:	_____

SECTION 2

Check if Applicable:

☐

No addendums were received by respondent in connection with this project.

Respondent's Printed Name

Respondent's Signature

Date

PROFILE OF FIRM FORM

(1) Prime ____ Sub-contractor ____ (This form must be completed by and for each).

(2) Name of Firm: _____ Telephone: _____ Fax: _____

(3) Street Address, City, State, Zip: _____

Please attach a brief summary of the firm, including the following:

- (a) Year Firm Established;
- (b) Former Name and Year Established (if applicable);
- (c) Name of Parent Company and Date Acquired (if applicable).

(4) Identify Principals/Partners in Firm

NAME	TITLE	% OF OWNERSHIP

(5) Identify the individual(s) that will act as project manager and any other supervisory personnel that will work on project

NAME	TITLE

(6) Proposer Diversity Statement: You must circle all of the following that apply to the ownership of this firm and enter where provided the correct percentage (%) of ownership of each:

- | | | | |
|------------------------------------|--------------------------------------|-------------------------------------|-------------------------------------|
| ☐ Caucasian | ☐ Public-Held | ☐ Government | ☐ Non-Profit |
| American (Male) | Corporation | Agency | Organization |
| _____ % | _____ % | _____ % | _____ % |

Resident- (RBE), Minority- (MBE), or Woman-Owned (WBE) Business Enterprise (Qualifies by virtue of 51% or more ownership and active management by one or more of the following:

- | | | | | | | |
|--|---|--|--|---|--------------------------------------|--|
| ☐ Resident-Owned* | ☐ African American | ☐ **Native American | ☐ Hispanic American | ☐ Asian/Pacific American | ☐ Hasidic Jew | ☐ Asian/Indian American |
| _____ % | _____ % | _____ % | _____ % | _____ % | _____ % | _____ % |

- | | | | |
|--|--|---|---|
| ☐ Woman-Owned (MBE) | ☐ Woman-Owned (Caucasian) | ☐ Disabled Veteran | ☐ Other (Specify): |
| _____ % | _____ % | _____ % | _____ % |

WMBE Certification Number: _____

Certified by (Agency): _____

(NOTE: A CERTIFICATION/NUMBER NOT REQUIRED TO PROPOSE – ENTER IF AVAILABLE)

Signature _____	Date _____	Printed Name _____	Company _____
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PROFILE OF FIRM FORM

- (7) Federal Tax ID No.: _____
- (8) [APPROPRIATE JURISDICTION] Business License No.: _____
- (9) State of _____ License Type and No.: _____
- (10) Worker's Compensation Insurance
Carrier: _____
Policy No.: _____ Expiration Date: _____
- (11) General Liability Insurance Carrier: _____
Policy No. _____ Expiration Date: _____
- (12) Professional Liability Insurance Carrier: _____
Policy No. _____ Expiration Date: _____
- (13) Debarred Statement: Has this firm, or any principal(s) ever been debarred from providing any services by the Federal Government, any state government, the State of _____, or any local government agency within or without the State of _____? Yes ☐ No ☐
If "Yes," please attach a full detailed explanation, including dates, circumstances and current status.
- (14) Disclosure Statement: Does this firm or any principals thereof have any current, past personal or professional relationship with any Commissioner or Officer of the HA? Yes ☐ No ☐

If "Yes," please attach a full detailed explanation, including dates, circumstances and current status.
- (15) Non-Collusive Affidavit: The undersigned party submitting this proposal hereby certifies that such proposal is genuine and not collusive and that said proposer entity has not colluded, conspired, connived or agreed, directly or indirectly, with any proposer or person, to put in a sham proposal or to refrain from proposing, and has not in any manner, directly or indirectly sought by agreement or collusion, or communication or conference, with any person, to fix the proposal price of affiant or of any other proposer, to fix overhead, profit or cost element of said proposal price, or that of any other proposer or to secure any advantage against the HA or any person interested in the proposed contract; and that all statements in said proposal are true.
- (16) Verification Statement: The undersigned proposer hereby states that by completing and submitting this form he/she is verifying that all information provided herein is, to the best of his/her knowledge, true and accurate, and agrees that if the HA discovers that any information entered herein is false, that shall entitle the HA to not consider nor make award or to cancel any award with the undersigned party.

Signature

Date

Printed Name

**CERTIFICATION FOR BUSINESS CONCERNS SEEKING SECTION 3
PREFERENCE IN CONTRACTING AND DEMONSTRATION OF CAPABILITY**

Name of Business _____

Address of Business _____

Type of Business: ☐ Corporation ☐ Partnership
 ☐ Sole Proprietorship ☐ Joint Venture

Attached is the following documentation as evidence of status:

For Business claiming status as a Section 3 resident-owned enterprise:

- | | |
|--|---|
| ☐ Copy of resident lease | ☐ Copy of receipt of public assistance |
| ☐ Copy of evidence of participation
in a public assistance program | ☐ Other evidence |

For business entity as applicable:

- | | |
|---|---|
| ☐ Copy of Articles of Incorporation | ☐ Certificate of Good Standing |
| ☐ Assumed Business Name Certificate | ☐ Partnership Agreement |
| ☐ List of owners/stockholders and
% ownership of each | ☐ Corporation Annual Report |
| ☐ Organization chart with names and titles
and brief function statement | ☐ Latest Board minutes appointing officers |
| | ☐ Additional documentation |

**For business claiming Section 3 status by subcontracting 25 percent of the dollar awarded to
qualified Section 3 business:**

- ☐ List of subcontracted Section 3 business(es) and subcontract amount

**For business claiming Section 3 status, claiming at least 30 percent of their workforce are currently
Section 3 residents or were Section 3 eligible residents within 3 years of date of first employment
with the business:**

- | | |
|--|--|
| ☐ List of all current full-time employees | ☐ List of employees claiming Section 3 status |
| ☐ PHA/IHA Residential lease less than 3
years from day of employment | ☐ Other evidence of Section 3 status less than 3
years from date of employment |

Evidence of ability to perform successfully under the terms and conditions of the proposed contract:

- ☐ Current financial statement
- ☐ Statement of ability to comply with public policy
- ☐ List of owned equipment
- ☐ List of all contracts for the past two years

Authorizing Name and Signature



**PROPERTY CONDITION REPORT
TROLLEY PARK
1445 DALLAS STREET
AURORA, COLORADO 80010**

**D3G PROJECT NUMBER:
2023-1793**

**REPORT ISSUE DATE:
OCTOBER 03, 2023**

**INSPECTION DATE:
SEPTEMBER 19, 2023**

**PREPARED FOR:
THE HOUSING AUTHORITY OF THE CITY OF AURORA
2280 SOUTH XANADU WAY
AURORA, COLORADO 80014**

Scott Heinz
Needs Assessor

Signature

Drue Zehler
Senior Reviewer

Signature

Mike Ferguson, P.E., PMP
President

Signature

EXECUTIVE PROPERTY DESCRIPTION

Property: Trolley Park
1445 Dallas Street
Aurora, Colorado 80010

Site Description: Trolley Park, located at 1445 Dallas Street in Aurora, Colorado consists of one (1) three-story apartment building and one (1) two-story townhouse building. The property features a total of thirty-eight (38) multifamily dwelling units. According to construction documents prepared by Odell Architects, P.C. and dated March 9, 2005 and D3G estimates, the buildings feature a total gross area of 75,367 square feet. According to property tax records, the property is situated on 0.719 acres. According to property management and D3G estimates, the building was constructed in 2007. The property is in fair to good physical condition.



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Appendix A: Immediate Repairs

Appendix B: Capital Reserves Schedule (RR Analysis)

Appendix C: Site Photographs

Appendix D: Accessibility Reports

Appendix E: Intrusive Reports and Other Examinations

Appendix F: Seismic Maps / Seismic Evaluation

Appendix G: Energy Reports

Appendix H: Site Maps

Appendix I: Site Specific Information

Appendix J: Municipal Compliance Letters

Appendix K: Resumes



1.0 EXECUTIVE SUMMARY

General Description

Property Name: Trolley Park

Address: 1445 Dallas Street, Aurora, Colorado, 80010

Property Type: Multifamily Apartments

Date of Construction: 2007 / Property Management and D3G Estimates

Land Size: 0.719 Acres / Tax Records

Apartment Buildings: One(1) -3-Story Apartment Building
One (1) - 2-story Townhouse Building

Accessory Buildings: None (0)

Gross Building Area: 75,367 Square Feet / Construction Documents and D3G Estimates

Total Number of Units: Thirty-eight (38) Dwelling Units

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

Inspection Details

Inspector: Scott Heinz

Inspection Date: September 19, 2023

Weather: 84°F, Overcast

Units Inspected: Fifteen (15) Units (40% of the total number of units)

Access Limitations: No access to Elevator Shaft and pit (no key). In addition, property management did not provide access to any Type M or L floorplans. D3G was also unable to access designated handicapped Unit 102 due to tenant refusal. D3G has extrapolated repairs within these units based upon reviewed construction documents and observed conditions within similar units.

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

General Physical Condition

Based upon the results of this investigation, it is the opinion of D3G that the site structures are in fair to good physical condition and currently structurally sound. Based on Marshall & Swift/Boeckh, LLC depreciation and life expectancy guidelines the effective remaining useful life of property is approximately fifty (50) years, assuming the near and long term specified repairs are performed. The physical condition of the property is acceptable for a refinance transaction.



2.0 PURPOSE AND SCOPE

D3G was retained by the Client to conduct a Property Condition Assessment (PCA). Based on the PCA investigation, D3G's findings and professional opinions have been consolidated into this Property Condition Report (PCR). This PCR is intended to be used in support of a pending real estate transaction where the client has requested to obtain a detailed understanding of the current site condition, the condition of the long-lived building systems, as well as immediate repairs and future capital requirements associated with the subject property, for the purpose of underwriting or securing mortgage loans. The conclusions within this report are based upon a visual walk-through survey of the building(s) and grounds, research of readily available documents, and conversations with individuals who have knowledge of the property.

This PCA has been performed in accordance with ASTM E-2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process. The scope of the work included:

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

Terms and Conditions:

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

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

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

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

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



3.0 SYSTEM DESCRIPTION AND OBSERVATIONS

3.1 Overall General Description

Overall, the subject property was observed in fair to good physical condition; however, individual building components may vary in condition as noted within this report.

The property was constructed in 2007 with many of the building components varying in age. Select mechanical equipment, appliances, and flooring finishes have been replaced on an as needed basis; however, there have not been any significant rehabilitations performed at the property since it was constructed. Replacement of major building components has been included within the replacement reserve schedule. The property features a full-time maintenance staff that addresses the daily maintenance needs of the property.

The property does not feature any unusual site conditions, building conditions, or problematic building materials, with exception of the negative drainage issues noted in Section 3.2 of this report.

Considering the age of the property, compliance with the Fair Housing Act (FHA) is required within the apartment buildings. However, the Townhome Building features townhome style dwelling units and also features less than four (4) units (three (3) units total). Therefore, the dwelling units located within this building are exempt from FHA requirements. A review of the property indicated that the property is not in compliance with the Act. The property will be in reasonable compliance with the FHA upon completion of the Immediate Repairs. The Immediate Repairs table can be found in Appendix A. In addition, please see Section 7.1 below for more details on accessibility.

The property receives project based federal financial assistance and is therefore subject to the requirements of Section 504 of the Rehabilitation Act of 1973, which states that 5% of the dwelling units are required to comply with the Uniform Federal Accessibility Standards (UFAS). A review of the property indicated that the property is not in compliance with UFAS. At least 5% of the dwelling units are handicapped designated units (Units 101 and 102); however, these accessible units are not compliant with UFAS. Upon completion of the modifications noted in the Immediate Repairs, 5% of the dwelling units will be in reasonable compliance with UFAS. The Immediate Repairs table can be found in Appendix A. In addition, please see Section 7.1 below for more details regarding accessibility compliance. It should be noted that D3G was not provided access to designated handicapped Unit 102 due to tenant refusal. Therefore, all repairs associated with this unit have been extrapolated based upon reviewed construction documents and observed conditions within Unit 101.

3.2 Site

Topography / Storm Water Drainage

The topography of the property is predominately flat. The site has been graded to provide positive drainage away from the structures. Storm-water drainage consists of surface percolation and storm sewer drains / catch basins; however, areas of negative drainage and associated water intrusion were identified along the south and west sides of the building, as well as at the near the primary building entrance (Immediate Repair).



Access and Egress / Parking / Flatwork

The property is situated in an urban area and provides limited off-street parking. The property features one (1) point of vehicular ingress and egress, consisting of a concrete driveway located along the south side of the property that leads into a below grade concrete parking garage, which is limited to seventy (70) parking spaces. The parking structure was observed in good physical condition with no deficiencies or water intrusion observed or reported. Pedestrian ingress and egress is provided via concrete sidewalks connecting the buildings to the adjacent city streets and many residents utilize public transportation and/or use available on-street parking spaces. In addition, there are parking facilities nearby that offer monthly rates. It should be noted that the property is not responsible for maintaining the public sidewalks at the site perimeter; however, select areas within the site feature concrete sidewalks and patios that are owned and maintained by the property. These property maintained sidewalks and patio areas were observed in fair to good physical condition. Site ingress and egress appears acceptable. High density residential properties should always consider the provision of bike parking/storage for residents, visitors, and employees where space permits.

Landscaping / Appurtenances / Additional Site Features

The property features one (1) dumpster situated on a concrete pads and surrounded by a brick trash enclosures. The dumpster area was observed in good physical condition.

Landscaping consists of trees, shrubs, and grasses situated throughout the site. The existing landscaping was observed in good physical condition. The site features an irrigation system that was observed/reported to be in good physical condition.

The property features a wood and metal framed canopy located above the pedestrian entrance to the site that was observed in fair physical condition.

Exterior lighting is provided at the property via building mounted incandescent fixtures and pole mounted mercury vapor fixtures. It could not be determined if lighting was sufficient, as the inspection was performed during the day; however, based upon the number of fixtures at the property and tenant and management interviews, lighting is presumed to be adequate.

Utilities

Property Utilities		
Utility Service	Utility Provider	Dwelling Unit Utility Bills
Electricity	Not Provided	Owner Paid
Natural Gas	Not Provided	Owner Paid
Water	Not Provided	Owner Paid
Sanitary Sewer	Not Provided	Owner Paid

*Common Area Utilities Are Paid by Owner

3.3 Structural Frame and Building Envelope

Building Foundation and Frame

The building was constructed utilizing reinforced concrete footings. The basement area features a concrete parking structure consisting of reinforced concrete foundation walls and concrete columns. The garage floor consists of a reinforced concrete slab assembly. Building superstructures are constructed of conventional wood framing assemblies. The property's superstructures appeared in good physical condition. No structural issues were observed or reported.



Roofing and Roof Drainage

Roofing at the property consists of flat / low slope built-up roof assemblies supported by open web wood joists with structural wood sheathing. The built-up roofing assemblies are surfaced with a fully adhered rubber membrane, presumed to be over rigid insulation and fiber board. No roof leaks/issues were reported or observed. Roof drainage is provided via perimeter roof scupper assemblies that discharge water into downspout assemblies. Roof drainage appeared adequate with no ponding of water and was observed in fair to good condition. Roofing was reported to be original to site construction (2007) and is approaching its Estimated Useful Life (EUL); therefore, replacement is recommended (Immediate Repair).

Attic Spaces and Insulation

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

Exterior Stairs / Balconies

The buildings do not feature any exterior stair assemblies.

Dwelling units on upper floors feature balconies, constructed of wood framing with wood decking and metal railing systems. The balcony and railing systems were observed in good physical condition.

Building Entrance Doors

Exterior doors at the property consist of aluminum/glass storefront assemblies with automatic door openers at the primary building entrance and a mixture of solid wood/metal clad and hollow core metal door assemblies at ancillary entrances. In addition, the dwelling unit patios/balconies feature vinyl sliding glass doors. Exterior doors at the property were observed in fair to good physical condition.

Windows

Windows at the property consist of vinyl framed single hung units with double-pane insulated glass. The windows were reportedly original to the date of construction (2007) and were observed in fair to good physical condition.

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

Exterior walls are surfaced with a combination of stucco, brick veneer and fiber cement lap siding that was observed in fair to good condition with the exception of the noted Immediate Repair to address the water intrusion around windows and sections of stucco siding. Typical repair and re-painting of the painted surfaces is anticipated during the estimate period.

3.4 Mechanical and Electrical Systems

Supply and Water Piping

The main water supply to the site originates at water meter vaults located in the parking garage mechanical room. Visually observed domestic water piping is constructed of copper and CPVC piping, fittings, couplings and joints. Where visible, domestic water piping is not insulated; however, the majority of the system is concealed behind walls and could not be inspected. Accessible plumbing piping was observed to be in fair to good physical condition



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with no leaks reported. In addition, there were no reports of low water pressure or poor water quality.

Sewer connections at the property are reported to consist of PVC mains connected to the municipal sewer system. Based upon the reported and observed site conditions, the sewer connections at the property are in fair physical condition. It was reported that the property does not regularly performs preventative maintenance (line scoping/jetting/cleaning); however, there have been no required repairs within the last year, other than for typical stoppages created by tenants.

Domestic Hot Water

Potable hot water to each unit is supplied by individual gas-fired residential water heaters located within dwelling unit mechanical closets. The water heaters were predominately observed to be original to site construction (2007) and were generally observed in poor to fair physical condition and have exceeded their EUL (Immediate Repair). The recovery of the hot water system is reported to be sufficient for the number of fixtures served and no complaints concerning a lack of hot water were raised during the inspection.

Heating and Cooling

The dwelling units and common areas each feature split systems that consist of exterior roof mounted condensing units for cooling and closet mounted gas-fired furnaces for heating. Equipment was predominately original to site construction and was observed in poor condition. In addition, property management stated that approximately 1/3 of the A/C units are not working and replacement of the A/C units and furnaces with high-efficiency units is recommended (Immediate Repair).

The dwelling units feature ductwork that connects the furnace/air handler unit to air registers and returns in rooms throughout the dwelling unit. Visually accessible ductwork is constructed of sheet metal and flexible duct piping. Where visible, ductwork was observed in good physical condition.

Electrical System

The property receives electrical power from a pad mounted transformer. The dwelling units were observed with Cutler-Hammer electrical breaker panels located in the laundry rooms (120/240V, 125 Amps provided). The panels are original to the property (2007) and there are no reports of any service issues with the panels or electrical service. The panels were observed in fair to good operating condition.

According to property management, and limited visual access during the inspection, the electrical branch wiring at the complex is copper. Ground Fault Circuit Interrupt (GFCI) protected outlets are located in the dwelling unit kitchens as well as the bathrooms.

Interior lighting throughout the property is provided via wall mounted and ceiling mounted incandescent, fluorescent, and LED lighting fixtures. It could not be determined if lighting was adequate as the survey was performed during the day; however, based upon the number of interior lighting fixtures, the lighting is assumed to be sufficient for the needs of the property. Numerous light fixtures were observed damaged or broken. Therefore, repair of the interior light fixtures throughout the building is recommended (Immediate Repair).

The property does not feature an emergency generator.



3.5 Elevators and Stairways

The apartment building features one (1) 2,500-lb hydraulic elevator located within a CMU shaft. The elevator shaft was unable to be accessed by property management, noted as an access limitation. The elevator features ADA and fireman's controls, and an emergency phone. Overall, the elevator systems were observed in good condition with all routine maintenance up to date. There are no outstanding issues, or recurring problems with the elevators and the record of service calls indicates normal wear and tear for elevators of this vintage. However, refurbishment of the elevator cab has been included in the Immediate Repairs.

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

The common areas do not feature interior stairs; however, the multi-story townhome dwelling units have interior stairs. The stair assemblies within the townhome units are constructed of wood framing and feature carpet flooring and wood handrails. Overall, vertical transportation in the units was observed in fair to good physical condition.

3.6 Life and Fire Safety Systems

Fire Suppression Systems

There presumably exists one (1)-hour fire-rated construction (vertically and horizontally) between each unit at the property. The buildings feature a sprinkler system that provides coverage in the common areas, hallways, and in the dwelling units. The common areas feature heat sensors and smoke detectors throughout. Wall-mounted fire extinguishers meeting the requirements of NFPA-10 exist throughout the buildings. The fire suppression equipment was observed in good physical condition and no issues were observed/reported.

Alarm and Notification Systems

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

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

The property features gas-fired furnace and gas-fired water heaters located within the dwelling units. The dwelling units were observed with hardwired combination smoke and Carbon Monoxide (CO) detectors located outside of the sleeping areas within the immediate vicinity of the bedrooms. The property appears to be in compliance with HUD Notice PIH 2022-01 and the International Fire Code (IFC) 2018 CO detection requirements.

The property receives project based federal financial assistance and is therefore, required to provide audio/visual smoke alarms in 2% of the dwelling units, outside of the designated handicapped units. The property was observed with one (1) unit currently equipped with audio/ visual alarm notification; however this unit is also a designated handicapped unit (Unit 101). Therefore, the installation of audio/visual alarms in 2%, or one (1), dwelling unit (other than the fully accessible units) is required (Immediate Repair).



The dwelling units at the property do not feature an emergency call system. The property consists of multi-family housing and does not feature age-restricted dwelling units. Therefore, compliance with the HUD Minimum Property Standards (MPS) - Section 100-2 (Housing for the Elderly) is not applicable and an emergency call system is not required.

3.7 Interior Elements

3.7.1 Interior Elements - Common Spaces

The apartment building features a leasing office that is utilized by property management. The office features vinyl flooring and painted gypsum wall board (GWB) walls and ceilings that were observed in fair to good condition.

The apartment building features a community room equipped with tables and chairs that is available to residents for gatherings or meetings. The community room also features a kitchen with cabinets and countertops, dishwasher, microwave, and refrigerator. The recreational areas were observed in good condition.

The apartment building features six-foot wide common hallways along the main corridor of each floor. The hallways feature vinyl flooring and painted GWB walls with acoustic ceiling tile (ACT) and GWB ceilings, which were all observed in fair physical condition.

There is no common laundry room located within either property. Each dwelling unit is equipped with washer/ dryer connections with equipment provided by tenants.

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

3.7.2 Interior Elements - Tenant Spaces

Interior wall and ceiling finishes within the dwelling units consist of painted GWB walls and painted GWB ceilings observed in fair to good physical condition. Dwelling unit flooring consists of carpet and vinyl products that was observed in poor to fair physical condition and replacement is recommended (Immediate Repair).

Kitchen appliances include electric range/oven units, dishwashers, and refrigerators. The appliances were observed in poor to fair physical condition and replacement is recommended (Immediate Repair).

Dwelling unit kitchens feature recirculating range hoods. In addition, the dwelling unit bathrooms feature exhaust fans that are vented to the exterior. Kitchen and bathroom ventilation components were generally observed in fair to good operating condition and no issues were reported.

The standard bathrooms feature cabinet-mounted vanity sinks, floor-mounted toilets, and enamel coated steel tubs with ceramic tile surrounds. Replacement of the vanities is recommended due to their age and condition (Immediate Repair). Designated handicapped dwelling unit bathrooms feature roll-under sink tops, floor-mounted water closets, and enamel coated steel tubs with ceramic tile surrounds. Plumbing fixtures were observed to be in good operating condition.

Kitchen cabinetry consists of wood-framed base cabinets surfaced with plastic laminate countertops, and suspended wall cabinets. Visually inspected cabinets, hardware and countertops appeared in fair physical condition, but replacement is recommended



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(Immediate Repair). The designated handicapped kitchens feature a roll-under sink area and a roll-under workspace.



4.0 ADDITIONAL CONSIDERATIONS

Regulatory Compliance

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

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

The current building code for the State of Colorado is the Colorado Building Code 2021. According to reviewed construction documents prepared by Odell Architects, P.C. and dated March 9, 2006, the building code at the time of construction was the 2003 International Building Code (IBC).

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

- Multifamily Related:** Life Safety Code, National Fire Protection Association (NFPA)
Americans with Disability Act (ADA Code of 1990 / ADA 2010 Standards)
Uniform Federal Accessibility Standards (UFAS)
Minimum Property Standards (MPS), HUD Handbook 4910.1
Fair Housing Accessibility Guidelines - pub. March 6, 1991
Fair Housing Act Design Manual - pub. 1996, updated 1998
International Building Code - 2003
ICC/ANSI A117.1 - 2009



5.0 DOCUMENT REVIEW AND INTERVIEWS

Document Review

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

- Construction Documents prepared by Odell Architects, P.C. and dated March 9, 2006 , including site plan and limited architectural sheets
- Property Tax Records
- Local Municipal Consumer Confidence (Water Quality) Report
- Seismic Design Map Summary Report
- Bids for select future repairs

Site Interviews and Questionnaires

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

Person	Title	Date(s)	Discussion
Brian Leslie	Property Manager	September 19, 2023	Provided tour of facility, and discussed operations and maintenance

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



6.0 OPINIONS OF PROBABLE COST TO REMEDY PHYSICAL DEFICIENCIES

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

7.0 OUT OF SCOPE CONSIDERATIONS

7.1 Accessibility for Persons with Disabilities

Uniform Federal Accessibility Standards (UFAS)

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

The property was observed with one (1) unit currently equipped with audio/ visual alarm notification; however this unit is also a designated handicapped unit (Unit 101). Therefore, the installation of audio/visual alarms in 2%, or one (1), dwelling unit (other than the fully accessible units) is required (Immediate Repair).

Currently, the property features 5% or two (2) designated handicapped accessible units (Units 101 and 102). These mobility accessible units were observed with select accessible features as well as select UFAS deficiencies; however, it should be noted that access to Unit 102 was not provided due to tenant refusal. Therefore, any deficiencies identified within this unit have been extrapolated based upon observed conditions within Unit 101. In addition, UFAS deficiencies were observed in select common areas. As such, modifications to 5% of the dwelling units and the noted common areas will be required (Immediate Repairs). Upon completion of the Immediate Repairs, the property will be in reasonable compliance with UFAS. The detailed list of Immediate Repairs can be found in Appendix A.

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

Accessible Dwelling Unit UFAS Compliant Features:

- Unit entry doors feature levered handle hardware and sufficient door openings of at least 32-inches.
- Unit entry doors feature at least 18-inches clear floor space at the latch side/pull side.
- Exterior primary entry doors feature thresholds that do not exceed ½-inch in height.
- Unit interior doors feature at least 18-inches clear floor space at the latch side/pull side of the doors.
- Accessible routes are present throughout the dwelling units and the interior doors feature sufficient clear openings of at least 32-inches.
- Roll-under forward approach to the kitchen sink and levered handle hardware is provided. In addition, the kitchen counter surface at the sink area is fixed at the required height of 34-inches above the finished floor or is adjustable in height.
- Roll-under forward approach to a lowered work surface (30-inch wide) located in the kitchen is provided. In addition, the kitchen counter surface at the work surface area is fixed at the required height of 34-inches above the finished floor or is adjustable in height.
- An accessible bathroom with clear floor spaces at the plumbing fixtures is provided.



- Roll-under forward approach bathroom sink and levered handle hardware is provided.

Accessible Dwelling Unit UFAS Deficiencies:

- Thermostats, receptacles, and switches are located higher than 48-inches above the finished floor (Immediate Repair).
- Accessible units do not feature compliant clear floor spaces within the kitchens (Immediate Repair).
- Front controlled range/ovens with 30-inch x 48-inch clear floor space are not present in the kitchens (Immediate Repair).
- Scald and abrasion protection at the kitchen and bathroom sinks is not provided (Immediate Repair).
- The upper wall hung kitchen cabinetry is mounted above the maximum height of 48-inches to the lowest most usable shelf (Immediate Repair)
- Bathroom sinks are mounted greater than 34-inches from the finished floor (Immediate Repair).
- Compliant side and rear grab bars are not present at the toilets (Immediate Repair).
- Accessible tubs/showers do not feature 60-inch shower head hose or levered handle shower control hardware (Immediate Repair).
- Accessible bathroom mirrors are mounted higher than the maximum 40-inches (measured from the bottom of the mirror to the finished floor) (Immediate Repair).

Common Area UFAS Compliant Features:

- The site features at least one (1) accessible route connecting accessible buildings, facilities, elements, and spaces.
- Ramps along accessible routes appear to meet the slope requirements of 1:12 or less.
- Accessible routes are free from obstruction and appear at least 36-inches wide.
- Common area doors feature levered handle hardware.
- Common area doors feature 18-inches at the pull side of the doors.
- Accessible routes are present throughout the common areas.
- Common area doors feature sufficient clear openings of at least 32-inches.
- The common areas feature thermostats, receptacles, and switches located within compliant reach ranges.
- The common area kitchen features compliant clear floor spaces at the kitchen fixtures and appliances.
- Roll-under forward approach to the common area kitchen sink with scald and abrasion protection and levered handle hardware is provided. In addition, the community kitchen counter surface at the sink area is fixed at the required height of 34-inches above the finished floor.
- The common area restroom features clear floor spaces at the plumbing fixtures and clear floor space within the restrooms outside of the swing of the door.
- The common area restroom was observed with roll-under forward approach sink that feature scald and abrasion protection and levered handle hardware.
- The common area restrooms were observed with compliant side and rear grab bars are present at the toilet.

Common Area UFAS Deficiencies:

- The staircase assemblies were observed with less than 80-inches of head room and do not feature barriers (cane protection) for the visually impaired (Immediate Repair).
- The common area kitchen sink was missing scald and abrasion protection (Immediate Repair).
- The common area restroom is missing compliant side grab bar at the toilet (Immediate Repair).

The UFAS was published in the Federal Register on August 7, 1984 (49 FR 31528). HUD adopted the UFAS in 24 CFR (Code of Federal Regulations) part 40, effective October 4, 1984. Effective as of July 11, 1988, the design, construction, or alteration of buildings in conformance with sections 3-8 of the UFAS shall be deemed to comply with the requirements of 24 C.F.R. Sections



8.21, 8.22, 8.23, and 8.25. If the design of a facility was commenced before July 11, 1988, the provisions shall be followed to the maximum extent practicable, as determined by the Department.

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

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

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

Question: What is Section 504?

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

Question: Who are recipients of federal financial assistance?

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

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

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



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

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

Fair Housing Act (FHA)

The subject property was constructed in 2007 and the units located within the Apartment Building are subject to the requirements of the Fair Housing Act, which requires residential buildings constructed after March 13, 1991, or permitted after June 15, 1990, be designed and constructed in compliance with the Act. The units located within the Townhome Building are all multi-story townhome style dwelling units. Therefore, those units at property are exempt from the requirements of the FHA. Please see the Immediate Repairs table located in Appendix A for FHA deficiencies.

The seven (7) basic FHA Requirements include:

FHA Requirement 1: Accessible Building Entrance on an Accessible Route

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

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

The public and common use areas were observed on the accessible route and with accessible features; with exception to the following:

- The property features covered/garage parking spaces; however, select handicapped garage spaces were observed with non-compliant access aisle dimensions (Immediate Repair).
- The staircase assemblies were observed with less than 80-inches of head clearance and do not feature barriers for the visually impaired (Immediate Repair).
- The toilets in the common area restroom was observed with a non-compliant grab bar installed (Immediate Repair).
- The sink in the community kitchen was observed without scald and abrasion protection at the under sink plumbing lines (Immediate Repair).

FHA Requirement 3: Usable Doors

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

- The FHA covered dwelling unit entry doors were observed with knob type hardware (Immediate Repair).



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

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

- The FHA covered dwelling unit primary entry doors were observed with thresholds exceeding the maximum height of 3/4-inch (Immediate Repair).
- The sliding patio doors in the FHA covered units were observed with openings less than a nominal 32-inches wide (Immediate Repair).
- The master bedroom closets located within the 3 Bed/ 2 Bath Type J FHA covered dwelling units were observed with openings less than the required minimum of 32-inches (Immediate Repair).
- The FHA covered dwelling unit sliding glass doors were observed with abrupt thresholds exceeding the maximum height of 3/4-inch at the interior side of the door (Immediate Repair).
- The exterior landing surfaces at the sliding glass patio doors in the FHA covered units were observed more than 1/2-inch below the interior finished floor, exceeding the maximum allowable level difference for previous construction (e.g. wood decking) (Immediate Repair).

FHA Requirement 5: Environmental Controls

The light switches, electrical outlets, thermostats, and other environmental controls were observed in accessible locations in the common areas and covered dwelling units; with exception to the following:

- The FHA covered units were observed with thermostats mounted higher than 48-inches above the finished floor (Immediate Repair).

FHA Requirement 6: Reinforced Walls for Grab Bars

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

FHA Requirement 7: Usable Kitchens and Bathrooms

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

Kitchens:

- The kitchen sinks located within 3 bed/ 2 bath Type G and 3 Bed/ 2 Bath Type D the FHA covered units do not feature the required 30x48 centered forward or parallel clear floor space and do not feature base cabinetry that is easily removable (Immediate Repair).
- The galley kitchens located within the 3 Bed/ 2 Bath Type J and 2 Bed/ 1 Bath Type K FHA covered units were observed with less than 40-inches of clearance at the opposing cabinets and appliances/walls (Immediate Repair).
- The refrigerators located within the 3 Bed/ 2 Bath Type C FHA "covered" units were observed without the proper clear floor space (Immediate Repair).
- The kitchens in the 3 Bed/ 2 Bath Type F units were observed without 48-inches of clear floor space at the cabinets adjacent to the sink (Immediate Repair).

Bathrooms:

- The master bathrooms located within the 3 Bed/ 2 Bath Type G FHA covered units were observed without a 30x48-inch clear floor space outside the swing of the door (Immediate Repair).



- The master bathrooms located within the 3 Bed/ 2 Bath Type G FHA covered floorplan types (Units 114, 211, and 311) were observed with vanity mounted sink fixtures installed next to the tubs (Immediate Repair).
- The bathrooms located within FHA covered floorplan types B, D, E, F, H, and J were observed without adequate clear floor spaces at the toilets due to the adjacent bath vanity cabinets not providing the minimum required space of 33-inches between the wall and vanity cabinetry at the toilets (Immediate Repair).

Americans with Disabilities Act (ADA)

The public areas are subject to the Americans with Disabilities Act of 1990, Title III, Public Accommodations and Commercial Facilities. The provisions of Title III provide that persons with disabilities should have accommodations and access to public and commercial facilities which are equal to, or similar to, those available to the general public. The final rules implementing Title III were published on July 26, 1991, and required compliance by January 26, 1992. For details regarding accessibility compliance at the property, please see the Accessibility Report located in Appendix D.

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

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

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

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

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

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

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



Accessible Parking

Based upon the seventy (70) total parking spaces available at the site, three (3) handicapped accessible parking spaces, inclusive of one (1) van accessible space are required by the Americans with Disabilities Act (ADA). The property currently features two (2) partially compliant handicapped designated parking spaces. The existing accessible parking spaces feature vertical signage and pavement markings; however, the access aisles were observed to be 41-inches wide (which is less than the minimum allowable width of 60-inches) and the spaces do not feature curb access. Modification of the existing accessible spaces and the installation of two (2) additional compliant accessible spaces is required. At least one (1) of the four (4) total accessible spaces is required to be a van accessible space (Immediate Repairs).

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

The Fair Housing Act (FHA) requires accessible parking be provided for "covered dwelling units" and an appropriate number of accessible parking spaces be provided at each facility that is otherwise unreachable by means of an accessible pedestrian route. The Fair Housing Act Guidelines provide that a minimum of 2% of the parking spaces serving "covered dwelling units" must be made accessible and a minimum of one (1) space at the leasing office and sufficient spaces for visitors. The property will be in compliance with the FHA's accessible parking requirements upon completion of the Immediate Repairs.

Curb Ramps

Curb access is provided at select locations throughout the property, including at the main entrance to the leasing office. In addition, curb ramps are located at the adjacent corners of each apartment building as well as at the individual accessible parking access aisles. The curb ramps feature appropriate slopes and are in compliance with the Americans with Disabilities Act (ADA).

Building Entrances and Exits

The leasing office is located inside the community building. The primary entrance to the community building was observed on an accessible route and features levered handle door hardware, a compliant clear door opening width of at least 32-inches, and low thresholds to comply with the ADA.

Restrooms

The apartment building features one (1) men's and one (1) women's public restroom located adjacent to the leasing office. The single occupant restrooms were observed with sufficient door openings and levered handle door hardware, roll under access at the sinks with scald and abrasion protection and levered sink hardware, clear floor space within the restrooms and at the fixtures, and compliant fixed side and rear grab bars at the toilets. The community building features one (1) men's and one (1) women's public restroom. The single occupant restrooms each feature wall mounted sinks with roll under access, floor mounted toilets with appropriate grab bars, and levered sink and door hardware. In addition, the restrooms feature sufficient door openings and clear floor spaces at the plumbing fixtures; however, the sink fixtures were observed missing scald and abrasion protection at the under sink piping (Immediate Repair).



7.2 Intrusive & Other Examinations

Intrusive Examination

D3G performed a property inspection on September 19, 2023 as part of a Property Condition Assessment. The inspection did not indicate the need for additional intrusive testing or further investigations at this time.

Seismic Evaluation

According to available information, the property is located in an area of very low to less than moderate seismic activity. Based on property location, as well as data obtained from the United States Geological Survey (USGS) website, it is D3G's opinion that a seismic risk evaluation is not required.

Energy Audit

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

7.3 Owner Proposed Improvements

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

7.4 Environmental and Other Considerations

Lead-Based Paint

The subject property was constructed in 2007, after the 1978 ban on lead-based paint (LBP); therefore, LBP is not suspected to be present at the subject property.

Asbestos-Containing Materials

The facility was constructed in 2007, after the time where asbestos containing materials (ACM) were used in construction; therefore, ACMs are not suspected to be present at the property.

FEMA Flood Zone

According to FEMA Flood Insurance Rate Map (FIRM) #08005C0157K, dated December 17, 2010, the subject property is located in Zone X, designated as an area outside the 100 and 500-year flood zones.

Mold

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



DRAFT REPORT

Pest Control

The property manager did not identify any concerns with pests, including termites or cockroaches, nor was any evidence of such observed during the inspection.

Other Considerations

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



8.0 ASSESSOR QUALIFICATIONS

Dominion Due Diligence Group (D3G) was established in 1994 by Robert E. Hazelton and has grown to a national full-service Environmental and Engineering real estate due diligence firm featuring over 140 employees. D3G focuses on affordable housing, elderly care facilities and historical rehabilitations, with our 3rd party reporting used for HUD-Multifamily, HUD-RAD, HUD-LEAN, USDA-RD, Fannie Mae, Freddie Mac, and LIHTC transactions. D3G is a premier provider of Capital Needs Assessments throughout the United States. D3G's senior staff are trained, accredited and licensed in the following fields of building science investigations:

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

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



9.0 LIMITING CONDITIONS

This report can be relied upon by the Client, The Housing Authority of the City of Aurora. This report was prepared in accordance with generally accepted industry standards of practice, including the ASTM E-2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process. No other warranty, either expressed or implied, is made. This report is not to be reproduced, either in whole or in part, without written consent from D3G.

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

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



10.0 CERTIFICATION

Dominion Due Diligence Group certifies that the data presented in this report is representative of the site conditions observed during our inspection on September 19, 2023. D3G, its officers and its employees have no present contemplated interest in the property. Our employment and compensation for preparing this report are not contingent upon our observations or conclusions. This investigation and report have been prepared in accordance with ASTM E-2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process".

D3G understands that this report will be used by The Housing Authority of the City of Aurora. No other warranty, either expressed or implied, is made. This report is not to be reproduced, either in whole or in part, without written consent from D3G. D3G, its officers and its employees have no present contemplated interest in the property. Our employment and compensation for preparing this report are not contingent upon our observations or conclusions.

Needs Assessor

Scott Heinz - Needs Assessor

Reviewer

Drue Zehler - Senior Reviewer

President

Mike Ferguson, P.E., PMP - President

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



Appendix A:

Immediate Repairs



Immediate Repair Report

Project:	Trolley Park
Property Type:	Multifamily
Inspection Date:	09/19/2023

Trolley Park						
Repair Number	ASTM Section #	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.2.2	It was reported by select tenants as well as property management that select areas of the building, including units 108 and 109, as well as the trash room and community room, experience frequent flooding during rain events due to improper or negative sloping of the concrete adjacent to the building as well as improper or inadequate stormwater drainage capacity (mainly at the primary entrance to the building/community room). This results in stormwater being directed into the building and flooding these areas. In addition, it was reported that the planter boxes located along the west side of the building are collecting and directing stormwater directly into the adjacent units. Therefore, D3G recommends enlisting a licensed contractor to fully evaluate the extent of the grading and flooding issues and repairing as necessary. Property management provided D3G with bid to replace concrete at select areas to improve stormwater drainage at the property and prevent flooding at the aforementioned areas, and the cost of this repair has been updated to reflect the price included in the provided bid.	1	Each	\$8,150.00	\$8,150.00
2	Done- delete	The parking garage access gate was observed to be broken at the time of site inspection. Repair of the parking access gate is recommended.	1	Each	\$0,500.00	\$0,500.00
3	3.2.7	Property management provided D3G with a bid to install a new playground with a poured in place playground surface material. The cost of this repair has been updated to reflect the price included in the provided bid.	1	Each	\$43,694.00	\$43,694.00
4	3.3.1	The brick wall located along the driveway entrance to the parking garage was observed damaged. Repair of the brick wall is recommended.	1	Each	\$5,000.00	\$5,000.00
5	3.3.2	Flashing was observed to be missing above the patio divider wall between unit 301 and 302 patios. Replacing the missing flashing is recommended to prevent moisture intrusion and damage to the wall and associated building envelope.	1	Each	\$500.00	\$500.00
6	3.3.3	It was reported by property management that the exterior stucco siding experiences frequent water intrusion due to missing or improper caulking around the windows, improper installation of the stucco, and cracking along the stucco surface. Therefore, D3G recommends enlisting a licensed contractor to further evaluate the extent of the water intrusion issues and repairing as necessary. Property management provided D3G with a quote to clean and re-caulk all windows and doors at the property, and the cost for this repair has been updated to reflect the price included on the provided bid.	1	Each	\$20,227.00	\$20,227.00
7	3.3.4	The roofing membranes were reported to be original to site construction (2007) and are approaching their Estimated Useful Life (EUL); therefore, replacement is recommended. D3G recommends obtaining contractor bids for the cost of this repair.	17551	SF	\$9.50	\$166,734.50



Immediate Repair Report

Project:	Trolley Park
Property Type:	Multifamily
Inspection Date:	09/19/2023

Repair Number	ASTM Section #	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
~~8~~	~~3.3.4~~	~~It was reported by property management that the first floor mechanical room and common area floor drains are leaking around the drains, damaging the ceiling tiles and lighting located within the basement parking garage. Properly sealing of all floor drains is recommended.~~	~~1~~	~~Each~~	~~\$500.00~~	~~\$500.00~~
9	3.4.1	The dwelling unit water heaters were observed and reported to be predominately original to site construction (2007) and have therefore exceeded their EUL. Therefore, replacement is recommended. Upon replacement, the installation of high-efficiency appliances is recommended in order to comply with the requirements of the Colorado Housing and Finance Authority (CHFA) 2023 Qualified Allocation Plan (QAP). D3G recommends obtaining contractor bids for the performance of this repair.	38	Each	\$1,500.00	\$57,000.00
10	3.4.1	The common area water heater was observed with exposed wiring and with previous scorch marks. Therefore, replacement is recommended. Upon replacement, the installation of high-efficiency appliances is recommended in order to comply with the requirements of the Colorado Housing and Finance Authority (CHFA) 2023 Qualified Allocation Plan (QAP). 12/21/23 Per SR: repair occurred, do not quite need replacement.	1	Each	\$1,000.00	\$1,000.00
11	3.4.3	It was observed and reported by property management that the 1.5-ton dwelling unit A/C condensers were original to site construction and have exceeded their EUL. In addition, property management reported that approximately 1/3 of the A/C units are currently not functioning. Therefore, replacement of the A/C units is recommended. Upon replacement, the installation of high-efficiency appliances is recommended in order to comply with the requirements of the Colorado Housing and Finance Authority (CHFA) 2023 Qualified Allocation Plan (QAP). D3G recommends obtaining contractor bids for the cost of this repair.	15	Each	\$4,000.00	\$60,000.00
12	3.4.3	It was observed and reported by property management that the dwelling unit 2-ton A/C condensers were original to site construction and have exceeded their EUL. In addition, property management reported that approximately 1/3 of the A/C units are currently not functioning. Therefore, replacement of the A/C units is recommended. Upon replacement, the installation of high-efficiency appliances is recommended in order to comply with the requirements of the Colorado Housing and Finance Authority (CHFA) 2023 Qualified Allocation Plan (QAP). D3G recommends obtaining contractor bids for the cost of this repair.	23	Each	\$4,500.00	\$103,500.00
13	3.4.3	It was observed and reported by property management that the common area 3-ton A/C condensers were original to site construction and have exceeded their EUL. In addition, property management reported that approximately 1/3 of the A/C units are currently not functioning. Therefore, replacement of the A/C units is recommended. Upon replacement, the installation of high-efficiency appliances is recommended in order to comply with the requirements of the Colorado Housing and Finance Authority (CHFA) 2023 Qualified Allocation Plan (QAP). D3G recommends obtaining contractor bids for the cost of this repair.	3	Each	\$5,500.00	\$16,500.00



Immediate Repair Report

Project:	Trolley Park
Property Type:	Multifamily
Inspection Date:	09/19/2023

Repair Number	ASTM Section #	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
14	3.4.3	It was observed and reported by property management that the dwelling unit and common area furnaces were original to site construction and have exceeded their EUL. Therefore, replacement of the furnaces is recommended. Upon replacement, the installation of high-efficiency appliances is recommended in order to comply with the requirements of the Colorado Housing and Finance Authority (CHFA) 2023 Qualified Allocation Plan (QAP). D3G recommends obtaining contractor bids for the performance of this repair.	41	Each	\$4,000.00	\$164,000.00
15	3.4.3	The exterior pad mounted A/C line sets were observed with damage or missing insulation. Proper installation of insulation at the refrigerant lines upon A/C replacement is recommended to maintain the efficiency of the HVAC components.	38	Each	\$35.00	\$1,330.00
16	3.4.4	It was observed and reported by property management that the interior common area lighting is in poor overall condition. Therefore, replacement of the common area lighting is recommended. Upon replacement, the installation of high-efficiency fixtures is recommended in order to comply with the requirements of the Colorado Housing and Finance Authority (CHFA) 2023 Qualified Allocation Plan (QAP). D3G recommends obtaining contractor bids for the cost of this repair.	1	Each	\$25,000.00	\$25,000.00
17	3.5.1	The elevator cab was observed in poor overall condition and is approaching its EUL; therefore, refurbishment of the elevator cab is recommended.	1	Each	\$20,000.00	\$20,000.00
18	3.7.1	The door and doorframe at the roof access was observed to be extremely damaged and no longer able to properly latch due to previous vandalism. Therefore, replacing the door with a suitable security door is recommended to prevent continued damage and unauthorized access to the roof.	1	Each	\$750.00	\$750.00
19	3.7.1	The security screen covering the fire sprinkler system boiler located within the parking garage was observed damaged. Repair of the security screen to prevent damage to the fire sprinkler system boiler is recommended.	1	Each	\$1,500.00	\$1,500.00
20	3.7.2	Water damaged gypsum wall board (GWB) was observed within the bathroom ceiling of unit 101. Elimination of the source of water penetration and repair of the damaged GWB is recommended.	1	Each	\$250.00	\$250.00
21	3.7.2	The townhouse vinyl flooring was observed in poor overall condition and has exceeded its EUL; therefore, replacement is recommended.	3	Each	\$1,750.00	\$5,250.00
22	3.7.2	The 2 Bed/ 1 Bath vinyl flooring was observed in poor overall condition and has exceeded its EUL; therefore, replacement is recommended.	20	Each	\$1,000.00	\$20,000.00
23	3.7.2	The 3 Bed/ 2 Bath vinyl flooring was observed in poor overall condition and has exceeded its EUL; therefore, replacement is recommended.	15	Each	\$1,350.00	\$20,250.00
24	3.7.2	The townhouse carpeting was observed in poor overall condition and has exceeded its EUL; therefore, replacement is recommended.	3	Each	\$1,166.25	\$3,498.75



Immediate Repair Report

Project:	Trolley Park
Property Type:	Multifamily
Inspection Date:	09/19/2023

Repair Number	ASTM Section #	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
25	3.7.2	The 2 Bed/ 1 Bath dwelling unit carpeting was observed in poor overall condition and has exceeded its EUL; therefore, replacement is recommended.	15	Each	\$793.05	\$11,895.75
26	3.7.2	The 3 Bed/ 2 Bath dwelling unit carpeting was observed in poor overall condition and has exceeded its EUL; therefore, replacement is recommended.	20	Each	\$979.65	\$19,593.00
27	3.7.2	The dwelling unit kitchen cabinetry was observed and reported to be original to site construction (2007) and was approaching its EUL; therefore, replacement is recommended. D3G recommends obtaining contractor bids for the performance of this repair.	38	Each	\$7,500.00	\$285,000.00
28	3.7.2	The dwelling unit bath vanity cabinetry was observed and reported to be original to site construction (2007) and was approaching its EUL; therefore, replacement is recommended. D3G recommends obtaining contractor bids for the performance of this repair.	64	Each	\$950.00	\$60,800.00
29	3.7.2	The dwelling unit refrigerators were predominately observed to be original to site construction (2007) and are approaching or have exceeded their EUL; therefore, replacement of the dwelling unit refrigerators is recommended. Upon replacement, the installation of high-efficiency appliances is recommended in order to comply with the requirements of the Colorado Housing and Finance Authority (CHFA) 2023 Qualified Allocation Plan (QAP).	38	Each	\$579.00	\$22,002.00
30	3.7.2	The dwelling unit range/oven units were predominately observed to be original to site construction (2007) and are approaching or have exceeded their EUL; therefore, replacement of the dwelling unit range/oven units is recommended.	38	Each	\$346.00	\$13,148.00
31	3.7.2	The dwelling unit dishwashers were predominately observed to be original to site construction (2007) and are approaching or have exceeded their EUL; therefore, replacement of the dwelling unit dishwashers is recommended. Upon replacement, the installation of high-efficiency appliances is recommended in order to comply with the requirements of the Colorado Housing and Finance Authority (CHFA) 2023 Qualified Allocation Plan (QAP).	38	Each	\$235.00	\$8,930.00
32	4.3.1	In order to be eligible for LIHTC in Colorado, the Colorado Housing and Finance Authority (CHFA) requires all projects obtain green building certification, and accepts several certification programs. Applicants are encouraged to engage a third-party green building consultant and perform requisite charrettes to determine the best pathway for the project. The accepted green building certification programs are: 2020 Enterprise Green Communities (EGC), Leadership in Energy and Environmental Design LEED V4.1 (LEED), and National Green Building Standards NGBS ICC-700-2020 (NGBS). In addition to green building certification, there are two additional requirements: Electric vehicle ready parking spaces, and Post-Construction Energy Use Intensity Reporting. It is recommended to engage a consultant and determine the preferred method for green building certification.	1	Each	\$20,000.00	\$20,000.00



Immediate Repair Report

Project:	Trolley Park
Property Type:	Multifamily
Inspection Date:	09/19/2023

Trolley Park - Accessibility

Repair Number	ASTM Section #	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.2.4	Based upon the seventy (70) parking spaces located within the below grade parking garage, three (3) handicapped accessible parking spaces, inclusive of one (1) van accessible parking space, are required by UFAS and FHA regulations. Currently, the property features three (3) designated handicapped parking spaces inclusive of one (1) van accessible space; however, the two (2) existing standard handicapped parking spaces were observed with access aisles that measured less than 60-inches in width. In order to comply with UFAS and FHA regulations, modification of the non-compliant access aisles at the standard handicapped parking spaces is required. Standard handicapped spaces require a 60-inch wide access aisle, vertical signage, and curb access. Van accessible handicapped spaces require a total of 192-inch width for the parking space and access aisle, vertical signage identifying the space as van accessible, and curb access. The van accessible parking space and access aisle may have either of the following combinations: a 132-inch wide parking space with a 60-inch wide access aisle or a 96-inch wide parking space with a 96-inch wide access aisle.	1	Each	\$350.00	\$350.00
2	3.3.2	Both staircase assemblies were observed with less than 80-inches of head clearance beneath the stairs and do not feature barriers for the visually impaired. In order to ensure tenant safety and comply with the Fair Housing Act (FHA), the installation of code compliant barriers / cane detection at the underside of the staircase assemblies is required.	2	Each	\$750.00	\$1,500.00
3	3.3.2	The FHA covered dwelling unit primary entry doors were observed with thresholds measuring approximately 1-inch, exceeding the maximum height of 3/4-inch. According to the FHA, a primary door threshold can be up to 3/4-inch in height, so long as it is beveled with a slope no greater than 1:2. In order to comply with the FHA, reconfiguring the thresholds is required.	33 12/21/23 Per	Each SR: is this required? ask Les about this.	\$200.00	\$6,600.00
4	3.3.2	The sliding patio doors located within the FHA covered units were observed with openings less than 32-inches wide nominal (approximately 30-inches observed). In order to comply with the FHA, replacement of the sliding patio doors with doors which will provide an opening of at least 32-inch nominal width is required.	14 12/21/23 Per	Each SR: is this required? ask Les about this.	\$1,200.00	\$16,800.00
5	3.3.2	The FHA covered dwelling unit sliding glass doors were observed with abrupt thresholds measuring approximately 1-inch at the interior thresholds, exceeding the maximum height of 3/4-inch at the interior side of the doors. According to the FHA, a secondary door threshold can be up to 3/4-inch in height, so long as it is beveled with a slope no greater than 1:2. In order to comply with the FHA, reconfiguration of the thresholds is required. Therefore, modifying the thresholds at interior side of the sliding glass doors is required.	14	Each	\$200.00	\$2,800.00



Immediate Repair Report

Project:	Trolley Park
Property Type:	Multifamily
Inspection Date:	09/19/2023

Repair Number	ASTM Section #	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
6	3.3.2	The exterior landing surface at the sliding glass patio doors at the FHA covered dwelling units was observed approximately 3-inches below the interior finished floor, exceeding the maximum allowable level difference of 1/2-inch for pervious construction (e.g. wood decking). In order to comply with the FHA, reconfiguring the change in level between the interior finished floor of the dwelling units and exterior landing surface is required. D3G recommends obtaining contractor bids for the performance of this repair.	14	Each	\$3,500.00	\$49,000.00
12/21/23 Per SR: is this required? ask Les about this.						
7	3.4.1	The bathroom within designated handicapped dwelling unit 101 was observed without shower spray units with a hose. In order to comply with UFAS, the installation of a shower spray unit with a hose that is at least 60-inches is required. Please note that D3G has assumed this deficiency is also present within designated handicapped unit 102.	2	Each	\$75.00	\$150.00
8	3.4.3	The FHA covered units as well as the designated handicapped units were observed with thermostats mounted higher than 48-inches above the finished floor (approximately 58-60-inches observed). In order comply with UFAS and FHA regulations, lowering the thermostats to a height no greater than 48-inches above the finished floor is required.	35	Each	\$125.00	\$4,375.00
9	3.6.2	Designated handicapped dwelling unit 101 was observed to be equipped with audio/visual alarm notification for hearing and vision impaired. According to HUD Notice PIH 2003-31 (HA), existing buildings that feature federal funding and are subject to 24 CFR 8.23 (b) - Other Alterations, are required to provide accessible features (alarm notification) for people with hearing and vision impairment in 2% or in this case, one (1) dwelling unit (outside of the designated handicapped units). Therefore, installation of audio/visual alarm notification in one (1) additional dwelling unit is required to comply with HUD regulations.	1	Each	\$200.00	\$200.00
10	3.7.1	The toilet in the common area restroom located within the Community Room was observed with a side grab bar mounted 52-inches from the rear wall. In order to comply with UFAS and FHA regulations, relocating the side grab bar so that it extends 12-inches from the rear wall is required.	1	Each	\$125.00	\$125.00
11	3.7.1	The sink in the common kitchen located within the Community Room was observed missing scald and abrasion protection at the exposed sink piping. In order to comply with UFAS, the installation of scald and abrasion protection is required.	1	Each	\$35.00	\$35.00
12	3.7.2	The master bathrooms located within the 3 Bed/ 2 Bath Type G FHA covered units (Units 114, 211, and 311) were observed without a 30x48-inch clear floor space outside the swing of the door. In order to comply with the FHA, reversing the swing of the doors (to swing out) is required to provide the 30x48-inch clear floor space inside the bathrooms.	3 15 units	Each	\$150.00	\$450.00



Immediate Repair Report

Project:	Trolley Park
Property Type:	Multifamily
Inspection Date:	09/19/2023

Repair Number	ASTM Section #	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
13	3.7.2	The master bedroom closets located within the 3 Bed/ 2 Bath Type J FHA covered dwelling units (Units 201 and 301) were observed with openings less than the required minimum of 32-inches (approximately 30-inches observed). In order to comply with the FHA, widening the master closet openings to provide an opening of at least 32-inch nominal width is required.	2 15 units	Each	\$750.00	\$1,500.00
14	3.7.2	The primary entry doors at the FHA covered dwelling units are not equipped with levered hardware. In order to comply with the FHA, replacement of the existing door hardware with accessible (levered type) hardware is required.	33	Each	\$125.00	\$4,125.00
15	3.7.2	The kitchen sinks in the FHA covered 3 Bed/ 2 Bath Type G and 3 Bed/ 2 Bath unit Type D floorplans (Units 109,114, 208, 211, 308, and 311) do not feature the required 30x48-inch centered forward or parallel clear floor space and do not feature base cabinetry that is easily removable. In order to comply with the FHA, removal of the base cabinetry or the installation of removable base cabinetry is required.	6	Each	\$350.00	\$2,100.00
16	3.7.2	The master bathrooms located within the 3 Bed/ 2 Bath Type G FHA covered floorplan types (Units 114, 211, and 311) were observed with vanity mounted sink fixtures installed next to the tubs. In order to comply with FHA regulations, this bathroom needs to meet Specification B requirements, which state that a wall-hung sink is the only permitted fixture to encroach within the clear floor space required adjacent to the tub. Therefore, in order to comply with FHA regulations, the installation of wall-mounted sinks within the master bathrooms is required. Please note that the FHA does allow for alternative bathroom configurations, which would require modifications to both bathrooms within this floorplan type; however, D3G believes this would be the most cost effective solution to this deficiency. For more information, please reference Requirement 7 of the Fair Housing Act Design Manual. No cost is associated with this repair due to vanity replacement in all dwelling units.	3	Each	\$0.00	\$0.00
17	3.7.2	The galley kitchens located within designated handicapped dwelling unit 101, as well as the 3 Bed/ 2 Bath Type J floorplan types (Units 201 and 301) were observed less than 40-inches of clearance between the opposing cabinets and adjacent wall at the entrance to the kitchens (approximately 32-inches observed). In order to comply with UFAS and FHA regulations, reconfiguration of the kitchens to provide at least 40-inches of clearance between the cabinets and opposing wall at the entrance to the kitchens is required.	3	Each	\$3,500.00	\$10,500.00
18	3.7.2	The kitchen located within designated handicapped dwelling unit 101 was observed without lowered shelving at the upper cabinets. In order to comply with UFAS, lowering at least one shelf of all cabinets and storage shelves mounted above work counters to a maximum height of 48-inches above the finished floor is required. Please note that D3G has assumed this deficiency is also present within designated handicapped unit 102.	2	Each	\$500.00	\$1,000.00



Immediate Repair Report

Project:	Trolley Park
Property Type:	Multifamily
Inspection Date:	09/19/2023

Repair Number	ASTM Section #	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
19	3.7.2	The bathroom sink located within designated handicapped dwelling unit 101 was observed mounted at a height greater than the maximum allowable 34-inches above the finished floor (36-inches observed). In order to comply with UFAS regulations, lowering the sink to a maximum 34-inches above the finished floor is required. D3G has assumed this deficiency is also present within designated handicapped unit 102.	2	Each	\$750.00	\$1,500.00
20	3.7.2	The galley kitchens in the FHA covered 2 Bed/ 1 Bath Type K floorplans were observed with less than 40-inches of clearance between the cabinets and refrigerator and opposing wall (approximately 39-inches observed between the cabinets and opposing wall, 33-inches between the refrigerator and opposing wall). In order to comply with the FHA, the reconfiguration of the kitchens to provide at least 40-inches of clearance is required. Please note that D3G has assumed this deficiency is also present within designated handicapped unit 102 of this same floorplan type.	6	Each	\$2,000.00	\$12,000.00
21	3.7.2	The kitchens located within the 3 Bed/ 2 Bath Type F FHA covered units were observed without a compliant 48-inch parallel approach to the counters located at the base of the kitchens (40-inches observed). In order to comply with the FHA, the reconfiguration of the kitchens to provide a minimum 48-inch parallel approach to the cabinets is required.	3	Each	\$2,000.00	\$6,000.00
22	3.7.2	The kitchens in the 3 Bed/ 2 Bath Type C FHA covered units (Units 108, 208, 308) were observed without proper 30x48-inch clear floor space at the refrigerators. In order to comply with the FHA, reconfiguration of the kitchen or relocation of the refrigerators to provide the necessary 30x48-inch forward or parallel approach to the refrigerators is required.	3	Each	\$1,500.00	\$4,500.00
23	3.7.2	The range/ovens located within designated handicapped dwelling unit 101 was observed without front controls. In order to comply with UFAS, the installation of front controlled ranges/ovens is required. Please note that D3G has assumed this deficiency is also present within designated handicapped unit 102.	2	Each	\$550.00	\$1,100.00
24	3.7.2	The kitchen and bathroom sinks located within designated handicapped dwelling unit 101 were observed missing scald and abrasion protection at the exposed sink piping. In order to comply with UFAS, the installation of scald and abrasion protection is required. Please note that D3G has assumed this deficiency is also present within designated handicapped unit 102.	4	Each	\$35.00	\$140.00
25	3.7.2	The toilet located within designated handicapped dwelling units 101 was observed with missing and non-complaint grab bars installed. In order to comply with UFAS, the installation of properly sized and located grab bars at the toilets is required. Please note that D3G has assumed this deficiency is also present within designated handicapped unit 102.	4	Each	\$125.00	\$500.00



Immediate Repair Report

Project:	Trolley Park
Property Type:	Multifamily
Inspection Date:	09/19/2023

Repair Number	ASTM Section #	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
26	3.7.2	The bathrooms located within FHA covered floorplan types B, D, E, F, H, and J were observed without adequate clear floor spaces at the toilets due to the adjacent bath vanity cabinets not providing the minimum required space of 33-inches between the wall and vanity cabinetry at the toilets. In order to comply with the FHA, modification of the bathrooms is required. It should also be noted that a compliant approach to the bathroom sinks must still be maintained upon completion of this repair; therefore, the installation of roll-under base cabinetry may also be required at the bathroom sinks. D3G recommends that the property consult with an architect to determine the best possible solution. Please note that due to variances in construction observed throughout the unit types; this repair may not be limited to the specific unit types listed above. Therefore, the cost for this repair is subject to change depending upon the total number of units that feature this deficiency. No cost is associated with this repair due to vanity replacement in all dwelling units.	18	Each	\$0.00	\$0.00
27	3.7.2	Designated handicapped dwelling unit 101 was observed with bathroom mirror mounted higher than 40-inches above the finished floor (approximately 43-inches observed). According to UFAS, mirrors shall be mounted with the bottom edge of the reflecting surface no higher than 40-inches from the finished floor. In order to comply with UFAS, lowering the mirror is required. Please note that D3G has assumed this deficiency is also present within designated handicapped unit 102.	2	Each	\$75.00	\$150.00

Trolley Park - Life Safety

Repair Number	ASTM Section #	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.4.4	The junction box located within the trash room was observed with a damaged/ detached cover plate (exposing wires). In order to ensure tenant safety and to comply with the National Electric Code (NEC), the installation of a cover plate is required.	1	Each	\$35.00	\$35.00
2	3.7.2	The majority of inspected dwelling units were observed with damaged or missing GWB located within the dwelling unit mechanical closets. In order to ensure the fire separation integrity of the mechanical rooms and prevent the free movement of smoke and flames in the event of a fire, properly sealing off all thru-wall penetrations within the mechanical closets is required.	35	Each	\$250.00	\$8,750.00

Need to walk all units to assess needs, most penetrations are fire blocked already.

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

TOTAL: \$1,328,788.00

* Owner provided cost that D3G finds reasonable

Items not accounted for:

Balcony- landing, railing, etc.
Sand trap/Oil trap, Pump Operation
Tile (Bath)
Countertops (Kitchen)
Sinks (Kitchen)
Backsplash (Kitchen)
Painting Units
Painting Exterior
Painting Common Areas Interior
Trash Chutes
Exhaust/Fresh Air Intake for Trash Room
Lobby Furniture

Items not accounted for:

Drop Ceiling Tiles
Stucco Sealer
Common Area Flooring (LVT)
Light Fixtures
Plumbing Fixtures
Hardware (towel bars, doorknobs, etc)
Lobby Controlled Access- stairs, elevators, stairwell, door closures, etc.
Concrete Garden/Flower Boxes (west side)
Entry System
Windows

JOB NAME: Trolley Park Apartments						
ADDRESS: Aurora, CO						OWNER: Aurora Housing Authority
SQ. FT	50,440					
CSI DIVISION		Total Quantity	Unit			COMMENTS
		-				
		-				
	01 00 00 - GENERAL REQUIREMENTS	-				
		-				
1000	DESIGN	-	Excluded			
		-				
1030	TRAVEL ALLOWANCE	-				
	PM travel	52.0	WK			
	Superintendent truck	12.0	MO			
		-				
1041	PROJECT MANAGEMENT	-				
	Project manager	52.0	WK			
		-				
1042	PRECONSTRUCTION	-				
	Preconstruction Services	1.0	LS			
		-				
1043	SUPERVISION	-				
	Superintendent	52.0	WK			
		-				
1044	PROJECT ENGINEER	-				
	PE	52.0	WK			
		-				
1046	PROJECT ADMINISTRATOR	-				
	Project Administrator	52.0	WK			
		-				
1050	COMMON LABOR	-				
	General labor and cleanup	52.0	WK			
	Protective materials	1.0	LS			
		-				
1340	BLUEPRINTS	-				
	Plan printing	1.0	LS			
		-				
1506	SANOLET	-				
	Portable toilets	12.0	MO			
		-				
1508	MATERIAL STORAGE	-				
	Conex	12.0	MO			
		-				
1509	FIELD OFFICES	-				
	Trailer Rental	12.0	MO			
	Trailer set up and demobilize	1.0	LS			
		-				
1510	CONST. UTILITIES	-				
	Cell phone	12.0	MO			
	Utility Consumption (electric and water)	-	By Owner			
	Temp lighting	-	w/ trades			
	Temporary Fire Protection	-	Not Reqd.			
		-				
1514	FIELD OFFICE EQUIPMENT AND SUPPLIES	-				

JOB NAME:		Trolley Park Apartments					OWNER: Aurora Housing Authority
ADDRESS:		Aurora, CO					
SQ. FT		50,440					
CSI DIVISION			Total Quantity	Unit			COMMENTS
		Office Equipment	12.0	MO			
		Office Supplies	12.0	MO			
		Internet/Phone Service	12.0	MO			
		Drinking water	12.0	MO			
			-				
1522	SMALL TOOLS		-				
		Consumables	12.0	MO			
			-				
1523	TOOL RENTAL		-				
		Equipment Rental	12.0	MO			
			-				
1525	TRASH ROLL OFF		-				
		Trash dumpsters and waste recycling	50,440.0	SF			
			-				
1530	TEMP FENCING		-				
		Misc fencing around material storage and storage	1.0	LS			
			-				
1541	GUARD SERVICE		-	Excluded			
			-				
1550	PARKING FEES		-	Excluded			
			-				
1570	BARRICADES/SAFETY		-				
		Safety Supplies	12.0	MO			
		Fire Safety	12.0	MO			
		Barricades, lights, signs, closures	12.0	MO			
		Dust protection	1.0	LS			
		First Aid Supplies	1.0	LS			
		Safety Stickers	1.0	LS			
		Signage	1.0	LS			
		Safety plan and manual	1.0	LS			
		Sidewalk closure	-	Excluded			
			-				
1580	PROJECT IDENTIFICATION AND SIGNS		-				
		For Construction Access	1.0	LS			
			-				
1610	DELIVERY		-				
		Courier/UPS fees	1.0	LS			
			-				
1700	CLOSE OUT		-				
		Final cleaning	50,440.0	SF			
		Duct cleaning all units and common areas	41.0	EA			
		Punch list and supervision	1.0	LS			
		As-Built Drawings	1.0	LS			
			-				
02 00 00 - EXISTING CONDITIONS			-				
			-				
2000	WEATHER PROTECTION AND TEMP HEAT ALLOWANCE		-	Excluded			
			-				
2047	SURVEYING		-	Excluded			

JOB NAME: Trolley Park Apartments							
ADDRESS: Aurora, CO						OWNER: Aurora Housing Authority	
SQ. FT	50,440						
CSI DIVISION			Total Quantity	Unit			COMMENTS
			-				
2050	DEMOLITION		-				
		Units	-				
		Remove existing carpet	14,760.0	SF			
		Remove existing LVT	23,590.0	SF			
		Remove existing kitchen and bathroom cabinets and countertops	1,494.0	LF			
		Remove existing appliances	38.0	Units			
		Remove existing wallbase	11,765.0	LF			
		Remove existing doors and casing	348.0	EA			
		Remove sliding balcony doors	14.0	EA			
		Remove existing condenser	38.0	EA			
		Remove existing furnace	38.0	EA			
		Remove existing plumbing fixtures	168.0	EA			
		Remove existing water heaters	38.0	EA			
		Remove existing door hardware	348.0	EA			
		Remove existing light fixtures	617.0	EA			
		Remove existing bathroom exhaust fans	64.0	EA			
		Remove window coverings	38.0	Units			
		Remove bathroom accessories	256.0	EA			
		Remove bathroom mirrors	64.0	EA			
		Remove window screens	130.0	EA			
		Misc drywall demo	38.0	Units			
			-				
		Common Areas	-				
		Remove existing flooring	5,260.0	SF			
		Remove doors, frames to remain	20.0	SF			
		Remove ceiling tile	1,860.0	SF			
		Remove wall base	1,420.0	SF			
		Remove lighting	150.0	EA			
		Remove plumbing fixtures	2.0	EA			
		Remove water heater	1.0	EA			
		Remove furnaces and condensers	6.0	EA			
			-				
2075	ENVIRONMENTAL REMEDIATION		-	Excluded			
			-				
	31 00 00 - EARTHWORK		-				
			-				
2140	DEWATERING		-	Excluded			
			-				
2150	SHORING AND UNDERPINNING		-	Excluded			
			-				
2200	EXCAVATION/GRADING		-	Excluded			
			-				
	32 00 00 - EXTERIOR IMPROVEMENTS		-				
			-				
2270	RETAINING WALLS		-	Excluded			
			-				
2510	ASPHALT PAVING		-	Excluded			
			-				

JOB NAME: Trolley Park Apartments						
ADDRESS: Aurora, CO						OWNER: Aurora Housing Authority
SQ. FT 50,440						
CSI DIVISION		Total Quantity	Unit			COMMENTS
2515	UNIT PAVERS	-	Excluded			
		-				
2520	SITE CONCRETE	-				
	Misc site concrete repairs	1.0	LS			
		-				
2760	PAVEMENT MARKINGS	-	Excluded			
		-				
2830	FENCING	-	Excluded			
		-				
2840	SITE SIGNAGE	-	Excluded			
		-				
2860	PLAYFIELD EQUIPMENT	-	Excluded			
		-				
2870	SITE FURNISHINGS	-	Excluded			
		-				
2885	SITE ENCLOSURES	-	Excluded			
		-				
2900	LANDSCAPING AND IRRIGATION	-				
	Misc landscaping improvements	1.0	LS			
		-				
	33 00 00 - UTILITIES	-				
		-				
2700	SITE UTILITIES	-	Excluded			
		-				
	03 00 00 - CONCRETE	-				
		-				
3200	REBAR	-	w/ 3300			
		-				
3300	CAST-IN PLACE CONCRETE	-	Excluded			
		-				
3350	POST TENSIONED CONCRETE	-	Excluded			
		-				
3400	PRECAST	-	Excluded			
		-				
3500	GYPSUM DECKS	-	Excluded			
		-				
	04 00 00 - MASONRY	-				
		-				
4200	UNIT MASONRY	-	Excluded			
		-				
	05 00 00 - METALS	-				
		-				
5100	STRUCTURAL STEEL	-	Excluded			
		-				
5500	METAL FABRICATIONS	-				
	Interior	-				
	Crane detection rail at garage level of stairs	30.0	LF			
	New stair guardrail	-	Excluded			

JOB NAME: Trolley Park Apartments							
ADDRESS: Aurora, CO							OWNER: Aurora Housing Authority
SQ. FT 50,440							
CSI DIVISION			Total Quantity	Unit			COMMENTS
		Roof access ladder	-	Excluded			
		Exterior steel	-	Excluded			
			-				
	06 00 00 - WOOD, PLASTICS, and COMPOSITES		-				
			-				
6100	ROUGH CARPENTRY		-				
		Door bucks at new balcony doors	14.0	EA			
			-				
6200	FINISH CARPENTRY		-				
		Unit interior trim	-				
		Door casing - swing doors, MDF	391.0	EA			
		MDF base	11,765.0	LF			
		Window sills and apron, MDF	710.0	LF			
		Closet shelf and rod	1,110.0	LF			
		MDF built in shelves	450.0	LF			
		Common area trim	-				
		MDF baseboard	1,420.0	LF			
		Corner guards outside corners	102.0	EA			
			-				
6300	EXTERIOR TRIM		-				
		Exterior trim repairs prior to painting	1.0	Allowance			
			-				
6400	MILLWORK		-	Excluded			
			-				
	07 00 00 - THERMAL AND MOISTURE PROTECTION		-				
			-				
7100	WATERPROOFING		-	Excluded			
			-				
7150	DAMPROOFING		-	Excluded			
			-				
7200	INSULATION		-				
		Foam insulation at new balcony doors	14.0	EA			
			-				
7250	FIRE PROOFING		-	Excluded			
			-				
7270	FIRE STOPPING		-				
		Misc fire caulking repairs	1.0	LS			
			-				
7300	SHINGLE ROOFING		-	Excluded			
			-				
7400	METAL SIDING		-	Excluded			
			-				
7500	MEMBRANE ROOF		-				
		Misc. roof repairs	1.0	Allowance			
		Complete new roof	-	Excluded			
			-				
7600	FLASHING/GUTTERS		-				

JOB NAME: Trolley Park Apartments							OWNER: Aurora Housing Authority
ADDRESS: Aurora, CO							
SQ. FT 50,440							
CSI DIVISION			Total Quantity	Unit			COMMENTS
		Flashing at balcony doors	14.0	EA			
		Flashing repairs	1.0	Allowance			
		Remove and reinstall downspouts for painting	1.0	LS			
			-				
7700	ROOF ACCESSORIES		-	w/ 7500			
			-				
7800	SKYLIGHTS		-	Excluded			
			-				
7900	JOINT SEALERS		-				
		Caulking around windows, doors, and dissimilar materials	5,630.0	LF			
		Remove existing caulking	-	Included			
			-				
	08 00 00 - OPENINGS		-				
			-				
8100	METAL DOORS AND FRAMES		-				
		Doors	-				
		~~Exterior non-storefront doors - Flush~~	~~5.0~~	~~EA~~	~~Not needed~~		
			-				
		Frames	-				
		Knockdown door frames @ unit entries	38.0	EA			
		Misc. repairs/replacement of common area frames	1.0	LS			
		New common area metal frames	-	Excluded			
			-				
8200	WOOD DOORS AND FRAMES		-				
		New construction	-				
		Unit entry, solid core	38.0	EA			
		Common area, solid core	15.0	EA			
		Unit interior, hollow core swing	229.0	EA			
		Unit interior, hollow core double swing	81.0	EA			
		Exterior balcony doors - French doors	14.0	EA			
		Townhome entry doors	-	Excluded			
			-				
8360	OVERHEAD DOORS		-	Excluded			
			-				
8600	WOOD AND PLASTIC WINDOWS		-				
		Window screen replacement	130.0	EA			
		Add window limiters	130.0	EA			
		Replace window locking mechanisms	130.0	EA			
		New windows	-	Excluded	Need to include		
			-				
8700	DOOR HARDWARE		-				
		Metal doors	-				
		Exterior non-storefront doors - Flush	5.0	EA			
		New closers at stair doors	13.0	EA			
			-				
		Wood doors	-				
		Unit entry, solid core	38.0	EA			
		Common area, solid core	15.0	EA			
		Unit interior, hollow core swing	229.0	EA			
		Unit interior, hollow core double swing	81.0	EA			

JOB NAME: Trolley Park Apartments						
ADDRESS: Aurora, CO						OWNER: Aurora Housing Authority
SQ. FT 50,440						
CSI	DIVISION		Total Quantity	Unit		COMMENTS
		Exterior balcony doors - French doors	14.0	EA		
			-			
		Hardware repair/replacement on storefront doors	1.0	LS		
			-			
8460	AUTOMATIC DOOR OPERATOR		-	Excluded		
			-			
8800	GLASS/GLAZING		-	Excluded		
			-			
	09 00 00 - FINISHES		-			
			-			
9200	STUCCO		-			
		Misc stucco repairs	1.0	LS		
		Stucco patching at new doors	14.0	EA		
			-			
9250	DRYWALL		-			
		Drywall repairs/patching within units	38.0	UNITS		
		Drywall repairs/patching within common areas	1.0	LS		
			-			
9300	CERAMIC TILE		-			
		Common area bathroom floors	70.0	SF		
		Common area bathroom walls	120.0	SF		
		Wall tile at ADA bathrooms - 4' wainscot outside of showers	244.0	SF		
		New tile tub surrounds	-	Alternate		
		Unit backsplashes	-	Alternate		
			-			
9510	ACOUSTIC CEILINGS		-			
		Acoustical ceiling in corridors - New tile in existing grid	1,860.0	SF		
		Garage ACT	-	Excluded		
			-			
9545	SPECIALTY CEILINGS		-	Excluded		
			-			
9540	FRP		-			
		Trash room walls	1,400.0	SF		
			-			
9650	RESILIENT FLOORING/BASE		-			
		LVT	-			
		Unit kitchens, bathrooms, living, dining, hallways	23,590.0	SF		
		Common areas throughout	5,125.0	SF		
		Floor prep	1.0	Allowance		
		Rubber base	-	Excluded		
			-			
9680	CARPET		-			
		Rolled carpet at bedrooms	1,640.0	SY		
		Carpet tile at offices	15.0	SY		
		Floor prep	1.0	Allowance		
			-			
9800	SPECIAL COATINGS		-	Excluded		
			-			
9900	PAINTING		-			
		INTERIOR	-			

JOB NAME: Trolley Park Apartments								
ADDRESS: Aurora, CO							OWNER: Aurora Housing Authority	
SQ. FT 50,440								
CSI DIVISION			Total Quantity	Unit			COMMENTS	
		Walls	174,155.0	SF				
		Ceilings	50,440.0	SF				
		Doors	-					
		Metal	18.0	EA				
		Wood	472.0	EA				
		Trim	-					
		Units (base, case, sill, apron)	38.0	Units				
		Common area trim features	1.0	LS				
		Wall coverings	1.0	Allowance				
		Metal	-					
		Stair handrail	230.0	LF				
		Stair guardrail	108.0	LF				
		Roof access ladder	1.0	EA				
		Cane detection railing	30.0	LF				
		Sealed concrete a level 1 utility rooms	1,105.0	SF				
		Sealed concrete at stairs and landings	1,408.0	SF				
		Recoat tubs	64.0	EA				
		Recoat tile surrounds at tubs	3,705.0	SF				
			-					
		EXTERIOR	-					
		Paint siding and stucco	25,785.0	SF				
		Paint balcony railings	295.0	LF				
		Misc. exterior painting	1.0	LS				
			-					
		Protective materials	1.0	LS				
		Trade touch up	38.0	Units				
		Misc painting	1.0	LS				
			-					
9950	WALLCOVERING		-	w/ 9900				
			-					
9840	ACOUSTICAL WALL TREATMENT		-	Excluded				
			-					
	10 00 00 - SPECIALTIES		-					
			-					
10150	TOILET PARTITIONS		-	Excluded				
			-					
10260	WALL AND CORNER GUARDS		-	w/ 6200				
			-					
10300	FIREPLACES AND STOVES		-	Excluded				
			-					
10400	IDENTIFYING DEVICES AND SIGNAGE		-					
		New unit numbers	40.0	EA				
		New code signage	1.0	LS				
		Misc new signage	1.0	EA				
			-					
		New monument sign	-	Excluded				
			-					
10500	LOCKERS		-	Excluded				
			-					
10520	FIRE EXTINGUISHERS		-					

JOB NAME:		Trolley Park Apartments					OWNER: Aurora Housing Authority
ADDRESS:		Aurora, CO					
SQ. FT		50,440					
CSI DIVISION			Total Quantity	Unit			COMMENTS
		New fire extinguishers and cabinets	6.0	EA			
			-				
10550	POSTAL SPECIALTIES		-				
		New mailboxes	-	Excluded			
			-				
10650	OPERABLE PARTITIONS		-	Excluded			
			-				
10700	EXTERIOR SUN CONTROL DEVICES		-	Excluded			
			-				
10800	TOILET ACCESSORIES		-				
		Bathroom accessories - units	64.0	Bathrooms			
		Bathroom accessories - common areas	2.0	Bathrooms			
		Grab bars in commercial bathrooms and Type A units	4.0	EA			
		Glass mirrors	68.0	EA			
		Baby changing station	1.0	LS			
		Medicine cabinets	-	Excluded			
		Shower curtain	-	Excluded			
			-				
	11 00 00 - EQUIPMENT		-				
			-				
11150	PARKING CONTROL EQUIPMENT		-	Excluded			
			-				
11175	TRASH CHUTES		-	Excluded	Remove trash chutes		
			-				
11400	KITCHEN EQUIPMENT		-	Excluded			
			-				
11452	APPLIANCES		-				
		Units	-				
		Standard	-				
		Range	38.0	EA			
		Dishwasher	38.0	EA			
		Refrigerator	38.0	EA			
		Microwave w/ recirc. hood	38.0	EA	Add exterior venting		
			-				
		Type A (ADA)	-				
		Range	2.0	EA			
		Dishwasher	2.0	EA			
		Refrigerator	2.0	EA			
		Countertop Microwave	2.0	EA			
		Hood	2.0	EA	Add exterior venting		
			-				
		Amenity kitchen appliances	1.0	LS			
			-				
		Washers and dryers	-	Alternate	Laundry closets are inefficient		
			-				
	12 00 00 - FURNISHINGS		-				
			-				
12300	MANUFACTURED CASEWORK		-				
		Unit cabinets	-				

JOB NAME:		Trolley Park Apartments					OWNER: Aurora Housing Authority
ADDRESS:		Aurora, CO					
SQ. FT		50,440					
CSI DIVISION			Total Quantity	Unit			COMMENTS
		Lower cabinets and vanities	850.0	LF			
		Upper cabinets	644.0	LF			
		Unit countertops PLAM	2,050.0	SF			
		Kitchen island support brackets	1.0	LS			
		Quartz countertop at amenity space	-				
		Amenity casework	-	w/ 6400			
			-				
12500	WINDOW TREATMENTS		-				
		Window Coverings	50,440.0	SF			
		2" composite blinds at all unit windows	-	Included			
		Rollers at Amenity	-	Included			
			-				
12600	FURNISHINGS		-	Excluded			
			-				
13 00 00 - SPECIAL CONSTRUCTION			-				
			-				
13600	SOLAR AND WIND ENERGY EQUIPMENT		-	Excluded			
			-				
14 00 00 - CONVEYING EQUIPMENT			-				
			-				
14200	ELEVATORS		-				
		Elevator interiors upgrades	1.0	LS			
			-				
21 00 00 - FIRE SUPPRESSION			-				
			-				
15300	FIRE SPRINKLER		-				
		Misc sprinkler modifications/repairs in corridors	1.0	LS			
			-				
22 00 00 PLUMBING			-				
			-				
15400	PLUMBING		-				
		New kitchen sink, faucet, garbage disposal	39.0	EA			
		New toilets	65.0	EA	(16) WCs & drain lines need to be moved a few inches for ADA compliance		
		New bathroom sinks and faucets	65.0	EA			
		New shower/tub trim	64.0	EA			
		New water heaters	39.0	EA			
		New washer boxes and valves	38.0	EA			
		Replace all stops at kitchen sinks, bathroom sinks, toilets	273.0	EA			
		Misc plumbing repairs as needed	1.0	Allowance			
		New shower mixing valves	-	Excluded			
		New tubs	-	Excluded			
		Radon systems	-	Excluded			
			-				
23 00 00 HVAC			-				
			-				
15500	HVAC		-				
		Units	38.0	UNITS			
		New gas fired furnaces - 80% efficient	-	Included			

JOB NAME:		Trolley Park Apartments						
ADDRESS:		Aurora, CO					OWNER: Aurora Housing Authority	
SQ. FT		50,440						
CSI DIVISION				Total Quantity	Unit			COMMENTS
		New condensers		-	Included			
		New bathroom exhaust fans		-	Included			
		Flush existing line sets		-	Included			
		Dryer vent box replacement		-	Included			
		Common Areas		3.0	EA			
		New gas fired furnaces - 80% efficient		-	Included			
		New condensers		-	Included			
		New bathroom exhaust fans		-	Included			
		Flush existing line sets		-	Included			
		New ducting from bathroom exhaust fans		-	Excluded			
		New kitchen exhaust		-	Excluded			
		New dryer exhaust		-	Excluded			
		New ductwork		-	Excluded			
				-				
				-				
		26/27/28 00 00 - ELECTRICAL, COMMUNICATIONS, SAFETY AND SECURITY		-				
				-				
16000		ELECTRICAL		-				
		Units		-				
		New light fixtures		-				
		Chandelier		37.0	EA			
		Kitchen island pendants		43.0	EA			
		6" surface mount puck light		444.0	EA			
		Exterior wall mount porch light		17.0	EA			
		Wall sconce		9.0	EA			
		Bathroom vanity light		67.0	EA			
		New boxes and wiring where flourescent troffer lights replaced		146.0	EA			
		New standard receptacles and covers		954.0	EA			
		New GFCI receptacles and covers		425.0	EA			
		New dryer and range outlets		76.0	EA			
		New light switches		768.0	EA			
		Wiring to new mechanical		102.0	EA			
		New fire alarm devices		190.0	EA			
		Add switches for range hood at ADA units		2.0	EA			
		Common areas		-				
		New lighting		-				
		6" surface mount puck light		67.0	EA			
		Wall mount linear - 3'		12.0	EA			
		Surface mount linear 4'		11.0	EA			
		2x2 recessed troffer		56.0	EA			
		Surface mount linear 4'		4.0	EA			
		New boxes and wiring where flourescent troffer lights replaced		18.0	EA			
		New receptacles and covers		45.0	EA			
		New light switches		45.0	EA			
		New fire alarm devices		1.0	LS			
				-				
		Interior security camera system		1.0	LS			
		Access control modifications/additions		1.0	LS			

JOB NAME:		Trolley Park Apartments						
ADDRESS:		Aurora, CO					OWNER: Aurora Housing Authority	
SQ. FT		50,440						
CSI DIVISION				Total Quantity	Unit			COMMENTS
		New panels	-	Excluded				
		New wiring	-	Excluded				
		Wiring and bases at lightpoles	-	Excluded				
		Any new low voltage wiring	-	Excluded				
		New breakers	-	Excluded				
			-					
			-					
			-					
SUBTOTAL:								
		BUILDING PERMIT						
		Building Permit					By Owner	
		Plan Check Fee					By Owner	
		Interior Non Load Bearing Demo Permit					Included	
		Structural Demo Permit					Excluded	
		Mechanical Permit					By Owner	
		Plumbing Permit					By Owner	
		Fire Sprinkler Permit					Not Required	
		Electrical Permit					By Owner	
		Energy Code Calculation Fee					By Owner	
		Grading Plan Review Fee					Not Required	
		Grading Permit Fee					Not Required	
		House Moving Permit Fee					Not Required	
		Elevator Permit					Not Required	
		Local Improvement District Fee					Not Required	
		Use tax					By Owner	
		Sales tax					Assumed tax exempt	
		ROW Closure Permits/misc permits						
		Housing Excise Tax					Excluded	
		DETs and Impact Fees					Excluded	
		Water Fees and Tap fees					Excluded	
		PROJECT MANAGEMENT SOFTWARE						
		GENERAL LIABILITY INSURANCE						
		Project Management						
		Supervision						
		Common Labor						
		Subcontractor						
		Property						
		Business Auto						
		Inland Marine						
		Professional Liability						
		Umbrella (\$5M)						
		BUILDERS RISK INSURANCE					Excluded	
		PAYMENT AND PERFORMANCE BOND					Excluded	
O&P:		%						

JOB NAME:	Trolley Park Apartments					
ADDRESS:	Aurora, CO					OWNER: Aurora Housing Authority
SQ. FT	50,440					
CSI	DIVISION	Total Quantity	Unit			COMMENTS
CONTINGENCY: %						
TOTAL						

Appendix B:

Capital Reserves Schedule (RR Analysis)



Reserves Analysis Report

- Multifamily

Project:

Address:

City, State:

Inspection Date:

Trolley Park

1445 Dallas Street

Aurora, CO

09/19/23

Gross Square Footage:

Year Built:

Number Of Units:

75,367

2007

38

Selected Component	Estimated Useful Life	Effective Age	Assessed RUL	When	Total Number	Unit Of Measure	Unit Cost	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	10-Year Total
Parking Security Gate - Rolling - Parking Garage	15	0	0	Now	1	Each	\$6500.00	\$6,500											
Concrete Parking Garage - Cost Per Car	50	16	34	End of Cycle	70	Each	\$18566.70	\$1,299,669											
Parking Stripes (Per Car)	15	0	15	End of Cycle	70	Each	\$8.35	\$585											
Pedestrian Paving - Concrete Sidewalks and Patios	50	16	34	End of Cycle	7190	SF	\$2.33	\$16,753											
Dumpster/Trash Enclosure - Masonry	30	16	14	End of Cycle	1	Each	\$1119.60	\$1,120											
Stucco EIFS - Repair, Caulk & Repaint	8	0	8	End of Cycle	17325	SF	\$1.16	\$20,097								\$6,699	\$6,699	\$6,699	\$20,097
Exterior Siding - Repair & Repaint - Fiber Cement	8	0	8	End of Cycle	2887	SF	\$0.69	\$1,992									\$1,992		\$1,992
Wood Board Balcony	20	14	6	End of Cycle	14	Each	\$326.55	\$4,572						\$4,572					\$4,572
Unit Entry Door, Exterior, Residential Steel (Single)	25	16	9	End of Cycle	3	Each	\$316.28	\$949									\$949		\$949
Common Exterior Door, Hollow Metal (Double) (Thermal Boundary)	25	16	9	End of Cycle	1	Each	\$578.46	\$578									\$578		\$578
Common Exterior Door, Steel (Single) (Thermal Boundary)	25	16	9	End of Cycle	5	Each	\$316.28	\$1,581									\$1,581		\$1,581
Exterior Sliding Glass Door (Vinyl)	25	0	25	End of Cycle	14	Each	\$559.80	\$7,837											
Storefront System with Double Door	50	16	34	End of Cycle	1	Each	\$1563.70	\$1,564											
Residential Garage Door (One Car) - Trash Room	30	16	14	End of Cycle	1	Each	\$652.16	\$652											
Fiber Cement Siding - Replace	45	16	29	End of Cycle	2887	SF	\$4.85	\$14,002											
Stucco - Replace	50	16	34	End of Cycle	17325	SF	\$4.94	\$85,586											
Brick or Concrete Block - Technical Pointing	60	16	44	End of Cycle	8662	SF	\$1.39	\$12,040											
Single Hung Window (1 - 6 Stories) (Vinyl) - 3.5x5	30	16	14	End of Cycle	103	Each	\$265.90	\$27,388											
Single Hung Window (1 - 6 Stories) (Vinyl) - 3'x4'	30	16	14	End of Cycle	60	Each	\$265.90	\$15,954											
Single Hung Window (1 - 6 Stories) (Vinyl) - 2.5'x2.5'	30	16	14	End of Cycle	60	Each	\$265.90	\$15,954											
Single Hung Window (1 - 6 Stories) (Vinyl) - 10'x6.5'	30	16	14	End of Cycle	1	Each	\$265.90	\$266											
Single Hung Window (1 - 6 Stories) (Vinyl) - 10'x12'	30	16	14	End of Cycle	1	Each	\$265.90	\$266											
EPDM Membrane - Fully Adhered (Low-Rise)	20	-1	21	End of Cycle	17551	SF	\$4.02	\$70,555											
Roof Drainage Exterior (Downspouts) Aluminum	20	14	6	End of Cycle	200	LF	\$3.57	\$714						\$714					\$714
Sewer Mains - PVC	50	16	34	End of Cycle	2	Each	\$3265.50	\$6,531											
Gas-fired Water Heater (40 gallon) 80 AFUE	15	-1	0	Now	38	Each	\$1500.00	\$57,000											
Electric Water Heater (20 gallon)	15	-1	0	Now	1	Each	\$1000.00	\$1,000											
Boiler- Gas 360 mbtu/hr (Heating) - Sprinkler System	25	16	9	End of Cycle	1	Each	\$9700.00	\$9,700									\$3,233	\$3,233	\$3,233
A/C Unit (High Efficiency) (1.5-Ton)	20	-1	21	End of Cycle	15	Each	\$1133.59	\$17,004											
A/C Unit (High Efficiency) (2-Ton)	20	-1	21	End of Cycle	23	Each	\$1207.30	\$27,768											
A/C Unit (High Efficiency) (3-Ton)	20	-1	21	End of Cycle	3	Each	\$1489.06	\$4,467											
ENERGY STAR Gas Furnace = 90 AFUE (60,000 BTU)	20	-1	21	End of Cycle	41	Each	\$1765.04	\$72,367											



Reserves Analysis Report

- Multifamily

Project:

Address:

City, State:

Inspection Date:

Trolley Park

1445 Dallas Street

Aurora, CO

09/19/23

Gross Square Footage:

Year Built:

Number Of Units:

75,367

2007

38

Selected Component	Estimated Useful Life	Effective Age	Assessed RUL	When	Total Number	Unit Of Measure	Unit Cost	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	10-Year Total
Existing Electrical Panels	50	16	34	End of Cycle	38	Each	\$839.70	\$31,909											
Elevator Cabs - Interior Finish	15	-1	0	Now	1	Each	\$20000.00	\$20,000											
Hydraulic passenger elevators 2,500-lb (Up to 4-Story)	30	16	14	End of Cycle	1	Each	\$76156.12	\$76,156											
Fire Sprinkler System - Garden Style Apartment Building	50	16	34	End of Cycle	75367	SF	\$3.12	\$235,145											
Fire Alarm Control Panel - Addressable Up To 400 Points	15	8	7	End of Cycle	1	Each	\$11289.30	\$11,289						\$3,763	\$3,763	\$3,763			\$11,289
Luxury Vinyl Tile (LVT) (Common Area)	15	3	12	End of Cycle	4793	SF	\$3.96	\$18,980											
Acoustical Ceiling Tile (Common Area) - Parking Garage	15	1	14	End of Cycle	30004	SF	\$0.95	\$28,504											
Durable Vinyl Flooring (Kitchen & 2.5-Baths) (Apartment) - Townhouse	15	0	0	Now	3	Each	\$1750.00	\$5,250											
Durable Vinyl Flooring (Kitchen & 1-Bath) (Apartment)	15	14	0	Now	15	Each	\$1350.00	\$20,250											
Carpet - Average Quality (4-Bedroom) (Townhouse)	7	0	0	Now	3	Each	\$1166.25	\$3,499						\$1,166	\$1,166	\$1,166			\$3,499
Carpet - Average Quality (2-Bedroom) (Apartment)	7	0	0	Now	15	Each	\$793.05	\$11,896						\$3,965	\$3,965	\$3,965			\$11,896
Carpet - Average Quality (3-Bedroom) (Apartment)	7	0	0	Now	20	Each	\$979.65	\$19,593						\$6,531	\$6,531	\$6,531			\$19,593
Unit Entry Door, Interior, Metal Clad (Opens to Common Hall)	30	16	14	End of Cycle	35	Each	\$316.28	\$11,070											
Standard Kitchen Cabinets and Countertops (Unit)	20	-1	21	End of Cycle	38	Each	\$1399.50	\$53,181											
Standard Bath Vanity Cabinets (Unit)	20	-1	21	End of Cycle	64	Each	\$279.90	\$17,914											
Traditional Refrigerator (Unit)	12	0	0	Now	38	Each	\$579.00	\$22,002											
Electric Range (Unit)	15	0	0	Now	38	Each	\$346.00	\$13,148											
Traditional Residential Dishwasher (Unit)	10	0	0	Now	38	Each	\$235.00	\$8,930									\$2,977	\$2,977	\$5,953

Summary Type	Year 1 Total	Year 2 Total	Year 3 Total	Year 4 Total	Year 5 Total	Year 6 Total	Year 7 Total	Year 8 Total	Year 9 Total	Year 10 Total	10-Year Total
Total Reserve Replacement						\$20,711	\$22,125	\$27,350	\$16,018	\$6,210	\$92,414
Total RR Per Unit						\$545	\$582	\$720	\$422	\$163	\$243
Totals with Inflation Factor						\$23,171	\$25,314	\$32,003	\$19,168	\$7,600	\$107,257
Total RR Per Unit Inflated						\$610	\$666	\$842	\$504	\$200	\$282

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



Reserves Analysis Report - Multifamily

Project:

Address:

City, State:

Inspection Date:

Trolley Park

1445 Dallas Street

Aurora, CO

09/19/23

Gross Square Footage:

75,367

Year Built:

2007

Number Of Units:

38

Selected Component	Total Number	Unit Of Measure	Unit Cost	Total Cost	10-Year Total	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	11 - 20 Year Total	1-20 Year Total
Parking Security Gate - Rolling - Parking Garage	1	Each	\$6500.00	\$6,500						\$6,500						\$6,500	\$6,500
Concrete Parking Garage - Cost Per Car	70	Each	\$18566.70	\$1,299,669													
Parking Stripes (Per Car)	70	Each	\$8.35	\$585						\$585						\$585	\$585
Pedestrian Paving - Concrete Sidewalks and Patios	7190	SF	\$2.33	\$16,753													
Dumpster/Trash Enclosure - Masonry	1	Each	\$1119.60	\$1,120					\$1,120							\$1,120	\$1,120
Stucco/EIFS - Repair, Caulk & Repaint	17325	SF	\$1.16	\$20,097	\$20,097					\$6,699	\$6,699	\$6,699				\$20,097	\$40,194
Exterior Siding - Repair & Repaint - Fiber Cement	2887	SF	\$0.69	\$1,992	\$1,992						\$1,992					\$1,992	\$3,984
Wood Board Balcony	14	Each	\$326.55	\$4,572	\$4,572												\$4,572
Unit Entry Door, Exterior, Residential Steel (Single)	3	Each	\$316.28	\$949	\$949												\$949
Common Exterior Door, Hollow Metal (Double) (Thermal Boundary)	1	Each	\$578.46	\$578	\$578												\$578
Common Exterior Door, Steel (Single) (Thermal Boundary)	5	Each	\$316.28	\$1,581	\$1,581												\$1,581
Exterior Sliding Glass Door (Vinyl)	14	Each	\$559.80	\$7,837													
Storefront System with Double Door	1	Each	\$1563.70	\$1,564													
Residential Garage Door (One Car) - Trash Room	1	Each	\$652.16	\$652					\$652							\$652	\$652
Fiber Cement Siding - Replace	2887	SF	\$4.85	\$14,002													
Stucco - Replace	17325	SF	\$4.94	\$85,586													
Brick or Concrete Block - Technical Pointing	8662	SF	\$1.39	\$12,040													
Single Hung Window (1 - 6 Stories) (Vinyl) - 3.5x5	103	Each	\$265.90	\$27,388					\$27,388							\$27,388	\$27,388
Single Hung Window (1 - 6 Stories) (Vinyl) - 3'x4'	60	Each	\$265.90	\$15,954					\$15,954							\$15,954	\$15,954
Single Hung Window (1 - 6 Stories) (Vinyl) - 2.5'x2.5'	60	Each	\$265.90	\$15,954					\$15,954							\$15,954	\$15,954
Single Hung Window (1 - 6 Stories) (Vinyl) - 10'x6.5'	1	Each	\$265.90	\$266					\$266							\$266	\$266
Single Hung Window (1 - 6 Stories) (Vinyl) - 10'x12'	1	Each	\$265.90	\$266					\$266							\$266	\$266
EPDM Membrane - Fully Adhered (Low-Rise)	17551	SF	\$4.02	\$70,555													
Roof Drainage Exterior (Downspouts) Aluminum	200	LF	\$3.57	\$714	\$714												\$714
Sewer Mains - PVC	2	Each	\$3265.50	\$6,531													
Gas-fired Water Heater (40 gallon) 80 AFUE	38	Each	\$1500.00	\$57,000						\$57,000						\$57,000	\$57,000
Electric Water Heater (20 gallon)	1	Each	\$1000.00	\$1,000						\$1,000						\$1,000	\$1,000
Boiler- Gas 360 mbtu/hr (Heating) - Sprinkler System	1	Each	\$9700.00	\$9,700	\$9,700												\$9,700
A/C Unit (High Efficiency) (1.5-Ton)	15	Each	\$1133.59	\$17,004													
A/C Unit (High Efficiency) (2-Ton)	23	Each	\$1207.30	\$27,768													
A/C Unit (High Efficiency) (3-Ton)	3	Each	\$1489.06	\$4,467													
ENERGY STAR Gas Furnace = 90 AFUE (60,000 BTU)	41	Each	\$1765.04	\$72,367													

Reserve Analysis Report - Page 3 of 4



Reserves Analysis Report

- Multifamily

Project:

Address:

City, State:

Inspection Date:

Trolley Park

1445 Dallas Street

Aurora, CO

09/19/23

Gross Square Footage:

Year Built:

Number Of Units:

75,367

2007

38

Selected Component	Total Number	Unit Of Measure	Unit Cost	Total Cost	10-Year Total	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	11 - 20 Year Total	1-20 Year Total
Existing Electrical Panels	38	Each	\$839.70	\$31,909													
Elevator Cabs - Interior Finish	1	Each	\$20000.00	\$20,000						\$20,000						\$20,000	\$20,000
Hydraulic passenger elevators 2,500-lb (Up to 4-Story)	1	Each	\$76156.12	\$76,156					\$76,156							\$76,156	\$76,156
Fire Sprinkler System - Garden Style Apartment Building	75367	SF	\$3.12	\$235,145													
Fire Alarm Control Panel - Addressable Up To 400 Points	1	Each	\$11289.30	\$11,289	\$11,289												\$11,289
Luxury Vinyl Tile (LVT) (Common Area)	4793	SF	\$3.96	\$18,980			\$18,980									\$18,980	\$18,980
Acoustical Ceiling Tile (Common Area) - Parking Garage	30004	SF	\$0.95	\$28,504				\$9,501	\$9,501	\$9,501						\$28,504	\$28,504
Durable Vinyl Flooring (Kitchen & 2.5-Baths) (Apartment) - Townhouse	3	Each	\$1750.00	\$5,250						\$5,250						\$5,250	\$5,250
Durable Vinyl Flooring (Kitchen & 1-Bath) (Apartment)	15	Each	\$1350.00	\$20,250						\$20,250						\$20,250	\$20,250
Carpet - Average Quality (4-Bedroom) (Townhouse)	3	Each	\$1166.25	\$3,499	\$3,499			\$1,166	\$1,166	\$1,166						\$3,499	\$6,998
Carpet - Average Quality (2-Bedroom) (Apartment)	15	Each	\$793.05	\$11,896	\$11,896			\$3,965	\$3,965	\$3,965						\$11,896	\$23,792
Carpet - Average Quality (3-Bedroom) (Apartment)	20	Each	\$979.65	\$19,593	\$19,593			\$6,531	\$6,531	\$6,531						\$19,593	\$39,186
Unit Entry Door, Interior, Metal Clad (Opens to Common Hall)	35	Each	\$316.28	\$11,070					\$11,070							\$11,070	\$11,070
Standard Kitchen Cabinets and Countertops (Unit)	38	Each	\$1399.50	\$53,181													
Standard Bath Vanity Cabinets (Unit)	64	Each	\$279.90	\$17,914													
Traditional Refrigerator (Unit)	38	Each	\$579.00	\$22,002		\$7,334	\$7,334	\$7,334								\$22,002	\$22,002
Electric Range (Unit)	38	Each	\$346.00	\$13,148					\$4,383	\$4,383	\$4,383					\$13,148	\$13,148
Traditional Residential Dishwasher (Unit)	38	Each	\$235.00	\$8,930	\$5,953	\$2,977								\$2,977	\$2,977	\$8,930	\$14,883
	Summary Type				Year 10 Overall	Year 11 Total	Year 12 Total	Year 13 Total	Year 14 Total	Year 15 Total	Year 16 Total	Year 17 Total	Year 18 Total	Year 19 Total	Year 20 Total	Year 11 - 20 Total	Year 1- 20 Total
	Total Reserve Replacement				\$92,414	\$10,311	\$26,314	\$28,498	\$174,372	\$142,830	\$13,074	\$6,699		\$2,977	\$2,977	\$408,050	\$500,464
	Total RR Per Unit				\$243	\$271	\$692	\$750	\$4,589	\$3,759	\$344	\$176		\$78	\$78	\$1,074	\$659
	Totals with Inflation Factor				\$107,257	\$12,905	\$33,684	\$37,307	\$233,455	\$195,567	\$18,307	\$9,594		\$4,459	\$4,560	\$549,837	\$657,094
	Total RR Per Unit Inflated				\$282	\$340	\$886	\$982	\$6,144	\$5,146	\$482	\$252		\$117	\$120	\$1,447	\$865

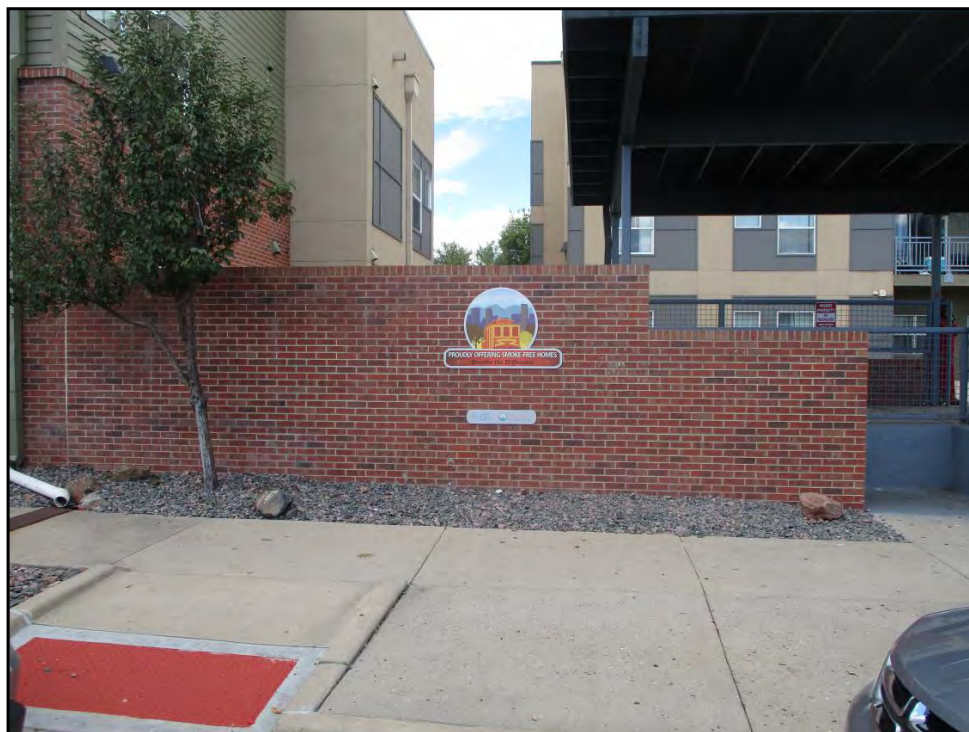
Note: The Effective Age does not necessarily equal the actual age. Many factors determine the effective age of a certain component including preventative maintenance programs. In addition, replacement of the majority of the components has been spread over a number of years to help alleviate inflated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

Appendix C:

Site Photographs



1: Primary pedestrian entrance



2: Property signage





3: Site profile



4: Building and site profile





5: Building and site profile



6: Building and site profile





7: Ramp at primary pedestrian entrance



8: Courtyard area





9: Courtyard area



10: Building and site profile





11: Building and site profile



12: Building and site profile





13: Building and site profile



14: Building and site profile





15: Balcony assembly



16: Additional balcony assembly





17: Building and site profile



18: Parking garage entrance





19: Building signage

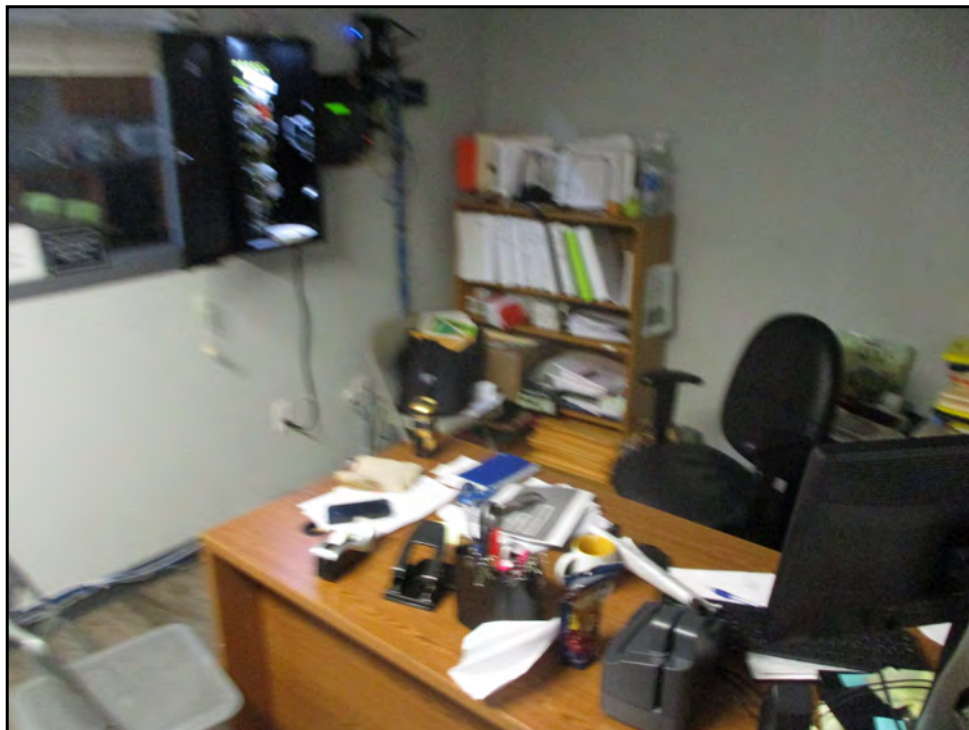


20: Parking garage





21: Parking garage

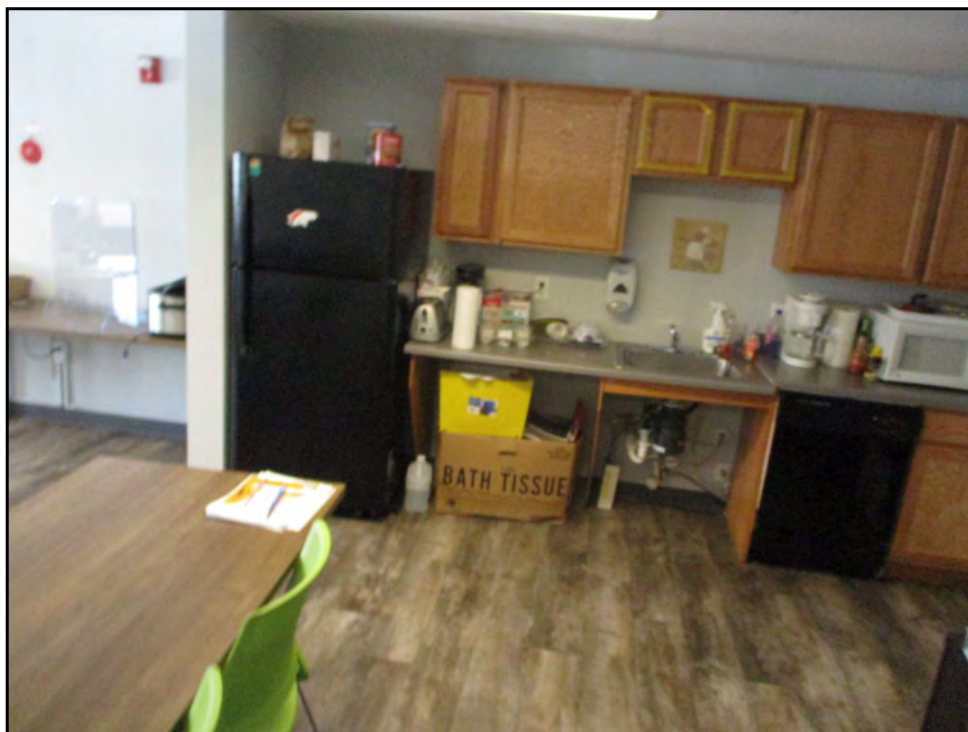


22: Leasing office





23: Leasing office



24: Community Room common kitchen





25: Community room common kitchen



26: Community room





27: Community room



28: Common restroom within community room





29: Building transformer



30: Building transformer





31: Main gas supply

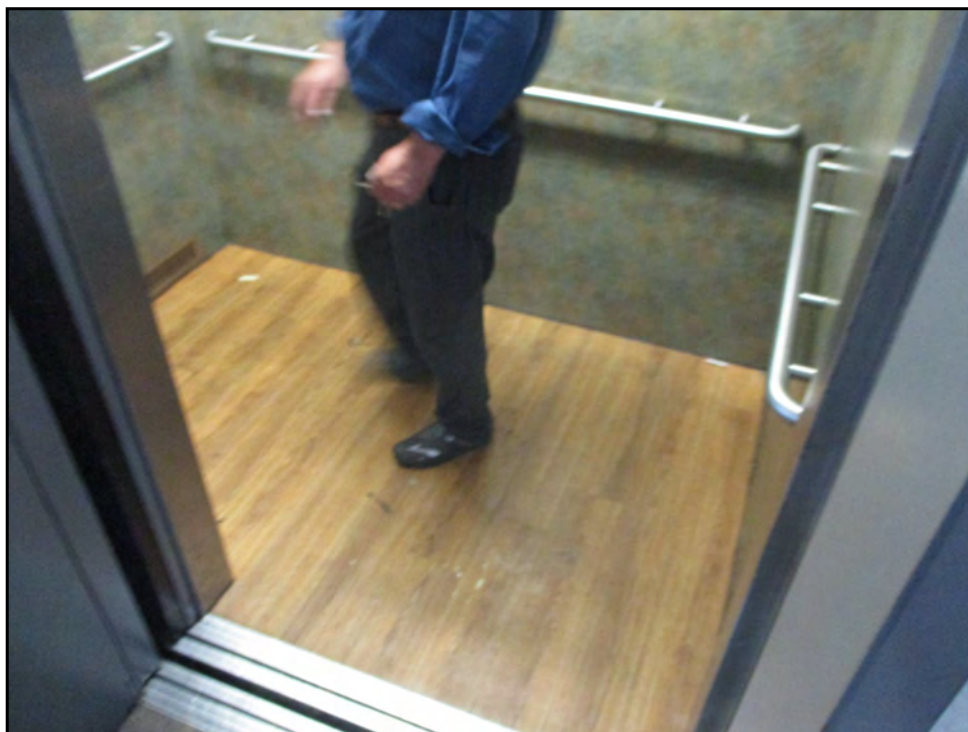


32: Elevator cab





33: Elevator cab



34: Elevator cab





35: Roof profile and A/C equipment



36: Roof profile and A/C equipment





37: Roof profile and A/C equipment

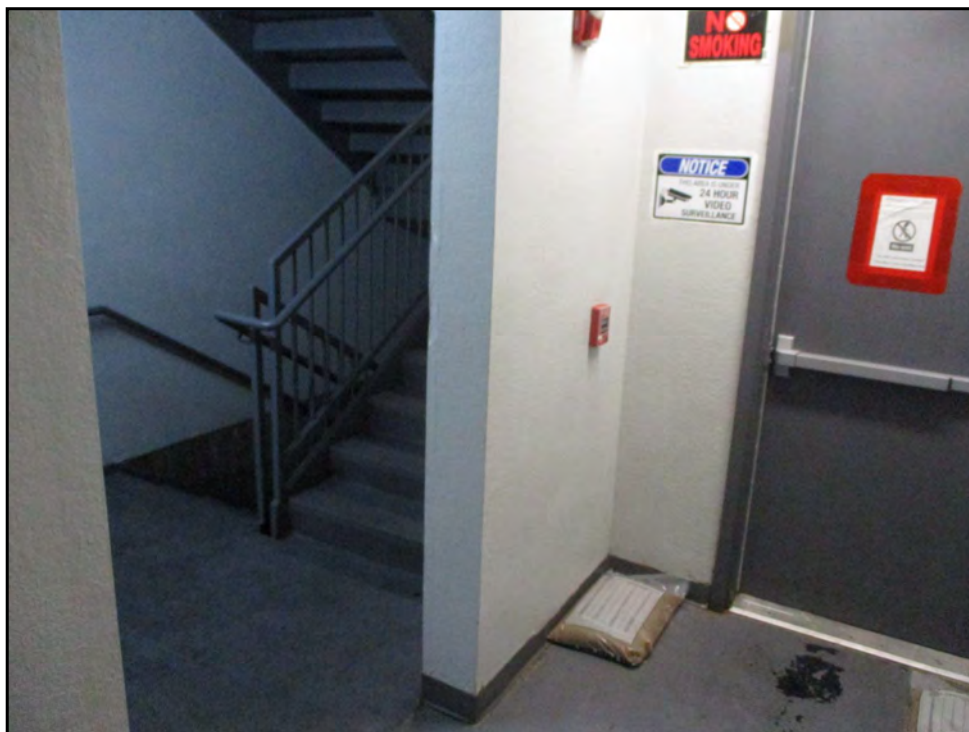


38: Roof profile and A/C equipment





39: Townhouse building roof profile



40: Typical stairwell





41: Trash room



42: Trash room





43: Trash room



44: Elevator equipment





45: Main electrical equipment

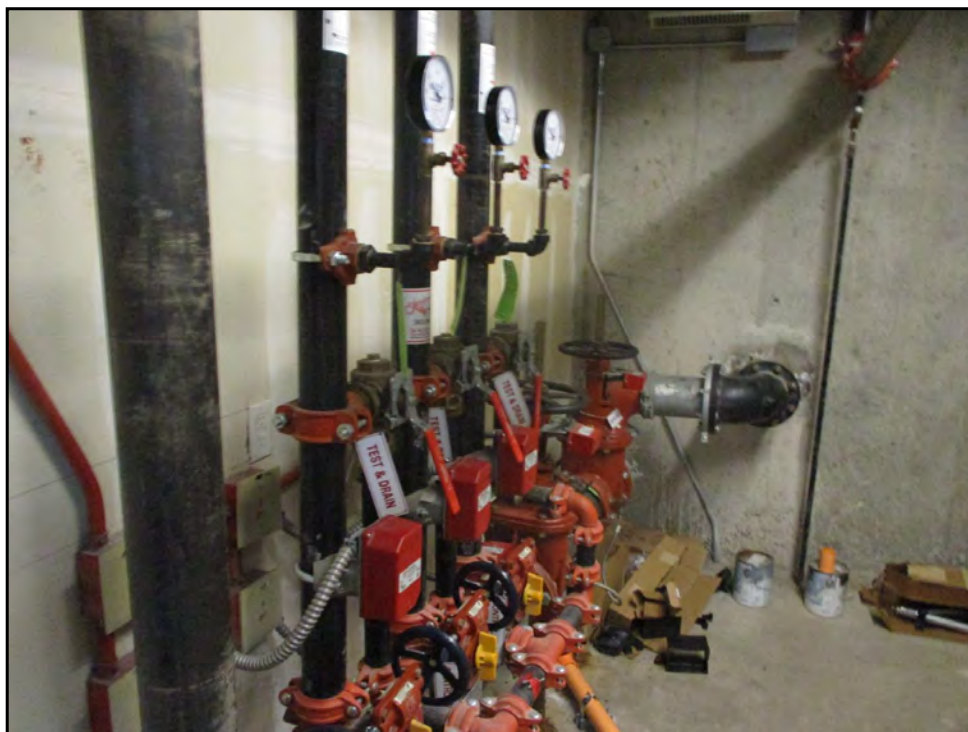


46: Main electrical equipment





47: Secured stairwell entrance at parking garage



48: Fire sprinkler equipment





49: Primary water supply

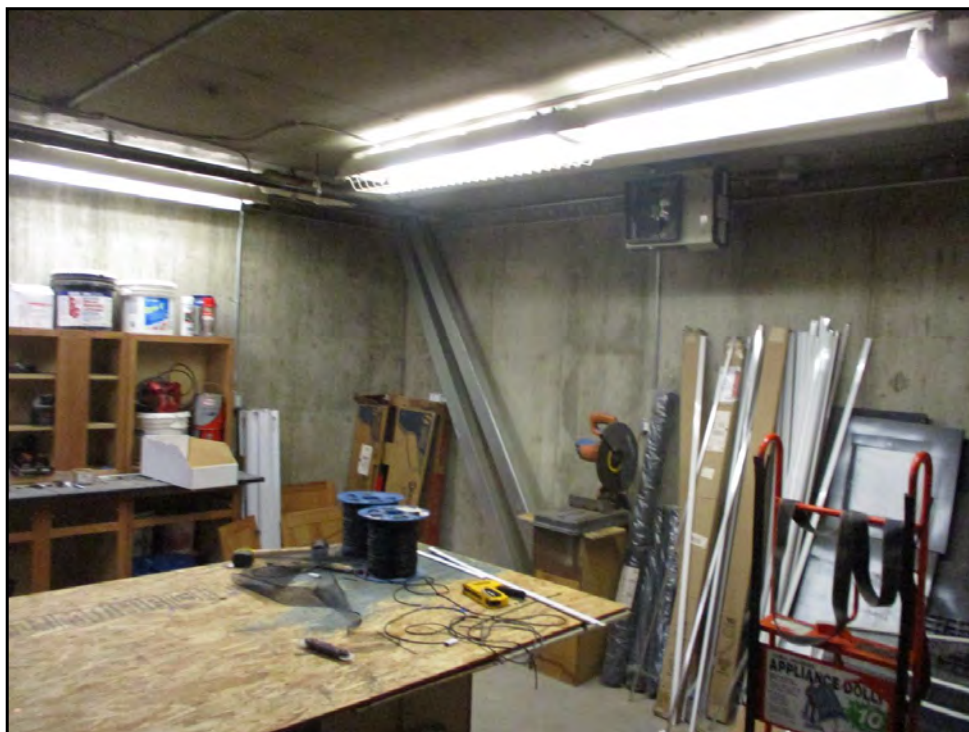


50: Boiler for fire sprinkler system





51: Maintenance shop in parking garage

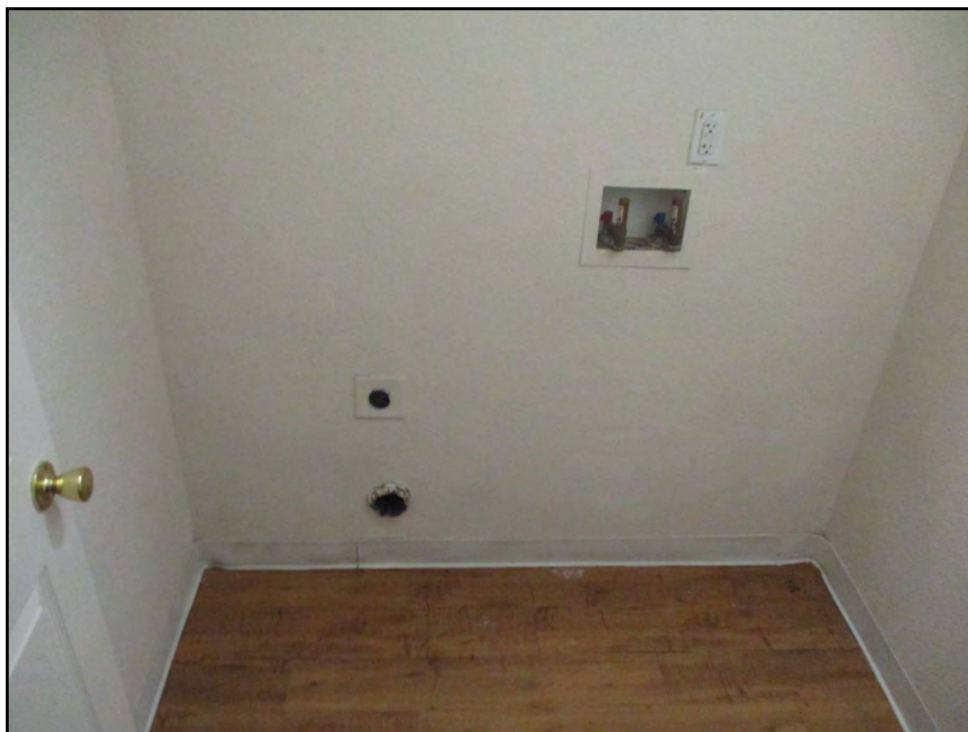


52: Maintenance shop in parking garage



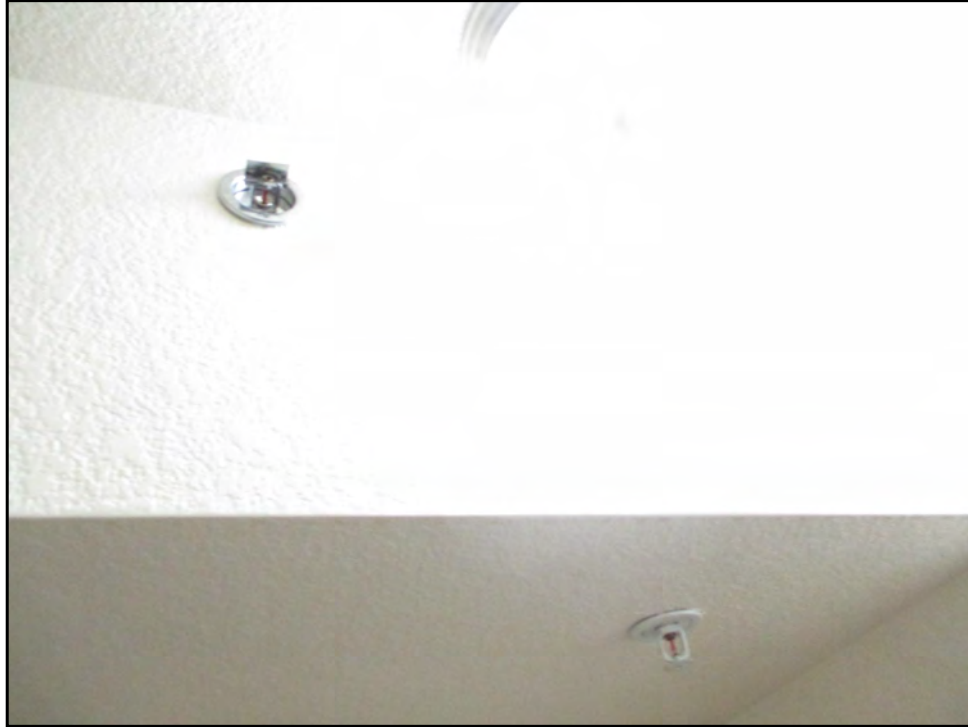


53: Interior dwelling unit



54: Interior dwelling unit





55: Interior dwelling unit



56: Interior dwelling unit





57: Interior dwelling unit



58: Interior dwelling unit





59: Interior dwelling unit



60: Interior dwelling unit





61: Interior dwelling unit



62: Interior dwelling unit





63: Interior dwelling unit



64: Interior dwelling unit





65: Interior dwelling unit



66: Interior HC dwelling unit





67: Interior HC dwelling unit

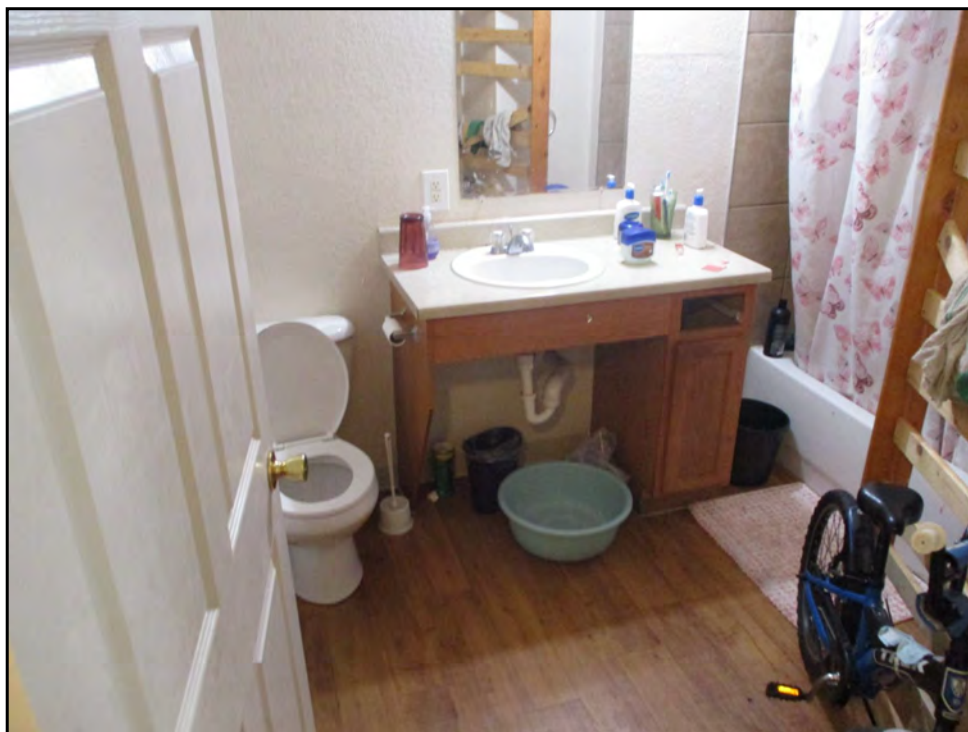


68: Interior HC dwelling unit





69: Interior HC dwelling unit

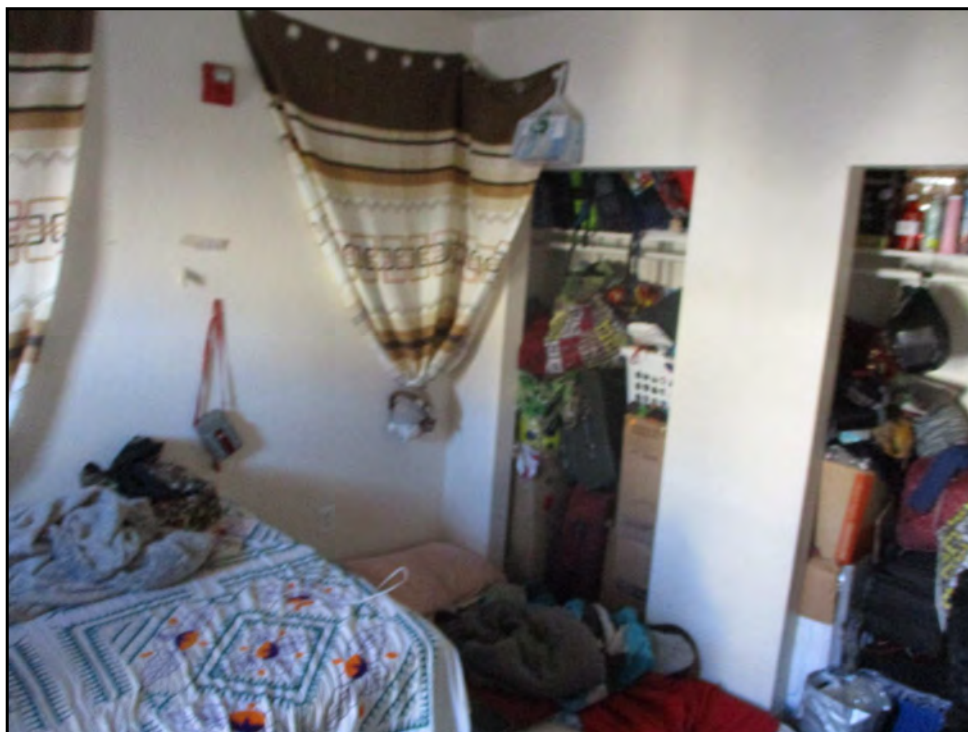


70: Interior HC dwelling unit



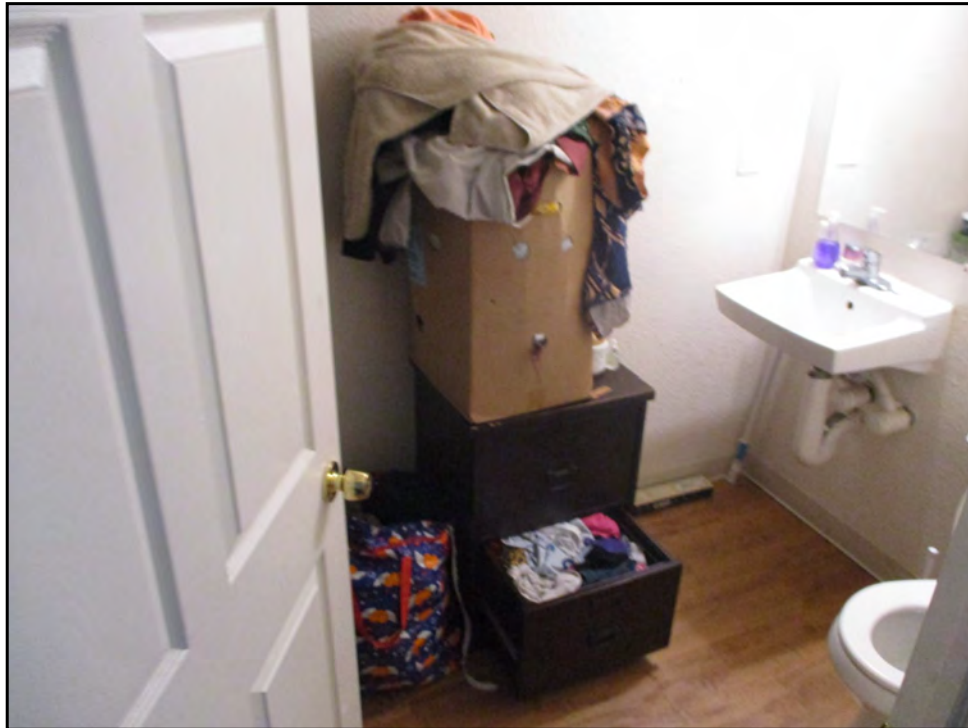


71: Interior HC dwelling unit

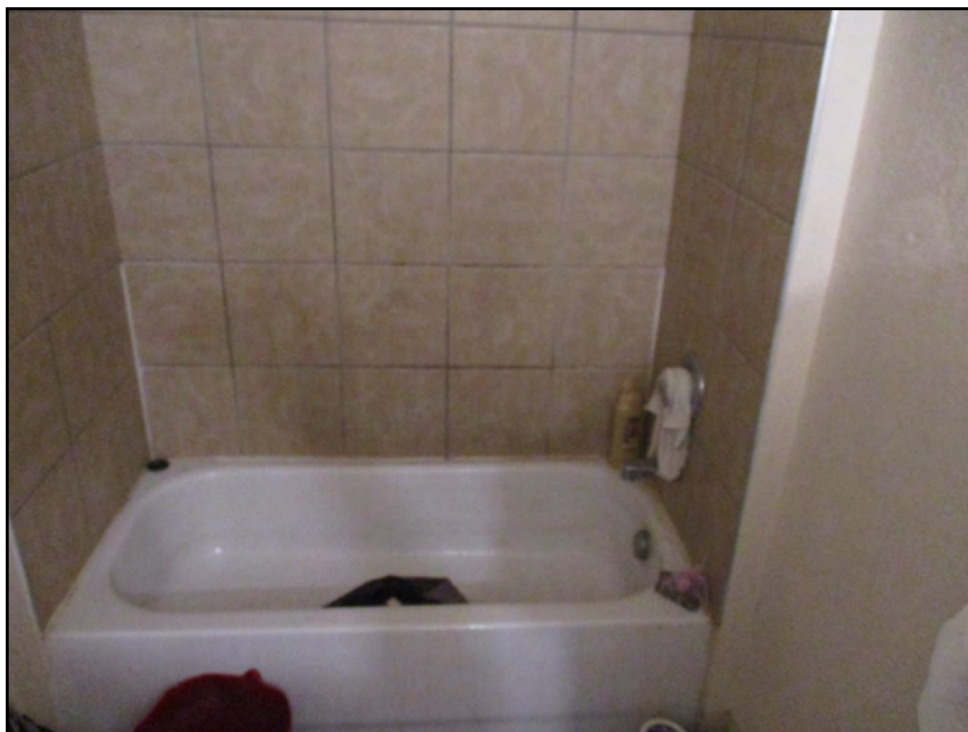


72: Interior HC dwelling unit





73: Interior HC dwelling unit



74: Interior HC dwelling unit





75: Interior HC dwelling unit

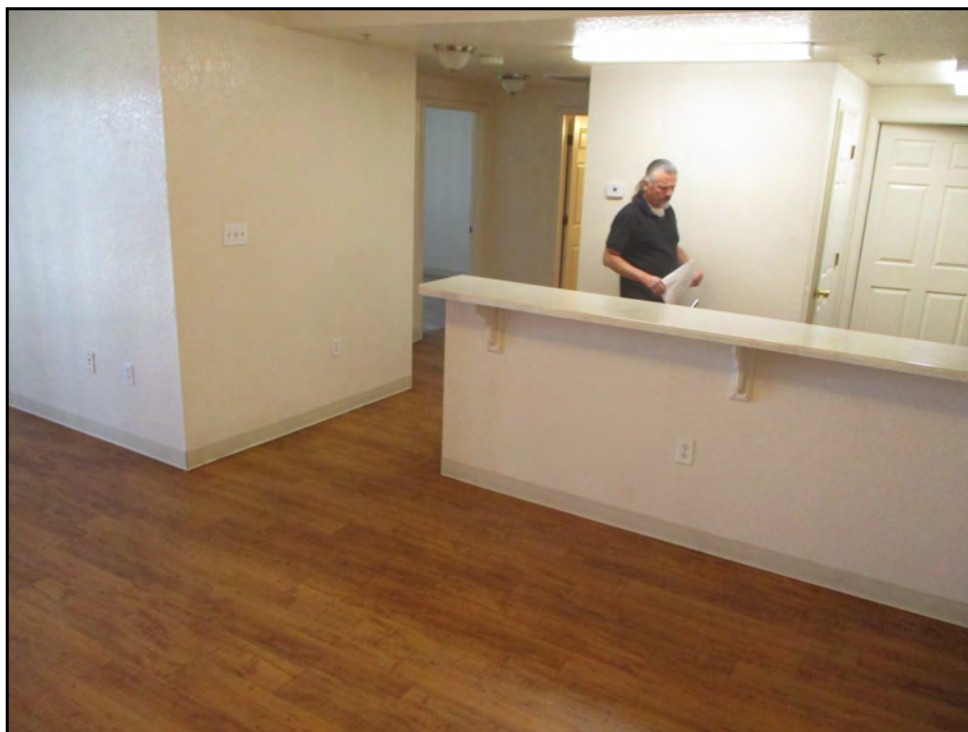


76: Interior dwelling unit





77: Interior dwelling unit



78: Interior dwelling unit





79: Interior dwelling unit



80: Interior dwelling unit





81: Interior dwelling unit



82: Interior dwelling unit





83: Interior dwelling unit



84: Interior dwelling unit





85: Interior dwelling unit



86: Interior dwelling unit





87: Interior dwelling unit



88: Interior dwelling unit





89: Interior dwelling unit. 3 Bed/ 2 Bath Type F unit without 48-inches at the base of the U (Immediate Repair).



90: Interior dwelling unit





91: Interior dwelling unit



92: Interior dwelling unit





93: Interior dwelling unit



94: Interior dwelling unit





95: Interior dwelling unit

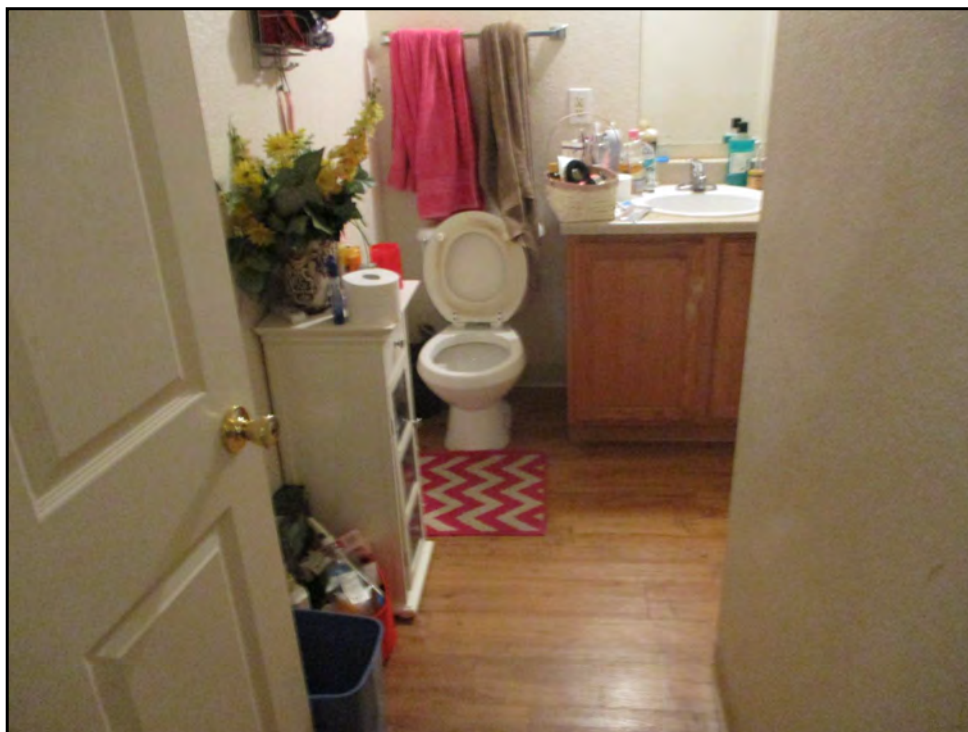


96: Interior dwelling unit





97: Interior dwelling unit

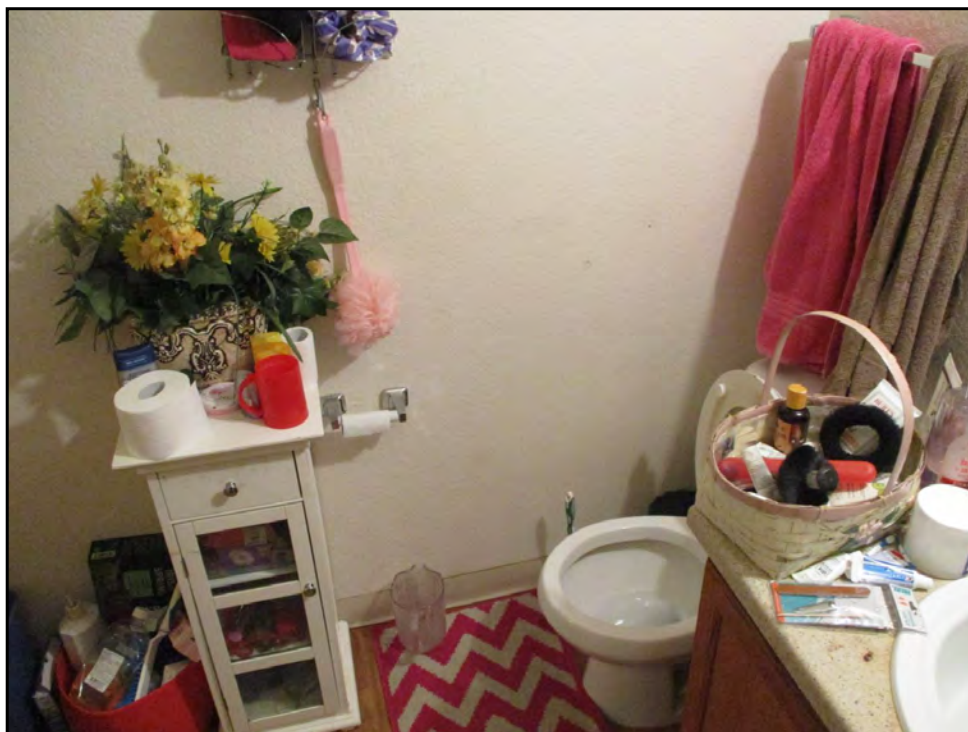


98: Interior dwelling unit





99: Interior dwelling unit



100: Interior dwelling unit





101: Interior dwelling unit



102: Interior dwelling unit





103: Interior dwelling unit



104: Interior dwelling unit





105: Interior dwelling unit



106: Interior dwelling unit





107: Interior dwelling unit



108: Interior dwelling unit





109: Interior dwelling unit



110: Interior dwelling unit





111: Interior dwelling unit



112: Interior dwelling unit





113: Interior dwelling unit



114: Interior dwelling unit





115: Interior dwelling unit



116: Interior dwelling unit





117: Interior dwelling unit



118: Interior dwelling unit





119: Water leaking around floor drains (Immediate Repair)



120: Damaged security screen around sprinkler boiler (Immediate Repair)





121: Missing cane detection beneath staircase assembly (Immediate Repair)



122: Repair broken parking garage door (Immediate Repair)





123: Repair damaged wall at parking garage (Immediate Repair)



124: Repair common area lighting (Immediate Repair)





125: Repair common area lighting (Immediate Repair)



126: Repair damaged roof access door and frame (Immediate Repair)





127: Repair damaged roof access door and frame (Immediate Repair)



128: Missing wall flashing at balcony wall (Immediate Repair)





129: Replace roofing membrane (Immediate Repair)



130: Replace A/C Units (Immediate Repair)





131: Replace dwelling unit water heaters (Immediate Repair)



132: Exposed wiring at junction box within trash room (Immediate Repair)





133: Replace unit and common area furnaces (Immediate Repair)



134: Replace common area water heater (Immediate Repair)





135: Address water penetration around planter boxes (Immediate Repair)



136: Replace A/C line set insulation (Immediate Repair)





137: Refurbish elevator cab interior (Immediate Repair)



138: Water damage at bathroom ceiling Unit 101 (Immediate Repair)





139: Replace bathroom vanity cabinets (Immediate Repair)



140: Replace kitchen cabinetry and appliances (Immediate Repair)





141: Repair non-compliant access aisle at HC parking spaces (Immediate Repair)



142: Reconfigure thresholds at patio sliding glass doors (Immediate Repair)



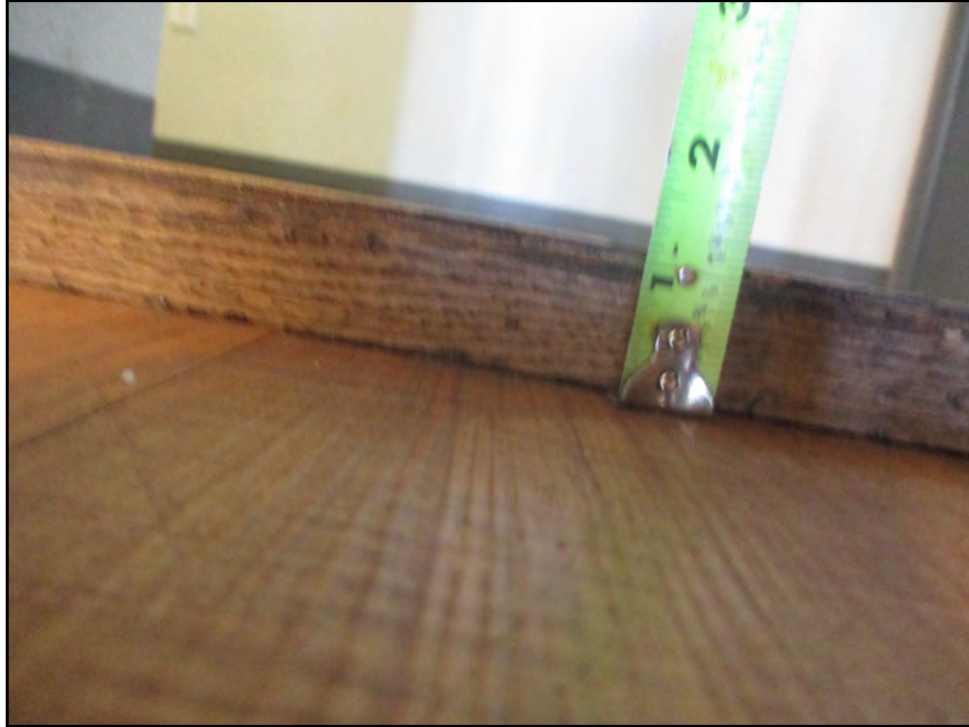


143: Reconfigure thresholds at patio sliding glass doors (Immediate Repair)

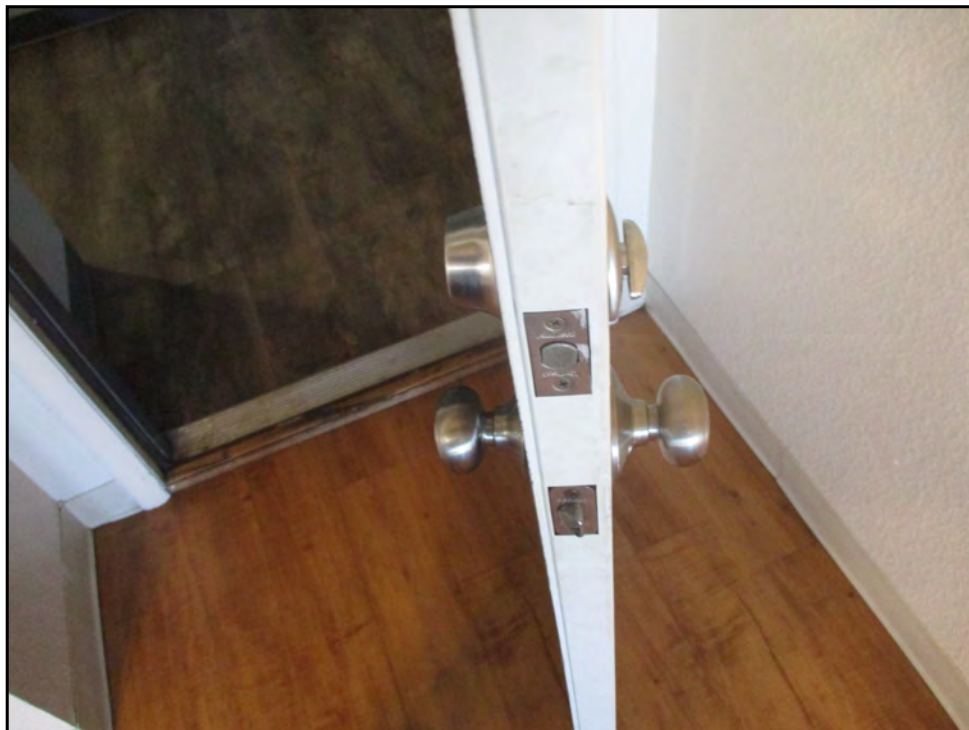


144: Sliding glass door opening less than 32-inches (Immediate Repair)





145: Non-compliant primary door threshold at dwelling units (Immediate Repair)



146: Install levered door hardware at dwelling units (Immediate Repair)





147: Missing shower spray unit at HC units (Immediate Repair)



148: Lower thermostats (Immediate Repair)





149: Install A/V alarm in non-HC dwelling unit (Immediate Repair)



150: Non-compliant toilet grab bar at common restroom (Immediate Repair)





151: Non-compliant toilet grab bar at common restroom (Immediate Repair)



152: Install scald and abrasion protection at common kitchen sink (Immediate Repair)





153: Reverse door swing in master bath unit type G (Immediate Repair)



154: Reverse door swing in master bath unit type G (Immediate Repair)





155: Master closet in Type J less than 32-inch wide openings (Immediate Repair)



156: Master closet in Type J less than 32-inch wide openings (Immediate Repair)





157: Missing 30x48-inch parallel approach to kitchen sinks at unit Type D (Immediate Repair)



158: Install wall hung sinks at Type G master bathrooms (Immediate Repair)





159: Missing compliant maneuvering space within galley kitchens in Type J floorplans (Immediate Repair)



160: Missing compliant maneuvering space within galley kitchens in Type J floorplans (Immediate Repair)





161: No lowered shelving in HC unit (Immediate Repair)



162: Bathroom sink higher than 34-inches in HC unit 101 (Immediate Repair)





163: Missing scald and abrasion protection at kitchen and bathrooms sinks in HC units (Immediate Repair)



164: Missing compliant maneuvering space within galley kitchens in Type K units (Immediate Repair)





165: Missing compliant maneuvering space within galley kitchens in Type K units (Immediate Repair)



166: Missing compliant maneuvering space within galley kitchens in Type K units (Immediate Repair)





167: Missing compliant approach to refrigerator within Type C units (Immediate Repair)



168: Missing compliant approach to refrigerator within Type C units (Immediate Repair)





169: Non-compliant grab bars at HC unit toilets (Immediate Repair)



170: Less than 33-inches between wall and vanity at toilet in select floorplan types (Immediate Repair)





171: Less than 33-inches between wall and vanity at toilet in select floorplan types (Immediate Repair)



172: Unsealed thru-wall penetrations at unit mechanical closets (Immediate Repair)





173: Unsealed thru-wall penetrations at unit mechanical closets (Immediate Repair)



Appendix D:

Accessibility Reports

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

Appendix E:

Intrusive Reports and Other Examinations

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

Appendix F:
Seismic Maps / Seismic Evaluation

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

Appendix G:

Energy Reports

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

Appendix H:

Site Maps



Appendix I:
Site Specific Information



















Buildings Report

Property Name: Trolley Park
Street Address: 1445 Dallas Street
City / State / Zip: Aurora, CO, 80010
Inspection Date: September 19, 2023

Total Building Count	2
----------------------	---

Site	Building	Stories	# of Dwelling Units	Net Rentable (SqFt)	Gross Area (SqFt)
Trolley Park	Apartment Building	3	35	35,530	70,327
Trolley Park	Townhouse Building	1	3	5,040	5,040
Totals:			38	40,570	75,367



Unit Types Report

Property Name:	Trolley Park
Street Address:	1445 Dallas Street
City / State / Zip:	Aurora, CO, 80010
Inspection Date	September 19, 2023

Site	Unit Type	Rentable Area (SqFt)	Number of Dwelling Units	Total Rentable Area (SqFt)
Trolley Park	2 Bed/ 1 Bath Flat Type E	939	2	1,878
Trolley Park	2 Bed/ 1 Bath Flat Type H	853	6	5,118
Trolley Park	2 Bed/ 1 Bath Flat Type K Accessible	875	6	5,250
Trolley Park	2 Bed/ 1 Bath Flat Type M	770	1	770
Trolley Park	3 Bed/ 2 Bath Flat Type B	1,130	2	2,260
Trolley Park	3 Bed/ 2 Bath Flat Type C	1,154	3	3,462
Trolley Park	3 Bed/ 2 Bath Flat Type D	1,128	3	3,384
Trolley Park	3 Bed/ 2 Bath Flat Type F	1,156	3	3,468
Trolley Park	3 Bed/ 2 Bath Flat Type G	1,103	3	3,309
Trolley Park	3 Bed/ 2 Bath Flat Type J	1,095	2	2,190
Trolley Park	3 Bed/ 2 Bath Flat Type J Accessible	1,156	1	1,156
Trolley Park	3 Bed/ 2 Bath Type L	1,095	3	3,285
Trolley Park	4 Bed/ 2.5 Bath Townhouse A	1,680	3	5,040
Totals:			38	40,570



Units Inspected Report

Property Name:	Trolley Park
Street Address:	1445 Dallas Street
City / State / Zip:	Aurora, CO, 80010
Inspection Date	September 19, 2023

Total Number of Units:	38
Number of Units Inspected:	14
Percentage of Units Inspected:	37%

Site	Building	Unit Type	Unit Number	Mobility / Sensory / None
Trolley Park	Apartment Building	2 Bed/ 1 Bath Flat Type E	209	None
Trolley Park	Apartment Building	2 Bed/ 1 Bath Flat Type H	212	None
Trolley Park	Apartment Building	2 Bed/ 1 Bath Flat Type K Accessible	302	None
Trolley Park	Apartment Building	3 Bed/ 2 Bath Flat Type B	306	None
Trolley Park	Apartment Building	3 Bed/ 2 Bath Flat Type C	108	None
Trolley Park	Apartment Building	3 Bed/ 2 Bath Flat Type D	109	None
Trolley Park	Apartment Building	3 Bed/ 2 Bath Flat Type F	210	None
Trolley Park	Apartment Building	3 Bed/ 2 Bath Flat Type G	114	None
Trolley Park	Apartment Building	3 Bed/ 2 Bath Flat Type G	211	None
Trolley Park	Apartment Building	3 Bed/ 2 Bath Flat Type G	311	None
Trolley Park	Apartment Building	3 Bed/ 2 Bath Flat Type J	201	None
Trolley Park	Apartment Building	3 Bed/ 2 Bath Flat Type J	301	None
Trolley Park	Apartment Building	3 Bed/ 2 Bath Flat Type J Accessible	101	Mobility
Trolley Park	Townhouse Building	4 Bed/ 2.5 Bath Townhouse A	121	None



Residences at Trolley Park - Four Bedroom - Unit Type A - Second Level



Residences at Trolley Park - Four Bedrooms - Unit Type A - First Level - 1882sf



City of Trolley Park
1000 Trolley Park Drive
Trolley Park, NC 28686
Phone: 813.333.3333
Fax: 813.333.3333
Email: info@trolley-park.com



The Housing Authority
of the City of Aurora
Proudly offering excellent live services
- Since 1910 -

Residences at Trolley Park - Three Bedroom - Unit Type B - 1130sf



The Residences at Trinity Park - Three Bedroom - Unit Type C - 1166sq. ft.





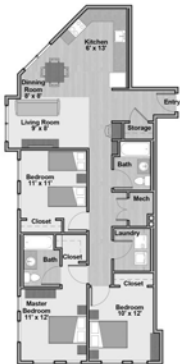
The Housing Authority
 of the City of Aurora
 Proudly offering affordable housing
 - Because the Difference Matters

Residences at Trolley Park - Unit Type D - Three Bedroom - 1128sf



Housing Authority
City of Aurora
Proudly offering affordable homes
"Affordable the Difference"

Residences at Trolley Park - Two Bedroom - Unit Type E - 939sf



The Housing Authority
of the City of Aurora
Proudly offering affordable homes
-Affordable for all-

Residences at Trolley Park - Three Bedroom - Unit Type F - 1156sf



The Housing Authority
of the City of Aurora
Proudly offering affordable housing
—Because the Difference—

Residences at Trolley Park - Three Bedroom - Unit Type G - 1183sf



The Housing Authority
of the City of Aurora
Proudly offering affordable homes
—Building the Difference—

Residences at Trolley Park • Two Bedroom • Unit Type H - 853sf



Housing Authority
City of Aurora
Proudly offering affordable housing
- diversity is the difference -

Residences at Trolley Park - Three Bedroom - Unit Type J - 1095sf



The Housing Authority
of the City of Aurora
Rents affordable and diverse housing
- Because life is different -

Residences at Trolley Park - Three Bedroom - Unit J Type "A" - 1156sf



The Housing Authority
of the City of Aurora
Proudly offering affordable housing
-Diverse the Difference-

Residences at Trolley Park - Two Bedroom - Unit K Type "A" - 875sf



The Housing Authority
of the City of Aurora
Proudly offering affordable homes
—because life is different—

Residences at Trolley Park - Two Bedroom - Unit Type M - 775sf

AHA Trolley Park- 2023 Capital Project Overview

PROPERTY	DESCRIPTION OF REPAIRS/IMPROVEMENTS	TOTAL ESTIMATED COST	Notes
Trolley Park	New playground	\$ 25,000	Approved
	Poured-in-place playground material	\$ 15,000	Approved
	Replace trench drain by gate and jet	\$ 2,500	Complete
	Have sand trap cleaned	\$ 3,000	Complete
	add rock instead of mulch near townhomes	\$ 6,000	Complete
	Address water intrusion on north side of building/remove planters	\$ 25,000	Awaiting second quotation
	TOTALS	\$ 76,500	

Star Playgrounds: Line Items 1 & 2- Total Cost: \$43,694 (Work in Progress)

McDonald Farms: Line Items 3 & 4- Total Cost: \$3544.50 (Work Completed)

Keesen Landscaping: Line Item 5- Total Cost: \$5,786.09 (Work Completed)

JM Caulking Service: Line Item 6- Total Cost: \$20,227 (Still out to bid for comparative pricing)

3V Concrete: Unlisted, Slab remove/replace to improve storm drainage & reduce rainwater infiltration into building. Total Cost: \$8,150 (Quote in hand, AHA approval in progress)

Appendix J:
Municipal Compliance Letters

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

Appendix K:

Resumes



SCOTT P. HEINZ

Property Needs Assessor

s.heinz@d3g.com / 804-358-2020

EDUCATION

Illinois State University — B.S. Occupational Safety

University of Denver – M.S. Environmental Policy and Management

CERTIFICATIONS/REGISTRATIONS/TRAINING

- Fair Housing Act Accessibility Training
- HUD Multi-Family Accelerated Processing (MAP)
- Building Performance Institute (BPI)- Certified Multifamily Building Analyst Professional (expired)
- Colorado Chapter International Code Council Certification
 - Accessibility for Commercial Buildings ICC #13726
 - IBC Multi-Family Plan Review #18320
- Basics of Elevator Inspections given by Sanjay Kamani, QEI, KP Property Advisors LLC
- FLiR Infrared Equipment Training

SUMMARY OF EXPERIENCE

Scott is a Property Needs Assessor for Dominion Due Diligence Group. He is directly responsible for conducting and preparing Property Condition Reports, Capital Needs Assessments, and Phase I Environmental Site Assessment inspections throughout the United States. Prior to joining Dominion Due Diligence Group, Scott had four years of experience in civil engineering and QA/QC inspections for commercial as well as single and multi-family residential construction, performing a variety of inspections including: soil stabilization, reinforced concrete placement, structural wood framing, and masonry, rebar and stucco installation. In addition, Scott also performed Phase I and II Environmental Site Assessments and Property Condition Assessments, in addition to operating as a State of Colorado certified Asbestos Building Inspector (expired).

During his four years with D3G, Scott has been responsible for client and site personnel interaction, scheduling, comprehensive site inspections, and the on-time completion of high-quality reports and photo records.

SAMPLE PROJECTS

HUD MAP 223(f)

- Lakota Community Homes (Rapid City, SD)
- Park View Senior Village (Indianola, IA)
- Montage at Cinco Ranch (Katy, TX)

HUD MAP 221 (d)(4) SR

- Victory Apartments (Chicago, IL)
- The Pinecrest (Cincinnati, OH)

RAD/PRAC

- Mountain Trace Terrace (Tucson, AZ)
- Hayes Valley North and South (San Francisco, CA)
- Southside Homes Phase I (Bessemer, AL)

LIHTC

- 1350 Cypress Street (Abilene, TX)
- Kings Row Apartments (Houston, TX)
- Trinity Place Apartments (Round Rock, TX)

Freddie Mac/ Fannie Mae

- Garden Gate Apartments (Plano, TX)
- Park Meadow Villas I and II (Lubbock, TX)

HUD LEAN 232/223a7

- Lagniappe Healthcare SNF (Bastrop, LA)
- The Waters of Martinsville (Martinsville, IN)



DRUE ZEHLER

Director - Denver

d.zehler@d3g.com / 303-980-0408

EDUCATION

Miami University – B.S. in Marketing, with a Minor in Finance

CERTIFICATIONS/REGISTRATIONS/TRAINING

- Basics of Elevator Inspections given by Sanjay Kamani, QEI, KP Property Advisors LLC
- Building Performance Institute (BPI) Certified Multifamily Building Analyst Professional
- Building Performance Institute (BPI) Certified Building Analyst Professional
- HVAC Universal Certification
- CPO (Certified Pool Operator) 2005
- Arc Blast Safety Training

SUMMARY OF EXPERIENCE

Mr. Drue Zehler has extensive training and experience with regards to commercial and residential building maintenance and design issues. Mr. Drue Zehler has experience in the maintenance industry as a maintenance supervisor, as well as a maintenance specialist having worked with Vail Resorts and ResortQuest prior to joining Dominion Due Diligence Group as a Construction Inspector in 2011. In his former employment he was responsible for physically performing repairs, managing the maintenance of commercial properties and residential homes, which included sub-contractor negotiations, cost analysis, and maintenance inspections. He has an in-depth understanding of building maintenance, from initial design, day to day operations, and site renovations.

Mr. Drue Zehler, is a Director in Denver for Dominion Due Diligence Group (D3G). He is directly responsible for reviewing and facilitating the preparations of Property Condition Reports (PCR), Capital Needs Assessments (CNA), and Phase I Environmental Site Assessments (ESA). Drue has over twelve years of direct experience with D3G and has been involved with over 800 CNA and ESAs throughout the majority of the United States and US Territories.

SAMPLE PROJECTS

HUD MAP 223(f)

- Marcella Manor (Arvada, CO)
- Four Freedoms House of Seattle (Seattle, WA)
- Sherman Way Senior Housing (Los Angeles, CA)
- Hillside Park (Sioux City, IA)
- The Cedars (Hobbs, NM)
- Ellsworth Square (Salem, OR)

HUD MAP 221(d)(4) SR

- Providence House (Oakland, CA)

HUD RAD

- Clementia Towers (San Francisco, CA)
- Church Lane (San Pablo, CA)
- Terrace Glen Apartments (Antioch, CA)

HUD PRAC

- Burke Manor (Alhambra, CA)
- Chouteau Village (Kansas City, MO)
- Garden Grove II (Manhattan, KS)

LIHTC

- Denver Dry Goods (DHA – Denver, CO)
- Evening Star Villa (TDHCA – Houston, TX)
- NTS Building (TDHCA – Lubbock, TX)

HUD LEAN 232/223(f)

- Larchwood Inns (Grand Junction, CO)
- Parsons House (LaPorte, TX)
- Eskaton Village Roseville (Roseville, CA)
- Heritage Assisted Living (Yukon, OK)



MIKE FERGUSON, PE, PMP

President

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

EDUCATION

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

University of Toronto – M. Eng. in Civil Engineering

Ryerson University – B. Eng. in Civil Engineering

CERTIFICATIONS/REGISTRATIONS/TRAINING

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

SUMMARY OF EXPERIENCE

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

SAMPLE PROJECTS

HUD MAP 223(f)

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

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

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

LIHTC

- Christian Towers
(KHC – Lexington, KY)



MIKE FERGUSON, PE, PMP

President

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

SUMMARY OF EXPERIENCE (*cont'd*)

Mike is currently the President of Dominion Due Diligence Group and is responsible for day-to-day operations of all technical departments. Prior to his current role, Mike was the Director of Engineering Services for 14 years. As the Director of Engineering Services, Mike was responsible for managing Dominion's staff of Property Needs Assessors, scheduling projects, providing technical support as well as performing quality control measures, development of a training program, and training of staff. Mike was also responsible for communication with HUD staff and development of tools/software to complete necessary reporting, such as internal proprietary software used to populate HUD's CNA e Tool. Mike has been directly involved in the inspection, review, and reporting of over 10,000 Capital Needs Assessments – primarily for HUD. Mike is a subject matter expert for D3G and has extensive knowledge and expertise with handicapped design and construction issues.

SAMPLE PROJECTS

Accessibility Corrective Plans

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

HUD LEAN 232/223(f)

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